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**CITY COUNCIL AGENDA  
WEDNESDAY, JANUARY 15, 2014  
250 NORTH 5<sup>TH</sup> STREET  
6:30 P.M. – PLANNING DIVISION CONFERENCE ROOM  
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

*To become the most livable community west of the Rockies by 2025*

**Call to Order**  
(7:00 p.m.)

Pledge of Allegiance  
Invocation – Reverend Laura Cartwright, First United  
Methodist Church

[The invocation is offered for the use and benefit of the City Council. The invocation is intended to solemnize the occasion of the meeting, express confidence in the future and encourage recognition of what is worthy of appreciation in our society. During the invocation you may choose to sit, stand or leave the room.]

**Presentations**

Champion of the Arts Awards

[Attach](#)

State of the Arts of the Grand Junction Commission on Arts and Culture

[Attach](#)

Fire Station 1 Design Award for 2013 from Fire Chief Magazine

**Proclamations**

- \*\* Proclaiming January 15, 2014 as “Human Trafficking Awareness Month” in the City of Grand Junction [Attach](#)

*Revised January 14, 2014*

*\*\* Indicates Changed Item*

*\*\*\* Indicates New Item*

*® Requires Roll Call Vote*

**REVISED**

- \*\* Proclamation Recognizing the Contributions Made by the Grand Valley Combined Honor Guard [Attach](#)

**Certificate of Appointments**

To the Visitor and Convention Bureau Board of Directors

To the Historic Preservation Board

**Council Comments**

**Citizen Comments**

**\*\*\* CONSENT CALENDAR \*\*\*®**

- 1. **Minutes of Previous Meetings** [Attach 1](#)

*Action: Approve the Summary of the December 16, 2013 Workshop and the Minutes of the December 18, 2013 Regular Meeting*

- 2. **Setting a Hearing Amending Sections 21.03.090 of the Grand Junction Municipal Code Adopting Changes to Form Districts within the City** [File #ZCA-2013-229] [Attach 2](#)

The proposed ordinance amends Section 21.03.090, Form Districts, eliminating barriers and cleaning up language for the development of mixed use projects in Mixed Use Opportunity Corridors.

Proposed Ordinance—An Ordinance Amending the Zoning and Development Code, Grand Junction Municipal Code Section 21.03.090, Form Districts

*Action: Introduce a Proposed Ordinance and Set a Public Hearing for February 5, 2014*

Staff presentation: Tim Moore, Deputy City Manager  
Greg Moberg, Planning Supervisor

3. **Setting a Hearing Amending Title 21 of the Grand Junction Municipal Code to Extend the Validity of the Minor and Major Site Plan Approval From One Year to Two Years** [File #ZCA-2013-469] [Attach 3](#)

The amendment to Section 21.02.070(a)(8)(i) will extend the validity of the minor and major site plan approval from one year to two years.

Proposed Ordinance—An Ordinance Amending Section 21.02.070 (a)(8)(i), Validity, of the Grand Junction Municipal Code to Extend the Validity of the Minor and Major Site Plan Approval from One Year to Two Years

*Action: Introduce a Proposed Ordinance and Set a Public Hearing for February 5, 2014*

Staff presentation: Lisa Cox, Planning Manager

4. **2014 Meeting Schedule and Posting of Notices** [Attach 4](#)

State Law requires an annual designation of the City’s official location for the posting of meeting notices. 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.

Resolution No. 01-14—A Resolution of the City of Grand Junction Designating the Location for the Posting of the Notice of Meetings, Establishing the 2014 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council

*®Action: Adopt Resolution No. 01-14*

Staff presentation: Stephanie Tuin, City Clerk

**\*\*\* END OF CONSENT CALENDAR \*\*\***

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\* \* \* ITEMS NEEDING INDIVIDUAL CONSIDERATION \* \* \*

5. **CDBG Subrecipient Contract with HopeWest (formerly Hospice and Palliative Care of Western Colorado) for Previously Allocated Funds within the 2013 Community Development Block Grant (CDBG) Program Year [File #CDBG-2013-07]** [Attach 5](#)

The Subrecipient Contract formalizes the City's award of \$9,242 to HopeWest allocated from the City's 2013 CDBG Program as previously approved by Council. The grant funds will be used for various grief counseling and support programs provided to youth.

*Action: Authorize the City Manager to Sign the Subrecipient Contract with HopeWest for Youth Grief Programs for \$9,242 for the City's 2013 Program Year Funds*

Staff presentation: Kristen Asheck, Senior Planner/CDBG Administrator

6. **Interruptible Service Option Credit (ISOC) Project – Persigo Wastewater Treatment Plant** [Attach 6](#)

This procurement request is for purchase and installation of a backup generator at the Persigo Wastewater Treatment Plant (WWTP). Xcel offers customers in Colorado an incentive if they participate in an Interruptible Service Option Credit (ISOC) program. Installation of the generator would allow the City to reduce its electric demand at Xcel's request during peak demand periods.

In return for participating in this program, the City will receive a monthly credit on the demand charges, which will allow the City to recapture the investment over a seven year period.

*Action: Authorize the City Purchasing Department to Execute a Contract with PowerSecure for the ISOC Generation Project*

Staff presentation: Dan Tonello, Wastewater Services Manager  
Jay Valentine, Internal Services Manager

7. **Non-Scheduled Citizens & Visitors**
8. **Other Business**
9. **Adjournment**



**Champion  
CITY COUNCIL AGENDA ITEM**

Date: 11/21/13  
Author: Lorie Gregor  
Title/ Phone Ext: Recreation  
Coordinator 254-3876  
Proposed Schedule: Wednesday,  
January 15, 2014  
2nd Reading  
(if applicable): n/a  
File # (if applicable): \_\_\_\_\_

<b>Subject:</b> Presentation of the Champion of the Arts Awards
<b>Action Requested/Recommendation:</b> Recognition of the Champion of the Arts Award Winners
<b>Presenter(s) Name &amp; Title:</b> Rob Schoeber, Parks and Recreation Director Lancer Livermont, Chair, Arts and Culture Commission

**Executive Summary:**

The Grand Junction Commission on Arts and Culture is recognizing the annual winners of the Champion of the Arts Award. Winners will be presented with local artwork.

**Background, Analysis and Options:**

Since 1996, the Grand Junction Commission on Arts and Culture annually invites the community to nominate local businesses, organizations, and individuals for the Champion of the Arts Award. These awards are given each year to honor businesses, organizations, and individuals which exemplify outstanding support for the arts, assistance to local art and cultural organizations, commitment to our cultural community, and/or promotion of area artists. Original artwork from premier local artists is presented as the award.

**How this item relates to the Comprehensive Plan Goals and Policies:**

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

The giving of local artwork helps to enhance the artistic value and visual appeal of locations where the artwork is hung for the enjoyment of others.

**Board or Committee Recommendation:**

The Grand Junction Commission on Arts and Culture has chosen: Business Category: *Super Rad* for their involvement in the Super Rad Art Show, Mural Jam, and District 51

art programs, and Individual Category (2 recipients): *Vera Mulder* has contributed to the arts in the Grand Valley for over 30 years; *Lois and Edward Gardner* for their support of the Museum of Western Colorado's Cowboy Poet Gathering and Two Rivers Chautauqua.

**Financial Impact/Budget:**

Budgeted purchase of artwork as awards: \$1825.00

**Legal issues:**

There are no legal issues.

**Other issues:**

There are no other issues.

**Previously presented or discussed:**

This has not been previously discussed.

**Attachments:**

None



**Arts**  
**CITY COUNCIL AGENDA ITEM**

Date: 11/21/13  
Author: Lorie Gregor  
Title/ Phone Ext: Recreation  
Coordinator 254-3876  
Proposed Schedule: Wednesday,  
January 15, 2014  
2nd Reading : N/A  
File #: N/A

**Subject:** Presentation of the State of the Arts of the Grand Junction Commission on Arts and Culture

**Action Requested/Recommendation:** No Action/Informational-Presentation

**Presenter(s) Name & Title:** Rob Schoeber, Parks and Recreation Director  
Lancer Livermont, Chair, Arts and Culture Commission

**Executive Summary:**

The chair of the Grand Junction Commission on Arts and Culture will present the annual report from the Commission on Arts and Culture for 2013.

**Background, Analysis and Options:**

Annually, the Commission on Arts and Culture presents to City Council, the State of the Arts. This is an overview of the previous year's accomplishments of the Arts Commission.

**How this item relates to the Comprehensive Plan Goals and Policies:**

**Goal 4:** *Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.*

The Grand Junction Commission on Arts and Culture provides an opportunity for many local non-profit art and cultural organizations to create quality cultural activities that add to the economic impact of our community by which many local artists are employed. The Commission upholds the Grand Junction Strategic Cultural Plan Vision, "Grand Junction is recognized as a place where people live and visit because arts and culture are a major attraction and an important element to the quality of life of the community."

**Board or Committee Recommendation:**

The report is from the Arts and Culture Commission.

**Financial Impact/Budget:**

There is no financial impact.

**Legal issues:**

There are no legal issues.

**Other issues:**

The resolution creating the Commission on Arts and Culture provides that “The Commission, no later than one year from its creation and annually thereafter, shall submit a report to the City Council and community on the state of the arts in Grand Junction. The report should define and identify arts and cultural organizations in the community; identify the service each organization provides; evaluate how well each organization performs; assess the fiscal health and needs of each organization; determine the community's priority needs in the arts; and develop a plan to address those needs.”

**Previously presented or discussed:**

This has not been previously discussed.

**Attachments:**

The Annual State of the Arts Report.



## Grand Junction Commission on Arts and Culture State of the Arts Annual Report 2013

*The mission of the Commission on Arts and Culture is to create a climate in Grand Junction in which the arts and culture can thrive and grow. The Commission is dedicated to developing and improving the quality, quantity, accessibility, and affordability of arts and culture for Grand Valley citizens.*

***Making arts and culture part of the everyday life in our community!***

Public Art Exhibits: The Arts Commission provides free public spaces for local artists to exhibit their work

<b>Location</b>	<b># of Exhibits</b>	<b># of Artists Exhibiting</b>	<b># of Pieces</b>
City Hall	4	60	158
Two Rivers	2	47	69
Tiara Rado	2	29	40
County	4	20	70

Public Art - 1% for the Arts Commissioned Projects by Colorado Artists

<b>Location</b>	<b>Title</b>	<b>Artist</b>	<b>Value</b>
Police Department Exterior	“Legacy”	Greg Todd	\$80,000
Fire Administration Exterior	“When I Grow Up”	Austin Weishel	\$65,500
Fire Administration Interior	“Legacy of Service”	Scott Freeman	\$22,400
Fire Administration Exterior	“Remember”	Pat Olson	\$100,000
Police Department Interior	“Excellence in Policing”	Scott Freeman	\$19,250*
*(Will be installed in March, 2014)			
Lincoln Park	Benches and bike racks	Jeff Bates	\$3,640
Lincoln Park	Oak leaf bench	Randy Coleman	\$3,800

Public Art – Accepted Donations

<b>Items</b>	<b>Value</b>	<b>Source</b>	<b>Placement</b>
Ten sculptures	\$36,750	Jack and Mary McCord	City buildings
Relief Cast Bronze	\$90,000	Colorado Riverfront Foundation	Riverfront Trail
Horseshoe Cacti	\$15,000	Tim Patty	23 & G Roundabout

### Champion of the Arts

Annual award granted to a business and an individual that exemplify excellence in support of local cultural arts. Nominated by the public, recipients receive original artwork. The Arts Commission purchased \$1,825 in artwork from three local artists: Ellen Wilson, Wendy Videlock, and Diana Woods.

Individual Recipients: Vera Mulder and Lois & Edward Gardner

Business Recipient: Super Rad

A reception was held and awards were presented at the City Council Meeting on January 15, 2014.

### Community Outreach

The Arts Commission held a community wide creative writing contest for school age children from 2<sup>nd</sup> – 12<sup>th</sup> grades on *What Creativity Means to Me*. The winners of the three age categories read their submissions at the art reception in October at City Hall. Rocky Mountain Public Broadcasting recorded their readings and KAFM radio recorded their writings for broadcasting. The Art Commission partnered with Pablos Pizza, The Western Colorado Writers Forum, The Museum of Western Colorado, and the High Desert Opera which provided prizes.

### Social Networking

*All Things Art* is the new marketing campaign in the community. It is a scanable QR Code which loads the Grand Junction arts website onto a smart phone. The Arts Commission has partnered with many local businesses to have this card in their storefronts. Upgrades to the website included search engine optimization, Facebook feed on the home page, and the ability to feature selected artists and organizations on the homepage. Currently there are over 350 artists, organizations, and businesses registered on the site.

### Art Commission Grant Program

There were 31 requests equaling \$77,198. Funding was awarded to 19 organizations. Grant applicants expect to earn \$137,005 in ticket sales, art sales, concessions, etc. and hope to leverage another \$81,440 in donations from other outside sources. It is estimated in the applications that these events and activities will reach a total audience of 273,545 people.

The following organizations received an Arts and Culture Grant:

<b>Grantee Organization and Project</b>	<b>Grant Award</b>
Pastel Society - International 2013 Mile High Pastel Exhibition	\$1,000
Chatfield Elementary* - Chatfield Cheetah Arts Jungle Camp	\$1,500
Watercolor Society - Rockies West National Exhibit	\$2,000
Riverside Educational Center - Look What I Did	\$2,500
GJ Centennial Band - New music purchase	\$1,500
CMU* - CO2 Global Poster	\$2,000
Grand Valley Art Students League - Open Studios	\$3,000
Rocky Mtn. PBS - Western Bounty	\$3,000
GJ Senior Theatre* - Community Outreach "Create A Buzz – Fill the Seats"	\$1,250
KAFM - Arts and Entertainment Calendar	\$4,000
GJ Downtown Partnership - 25 <sup>th</sup> Annual Downtown GJ Art and Jazz Festival	\$3,500
GJ Symphony - Study Guide, Keys to the City Festival, Instrument Petting Zoo	\$3,000
Mesa County Public Library Foundation - Culture Fest 2013	\$1,100
Messiah Choral Society of GJ - The Messiah	\$1,000
Plateau Valley Friends of the Library* - Thousand Cranes Mural	\$2,000
Super Rad - Super Rad art Jam High School Mall Show	\$2,400
High Desert Opera - Le Miserables	\$2,500
Salt Wash Dance Theater - Grand Valley Performing Arts Festival**	\$2,050
Colorado Writers Forum - Language of the Fantastic Festival	\$4,000
<b>Total</b>	<b>\$43,300</b>

\* New events/projects

\*\*Returned due to cancellation of festival

# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, we are a strong nation especially with regard to defending and protecting human rights as clearly stated in the United States Constitution and the Bill of Rights; and*

*WHEREAS, despite that one hundred fifty years ago the Emancipation Proclamation freed all slaves within our borders, slavery continues in many forms and in many places throughout the world; and*

*WHEREAS, the practice of the buying and selling of men, women and children, the most insidious form of human trafficking, is a form of slavery; and*

*WHEREAS, it is time to interrupt the deafening culture of silence around these abuses and to voice our outrage; and*

*WHEREAS, nationally strong efforts toward the eradication of the intolerable acts of human trafficking have begun; and*

*WHEREAS, even with the multiple and different political views and values of the community we as fair and just people are in full solidarity in our abhorrence of the exploitation of human beings for profit.*

*NOW, THEREFORE, I, Sam Susuras, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the month of January, 2014 as*

### HUMAN TRAFFICKING AWARENESS MONTH

*in the City of Grand Junction and urge all members of our community to recognize that this is a significant and intolerable issue and with that recognition to adopt a determination to eradicate it.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 15<sup>th</sup> day of January, 2014.*

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Mayor



# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, January 2014 marks the 10th year that the Grand Valley Combined Honor Guard has rendered military funeral honors to deceased veterans in the Grand Valley; and*

*WHEREAS, the Grand Valley Combined Honor Guard will, in 2014, provide, for the 2000<sup>th</sup> time since its inception, military funeral honors for a deceased veteran; and*

*WHEREAS, Grand Valley Combined Honor Guard members serve their fellow veterans and these veterans' families by providing funeral honors on a voluntary basis, at their own expense and during all types of weather conditions; and*

*WHEREAS, the Grand Valley Combined Honor Guard, in addition to providing military funeral honors to our deceased veterans also participates in parades, flag presentations, and educational forums in area schools; and*

*WHEREAS, the Grand Valley Combined Honor Guard has raised the awareness and furthered the public's appreciation for our veterans by their activities; and*

*WHEREAS, the City of Grand Junction has a long history of honoring its veterans of the Armed Forces of the United States of America.*

*NOW, THEREFORE, I, Sam Susuras, by the power vested in me as Mayor of the City of Grand Junction, and on behalf of the Grand Junction City Council, recognize and celebrate the achievement reached by the Grand Valley Combined Honor Guard and convey appreciation, and that of the City of Grand Junction, to the men and women of the Grand Valley Combined Honor Guard for its continuing commitment to our veterans, their families and the residents of Mesa County.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 15th day of January, 2014.*

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Mayor



## Minutes

### GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

**December 16, 2013 – Noticed Agenda Attached**

Meeting Convened: 3:06 p.m. in the City Auditorium

Meeting Adjourned: 6:03 p.m.

Council Members present: All (Boeschstein arrived at 3:30 p.m.). Staff present: Englehart, Shaver, Moore, Schoeber, Krause, Kovalik, Moberg, Rainguet, and Tuin.

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#### Agenda Topic 1. STARS Program

City Manager Rich Englehart introduced the topic and introduced the two guests, Stephanie and Mike McGuire, who operate a child care center.

Mrs. McGuire identified her concerns regarding the competition of the STARS Program with child care centers in the summer. Her contention was that because of the lower fee charged for the STARS Program, it was causing many of the day care centers to close during the summer. She felt it was unfair competition. Her other concern was that the City was not taking into consideration all of the costs of the program and was actually subsidizing the program with tax dollars. Mr. McGuire added that all of the centers need more business.

Emily Krause of the Parks and Recreation Department said this year the State has reclassified the STARS license as a mobile camp rather than a day care. A mobile camp is really more appropriate as they do not have a permanent location, are never in the same place on any given day, provide no transportation to the participants, nor do they provide lunches. They do provide scholarships for lower income families for their children to attend and they do not file for reimbursement from the State. The STARS program also accepts special needs children.

The McGuires asked the Council to limit the program to children ten years old or older. Ms. Krause said that many parents want to take their different age children to the same place.

Councilmembers were concerned about competing with the private sector and asked Staff to bring forward a complete analysis of the costs including administrative and staffing costs. They asked that the additional information be brought to another workshop.

#### Agenda Topic 2. Discussion on Form Based Zoning

Deputy City Manager Tim Moore described Form Based Districts concept including its background and purpose. The idea behind the Form Based zoning was developed during development of the Comprehensive Plan in order to address the transportation issues and the movement of people from east to west in the morning and west to east in the evening due to where they live versus where they work. The Form Based zoning will allow the development of centers with mixed use where people can live, work, and shop. The Cornersquare

development at 1<sup>st</sup> and Patterson was provided as an example of a mixed use site although that was zoned as a Planned Development.

Concerns were brought up about the mixed use concept failing in the 24 Road corridor. City Attorney Shaver noted that was a forced mixed use to include residential; this proposal allows but does not require such zoning.

Deputy City Manager Moore then asked Planner Greg Moberg to provide more detail. Mr. Moberg advised that traditional zoning is still allowed in these areas but the if development goes Form Based, there is more flexibility such as bringing the storefront to the street thus reducing the required landscaping. The Form Based zoning is currently in the Code; the proposal is to amend the Code to allow for more opportunity such as along corridors rather than just at intersections. There is currently a developer that wants to do this type of development at a mid-block location so the amendment to the Code will provide that opportunity. The idea is to make development options more flexible.

Council President Susuras recognized that the Chamber Executive Director Diane Schwenke was present and asked the Council if they objected to her asking questions. There were no objections.

Ms. Schwenke said she came to hear about the proposal. She noted the business community is not aware of this opportunity and suggested the City do some community outreach on this topic.

Council President Susuras polled the Council and all were in favor of going forward with the change and wanted Staff to do some community outreach and get input.

### Agenda Topic 3. Board Reports

Councilmember McArthur reported on the 521 Drainage Authority. One issue the Board is dealing with is the Bureau of Reclamation proposal that each stormwater discharge permit be issued separately and every project be inspected weekly. They will hear in March about the outcome.

Councilmember Traylor Smith reported on the Housing Authority. She advised the Board approved the financials and the revenues were down \$500,000 due to the federal reductions from the sequester. However, the Housing Authority received January's allocation and it was not reduced as expected. The fear is the difference might have to be repaid. There are nearly 2,000 households on the voucher program and housing has been very tough.

Councilmember Boeschstein said he attended the Incubator Open House and it was well attended. He lauded the Innovation Space idea being pursued. Regarding the Riverfront Commission, he said he was glad that the City is still supporting them and the development of Las Colonias. Regarding the Purchase of Development Rights (PDR) Committee,

Councilmember Boeschstein said they are grateful for the City's support of the Bookends Project and the Monument Project. They got the grant to go forward with the project.

Councilmember Chazen said he attended the Visitor and Convention Bureau (VCB) Board of Directors meeting and heard a discussion on the Colorado National Monument being changed to a National Park. He felt some misinformation was provided by Ms. Chappell. He noted that the new board chair is Per Nilsson with Mike Bell serving as vice chair. He complimented the VCB's plan for enhanced web presence.

Councilmember Doody said he also went to the Incubator Open House. Regarding the Parks and Recreation Advisory Board he referred to a letter from them dated August 14, 2013 regarding the STARS Program and asked the Council to review the letter. Councilmember Traylor Smith asked that she be provided with a copy.

Councilmember Norris said that she attended the Pear Park Fire/EMS Steering Committee and the Committee is in the educational process on the different options and therefore moving slowly. There was a concern regarding Clifton Fire's support of the automatic aid agreement as some questions arose. Next month they are meeting at the 9-1-1 Center. They will also ask the Valley-wide Fire Chiefs group to come and speak to the Committee.

Council President Susuras advised that he and the City Manager are meeting with a group to discuss the Weststar Aviation issue. The following evening there is an Airport Board meeting and it will get a report from their investigator in Executive Session. Then they will have an open session and he invited the rest of the City Council to attend.

#### Agenda Topic 4. Other Business

Council President Susuras advised that the Chamber is asking the legislature and the Governor to have video access to the legislators. He advised the City would like to send a letter of support for that request. There was support of a letter.

The City Council then reviewed the International Day of the Migrant proclamation being requested. There were objections to some of the verbiage in the third paragraph. The majority of Council supported most of the statements and recognized the importance of migrant worker but was concerned about the wording having political implications and wading into national and international issues. It was agreed that the City Attorney would work on the wording and it will stay scheduled for the December 18 Council meeting. It was decided that the Council President will review proclamations and determine if there are political implications warranting additional review by the rest of the Council. The Human Trafficking proclamation being requested was mentioned as another example.

Councilmembers Norris and Traylor Smith wanted more recognition to come forward in the form of proclamations for local winning teams and kids. It was suggested that School District 51 representative Paul Cain be the contact for that information at the high school level.

Councilmember McArthur advised he attended a conference with realtors and he mentioned possible legislation amending the law on Urban Renewal Authorities. City Attorney Shaver said he will watch the progress of the bill.

City Manager Englehart then updated the Council on upcoming workshops and topics as well as schedules over the holidays.

With no further business, the meeting adjourned.



**GRAND JUNCTION CITY COUNCIL  
WORKSHOP**

**MONDAY, DECEMBER 16, 2013, 3:00 P.M.  
CITY AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

*To become the most livable community west of the Rockies by 2025*

- 1. STARS Program:** Summer Time Arts and Recreation for Students (STARS) program is a 9 week activity camp offered by the Grand Junction Parks and Recreation Department. The program was started in 1997 to fill a community niche of positive summertime activities for students in 1<sup>st</sup> – 8<sup>th</sup> grades.

[Attach W-1](#)

- 2. Discussion on Form Based Zoning:** Staff will discuss the current Form Based Zone Districts found in the Grand Junction Municipal Code and discuss several changes proposed for these Zoning Districts. These proposed changes are expected to eliminate barriers and clean up language allowing for more flexibility in the development of mixed use projects.

[Attach W-2](#)

**3. Board Reports**

**4. Other Business**

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

**December 18, 2013**

The City Council of the City of Grand Junction convened into regular session on the 18<sup>th</sup> day of December, 2013 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Jim Doody, Duncan McArthur, Phyllis Norris, and Council President Sam Susuras. Councilmember Barbara Traylor Smith was absent. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

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

**Proclamation**

**Proclaiming December 18, 2013 as “International Day of the Migrant” in the City of Grand Junction**

Councilmember Boeschstein read the proclamation. Nicole Ruiz, Program Director of the Hispanic Affairs Project and the Coordinator with Welcoming Colorado, was present to receive the proclamation. She thanked the Council and explained the purpose of asking the City to issue the proclamation. She noted the importance of agriculture in this community and the importance of immigrants in that industry. She invited everyone to the celebration at the library on Thursday, December 19, 2013. Jose Calavera, President of the Hispanic Affairs Project, was present and expressed his thoughts in Spanish and Ms. Ruiz translated his thankfulness and appreciation for the community recognition of migrants as well. A former sheepherder spoke on behalf of shepherds in Colorado as well.

**Appointments**

Councilmember Chazen moved to re-appoint Sharon Woelfle and appoint Kevin Reimer and Billie Witham to the Visitor and Convention Bureau Board of Directors for three year terms expiring December 2016. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Councilmember Chazen moved to re-appoint Jody Motz and appoint Scott Wolford to the Historic Preservation Board for four year terms expiring December 2017. Councilmember Norris seconded the motion. Motion carried by roll call vote.

**Council Comments**

Councilmember McArthur said the Salvation Army was short of turkeys to hand out. The Realtors’ Board heard about this and they raised \$10,911 which was presented to the Salvation Army.

Councilmember Chazen said he took a tour of the Water Plant on November 22, 2013. He described the various facilities and complimented the employees. He encouraged the rest of

Council to take a tour. Also on December 12, 2013 there was a Downtown Development Association (DDA) meeting. At that meeting, they changed the name of the Arts and Jazz Festival to Arts and Music Festival. They also talked about Art on the Corner and the Epic Rides Event.

Councilmember Norris brought awareness to the fact that the Chamber of Commerce put out their quarterly review and it let people know what businesses are expanding. In 2013, thirty-one businesses were honored for their expansions which have added 1,179 jobs. She noted small businesses expanding really makes a difference.

Councilmember Doody attended a Pear Park Fire Study Committee meeting that Councilmember Norris chairs. The Committee is in its infancy stage, and right now education of the members is taking place. That day there was a meeting at the Parks and Recreation office with the stakeholders for Las Colonias Park regarding the GOCO grant that was not awarded. The Committee thought the grant should be re-applied for. The Lion's Club still wants to help, but it may be in a different form than originally thought. Councilmember Doody wished everyone a Merry Christmas.

Councilmember Boeschstein also attended the Las Colonias meeting. Also, the League of Women Voters held a wine and cheese event. On November 12<sup>th</sup> he went to the Incubator Open House. He lauded the work they are doing. He attended the (DDA) meeting. On December 11<sup>th</sup>, all Councilmembers attended the Employee Celebration event.

Councilmember Susuras went to the Police Academy graduation at Colorado Mesa University (CMU). Six of the graduates were sponsored by the City of Grand Junction. He expressed pride for these individuals and said they are now sworn in as City Police Officers.

### **Citizen Comments**

There were none.

## **CONSENT CALENDAR**

Councilmember Doody read the Consent Calendar items #1 and 2 and then moved to adopt the Consent Calendar. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

*Action: Approve the Summaries of the September 30, 2013, October 28, 2013, and December 2, 2013 Workshops and Minutes of the December 4, 2013 Regular Meeting*

2. **Resolution Affirming the Exchange of Real Property with the Downtown Development Authority**

The City and the Downtown Development Authority propose to exchange real property in Downtown.

The City Council first considered the exchange in June; however, the finalization of the exchange was delayed pending the outcome of the Energy Assistance grant application. The grant application process is now complete.

With this resolution the City Council will authorize and ratify the exchange of the property at 600 White Avenue (commonly known as the White Hall property) for three parcels (135 S. 7<sup>th</sup> Street and 628 and 640 Colorado Avenue) near the Avalon Theatre.

Resolution No. 74-13—A Resolution Ratifying the Exchange, and Other Actions Taken in Support Thereof, of the Real Property Located at 600 White Avenue for the Real Property Located at 135 S. 7<sup>th</sup> Street and 628 and 640 Colorado Avenue

*Action: Adopt Resolution No. 74-13*

### **ITEMS NEEDING INDIVIDUAL CONSIDERATION**

#### **Special Permit, Located at 2385 G Road [File #SPT-2013-506]**

Application for a special permit to allow interim use of the property for a modular residential unit in a M-U (Mixed Use) zone district with a contradicting Comprehensive Plan Future Land Use designation of Village Center, in accordance with Section 21.02.120 of the Grand Junction Municipal Code.

Council President Susuras recused himself due to a conflict of interest and left the room. Council President Pro Tem Chazen took over as Chair of the meeting.

Senta Costello, Senior Planner presented this item. She described the site, the location, and the request. She explained the reason for the request is there has been vandalism on the property and the dwelling would provide a residence for someone to watch after the property for security purposes.

Councilmember Boeschstein asked if the modular will sit on an individual lot. Ms. Costello said no, the designated area was to ensure that any additional structures, such as a shed, would be contained within that area. He asked what the procedure would be for removing the structure. Ms. Costello said it will require a planning clearance and a demolition permit from the County. The use is temporary until development occurs on the property.

Councilmember Doody asked who administers the special permit. Ms. Costello said it will be the Planning Division. The modular will be hooked up to water and sewer.

Councilmember Norris asked if Dr. Merkel will continue to own the property and if this special permit is for security purposes. Ms. Costello said Dr. Merkel will continue to own the property and the permit is for security purposes.

Council President Pro Tem Chazen noted item #4 on the permit and asked if there is water and sewer to the property. Ms. Costello said there is a water line in G Road and the sewer line will have to be tapped into.

Councilmember McArthur said he is aware of some trespassing on the property. He supports this as an interim use.

Permit No. 2013-2—A Special Permit Pursuant to Section 21.02.120 of the Grand Junction Municipal Code (Zoning and Development Code) for an Interim Use on Property Located at 2385 G Road in Grand Junction, Colorado

Councilmember Norris moved to approve a special permit to allow the interim use of the property for an interim modular residential unit. Councilmember McArthur seconded the motion. Motion carried by roll call vote with Councilmember Boeschstein voting NO.

Council President Susuras returned to the dais and as Chair.

**Resolution to Congress Regarding Federal Responsibility for Treatment and Repair of Damages caused by Storm Water Flows Originating on Federal Lands**

This resolution requests Congress to establish responsibility for treatment and repair of damages caused by storm flows originating on public lands and asks the federal government to allocate funds for construction and maintenance of facilities to prevent damages and repair damages caused by such flows.

Greg Trainor, Public Works and Utilities Director, presented this item. He explained the reason for the request. The proposed resolution was adopted by the 521 Drainage Authority, the Grand Junction Drainage Authority, the Town of Palisade, and is scheduled to be considered by Mesa County Commissioners after the first of the year. He described what the resolution is asking the federal government to be responsible for, which is the damages caused by storm water flows off of federal lands onto lands under the jurisdiction of other entities.

Councilmember Boeschstein said that in the past the City has built retention basins in these areas with the help of others. Mr. Trainor confirmed the construction of a detention dam in Leach Creek with the help of the Colorado National Guard.

Councilmember Doody said he served on the 521 Drainage Authority and supported the sending of the resolution but did not feel it would have much impact. He felt the local entities need to address storm water mitigation in the valley.

Councilmember McArthur said he signed the resolution as a member of the 521 Drainage Authority Board and is asking the federal government to obey the laws that they pass. He felt the City needs to be on record as making the request. He feels there should be some assistance from the federal government. He appreciated Councilmember Doody's comments noting the 521 Board is starting to take some action.

Resolution No. 75-13—A Resolution to the Congress of the United States of America Regarding Federal Responsibility Including Financial Responsibility for Treatment and Damages from Storm Water Flows Originating on Federal Lands, and Allocating Funds for: (A) Capital Construction and Maintenance to Prevent Such Damage(s); and/or (B) to Pay for

the Costs Needed to Repair Such Damage(s); and (C) to Pay for the Costs of Compliance (e.g., Monitoring, Administrative Compliance Costs, and Treatment of Such Storm Waters)

Councilmember Chazen moved to adopt Resolution No. 75-13. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

### **Non-Scheduled Citizens & Visitors**

There were none.

### **Other Business**

The Council wished everyone a Happy Holiday and Happy New Year.

### **Adjournment**

The meeting was adjourned at 7:38 p.m.

Stephanie Tuin, MMC  
City Clerk



Attach 2  
**CITY COUNCIL AGENDA ITEM**

Date: 10-28-13  
Author: Greg Moberg  
Title/ Phone Ext: Planning  
Supervisor/4023  
Proposed Schedule: Jan. 15, 2014  
2nd Reading  
(if applicable): Feb. 5, 2014  
  
File # (if applicable): ZCA-2013-229

<b>Subject:</b> Amending Sections 21.03.090 of the Grand Junction Municipal Code Adopting Changes to Form Districts within the City
<b>Action Requested/Recommendation:</b> Introduce a Proposed Ordinance and Set a Public Hearing for February 5, 2014
<b>Presenter(s) Name &amp; Title:</b> Tim Moore, Deputy City Manager Greg Moberg, Planning Supervisor

**Executive Summary:**

The proposed ordinance amends Section 21.03.090, Form Districts, eliminating barriers and cleaning up language for the development of mixed use projects in Mixed Use Opportunity Corridors.

**Background, Analysis and Options:**

The Form District section of the GJMC was adopted as part of a much larger amendment of the Zoning and Development Code on April 5, 2010. Prior to the 2010 adoption, form-based zoning was not an option in the City of Grand Junction.

The purpose of adding Form Districts to the GJMC was to create zones that implemented several new Future Land Use designations of the Comprehensive Plan. The new Future Land Use designations include: Neighborhood Center, Village Center, Downtown Mixed Use and Mixed Use Opportunity Corridors. These new designations were added when the Comprehensive Plan was adopted on February 17, 2010.

Form-based zoning differs from conventional zoning in several unique ways. Conventional zones (R-4, C-1, I-1, etc.) traditionally focus on the separation of land-uses and regulating development intensity through dimensional standards (e.g., dwellings per acre, height limits, setbacks, parking ratios, etc.). This type of zoning regulation encourages the utilization of single use applications (R-4 for single family residential, C-1 for retail sales and services and I-1 for general industrial) making conventional zones more “use” focused. Required parking standards combined with minimum building setback requirements encourage parking to be placed in the front of buildings creating developments that are more autocentric and less pedestrian friendly.

Unlike conventional zoning, form-based codes try to address the relationship between public and private spaces. Form-based codes encourage a connection between streets,

buildings and public spaces. This connection is accomplished through consideration of such things as building form, scale and massing rather than strict adherence to dimensional standards. Moreover, form-based codes encourage the mixing of uses on a single site. When a site has a mix of uses (residential, retail and/or office) parking requirements can be reduced because the mix of uses have the ability to share on-site parking. The reduction of parking allows the building to be brought forward, closer to the public right-of-way. By bringing the building forward a more pedestrian-friendly development is achieved that can be less autocentric.

There are three mixed use form districts allowed in the City of Grand Junction; Mixed Use Residential, Mixed Use General and Mixed Use Shopfront. Within the three types of form districts five building types are allowed: Shopfront, General, Apartment, Townhouse and Civic. The Shopfront building type is allowed only in the Mixed Use Shopfront District and the General building type is allowed only in the Mixed Use General District. Apartments, Townhouse and Civic building types are allowed in both the General and Residential Mixed Use Districts.

In addition, the current standards stipulate that:

1. Retail sales and services are allowed in Shopfront building types.
2. Office uses are allowed in General building types, but not retail uses.
3. General building types are allowed throughout Neighborhood Centers, Village Centers, Downtown Mixed Use and Mixed Use Opportunity Corridors.
4. Shopfront building types can only locate at the intersections of major roadways.

These standards create a problem when trying to develop a mixed use project in a Mixed Use Opportunity Corridor. If a proposed development is not located at an intersection of major roadways, allowed uses are limited to office and residential. Because the uses are limited it is difficult to encourage the use of the Form Districts along the Mixed Use Opportunity Corridors, for example along Patterson Road.



The proposed amendments (see attached Ordinance) to Section 21.03.090 are intended to remove these restrictions thereby allowing mixed use developments to occur throughout Mixed Use Opportunity Corridors. In addition, modifications have also been included that clarify landscaping requirements and allow awnings to be placed above public right-of-way.



### **How this item relates to the Comprehensive Plan Goals and Policies:**

The proposed amendments are consistent with the following goals and policies of the Comprehensive Plan:

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

Policy B. Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Current standards discourage mixed use developments along Mixed Use Opportunity Corridors which limits opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled. The proposed amendments would remove the standards that discourage mixed use development thereby encouraging more opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled.

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

Policy B. Encourage mixed-use development and identification of locations for increased density.

Current standards discourage mixed use developments along Mixed Use Opportunity Corridors and therefore a broader mix of housing types are also discouraged. The proposed amendments would remove the standards that discourage mixed use development thereby encouraging a broader mix of housing types.

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

Policy A. Design streets and walkways as attractive public spaces.

One of the objectives of a mixed use development is the creation of attractive public spaces, streets and walkways. The proposed amendments would remove the standards that discourage mixed use development thereby encouraging mixed use developments and the creation of attractive public spaces, streets and walkways.

### **Board or Committee Recommendation:**

The Planning Commission recommended approval of the proposed amendment at their June 25, 2013 meeting.

**Financial Impact/Budget:**

None.

**Legal issues:**

The City Attorney has prepared the ordinance, reviewed and approved the proposed amendments.

**Other issues:**

None.

**Previously presented or discussed:**

This was discussed at a workshop on December 16, 2013.

**Attachments:**

Exhibit A - Illustrated Changes to GJMC Sections 21.03.090  
Proposed Ordinance

## Exhibit A

### Proposed changes:

Deletions shown with strikethroughs and additions are underlined.

#### 21.03.090 Form districts.

(a) **Intent.** The form districts are intended to implement the Neighborhood Center, Village Center, Downtown Mixed Use future land use designations and Mixed Use Opportunity Corridors of the Comprehensive Plan. The form districts are intended to create pedestrian-friendly urban areas where higher density mixed uses and mixed building types promote less dependence on the automobile. The form districts are intended to be used in combination to create mixed use centers. The centers are intended to transition in scale to existing neighborhoods. The Comprehensive Plan Neighborhood Center designation is implemented with the three-story districts, the Village Center designation is implemented with the three- and five-story districts, and the Downtown Mixed Use designation is implemented with the three-, five- and eight-story districts. The Mixed Use Opportunity Corridor designation is implemented with the three-story districts.

(b) **Mixed Use Residential (MXR-3, -5, -8).** The mixed use residential (MXR) districts are:

- (1) Intended to create residential neighborhoods with a mix of housing options in a pedestrian-friendly environment.
- (2) Divided into three intensities: low (MXR-3), medium (MXR-5), and high (MXR-8).
- (3) Intended ~~for the perimeter areas of mixed use centers to~~ as a transition from a mixed use ~~core-center or corridor~~ to the surrounding neighborhoods.
- (4) Comprised of the apartment, townhouse and civic building types.

(c) **Mixed Use General (MXG-3, -5, -8).** The mixed use general (MXG) districts are:

- (1) Intended to create a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment.
- (2) Divided into three intensities: low (MXG-3), medium (MXG-5), and high (MXG-8).
- (3) Comprised of the general, apartment, townhouse and civic building types.

(d) **Mixed Use Shopfront (MXS-3, -5, -8).** The mixed use shopfront (MXS) districts are:

(1) Intended to create the commercial core of a mixed use pedestrian-friendly area.

(2) Divided into three intensities: low (MXS-3), medium (MXS-5), and high (MXS-8).

~~(3) Located at the intersection of major roadways.~~

~~(4)~~(3) Comprised of the shopfront building type.

(e) **District Standards.**

(1) Building Type by District.

District	Building Type				
	Shopfront	General	Apartment	Townhouse	Civic
Mixed Use Residential (MXR-)			•	•	•
Mixed Use General (MXG-)		•	•	•	•
Mixed Use Shopfront (MXS-)	•				

(2) Height.

Intensity	District	Height Stories (min.)	Height Stories (max.)	Height Feet (max.)
Low	MXR-3, MXG-3, MXS-3	1	3	50
Medium	MXR-5, MXG-5, MXS-5	2	5	65
High	MXR-8, MXG-8, MXS-8	2	8	100

(3) Building Entrances. The following building entrance requirements apply to shopfront, general and apartment building types:

(i) An entrance providing both ingress and egress, operable during normal business hours, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.

(ii) The entrance separation requirements provided for the building type must be met for each building, but are not applicable to adjacent buildings.

(iii) An angled entrance may be provided at either corner of a building along the street to meet the street entrance requirements, provided any applicable entrance spacing requirements can still be met.

(iv) A minimum of 50 percent of a required entrance must be transparent.

(v) A required fire exit door with no transparency may front on a primary, side, or service street.

(4) Parking.

(i) On-site surface parking must be located behind the parking setback line.

(ii) Structured parking must contain active uses on the ground story along any primary street for the first 30 feet of the building measured from the street-facing facade.

(iii) The required street frontage may be interrupted to allow for a maximum 30-foot-wide vehicular entrance to a parking structure or area.

(5) Service Entrances. Business service entrances, service yards and loading areas shall be located only in the rear or side yard, behind the parking setback line.

~~(6) Landscaping. Landscaping is required for surface parking and for the park strip in the right-of-way.~~

~~(7)~~(6) Open Space.

(i) Public Parks and Open Space Fee. The owner of any multifamily or mixed use project in a form district shall be subject to the required parks impact fee.

(ii) Open Space Requirement. Multifamily or mixed use developments in a form district shall be required to pay 10 percent of the value of the raw land of the property as determined in GJMC 21.06.020(b).

~~(8)~~(7) Outdoor Storage and Display. Outdoor storage and permanent displays are prohibited. Portable display of retail merchandise may be permitted as provided in GJMC 21.04.040(h).

(8) Awning Standards. Awnings and other façade enhancements are encouraged. One or more awnings extending from the building may be erected. Awnings shall be at least 8 feet above the sidewalk and shall be at least 4 feet wide, along the building frontage, and shall not overhang into the right-of-way more than 6 feet. Awnings shall otherwise meet with the requirements of the Grand Junction Municipal Code and Colorado Department of Transportation (CDOT) regulations.

(9) Landscaping and Buffering.

(i) No landscaping / screening buffer is required between adjacent properties zoned Mixed Use.

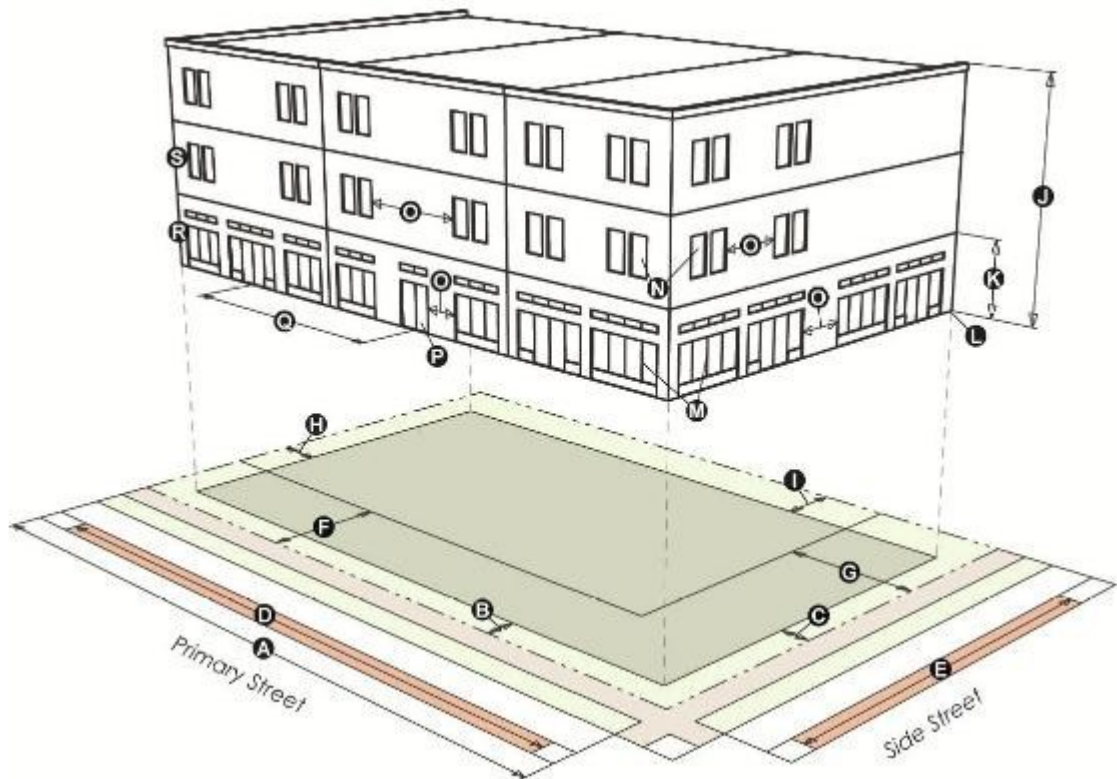
(ii) No street frontage landscaping is required when the setback for a building is ten (10) feet or less.

(iii) Street trees are required at a rate of one tree per eighty (80) feet. Street trees may be planted in the right-of-way with City approval.

(iv) All other landscaping regulations of the Grand Junction Municipal Code shall apply.

(f) **Building Types.** See the building types on the following pages.

(1) Shopfront. A building form intended for ground floor retail sales and service uses with upper-story residential or office uses. Lodging and indoor recreation and entertainment uses would also be allowed. High transparency (in the form of windows and doors) is required on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.



**MXS-3 MXS-5 MXS-8**

**MXS-3 MXS-5 MXS-8**

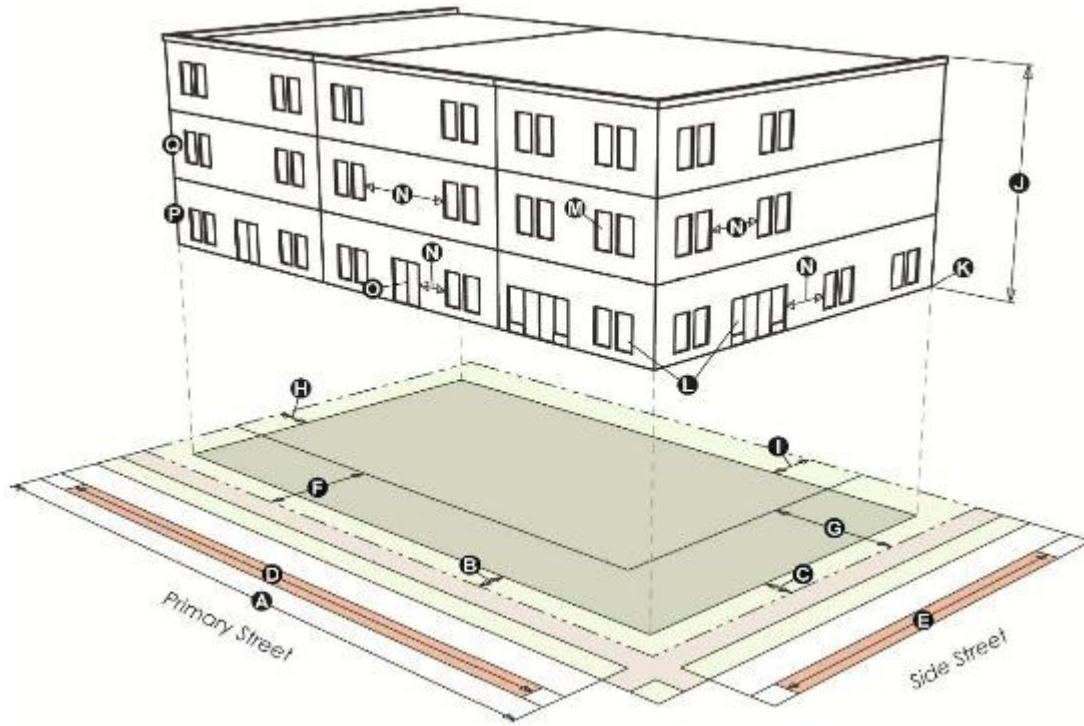
**LOT**

**HEIGHT**

	MXS-3	MXS-5	MXS-8		MXS-3	MXS-5	MXS-8
Area (min. ft. <sup>2</sup> )	4,000	5,000	n/a	<b>J</b> Stories (max.)	3	5	8
<b>A</b> Width (min. ft.)	40	50	n/a	<b>J</b> Feet (max.)	50	65	100
Lot coverage (max.)	75%	75%	n/a	<b>K</b> Ground story height (min. ft.)	15	15	15
				<b>L</b> Ground story elevation (min. ft.)	0	0	0
<b>FRONT SETBACK AREA</b>				<b>BUILDING FACADE</b>			
<b>B</b> Primary street (min./max. ft.)	0/10	0/10	0/10	<b>M</b> Ground story transparency (min.)	60%	60%	60%
<b>C</b> Side street (min./max. ft.)	0/10	0/10	0/10	<b>N</b> Upper story transparency (min.)	20%	20%	20%
<b>REQUIRED STREET FACADE</b>				<b>O</b> Blank wall area (max. ft.)	30	30	30
<b>D</b> Primary street (min.)	85%	85%	85%	<b>P</b> Street-facing entrance required	yes	yes	yes
<b>E</b> Side street (min.)	40%	40%	40%	<b>Q</b> Street entrance spacing	n/a	n/a	50
<b>PARKING SETBACK</b>				<b>ALLOWED USE</b>			
<b>F</b> Primary street (min. ft.)	30	30	30	<b>R</b> Ground story	Commercial, Institutional and Civic		
<b>G</b> Side street (min. ft.)	10	10	10	<b>S</b> Upper story	Commercial, Institutional and Civic, Residential		
<b>SIDE/REAR SETBACKS</b>							
<b>H</b> Side, interior (min. ft.)	5	5	5				
<b>I</b> Rear (min. ft.)	15	10	0				

(2) General. A building form intended for ~~commercial~~ ground floor office and personal services uses (but does not include sales, repair or entertainment oriented uses) ~~that are not retail with upper-story residential or office. Often used for a single purpose such as an office building or hotel, the general building form is the most common commercial building.~~ Transparency (in the form of windows and doors) is

required on the ground floor to encourage interaction between the pedestrian and the ground story space; however, required transparency is lower than that for a shopfront building form. Primary entrances are prominent and street facing.

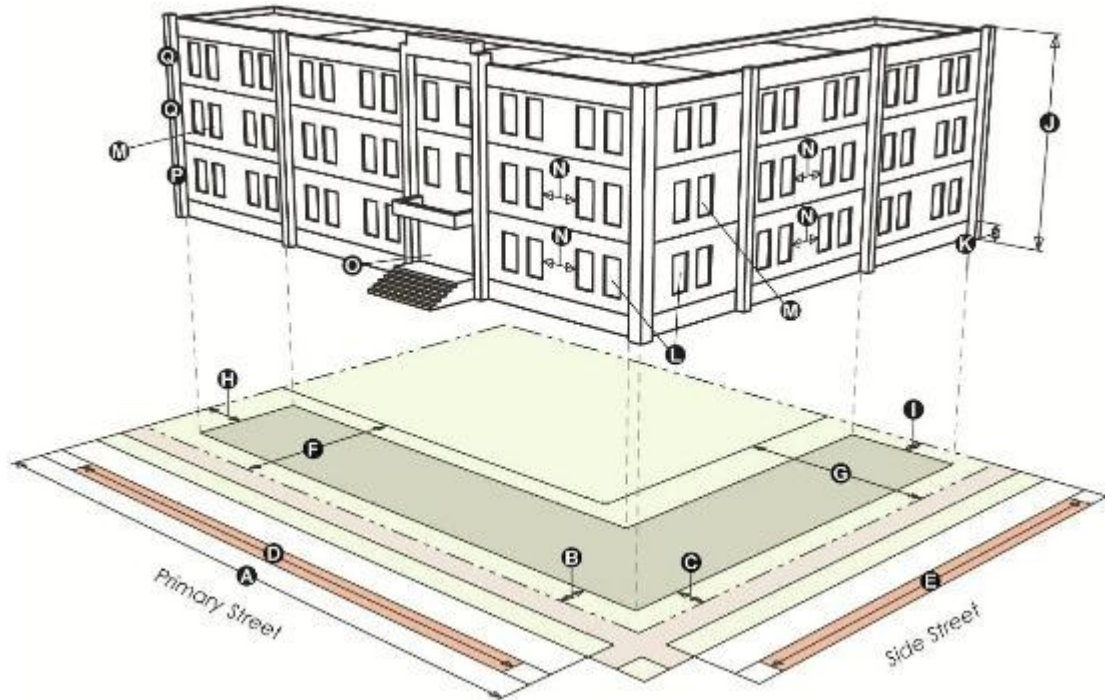


	MXG-3	MXG-5	MXG-8		MXG-3	MXG-5	MXG-8
<b>LOT</b>				<b>HEIGHT</b>			
Area (min. ft. <sup>2</sup> )	4,000	5,000	n/a	Ⓜ Stories (max.)	3	5	8
ⓐ Width (min. ft.)	40	50	n/a	Ⓜ Feet (max.)	50	65	100
Lot coverage (max.)	75%	75%	n/a	Ⓜ Ground story elevation (min. ft.)	0	0	0
<b>FRONT SETBACK AREA</b>				<b>BUILDING FACADE</b>			
ⓑ Primary street (min./max. ft.)	0/10	0/10	0/10	Ⓜ Ground story transparency (min.)	40%	40%	40%
ⓒ Side street (min./max. ft.)	0/10	0/10	0/10	Ⓜ Upper story transparency (min.)	20%	20%	20%
<b>REQUIRED STREET FACADE</b>				Ⓜ Blank wall area (max. ft.)	30	30	30
ⓓ Primary street	80%	80%	80%	Ⓜ Street-facing	yes	yes	yes



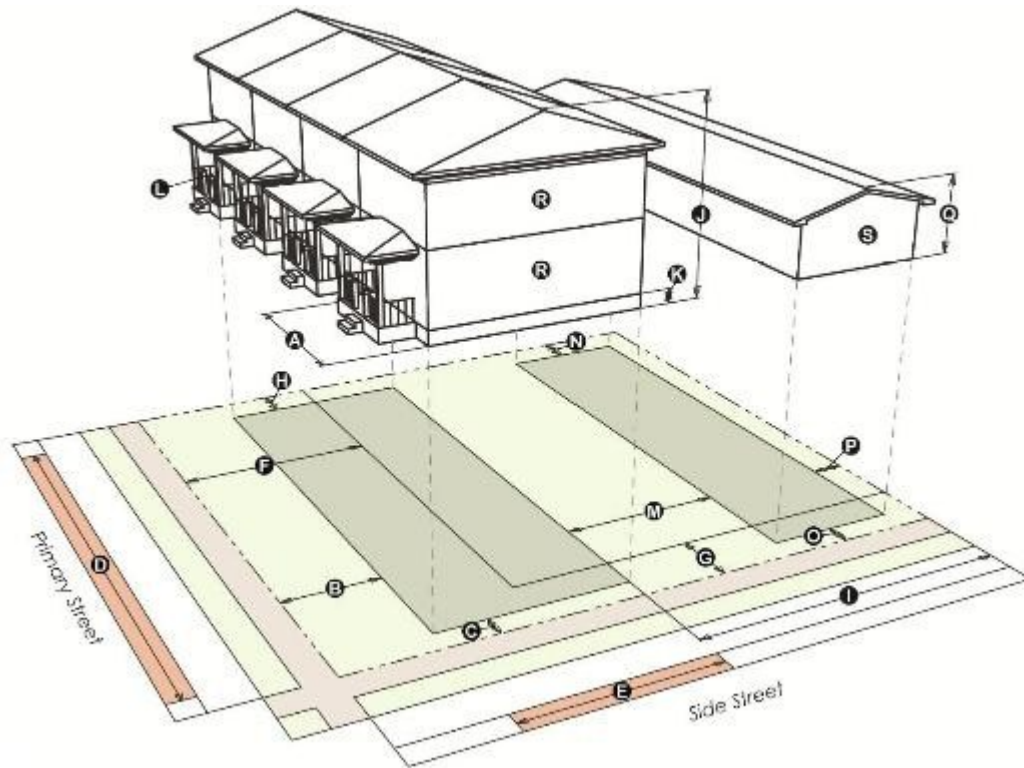
	MXG-3	MXG-5	MXG-8		MXG-3	MXG-5	MXG-8
(min.)				entrance required			
<b>E</b> Side street (min.)	40%	40%	40%	<b>ALLOWED USE</b>			
<b>PARKING SETBACK</b>				<b>F</b> Ground story	Commercial, Institutional and Civic		
<b>F</b> Primary street (min. ft.)	30	30	30	<b>G</b> Upper story	Commercial, Institutional and Civic, Residential		
<b>G</b> Side street (min. ft.)	10	10	10				
<b>SIDE/REAR SETBACKS</b>							
<b>H</b> Side, interior (min. ft.)	5	5	5				
<b>I</b> Rear (min. ft.)	15	10	5				

(3) Apartment. A building form containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary building entrance is generally through a street-facing lobby.



	MXG- 3	MXG- 5	MXG- 8		MXG- 3	MXG- 5	MXG- 8
	MXR- 3	MXR- 5	MXR- 8		MXR- 3	MXR- 5	MXR- 8
<b>LOT</b>				<b>HEIGHT</b>			
Area (min. ft. <sup>2</sup> )	6,000	6,000	6,000	Ⓜ Stories (max.)	3	5	8
Ⓜ Width (min. ft.)	60	60	60	Ⓜ Feet (max.)	50	65	100
Lot coverage (max.)	75%	75%	75%	Ⓜ Ground story elevation (min. ft.)	0	0	0
<b>FRONT SETBACK AREA</b>				<b>BUILDING FACADE</b>			
Ⓜ Primary street (min./max. ft.)	0/15	0/15	0/15	Ⓜ Ground story transparency (min.)	20%	20%	20%
Ⓜ Side street (min./max. ft.)	0/15	0/15	0/15	Ⓜ Upper story transparency (min.)	20%	20%	20%
<b>REQUIRED STREET FACADE</b>				Ⓜ Blank wall area (max. ft.)	30	30	30
Ⓜ Primary street (min.)	75%	75%	75%	Ⓜ Street-facing entrance required	yes	yes	yes
Ⓜ Side street (min.)	35%	35%	35%	<b>ALLOWED USE</b>			
<b>PARKING SETBACK</b>				Ⓜ Ground story	Residential		
Ⓜ Primary street (min. ft.)	30	30	30	Ⓜ Upper story	Residential		
Ⓜ Side street (min. ft.)	10	10	10				
<b>SIDE/REAR SETBACKS</b>							
Ⓜ Side, interior (min. ft.)	5	5	5				
Ⓜ Rear (min. ft.)	15	10	5				

(4) Townhouse. A building form with multiple dwelling units located side-by-side on a single zone lot and consolidated into a single structure that relates to the scale of surrounding houses. Each unit is separated by a common side wall. Units are not vertically mixed. Each unit has its own external entrance.



**MXG-3,  
MXR-3**

**MXG-3, MXR-3**

<b>LOT</b>		<b>HEIGHT</b>	
Area (min. ft. <sup>2</sup> )	1,200	● J Stories (max.)	3
● A Unit width (min. ft.)	16	● J Feet (max.)	50
Lot coverage (max.)	75%	Ground story elevation	
		● K (min. ft.)	1.5
<b>FRONT SETBACK AREA</b>		<b>BUILDING FACADE</b>	
Primary street		Street-facing entrance	
● B (min./max. ft.)	0/15	● L required	yes
Side street		<b>ACCESSORY STRUCTURE SETBACKS</b>	
● C (min./max. ft.)	0/15	Separation from primary	
<b>REQUIRED STREET FACADE</b>		● M structure (min. ft.)	10
● D Primary street (min.)	75%	● N Side, interior (min. ft.)	5
● E Side street (min.)	35%	● O Side, street (min. ft.)	10
<b>PARKING SETBACK</b>		● P Rear (min. ft.)	5

**MXG-3,  
MXR-3**

**MXG-3, MXR-3**

Primary street (min. <b>F</b> ft.)	30
<b>G</b> Side street (min. ft.)	10

**SIDE/REAR  
SETBACKS**

Side, interior (min. <b>H</b> ft.)	5
<b>I</b> Rear (min. ft.)	10

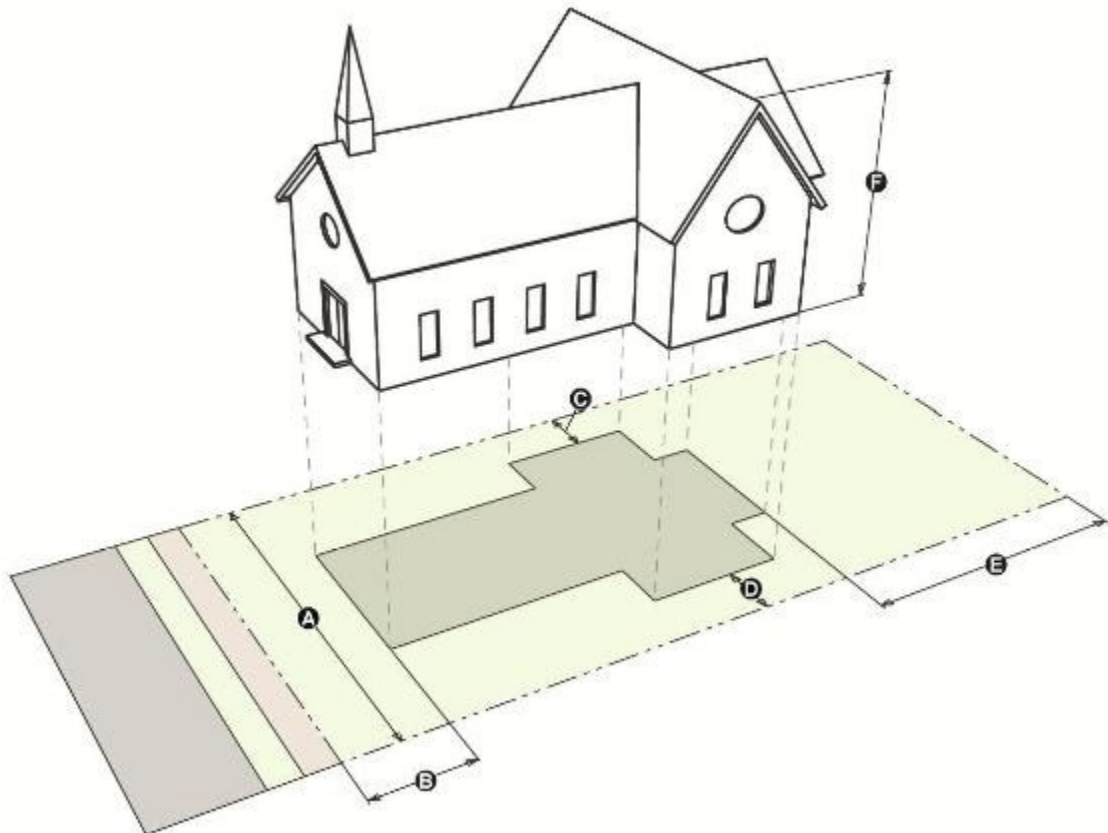
**ACCESSORY  
STRUCTURE HEIGHT**

<b>J</b> Stories (max.)	2
<b>K</b> Feet (max.)	30

**ALLOWED USE**

<b>R</b> All stories	Residential
<b>S</b> Accessory structure	Accessory uses, Accessory dwellings

(5) Civic. A building form containing civic, religious, institutional or public uses. In order to provide a visual landmark, the civic building form is permitted to be set back further than other building forms. Civic buildings are commonly placed on prominent sites.



	<b>MXG- 3</b>	<b>MXG- 5</b>	<b>MXG- 8</b>
	<b>MXR-3</b>	<b>MXR-5</b>	<b>MXR-8</b>

**LOT**

Area (min. ft. <sup>2</sup> )	10,000	10,000	10,000
Ⓐ Width (min. ft.)	100	100	100
Lot coverage (max.)	80%	80%	80%

**SETBACKS**

Ⓑ Front (min. ft.)	15	15	15
Ⓒ Side, interior (min. ft.)	5	5	5
Ⓓ Side, street (min. ft.)	10	10	10
Ⓔ Rear (min. ft.)	15	15	15

**HEIGHT**

Ⓕ Stories (max.)	3	5	8
Ⓖ Feet (max.)	50	65	100

**ALLOWED USE**

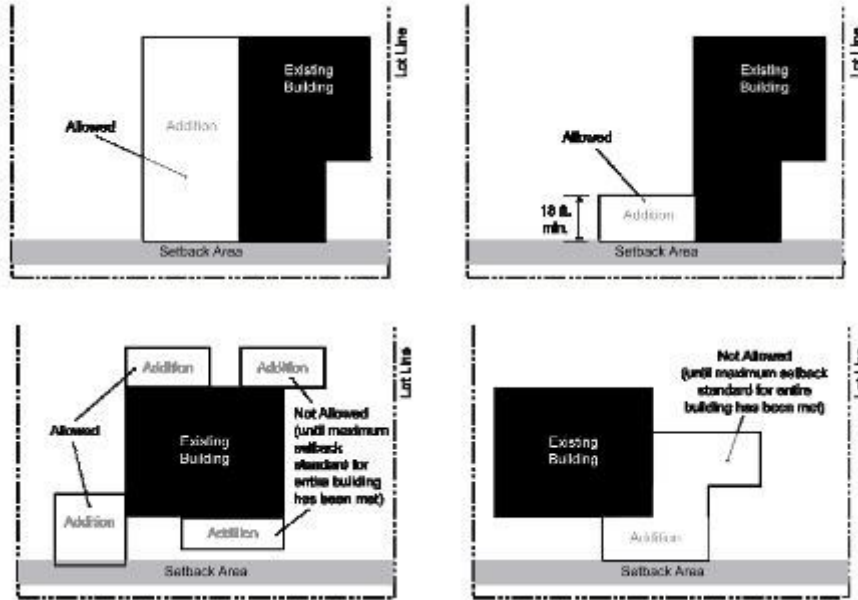
All stories	Institutional and Civic
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(g) **Mixed Use Opportunity Corridors.** See GJMC 21.02.140(c)(2).

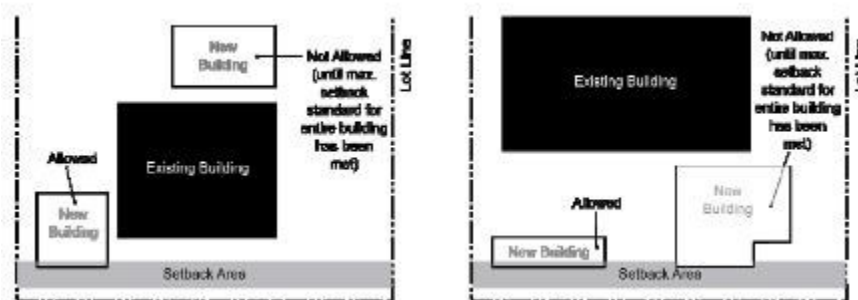
(h) **Additions and New Buildings on Nonconforming Sites.**

(1) **Applicability.** Any development in a form district where a maximum setback applies.

(2) **Permitted Additions.** Where an existing building is being expanded, the setback area and required building frontage standards apply to the ground level, street-facing facade of the entire addition as set forth below.



(3) Permitted New Buildings. Where a new building is being constructed on a site with a nonconforming existing building, the setback area and required building frontage standards apply to the ground level, street-facing facade of the entire new building as set forth below.



(i) **Use Categories Allowed in Form Districts.** For the purposes of the form districts, the following use restrictions specific to the form districts are established. The references are to the use categories included in the use table in GJMC 21.04.010.

(1) Residential. Allows household living; home occupation; and group living use categories.

(2) Institutional and Civic. Includes colleges and vocational schools; community service; cultural; day care; hospital/clinic; parks and open space; religious assembly; funeral homes/mortuaries/crematories; safety services; schools; utility, basic; utility, corridors use categories, but not detention facilities use category.

(3) Commercial. Includes entertainment event, major; lodging; office; recreation and entertainment, outdoor; recreation and entertainment, indoor; [and](#) retail sales

and service (except adult entertainment) use categories. Does not include self-service storage; vehicle repair; ~~and~~ vehicle service, limited use categories; ~~but not the~~ parking, commercial; or ~~recreation and~~ entertainment ~~indoor~~ event, outdoor use categories.

(4) Industrial. Includes only the telecommunications facilities use category, but not manufacturing and production, industrial services, contractors and trade shops, oil and gas support operations, junk yard, impound lot, heavy equipment storage/pipe storage, warehouse and freight movement, waste-related use, wholesale sales, agricultural, aviation or surface passenger terminal, mining use categories.

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE,  
GRAND JUNCTION MUNICIPAL CODE SECTION 21.03.090, FORM DISTRICTS**

Recitals:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code of Ordinances.

It has been found that current standards relating to Form Districts do not encourage development of mixed use projects in Mixed Use Opportunity Corridors.

In order to implement the Comprehensive Plan goals of creating opportunities to encourage the development of mixed use projects that can reduce the amount of trips generated for shopping and commuting and create a broader range of housing types, Section 21.03.090, Form Districts, of the Zoning and Development Code (Code) needs to be amended.

The proposed amendments to Section 21.03.090 are intended to remove current restrictions that discourage mixed use developments within Mixed Use Opportunity Corridors.

The amendments are consistent with the goals and policies of the Comprehensive Plan and implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendments, finding that:

1. The proposed amendments are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed amendments will implement the vision, goals and policies of the Comprehensive Plan and promote the health, safety and welfare of the community, and should be adopted.

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



### **21.03.090 Form districts.**

(a) **Intent.** The form districts are intended to implement the Neighborhood Center, Village Center, Downtown Mixed Use future land use designations and Mixed Use Opportunity Corridors of the Comprehensive Plan. The form districts are intended to create pedestrian-friendly urban areas where higher density mixed uses and mixed building types promote less dependence on the automobile. The form districts are intended to be used in combination to create mixed use centers. The centers are intended to transition in scale to existing neighborhoods. The Comprehensive Plan Neighborhood Center designation is implemented with the three-story districts, the Village Center designation is implemented with the three- and five-story districts, and the Downtown Mixed Use designation is implemented with the three-, five- and eight-story districts. The Mixed Use Opportunity Corridor designation is implemented with the three-story districts.

(b) **Mixed Use Residential (MXR-3, -5, -8).** The mixed use residential (MXR) districts are:

- (1) Intended to create residential neighborhoods with a mix of housing options in a pedestrian-friendly environment.
- (2) Divided into three intensities: low (MXR-3), medium (MXR-5), and high (MXR-8).
- (3) Intended as a transition from a mixed use center or corridor to the surrounding neighborhoods.
- (4) Comprised of the apartment, townhouse and civic building types.

(c) **Mixed Use General (MXG-3, -5, -8).** The mixed use general (MXG) districts are:

- (1) Intended to create a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment.
- (2) Divided into three intensities: low (MXG-3), medium (MXG-5), and high (MXG-8).
- (3) Comprised of the general, apartment, townhouse and civic building types.

(d) **Mixed Use Shopfront (MXS-3, -5, -8).** The mixed use shopfront (MXS) districts are:

- (1) Intended to create the commercial core of a mixed use pedestrian-friendly area.
- (2) Divided into three intensities: low (MXS-3), medium (MXS-5), and high (MXS-8).

(3) Comprised of the shopfront building type.

(e) **District Standards.**

(1) Building Type by District.

District	Building Type				
	Shopfront	General	Apartment	Townhouse	Civic
Mixed Use Residential (MXR-)			•	•	•
Mixed Use General (MXG-)		•	•	•	•
Mixed Use Shopfront (MXS-)	•				

(2) Height.

Intensity	District	Height Stories (min.)	Height Stories (max.)	Height Feet (max.)
Low	MXR-3, MXG-3, MXS-3	1	3	50
Medium	MXR-5, MXG-5, MXS-5	2	5	65
High	MXR-8, MXG-8, MXS-8	2	8	100

(3) Building Entrances. The following building entrance requirements apply to shopfront, general and apartment building types:

- (i) An entrance providing both ingress and egress, operable during normal business hours, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.
- (ii) The entrance separation requirements provided for the building type must be met for each building, but are not applicable to adjacent buildings.
- (iii) An angled entrance may be provided at either corner of a building along the street to meet the street entrance requirements, provided any applicable entrance spacing requirements can still be met.
- (iv) A minimum of 50 percent of a required entrance must be transparent.
- (v) A required fire exit door with no transparency may front on a primary, side, or service street.

(4) Parking.

- (i) On-site surface parking must be located behind the parking setback line.
- (ii) Structured parking must contain active uses on the ground story along any primary street for the first 30 feet of the building measured from the street-facing facade.
- (iii) The required street frontage may be interrupted to allow for a maximum 30-foot-wide vehicular entrance to a parking structure or area.

(5) Service Entrances. Business service entrances, service yards and loading areas shall be located only in the rear or side yard, behind the parking setback line.

(6) Open Space.

- (i) Public Parks and Open Space Fee. The owner of any multifamily or mixed use project in a form district shall be subject to the required parks impact fee.
- (ii) Open Space Requirement. Multifamily or mixed use developments in a form district shall be required to pay 10 percent of the value of the raw land of the property as determined in GJMC 21.06.020(b).

(7) Outdoor Storage and Display. Outdoor storage and permanent displays are prohibited. Portable display of retail merchandise may be permitted as provided in GJMC 21.04.040(h).

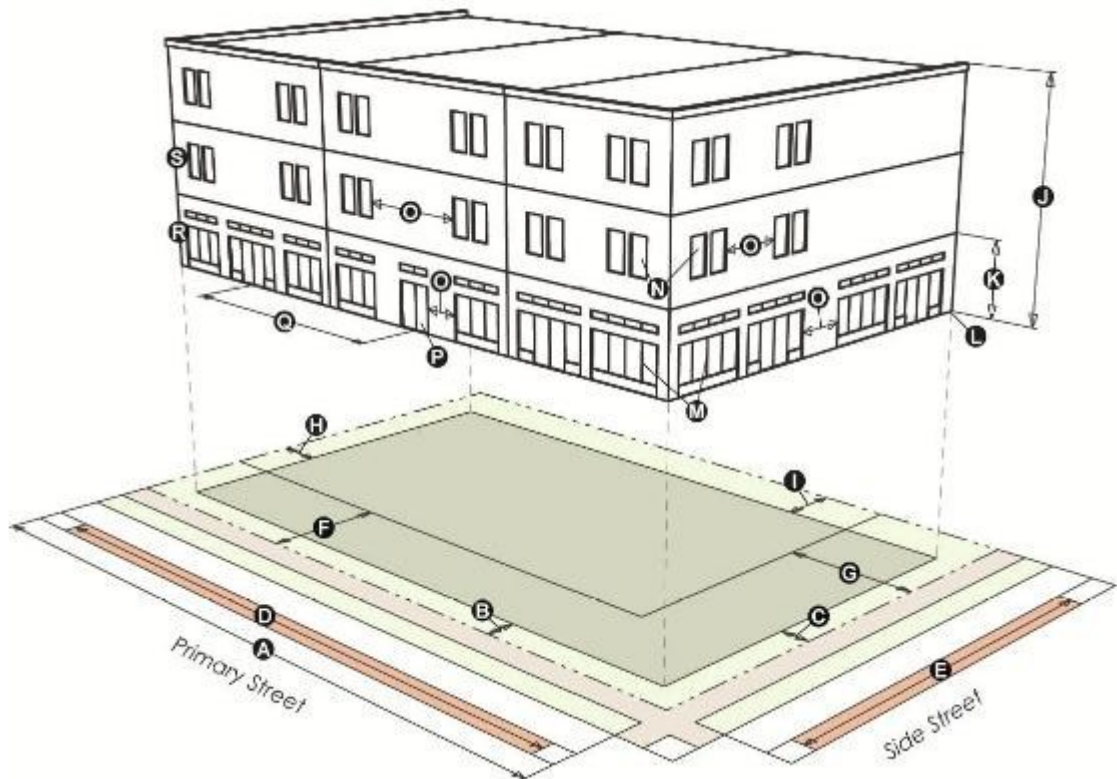
(8) Awning Standards. Awnings and other façade enhancements are encouraged. One or more awnings extending from the building may be erected. Awnings shall be at least 8 feet above the sidewalk and shall be at least 4 feet wide, along the building frontage, and shall not overhang into the right-of-way more than 6 feet. Awnings shall otherwise meet with the requirements of the Grand Junction Municipal Code and Colorado Department of Transportation (CDOT) regulations.

(9) Landscaping and Buffering.

- (i) No landscaping / screening buffer is required between adjacent properties zoned Mixed Use.
- (ii) No street frontage landscaping is required when the setback for a building is ten (10) feet or less.
- (iii) Street trees are required at a rate of one tree per eighty (80) feet. Street trees may be planted in the right-of-way with City approval.
- (iv) All other landscaping regulations of the Grand Junction Municipal Code shall apply.

(f) **Building Types.** See the building types on the following pages.

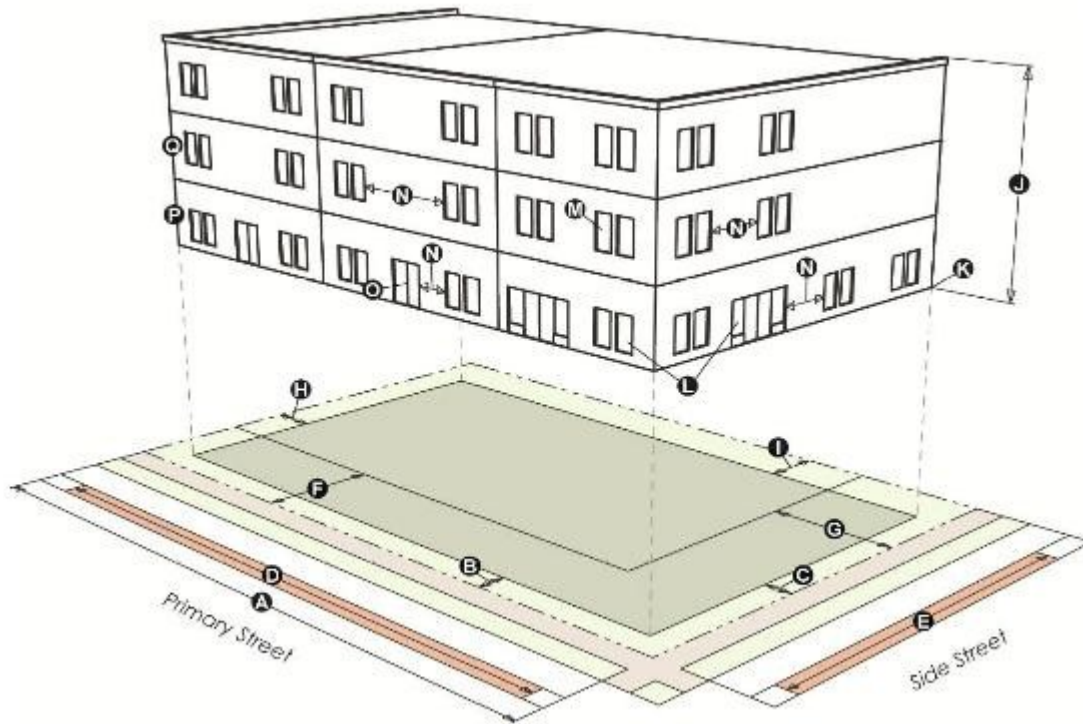
(1) **Shopfront.** A building form intended for ground floor retail sales and service uses with upper-story residential or office uses. Lodging and indoor recreation and entertainment uses would also be allowed. High transparency (in the form of windows and doors) is required on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.



	<b>MXS-3   MXS-5   MXS-8</b>				<b>MXS-3   MXS-5   MXS-8</b>		
<b>LOT</b>				<b>HEIGHT</b>			
Area (min. ft. <sup>2</sup> )	4,00	5,00	n/a	<b>J</b> Stories (max.)	3	5	8
<b>A</b> Width (min. ft.)	40	50	n/a	<b>J</b> Feet (max.)	50	65	100
Lot coverage (max.)	75%	75%	n/a	<b>K</b> Ground story height (min. ft.)	15	15	15
<b>FRONT SETBACK AREA</b>				<b>L</b> Ground story elevation (min. ft.)	0	0	0
<b>B</b> Primary street (min./max. ft.)	0/10	0/10	0/10	<b>BUILDING FACADE</b>			

	MXS-3	MXS-5	MXS-8		MXS-3	MXS-5	MXS-8
<b>C</b> Side street (min./max. ft.)	0/10	0/10	0/10	<b>M</b> Ground story transparency (min.)	60%	60%	60%
<b>REQUIRED STREET FACADE</b>				<b>N</b> Upper story transparency (min.)	20%	20%	20%
<b>D</b> Primary street (min.)	85%	85%	85%	<b>O</b> Blank wall area (max. ft.)	30	30	30
<b>E</b> Side street (min.)	40%	40%	40%	<b>P</b> Street-facing entrance required	yes	yes	yes
<b>PARKING SETBACK</b>				<b>Q</b> Street entrance spacing	n/a	n/a	50
<b>F</b> Primary street (min. ft.)	30	30	30	<b>ALLOWED USE</b>			
<b>G</b> Side street (min. ft.)	10	10	10	<b>R</b> Ground story	Commercial, Institutional and Civic		
<b>SIDE/REAR SETBACKS</b>				<b>S</b> Upper story	Commercial, Institutional and Civic, Residential		
<b>H</b> Side, interior (min. ft.)	5	5	5				
<b>I</b> Rear (min. ft.)	15	10	0				

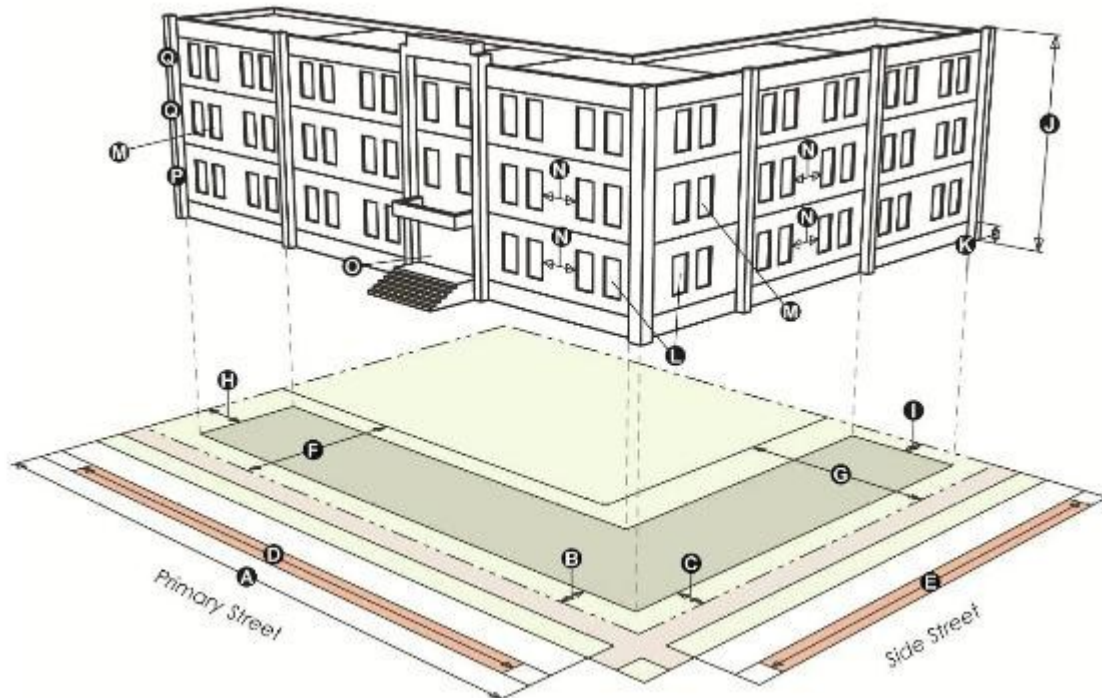
(2) General. A building form intended for ground floor office and personal services uses (but does not include sales, repair or entertainment oriented uses) with upper-story residential or office. Transparency (in the form of windows and doors) is required on the ground floor to encourage interaction between the pedestrian and the ground story space; however, required transparency is lower than that for a shopfront building form. Primary entrances are prominent and street facing.



	MXG-3	MXG-5	MXG-8		MXG-3	MXG-5	MXG-8
<b>LOT</b>				<b>HEIGHT</b>			
Area (min. ft. <sup>2</sup> )	4,000	5,000	n/a	Ⓜ Stories (max.)	3	5	8
ⓐ Width (min. ft.)	40	50	n/a	Ⓜ Feet (max.)	50	65	100
Lot coverage (max.)	75%	75%	n/a	Ⓚ Ground story elevation (min. ft.)	0	0	0
<b>FRONT SETBACK AREA</b>				<b>BUILDING FACADE</b>			
ⓑ Primary street (min./max. ft.)	0/10	0/10	0/10	Ⓛ Ground story transparency (min.)	40%	40%	40%
ⓒ Side street (min./max. ft.)	0/10	0/10	0/10	Ⓜ Upper story transparency (min.)	20%	20%	20%
<b>REQUIRED STREET FACADE</b>				Ⓝ Blank wall area (max. ft.)	30	30	30
ⓓ Primary street (min.)	80%	80%	80%	Ⓞ Street-facing entrance required	yes	yes	yes
ⓔ Side street	40%	40%	40%	<b>ALLOWED USE</b>			

	MXG-3	MXG-5	MXG-8		MXG-3	MXG-5	MXG-8
(min.)							
<b>PARKING SETBACK</b>							
<b>F</b> Primary street (min. ft.)	30	30	30	<b>F</b> Ground story	Commercial, Institutional and Civic		
<b>G</b> Side street (min. ft.)	10	10	10	<b>G</b> Upper story	Commercial, Institutional and Civic, Residential		
<b>SIDE/REAR SETBACKS</b>							
<b>H</b> Side, interior (min. ft.)	5	5	5				
<b>I</b> Rear (min. ft.)	15	10	5				

(3) Apartment. A building form containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary building entrance is generally through a street-facing lobby.



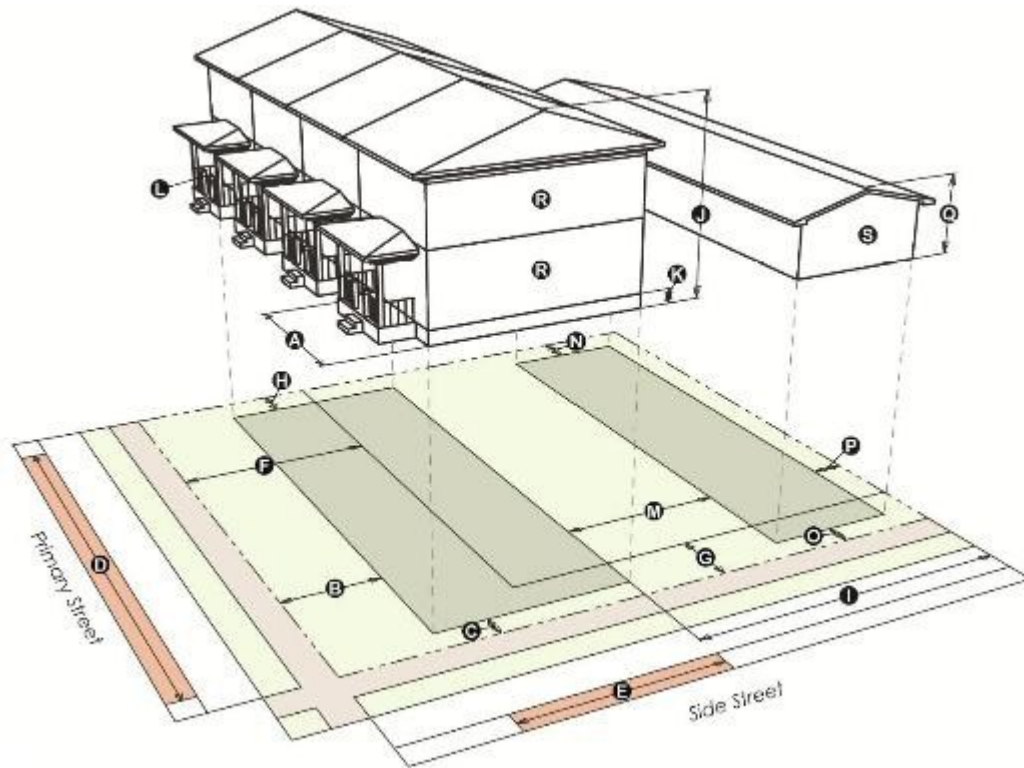
MXG-3 MXG-5 MXG-8  
 MXR-3 MXR-5 MXR-8

MXG-3 MXG-5 MXG-8  
 MXR-3 MXR-5 MXR-8

	MXG- 3	MXG- 5	MXG- 8		MXG- 3	MXG- 5	MXG- 8
	MXR- 3	MXR- 5	MXR- 8		MXR- 3	MXR- 5	MXR- 8
<b>LOT</b>				<b>HEIGHT</b>			
Area (min. ft. <sup>2</sup> )	6,000	6,000	6,000	Ⓜ Stories (max.)	3	5	8
Ⓜ Width (min. ft.)	60	60	60	Ⓜ Feet (max.)	50	65	100
Lot coverage (max.)	75%	75%	75%	Ⓜ Ground story elevation (min. ft.)	0	0	0
<b>FRONT SETBACK AREA</b>				<b>BUILDING FACADE</b>			
Ⓜ Primary street (min./max. ft.)	0/15	0/15	0/15	Ⓜ Ground story transparency (min.)	20%	20%	20%
Ⓜ Side street (min./max. ft.)	0/15	0/15	0/15	Ⓜ Upper story transparency (min.)	20%	20%	20%
<b>REQUIRED STREET FACADE</b>				Ⓜ Blank wall area (max. ft.)	30	30	30
Ⓜ Primary street (min.)	75%	75%	75%	Ⓜ Street-facing entrance required	yes	yes	yes
Ⓜ Side street (min.)	35%	35%	35%	<b>ALLOWED USE</b>			
<b>PARKING SETBACK</b>				Ⓜ Ground story	Residential		
Ⓜ Primary street (min. ft.)	30	30	30	Ⓜ Upper story	Residential		
Ⓜ Side street (min. ft.)	10	10	10				
<b>SIDE/REAR SETBACKS</b>							
Ⓜ Side, interior (min. ft.)	5	5	5				
Ⓜ Rear (min. ft.)	15	10	5				

(4) Townhouse. A building form with multiple dwelling units located side-by-side on a single zone lot and consolidated into a single structure that relates to the scale of surrounding houses. Each unit is separated by a common side wall. Units are not vertically mixed. Each unit has its own external entrance.





**MXG-3,  
MXR-3**

**MXG-3, MXR-3**

<b>LOT</b>		<b>HEIGHT</b>	
Area (min. ft. <sup>2</sup> )	1,200	● J Stories (max.)	3
● A Unit width (min. ft.)	16	● J Feet (max.)	50
Lot coverage (max.)	75%	Ground story elevation	
		● K (min. ft.)	1.5
<b>FRONT SETBACK AREA</b>		<b>BUILDING FACADE</b>	
Primary street		Street-facing entrance	
● B (min./max. ft.)	0/15	● L required	yes
Side street		<b>ACCESSORY STRUCTURE SETBACKS</b>	
● C (min./max. ft.)	0/15	Separation from primary	
<b>REQUIRED STREET FACADE</b>		● M structure (min. ft.)	10
● D Primary street (min.)	75%	● N Side, interior (min. ft.)	5
● E Side street (min.)	35%	● O Side, street (min. ft.)	10
<b>PARKING SETBACK</b>		● P Rear (min. ft.)	5

**MXG-3,  
MXR-3**

**MXG-3, MXR-3**

Primary street (min. <b>F</b> ft.)	30
<b>G</b> Side street (min. ft.)	10

**SIDE/REAR  
SETBACKS**

Side, interior (min. <b>H</b> ft.)	5
<b>I</b> Rear (min. ft.)	10

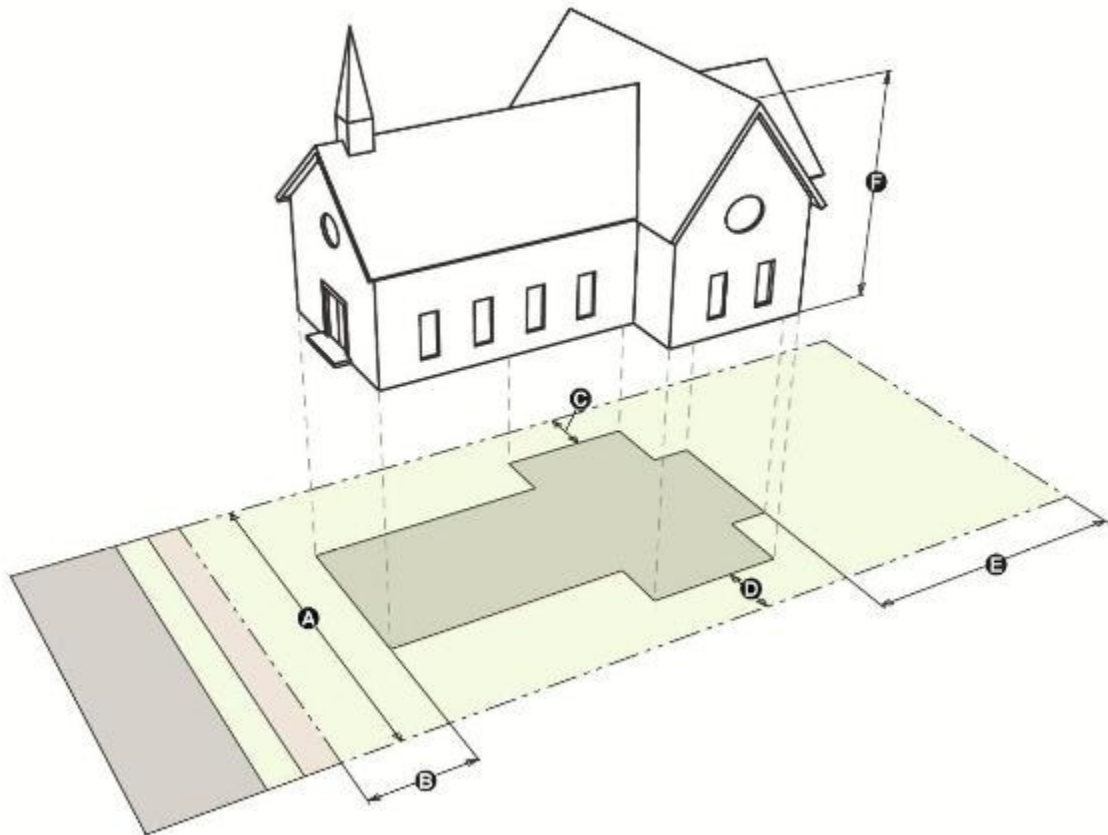
**ACCESSORY  
STRUCTURE HEIGHT**

<b>J</b> Stories (max.)	2
<b>K</b> Feet (max.)	30

**ALLOWED USE**

<b>R</b> All stories	Residential
<b>S</b> Accessory structure	Accessory uses, Accessory dwellings

(5) Civic. A building form containing civic, religious, institutional or public uses. In order to provide a visual landmark, the civic building form is permitted to be set back further than other building forms. Civic buildings are commonly placed on prominent sites.



	<b>MXG- 3</b>	<b>MXG- 5</b>	<b>MXG- 8</b>
	<b>MXR-3</b>	<b>MXR-5</b>	<b>MXR-8</b>

**LOT**

Area (min. ft. <sup>2</sup> )	10,000	10,000	10,000
Ⓐ Width (min. ft.)	100	100	100
Lot coverage (max.)	80%	80%	80%

**SETBACKS**

Ⓑ Front (min. ft.)	15	15	15
Ⓒ Side, interior (min. ft.)	5	5	5
Ⓓ Side, street (min. ft.)	10	10	10
Ⓔ Rear (min. ft.)	15	15	15

**HEIGHT**

Ⓕ Stories (max.)	3	5	8
Ⓖ Feet (max.)	50	65	100

**ALLOWED USE**

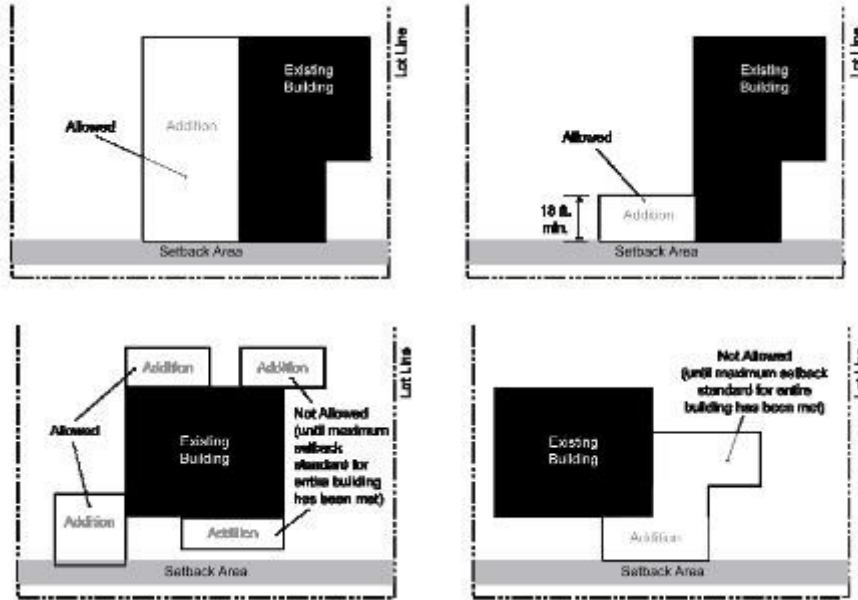
All stories	Institutional and Civic
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(g) **Mixed Use Opportunity Corridors.** See GJMC 21.02.140(c)(2).

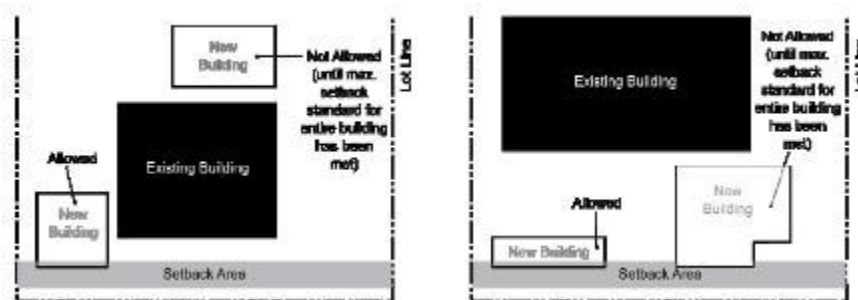
(h) **Additions and New Buildings on Nonconforming Sites.**

(1) **Applicability.** Any development in a form district where a maximum setback applies.

(2) **Permitted Additions.** Where an existing building is being expanded, the setback area and required building frontage standards apply to the ground level, street-facing facade of the entire addition as set forth below.



(3) Permitted New Buildings. Where a new building is being constructed on a site with a nonconforming existing building, the setback area and required building frontage standards apply to the ground level, street-facing facade of the entire new building as set forth below.



(i) **Use Categories Allowed in Form Districts.** For the purposes of the form districts, the following use restrictions specific to the form districts are established. The references are to the use categories included in the use table in GJMC 21.04.010.

(1) Residential. Allows household living; home occupation; and group living use categories.

(2) Institutional and Civic. Includes colleges and vocational schools; community service; cultural; day care; hospital/clinic; parks and open space; religious assembly; funeral homes/mortuaries/crematories; safety services; schools; utility, basic; utility, corridors use categories, but not detention facilities use category.

(3) Commercial. Includes entertainment event, major; lodging; office; recreation and entertainment, outdoor; recreation and entertainment, indoor; and retail sales

and service (except adult entertainment) use categories. Does not include self-service storage; vehicle repair; vehicle service, limited; parking, commercial; or entertainment event, outdoor use categories.

(4) Industrial. Includes only the telecommunications facilities use category, but not manufacturing and production, industrial services, contractors and trade shops, oil and gas support operations, junk yard, impound lot, heavy equipment storage/pipe storage, warehouse and freight movement, waste-related use, wholesale sales, agricultural, aviation or surface passenger terminal, mining use categories.

INTRODUCED on first reading the \_\_\_\_\_ day of \_\_\_\_\_, 2014 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the \_\_\_\_ day of \_\_\_\_\_, 2014 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk



Date: January 2, 2014  
 Author: Lisa Cox, AICP  
 Title/ Phone Ext: Planning Manager/1448  
 Proposed Schedule:  
 1<sup>st</sup> Reading: January 15, 2014  
 2nd Reading : February 5, 2014  
 File #: ZCA-2013-469

**Attach 3  
 CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Amendment to Title 21 of the Grand Junction Municipal Code to Extend the Validity of the Minor and Major Site Plan Approval From One Year to Two Years
<b>Action Requested/Recommendation:</b> Introduce a Proposed Ordinance and Set a Public Hearing for February 5, 2014
<b>Presenter(s) Name &amp; Title:</b> Lisa Cox, AICP, Planning Manager

**Executive Summary:**

The amendment to Section 21.02.070(a)(8)(i) will extend the validity of the minor and major site plan approval from one year to two years.

**Background, Analysis and Options:**

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code (GJMC). City Council has requested that Staff propose amendments to Title 21 as needed to maintain a dynamic, responsive Zoning Code.

The proposed amendment to Section 21.02.070(a)(8)(i) extends the validity of the minor and major site plan approval from one year to two years. This change will help accommodate the increasing demand for more flexibility for developers to secure financing on “spec” projects and/or to market approved projects.

Site plan approval for minor and major site plans is currently one year. The Director may extend the approval for another 180 days, effectively giving the applicant 1-1/2 years to obtain a planning clearance for construction of a building or structure. Even with the current flexibility of the Zoning Code, developers are still experiencing difficulties securing financing for their projects or buyers who can obtain financing.

The proposed amendment will enhance the responsiveness of the Zoning Code to the concerns of citizens and the development community by providing more flexibility for the entitlement of site plans.

### **How this item relates to the Comprehensive Plan Goals and Policies:**

The proposed amendment is consistent with the following goals and policies of the Comprehensive Plan:

Policy 5A: In making land use and development decisions, the City and County will balance the needs of the community.

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

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

Policy 12A: Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism.

The proposed Code amendment supports the vision and goals of the Comprehensive Plan by providing more flexibility with the entitlement of site plans thereby providing a developer more time to secure financing or a buyer for a specific project. There is a greater likelihood that projects will be financed and constructed with a longer entitlement.

### **Board or Committee Recommendation:**

The Planning Commission heard the matter on December 10, 2013 and forwards a recommendation to adopt the amendment as proposed with the following findings of fact and conclusions:

1. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendment will help implement the vision, goals and policies of the Comprehensive Plan.

### **Financial Impact/Budget:**

There are no anticipated financial or budget impacts.

### **Legal issues:**

The proposed amendment has been reviewed by the Legal Division and found to be compliant with applicable law.

### **Other issues:**

Mesa County Planning Division reviewed the proposed amendment and had no issues.

**Previously presented or discussed:**

This specific amendment has not been previously discussed

**Attachments:**

Proposed Ordinance



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING SECTION 21.02.070(a)(8)(i), VALIDITY, OF THE GRAND JUNCTION MUNICIPAL CODE TO EXTEND THE VALIDITY OF THE MINOR AND MAJOR SITE PLAN APPROVAL FROM ONE YEAR TO TWO YEARS**

**Recitals:**

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code of Ordinances. The Grand Junction City Council encourages updating of the Zoning and Development Code in order to maintain its effectiveness and responsiveness to the citizens' best interests.

The proposed amendment to Section 21.02.070(a)(8)(i) extends the validity of the minor and major site plan approval from one year to two years. This change will help accommodate the increasing demand for more flexibility for developers to secure financing on "spec" projects and/or to market approved projects.

Site plan approval for minor and major site plans is currently one year. The Director may extend the approval for another 180 days, effectively giving the applicant 1-1/2 years to obtain a planning clearance for construction of a building or structure. Even with the current flexibility of the Zoning Code, developers are still experiencing difficulties securing financing for their projects or buyers who can obtain financing.

The proposed amendment will enhance the responsiveness of the Zoning Code to the concerns of citizens and the development community by providing more flexibility for the entitlement of site plans.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendment for the following reasons:

1. The request is consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendment will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the amendment to extend the validity of the minor and major site plan approval from one year to two years will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

Section 21.02.070(a)(8)(i) is amended as follows (deletions shown by strikethrough, additions are underlined):

(i) Administrative permits shall expire after the issue date according to the following table:

<b>Permit Type</b>	<b>Expiration</b>
Administrative Permits (except below)	One year
Planning Clearance and Building Permit	180 days
Fence Permit	180 days
Home Occupations	n/a
Preliminary Subdivision	Two years
Final Plat (unrecorded)	Two years
<b><u>Minor and Major Site Plans</u></b>	<b><u>Two years</u></b>

INTRODUCED on first reading the \_\_\_\_\_ day of \_\_\_\_\_, 2014 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the \_\_\_\_ day of \_\_\_\_\_, 2014 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk



Date: January 6, 2014  
 Author: Stephanie Tuin,  
 Title/ Phone Ext: City Clerk, x1511  
 Proposed Schedule:  
January 15, 2014  
 2nd Reading  
 (if applicable): NA  
 \_\_\_\_\_  
 File # (if applicable): \_\_\_\_\_

**Attach 4**  
**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> 2014 Meeting Schedule and Posting of Notices
<b>Action Requested/Recommendation:</b> Adopt Resolution Designating the Posting Location for Notices and Setting the Meeting Schedule for City Council Meetings in 2014
<b>Presenter(s) Name &amp; Title:</b> Stephanie Tuin, City Clerk

**Executive Summary:**

State Law requires an annual designation of the City’s official location for the posting of meeting notices. 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.

**Background, Analysis and Options:**

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 or places 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.). The location designated is to be the glassed-in bulletin board outside the auditorium lobby at 250 N. 5<sup>th</sup> Street.

Since 1994, the City Municipal Code has included a provision whereby the City Council determines annually the City Council meeting schedule and the procedure for calling a special meeting.

This resolution will determine the dates of the regular City Council meetings for 2014. Additional meetings may be scheduled from time to time and adequate notice will be posted prior to the holding of any additional regular meetings. The City Council also has the authority to change, reschedule, or cancel any of the listed regular meetings with proper notice.

The regularly scheduled meetings for 2014 are as follows:

<b>Month</b>	<b>Dates</b>
January	15
February	5, 19
March	5, 19
April	2, 16
May	7, 21
June	4, 18
July	2, 16
August	6, 20
September	3, 17
October	1, 15
November	5, 19
December	3, 17

**How this item relates to the Comprehensive Plan Goals and Policies:**

Complying with State and local law in order to be able to conduct lawful City Council meetings will allow the City Council to continue to pursue the Comprehensive Goals and Policies.

**Board or Committee Recommendation:**

Not applicable.

**Financial Impact/Budget:**

There are no financial impacts or budget implications.

**Legal issues:**

Compliance with State and local law is required; with the designation of posting locations and a schedule compliance as to that aspect of the law will be attained.

**Other issues:**

There are no other issues to consider.

**Previously presented or discussed:**

This has not been presented previously.

**Attachments:**

Proposed Resolution

**CITY OF GRAND JUNCTION**

**RESOLUTION NO. \_\_-14**

**A RESOLUTION OF THE CITY OF GRAND JUNCTION  
DESIGNATING THE LOCATION FOR THE POSTING OF THE NOTICE OF MEETINGS,  
ESTABLISHING THE 2014 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 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 posting of such notice shall be designated annually at the local public body's first regular meeting of each calendar year".

The Grand Junction Municipal Code, Section 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 Notice of Meetings for the local public body shall be posted on the glassed-in exterior notice board at 250 N. 5<sup>th</sup> Street, City Hall.

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

<b>Month</b>	<b>Dates</b>
January	15
February	5, 19
March	5, 19
April	2, 16
May	7, 21
June	4, 18
July	2, 16
August	6, 20
September	3, 17
October	1, 15
November	5, 19
December	3, 17

3. Additional meetings may be scheduled or cancelled dependent on the number of items coming 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.

Read and approved this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_

\_\_\_\_\_  
President of the Council

ATTEST:

\_\_\_\_\_  
City Clerk



Date: January 2, 2014  
 Author: Kristen Ashbeck  
 Title/ Phone Ext: Senior Planner x1491  
 Proposed Schedule:  
Approval January 15, 2014; Execute  
agreement following approval.  
 File #: CDBG 2013-07

**Attach 5**  
**CITY COUNCIL AGENDA ITEM**

<p><b>Subject:</b> CDBG Subrecipient Contract with HopeWest (formerly Hospice and Palliative Care of Western Colorado) for Previously Allocated Funds within the 2013 Community Development Block Grant (CDBG) Program Year</p>
<p><b>Action Requested/Recommendation:</b> Authorize the City Manager to Sign the Subrecipient Contract with HopeWest for Youth Grief Programs for \$9,242 for the City’s 2013 Program Year Funds</p>
<p><b>Presenter(s) Name &amp; Title:</b> Kristen Ashbeck, Senior Planner/CDBG Administrator</p>

**Executive Summary:**

The Subrecipient Contract formalizes the City’s award of \$9,242 to HopeWest allocated from the City’s 2013 CDBG Program as previously approved by Council. The grant funds will be used for various grief counseling and support programs provided to youth.

**Background, Analysis and Options:**

CDBG 2013-07 HopeWest Youth Grief Programs

HopeWest works with children ages 4 to 18 who have suffered a loss by death and provides them with positive coping skills through several programs such as Camp Good Grief. CDBG funds in the amount of \$9,242 will be used to support these services to 40 more children from families of low or moderate income who reside in the City of Grand Junction. HopeWest will leverage \$11,202 from other funding sources for the program.

HopeWest is considered a “subrecipient” to the City. The City will “pass through” a portion of its 2013 Program Year CDBG funds to HopeWest but the City remains responsible for the use of these funds. The contract outlines the duties and responsibilities of the agency and are is to ensure that the subrecipient complies with all Federal rules and regulations governing the use of these funds. The contract must be approved before the subrecipient may obligate or spend any of these Federal funds. Exhibit A of the contract (Attachment 1) contains the specifics of the project and how the money will be used by the subrecipient.

**How this item relates to the draft Comprehensive Plan Goals and Policies:**

This project funded through the 2013 CDBG grant year allocation addresses steps towards the City’s Comprehensive Plan Goal listed below:

Goal 12: Goods and Services that Enhance a Healthy, Diverse Economy: The CDBG project discussed above provides services that enhance our community including improved services for low and moderate income youth.

**Board or Committee Recommendation:** There is no board or committee review of this request.

**Financial Impact/Budget:** Previously approved 2013 CDBG Program Year Budget

**Legal issues:** Funding is subject to Subrecipient Agreement. The City Attorney has reviewed and approved the form of agreement.

**Other issues:** None

**Previously presented or discussed:**

City Council discussed and approved the allocation of CDBG funding for this project at its May 22, 2013 meeting.

**Attachments:**

1. Exhibit A, Subrecipient Agreement – HopeWest Youth Grief Programs



**ATTACHMENT 1: 2013 SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
WITH  
*HopeWest***

**EXHIBIT "A"  
SCOPE OF SERVICES**

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, \$9,242.00 from its 2013 Program Year CDBG Entitlement Funds for youth and teen grief counseling programs and activities. HopeWest works with children ages 4 to 18 who have suffered a loss by death and provides them with positive coping skills through several programs.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income clientele benefit (570.201(c)). It shall meet this objective by providing the above-referenced services to low/moderate income persons in Grand Junction, Colorado. In addition, this project meets CDBG eligibility requirements under section 570.201(e), Public Services.
3. The total project budget for the various grief counseling activities and programs is estimated to be \$20,444. The project consists of the expenditure of CDBG funds to purchase supplies and rent facilities needed for several child and teen grief counseling activities and programs provided by HopeWest. It is understood that the City's grant of \$9,242 in CDBG funds shall be used only for the type of expenditures described in this agreement. Costs associated with any other elements of the project shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2013 Subrecipient Agreement and the completion of all appropriate environmental, Code, State and Local permit review and approval and compliance. The project shall be completed on or before December 31, 2014.
5. HopeWest served approximately 378 youth and teenagers between the ages of 4 and 18 in 2012 and expects to serve 450 youth in 2013 – a growth in programs of 19 percent.
6. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
7. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.

\_\_\_\_\_ Hopewest

\_\_\_\_\_ City of Grand Junction

8. The Subrecipient understands that the funds described in the Agreement are received by the City from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
9. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
10. A formal project notice will be sent to the Subrecipient once all funds are expended and a final report is received.

\_\_\_\_\_ HopeWest

\_\_\_\_\_ City of Grand Junction



Date: December 19, 2013  
 Author: Bret Guillory  
 Title/ Phone Ext: Utility Engineer  
970-244-1590  
 Proposed Schedule: January 15,  
2014  
 2nd Reading (if applicable): n/a  
 File # (if applicable): \_\_\_\_\_

**Attach 6**  
**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Interruptible Service Option Credit (ISOC) Project – Persigo Wastewater Treatment Plant
<b>Action Requested/Recommendation:</b> Authorize the City Purchasing Department to Execute a Contract with PowerSecure for the ISOC Generation Project
<b>Presenter(s) Name &amp; Title:</b> Dan Tonello, Wastewater Services Manager Jay Valentine, Internal Services Manger

**Executive Summary:**

This procurement request is for purchase and installation of a backup generator at the Persigo Wastewater Treatment Plant (WWTP). Xcel offers customers in Colorado an incentive if they participate in an Interruptible Service Option Credit (ISOC) program. Installation of the generator would allow the City to reduce its electric demand at Xcel’s request during peak demand periods.

In return for participating in this program, the City will receive a monthly credit on the demand charges, which will allow the City to recapture the investment over a seven year period.

**Background, Analysis and Options:**

During periods of peak demand, such as hot summer days, the Xcel system may require more power than is normally available. ISOC customers help reduce the amount of electricity Xcel customers need which helps them meet demand requirements at critical times.

Interruption periods typically occur as a result of capacity, contingency and/or economic constraint on hot, summer days between June 1 and September 30. However, these events can occur during any season or during a rare system emergency.

Xcel customers have made a considerable investment throughout the State with this program. In 2011, 63 customers with 201 megawatts of generation capacity were

participating in the program. That investment estimated at over one billion dollars provides security that the program will remain in place for some time. Xcel has budgeted \$28M in 2014 to pay the monthly ISOC credits. The ISOC program is a component of Xcel Energy's long term Demand Side Management strategy to comply with House Bill 07-1037 that established cost-effective natural gas and electricity demand-side management programs that will save money for consumers and utilities and protect Colorado's environment.

In order to take full advantage of the program and receive credits in 2014, the City needs to have this system operational prior to May 30, 2014.

A formal solicitation was advertised in the Daily Sentinel, posted on the City's website and sent to the Western Colorado Contractors Association (WCCA). Two bids were received from the following firms:

<b>Firm</b>	<b>Location</b>	<b>Amount</b>
PowerSecure	Boulder, CO	\$ 735,572.00
Sturgeon Electric Company, Inc.	Grand Junction, CO	\$ 1,361,842.00

**How this item relates to the Comprehensive Plan Goals and Policies:**

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

Installation of a backup generator will allow the wastewater plant to remain operational in the event of a long term power outage, allowing for more reliable safe treatment of domestic, commercial, and industrial sewage.

**Board or Committee Recommendation:**

There was no board or committee review.

**Financial Impact/Budget:**

\$600,000 was originally budgeted and unspent for this project in 2013. Since there is no current appropriation to cover the total project costs, and since there is adequate fund balance in the fund, a supplemental appropriation will be required. This supplemental appropriation will need to cover the \$600,000, carried forward from 2013, as well as the balance of \$135,572 needed to complete the project. Until the supplemental process is formalized, there is adequate appropriation in the fund to cover the costs of this project.

The return on this investment, based on the ISOC agreement with Xcel, will be approximately seven years. From the payout forward the Persigo system will continue to receive \$105,000 per year for an unspecified time.

**Legal issues:**

The City Attorney will review the form and content of the agreement.

**Other issues:**

There are no other issues.

**Previously presented or discussed:**

This was discussed briefly at the joint Persigo Meeting with City Council and Board of Mesa County Commissioners on November 18, 2013.

**Attachments:**

None.