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**CITY COUNCIL AGENDA
WEDNESDAY, MAY 7, 2014
250 NORTH 5TH 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 – Combined Law Enforcement Honor
Guard
Moment of Silence

Presentation

Annual Historic Preservation Award Presented to Troy and Donna Reynolds for
Preservation of their Home at 298 Mahan Street

Proclamation

Proclaiming May 2014 in Honor of “100 Years of Service of the Colorado Red Cross” in
the City of Grand Junction [Attachment](#)

Proclaiming May 10, 2014 as “National Train Day” in the City of Grand Junction
[Attachment](#)

Proclaiming May 10, 2014 as “Grand Junction Letter Carriers Stamp Out Hunger Day”
in the City of Grand Junction [Attachment](#)

Revised May 7, 2014

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

REVISED

Proclaiming Week of May 11-14, 2014 as “Police Week” in the City of Grand Junction

[Attachment](#)

Appointments

To the Horizon Drive Association Business Improvement District

Election of Mayor and Mayor Pro Tem/Administer Oaths of Office

Council Comments

Citizen Comments

***** CONSENT CALENDAR *****

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

Action: Approve the Workshop Summaries for March 10, March 17, April 7, April 14, and April 21, 2014, the Minutes of the April 16, 2014 Regular Meeting, and the Minutes of the April 21, 2014 Special Meeting

2. **Purchase of Crack-fill Material** [Attach 2](#)

This request is for the purchase of crack-fill material to be used to mitigate water intrusion in the asphalt streets to help prevent failure. Each year the City crack-fills one maintenance area and starts on the following year's area. This material will allow two crack-fill crews to operate in the spring and fall when the street cracks are at optimum openness to be filled.

Action: Authorize the Purchasing Division to Enter into a Contract with Crafcoc, Inc. to Provide 200,000 pounds of Deery 115 Fully Melt-able Crack-fill Material, for an Amount of \$0.477 per Pound for an Estimated Total of \$95,400

Staff presentation: Greg Lanning, Public Works and Utilities Director
Jay Valentine, Internal Services Manager
Darren Starr, Streets and Solid Waste Manager

3. **Purchase One Ton Hook Lift Crew Cab Dump Truck for Street Department** [Attach 3](#)

This request is for the purchase of a scheduled equipment replacement of a one ton hook lift crew cab dump truck. The purchase proposed is a hook lift truck with a separate dump body. Other versatile pieces of equipment will be added in the future that can be used with this same truck such as water truck, flat bed, stake bed, compressor, hot box for asphalt, and any other needed body options.

Action: Authorize the City Purchasing Division to Purchase a 2015 Ford F450 Crew Cab Dump Truck with Steller Hook System from Rush Truck Center of Colorado in an Amount of \$60,291.41

Staff presentation: Greg Lanning, Public Works and Utilities Director
Jay Valentine, Internal Services Manager
Darren Starr, Streets and Solid Waste Manager

4. **Purchase Three Tri-Deck Rotary Mowers** [Attach 4](#)

Purchase three Tri-deck fully floating-articulating rotary deck mowers as scheduled equipment replacement of existing mowers.

- Golf Division (1), replacement for units 413 and 4274
- Park Operations, Stadium Division (1), replacement for unit 1613
- Park Operations, Canyon View (1), replacement for unit 1711

Action: Authorize the City Purchasing Division to Purchase One Tri-deck Mower for the Golf Division and Two Tri-deck Mowers for Parks Operations from C & M Air Cooled Engine, in the Amount of \$85,225.20

Staff presentation: Rob Schoeber, Parks and Recreation Director
Jay Valentine, Internal Services Manager

***5. **Amended and Restated Articles of Incorporation and Restated By Laws of the Riverview Technology Corporation (RTC)** [Attach 5](#)

The RTC is charged with, among other things, planning for and utilizing the resources of the site. The RTC was organized in 1999 and now desires to amend and update its bylaws. The proposed amendments 1) reduce the size of the board from 11 to not less than seven and no more than nine members as determined by the Board and 2) provide for electronic voting and proxy.

Resolution No. 12-14—A Resolution Approving Amended and Restated Articles of Incorporation and Restated By Laws of Riverview Technology Corporation

®Action: *Adopt Resolution No. 12-14*

Staff presentation: John Shaver, City Attorney

***6. **Council Committee Assignments for 2014 – 2015**

[Attach 6](#)

Annually, the City Council reviews and determines who on the City Council will represent the City Council on various boards, committees, commissions, authorities, and organizations.

Resolution No. 13-14—A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, Authorities, and Organizations

®Action: *Adopt Resolution No. 13-14*

Staff presentation: City Council

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

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

** 7. **Public Hearing—Persigo Biogas Supplemental Appropriation Ordinance and Select a Company to Convert the Digester Gas at Persigo Waste Water Treatment Plant to Compressed Natural Gas (CNG) that will be Used to Fuel the City’s CNG Fleet – Continue to May 21, 2014** [Attach 7](#)

Several years ago, the wastewater division contracted with an engineering firm to help identify any beneficial uses of the biogas produced at the Persigo treatment facility. Persigo “flares” or burns off approximately 100,000 cubic feet per day of digester gas. Digester gas is methane gas that is created as a byproduct of processing waste.

In order to proceed with a project to convert this methane gas to bio compressed natural gas fuel (biogas), two actions are required. First the authorization of the spending authority in the Joint Sewer System Fund through the adoption of the supplemental appropriation ordinance, and second the authorization to hire a contractor capable of converting digester gas to compressed natural gas and designing and installing the pipeline to transport the gas to the City fueling site.

Proposed Ordinance Making a Supplemental Appropriation to the 2014 Budget of the City of Grand Junction for the Persigo Biogas Project

Action: *Open Public Hearing and Continue to May 21, 2014*

Staff presentation: Greg Lanning, Public Works and Utilities Director
Jay Valentine, Internal Services Manager
Jodi Romero, Financial Operations Director

***8. **Economic Development Plan**

[Attach 8](#)

The purpose of the Economic Development Plan is to present a clear plan of action for improving business conditions and attracting and retaining employers.

Resolution No. 14-14—A Resolution Adopting the 2014 Economic Development Plan

®Action: *Adopt Resolution No. 14-14*

Staff presentation: Rich Englehart, City Manager
Tim Moore, Deputy City Manager

9. **Public Hearing—Orchard Mesa Neighborhood Plan Adoption and Future Land Use Map Amendment, Located on Orchard Mesa** [File #CPA-2013-552 and CPA-2013-553]

[Attach 9](#)

Request to adopt the Orchard Mesa Neighborhood Plan as an element of the Grand Junction Comprehensive Plan; and to amend the Future Land Use Map encompassing 53 acres of land in and around the Mesa County Fairgrounds between 27 Road and 28 ¼ Road and B Road to B ¾ Road from Neighborhood Center, Residential Medium High, and Residential Medium Future Land Use designations to Neighborhood Center, Commercial, Park, Residential Medium High, and Residential Medium Future Land Use designations.

Ordinance No. 4629—An Ordinance Adopting the Orchard Mesa Neighborhood Plan as an Element of the Grand Junction Comprehensive Plan for the Area Generally Located South of the Colorado River to Whitewater Hill and East of the Gunnison River to 34 ½ Road

Ordinance No. 4630—An Ordinance Amending the Grand Junction Comprehensive Plan Future Land Use Map

®Action: *Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance Nos. 4629 and 4630*

Staff presentation: David Thornton, Planning and Development Supervisor

10. **Non-Scheduled Citizens & Visitors**
11. **Other Business**
12. **Adjournment**

Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, The American Red Cross has been providing humanitarian service in Colorado since President Woodrow Wilson signed the charter establishing the first chapter in Colorado in 1914; and

WHEREAS, The Red Cross is a vital part of the fabric of our Colorado communities, with nearly 2,000 volunteers in counties throughout the state who help alleviate suffering in the face of disasters and emergencies by helping their communities prepare for, prevent, and respond to emergencies; and

WHEREAS, Red Cross volunteers help save lives by teaching lifesaving skills and preparedness to tens of thousands of Coloradans each year, and by providing vital safety information before and during emergencies; and

WHEREAS, The Red Cross shelters feed and provide emotional support during disasters and are there for our communities to help with their recovery; and

WHEREAS, The Red Cross supports military members and their families in Colorado and while their loved ones are deployed; and

WHEREAS, The Red Cross of Colorado provides essential services as part of an international humanitarian movement that people down the street, across the country, and around the world will need for many years to come.

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

“100 Years of Service of the Colorado Red Cross”

in the City of Grand Junction and call upon all the citizens of Grand Junction to advocate awareness throughout the State of Colorado for the month of May. The City of Grand Junction will further honor the Colorado Red Cross by turning the lights red at various City buildings throughout the month of May.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 7th day of May, 2014.



Sam Susuras
Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, ridership on Amtrak reaches historic high levels each year and is on track in 2014 for its best ridership year ever, further demonstrating the increased demand for passenger rail services; and

WHEREAS, in 2012, Amtrak provided statewide passenger rail travel to 205,942 travelers boarding or detraining at Colorado stations including 31,999 in Grand Junction; and

WHEREAS, Amtrak annually provides passenger rail travel to over 30 million Americans residing in 46 states; and

WHEREAS, for many rural Americans, including residents of southeastern and western Colorado, Amtrak represents the a major passenger transportation alternative, linking Grand Junction with Denver and the rest of the country; and

WHEREAS, Grand Junction serves as a gateway community to Colorado; and

WHEREAS, Grand Junction hosts Amtrak's premier California Zephyr passenger train, a tool for economic growth that creates transportation-oriented development, a more livable community, and brings tourists to our city and state; and

WHEREAS, Amtrak trains and infrastructure carry commuters to and from work, people to medical appointments and to see friends and relatives, and visitors to Colorado vacation destinations, providing a safe and reliable travel choice while reducing congestion on roads and in the skies; and

WHEREAS, passenger rail is the most fuel-efficient form of motorized ground transportation, thereby providing cleaner transportation alternatives and contributing towards America's energy security. When combined with all modes of transportation, passenger railroads emit only 0.2 percent of the travel industry's total greenhouse gases, and one freight train can move a ton of freight 457 miles on one gallon of fuel; and

WHEREAS, on May 10, 1869, the "golden spike" was driven into the final tie at Promontory Summit, Utah, to join the Central Pacific and the Union Pacific Railroads, ceremonially completing the first transcontinental railroad and, therefore, connecting both coasts of the United States.

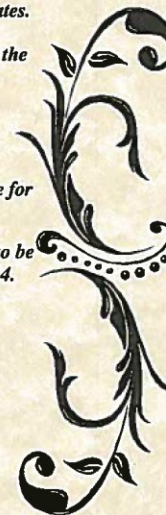
NOW, THEREFORE, I, Sam Susuras, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 10, 2014 as

"NATIONAL TRAIN DAY"

in the City of Grand Junction, and encourage the community to recognize and celebrate the pivotal role that a robust intercity passenger rail system can provide for better mobility for persons of all abilities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 7th day of May, 2014.


Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, Branch 913 of the National Association of Letter Carriers with cooperation of Rural Letter Carriers and the United States Postal Service realize the great need to feed the hungry and to give to the community in which we live; and

WHEREAS, on Saturday, May 10, 2014, the 22nd Annual "Stamp Out Hunger" food drive will be conducted to help local food banks including: Agape Food Basket, Nazarene Food Pantry, the Clifton Christian Church Food Program, the Community Food Bank, Outreach Soup Kitchen, the Rescue Mission, and the Salvation Army; and

WHEREAS, the Grand Junction City Council realizes the need for stocking the food banks at times other than the major holidays.

NOW, THEREFORE, I, Sam Susuras, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim Saturday, May 10, 2014, as

"GRAND JUNCTION LETTER CARRIERS STAMP OUT HUNGER DAY"

in the City of Grand Junction, and urge all citizens, in the spirit of kindness and public service, to leave a sack of canned goods at your mail box to fill the local food banks.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 7th day of May, 2014.



Sam Susura
Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, there are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of our local law enforcement agencies, to include the Grand Junction Police Department, the Mesa County Sheriff's Office, the Palisade Police Department, the Fruita Police Department and the Colorado State Patrol; and

WHEREAS, nearly 60,000 assaults against law enforcement officers are reported each year, resulting in approximately 16,000 injuries; and

WHEREAS, since the first recorded death in 1791, nearly 20,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty, including 2 from local law enforcement agencies. The Fruita Police Department lost Acting Chief Dan Dalley in June 2001 and Mesa County Sheriff's Deputy Edward Innes was killed in September 27, 1906, during an inmate jail escape; and

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and

WHEREAS, 111 officers killed in the line of duty in 2013, including fallen Colorado hero, Tom Clements, will have their names added to the National Law Enforcement Officers Memorial located in Washington, D.C. this spring; and

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored locally during the memorial vigil on the evening of May 13, 2014; and

WHEREAS, the Memorial Vigil is part of National Police Week, which takes place this year May 11-17; and

WHEREAS, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff.

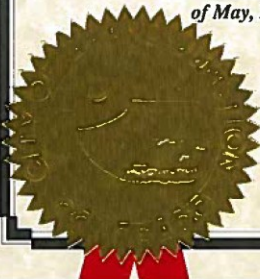
NOW, THEREFORE, I, Sam Susuras, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 11-17, 2014 as

"POLICE WEEK"

in the City of Grand Junction, and publicly salute the service of law enforcement officers in our community and in communities across the nation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 7th day of May, 2014.


Mayor



GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

March 10, 2014 – Noticed Agenda Attached

Meeting Convened: 3:02 p.m. in the City Auditorium

Meeting Adjourned: 5:55 p.m.

Council Members present: All except Doody. Staff present: Englehart, Moore, Shaver, Romero, Hazelhurst, Tice, Guillory, Kovalik, Evans, Rainguet, and Tuin.

Agenda Topic 1. Internal Controls in Financial Reporting

City Manager Rich Englehart introduced the topic and then deferred to Financial Operations Director Jodi Romero.

Director Romero introduced Lisa Hemann, a principal at the City's auditing firm Chadwick, Steinkirchner, and Davis (CSD).

Ms. Hemann provided a company history and her credentials. She then provided an overview of CSD's responsibilities relative to the City's annual audit which includes an opinion on the financial statements and a look at risk areas. They provide no opinion on internal controls unless there is a deficiency nor do they look for fraud or abuse. However, if they find any, it is their duty to report it to the City Council.

Councilmember McArthur asked if CSD also audits affiliated entities such as the Airport Authority. Ms. Hemann advised those are apart from the City's audit. CSD must also verify their independence from the entity being audited; Ms. Hemann described the steps to verify that independence.

Ms. Hemann advised that the City's reports have always been clean. She mentioned that a whistleblower program should be in place. Ms. Romero said that although there is not a formal policy in place, any report would go through Human Resources.

Councilmember Chazen noted that Ms. Hemann mentioned that periodic reports are part of financial control and he would like more detail as to the recommendation. Ms. Hemann said those reports can come in many forms and for whatever time period the governing body determines.

Council President Susuras said he is comfortable with the City Council approving the budget and then a quarterly review of revenues and expenses. City Manager Englehart noted that a quarterly report is also presented to City Council and there can be additional items added to that report as Council determines. Councilmember Chazen described the type of information and analysis that he is used to seeing in regular reports. He asked for summarized expense information on a quarterly basis.

In conclusion, Ms. Hemann said their firm works for the City Council and the taxpayers. Ms. Romero advised that, if the Council desires, the firm can come to a City Council meeting and formally present the audit. Councilmember Norris and Council President Susuras agreed with that offer. There were other Councilmembers indicating support.

There was additional discussion on what is expected on the quarterly financial reports. City Manager Englehart indicated that he will work with the City Council to determine the format desired for those reports.

The discussion continued on Internal Controls in Financial Reporting. The first category was Fiscal Stewardship and Accountability. Ms. Romero identified internal control, stewardship, and accountability as the three responsibilities to the citizens/taxpayers. She listed all the guiding documents for the City's fiscal oversight including the City Charter, specific policy direction from City Council through resolutions and ordinances, the adopted budget, the annual independent audit along with the single audit performed on any funds received from the federal government, and then there are the governmental accounting standards, laws, regulations, and reporting requirements for the City to follow.

Financial Operations Director Romero listed and provided a brief description of the adopted policies of the City which also guide the City's practices and include Personnel, Procurement, General Fund Reserves (being worked on), Investment, Accounting and Financial Reporting Principals, Debt Practices, Risk Management, Capital Asset Management, the TABOR Calculation, and an Economic Development Plan (in process).

Ms. Romero explained the City's accounting system through a pyramid structure with the users of the New World system (154 users) up through the Accounting and Budgeting Division and then up to the Department Directors, the City Manager, and the City Council. The Treasury function is separate from accounting and the cash receipting is performed in individual departments.

Ms. Romero then deferred to Accounting Supervisor Evans to address the Control Systems in place. Ms. Evans explained the framework used to ensure against fraud – there are the control activities and then there is the risk assessment and monitoring. Both the individual Departments and the Finance Department monitor the accounting activities.

The City uses New World financial software which handles the General Ledger functions and provides reports for making financial decisions. There are a number of sub modules that integrate with the New World General Ledger System. There are also a number of specialized software programs used to support other functions in the City. All of these sub modules and software systems interface with the General Ledger system but every posting is reviewed by the Accounting Division before a posting takes place. The New World System has been in use since 2008 and has a complex security structure which requires approvals at various levels and is reviewed daily. This complex security structure includes the use of passwords, access permissions, and approval levels.

That concluded this portion of the Internal Controls review.

Agenda Topic 2. Discussion with Grand Junction Economic Partnership (GJEP)

The Grand Junction Economic Partnership was represented by Director Kelly Flenniken and board members Ed Forsman, Tom Benton, Tim Fry, Randall Cupp, Jay Seaton, Clark Atkinson, and John Williams.

City Manager Englehart began the discussion by explaining the City Council is looking at an Economic Development Plan and wanted to have a discussion with the GJEP on marketing. He asked Director Flenniken to provide an overview from GJEP.

Ms. Flenniken reviewed the organization's budget, funding, an overview of 2013 activities, and their current goals and priorities. One of their goals is to develop collateral for trade shows and conventions. On April 1st, they will launch their new website. They will be working on expanding the branding for the community. She listed the number of their contacts, leads, prospects, and successes.

Board member Tom Benton advised that they had an active board retreat where they developed an outreach plan and identified what areas are lacking.

Board member Ed Forsman mentioned that internet connectivity is limited in this area. Councilmember Norris agreed with that noting it's important in recruiting business.

There was a discussion between GJEP and City Council with an exchange of ideas for marketing the community and what things had been tried including developing a tactical scout package, the digital billboard in Times Square, cold calling, booths at various trade shows, use of social media, magazine advertising, and following up on contacts made by board members.

When Ms. Flenniken was asked what GJEP would do with another \$60,000 in funding she replied that the funds would be added to the incentive pool. Board member Jay Seaton noted that recruiting business is a very competitive environment with many communities able to offer ten times the amount of incentives than the Grand Junction community can offer.

Board member Forsman said what is needed is a 100 acre property with a 200,000 square foot move-in ready building to attract a large industry.

That concluded the discussion. There is an Economic Development Partners meeting the following day at 1:30 p.m.

Agenda Topic 3. Other Business

Council President Susuras distributed a thank you letter from Karis which received a Community Development Block Grant to purchase a home for homeless teens called the House.

Council President Susuras asked for Council's opinion of a letter of support of the Red Cliff Coal Mine in Loma. Councilmembers expressed their concerns. Five Councilmembers were favor of sending a letter of support with Councilmember Boeschstein declining and voicing concern over the railroad crossing.

Council President Susuras brought up the pending Airport Authority interviews noting that he received information that four Councilmembers support scheduling three interview sessions so all of Council can participate. After further discussion, it was the consensus to have one session and the other Councilmembers could observe and send questions in advance to the Council President. Interviews will be scheduled for March 17th at 6:00 p.m. Thirty minute interviews will be scheduled.

Also on the topic of the Airport Authority, Council President Susuras referred to the bill from Aviation that was in dispute at the Airport Authority meetings. Council President Susuras said he would provide the bill for the Council to review but the Airport Authority has so far refused to pay the bill. The City Clerk was asked to scan the bill and distribute it to the other Councilmembers. There was more discussion on the financial condition of the Airport and how much access the City Council has to the Airport's financial reports.

On the topic of the pending lawsuit relative to the 7th Street Gas Explosion, City Attorney Shaver said there will be a motion to dismiss the City from the lawsuit in August.

The City Council briefly discussed the earlier conversation with GJEP.

There was no further business and the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, MARCH 10, 2014, 3:00 P.M.
CITY AUDITORIUM
250 N. 5TH STREET**

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

- 1. Internal Controls on Financial Reporting**
- 2. Discussion with Grand Junction Economic Partnership**
- 3. Other Business**

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
March 17, 2014 – Noticed Agenda Attached**

Meeting Convened: 3:01 p.m. in the City Auditorium

Meeting Adjourned: 5:27 p.m.

Council Members present: All except Doody. Staff present: Englehart, Moore, Shaver, Romero, Schoeber, Wieland, Hazelhurst, Valentine, Tice, Portner, Kovalik, and Tuin.

Catholic Outreach: Sister Karen, Doug Aden, Greg Kampf, Laurie Jensen

Discover Ability: Walt Berman, Terry Harper, Bill Von Stocken, Ron Lunsford, Jim Polehinke

Agenda Topic 1. Legislative Update

Revenue Supervisor Elizabeth Tice highlighted bills of interest; they are halfway through the session; she indicated there are a lot of bills in a holding pattern due to the State publishing their revenue reports the following day. There is another labor bill in the works, another presumed eligibility bill where a police officer or firefighter would be automatically worker's compensation eligible for a Post Traumatic Stress Disorder (PTSD) claim. The way the bill is written it is automatically assumed to be worker's compensation if any on a list of events occurred. Police Chief Camper has indicated that nearly any officer on the job for over a year would be eligible due to the broad range. They would have 24 months after an incident to go see their doctor and it would be automatically covered. The City would never be able to disprove the claim due to the health records being sealed. The fire union has requested the fire fighters be removed from the bill. Both Associated Governments of Northern Colorado and Colorado Municipal League are opposed. Police chiefs are pretty unanimous in their disapproval of the bill. Councilmember McArthur asked who was behind this bill. Ms. Tice said it is being sponsored by Representative Wright and another legislator from Boulder. This is being pushed by the State Police Union. This bill has yet to be introduced.

Representative Scott and Speaker of the House Mark Ferrandino have partnered on a bill to allow remote testimony at committee. If this would occur, they would have one location in western Colorado and they would contract with universities, like the Chamber video conferences. The Chamber already asked Council for a letter of support for this.

Council President Susuras asked about Congressman Scott Tipton's bill on water rights being taken away from ski resorts. The democrats in the Senate are opposed. Ms. Tice said the bill prohibits the taking of the water rights. She said there are a lot of ballot initiatives; ten already have been submitted to the Secretary of State and over 100 submitted for review and comments. There are lots of oil and gas issues, one anti-oil and gas bill hidden behind local control, there is one that would allow for recall of state and local official department heads,

two gambling questions to allow video slot machines or horse racing. There is currently a really bad initiative that has been trying to be passed since 2002; it would change the way water rights are viewed in the State. City Attorney Shaver has drafted a resolution at the Mayor's request. City Attorney Shaver said the resolution addresses the difference between the Public Trust Doctrine (Initiative) and the Doctrine of Prior Appropriation. The Initiative would un-do all historic water law in Colorado based on the doctrine of prior appropriation. The resolution expresses opposition to the initiative.

City Manager Englehart said that this resolution would be presented to the Council on their agenda Wednesday night.

Ms. Tice said there is federal legislation on Liquefied Natural Gas (LNG) in order to speed up exports for markets in Europe and Asia. Senator Udall's bill would allow the United States to sell to World Trade Organization Member Countries. Representative Cory Gardner's bill would allow Department of Energy to approve all the pending applications for LNG export terminals. Currently, there is a significant backlog.

The final bill highlighted by Ms. Tice is the Main Street Revitalization Act and Job Creation Act, which creates an additional income tax credit for preservation of historic properties. Properties would have to be certified by the National or State Historical Society. These are additional monies going to owners in tax credits. This credit is only for 4 years for a total of \$15 million.

Council President Susuras polled Council for the support of the resolution opposing the Public Trust Doctrine Initiative, five voting in favor, and Councilmember McArthur abstaining, to bring it to the Wednesday's City Council meeting.

Agenda Topic 2. Grand Valley Catholic Outreach (GVCO) Fee Request.

Ms. Kathy Portner provided an introduction and an update on the GVCO site plan submittal which is under review with Planning Department. Today GVCO is here to ask if the City Council would waive some of the development fees. With this request, they have also put in a request for Community Development Block Grant (CDBG) for equipment and furnishings that will be presented in the future. Their total request is for \$110,078 in fees.

Council President Susuras asked if the School District can waive their impact fees. Ms. Portner has not seen that in the past; the City paid the school impact fees with St. Martin's Place, Phase I.

Doug Aden, Chairman of the Building Committee for GVCO, thanked the City for being a very generous supporter. Mr. Aden explained the community partnerships with the City and others, and told of the development of the 64 units and the investment of over \$6 million of privately donated monies, which has created a revitalized area and jobs. They are hoping with City Council's support to make it a reality.

Sister Karen said she has assured foundations for assistance that the local government would be joining with them again. Sister Karen said they have finished the other projects without a mortgage. She noted the Governor has selected this project as a model.

Mr. Aden said they are also interested in the alley improvement process and undergrounding those utilities. They would pay their share of that project.

Councilmember McArthur asked if this is not approved would it stop the project. Sister Karen said no, it would make them feel very bad, and it would make them have to look at mortgaging money.

Councilmember McArthur inquired with HomewardBound coming to them in the future will they have money in Economic Development Fund? City Manager Englehart replied they do.

Councilmember McArthur asked if these departments could do without the funds. Could these fees be waived rather than paid by City Council? Mr. Englehart explained the City has never waived fees in the past.

Councilmember Chazen asked if this is in the Downtown Development Authority (DDA) boundaries. Sister Karen said it is across the street from the boundary; she had already asked the DDA to annex them. The DDA is not interested in extending their boundaries to include them.

Councilmember Chazen noted other non-profits have come before them and they have had to turn them away. He believes this puts the Council in a difficult position.

Councilmember Norris asked if they did not do this out of Council's money, would they qualify under a Community Development Block Grant (CDBG)? Ms. Portner said that they are applying for CDBG funds for the fixtures and appliances.

Councilmember Boeschenstein thanked them for coming before Council and said he feels the project meets the Comprehensive Plan Goals.

Councilmember Traylor Smith said funding is an issue; she would like to see if DDA could change their boundaries, and try to spearhead this development.

Sister Karen offered that if City Council would consider the development fees, she would go back to DDA and ask them to help with the undergrounding fees for the utilities.

Councilmember Chazen asked if they have asked for the School District to waive their fee and it was answered they have not.

City Manager Englehart reported that Councilmember Doody left word with him that he supports this project.

Council President Susuras is in support of this for three main reasons: the demolition of the blighted buildings; Shaw Construction will provide work to the area; and this is housing for male and female veterans. He would like to see the committee go to the School District.

Ms. Portner clarified the City can defer the fees until this all gets worked out.

Some members of Council expressed that there were still items to be addressed so it was not scheduled for the City Council meeting March 19th.

Agenda Topic 3. Colorado Discover Ability Request for Use in Las Colonias.

Introductions of the Discover Ability representatives were made.

Mr. Harper provided a background on the program noting that they are a Colorado 501 (c) 3. They have only one paid staff person; the program is run by volunteers. They have an adaptive skiing and snowboarding program at Powderhorn. They run clinics for instructors so that they have proper instruction. They run Camp Freedom with St. Mary's Hospital for children 6-13 years of age. They are the only adaptive program in Western Colorado that have licenses with the Bureau of Land Management, National Parks Service, U.S. Forest Service, and Colorado State Parks to run adaptive white water and kayak runs on both the Colorado and Gunnison Rivers. They also do collaborative trips for other organizations that do not have those licenses. They have received a grant to purchase adaptive cycles.

Mr. Harper explained they would like to partner with the City of Grand Junction to provide a center for adaptive recreation opportunities in a central location to be able to stage their spring summer and fall programs. They have been discussing with the Parks Department a possible site in Las Colonias Park. This would allow room for their office, storage, and maintenance of equipment right next to the bike path.

Traci Wieland, Recreation Superintendent, pointed out the proposed location on the diagram near Edgewater Brewery. The proposal would add additional parking to the park. Councilmember Norris asked about any deed restrictions (mill tailings) and Ms. Wieland showed on the diagram where they were, noting the proposed location is not encumbered by those restrictions.

Mr. Harper said they have only had preliminary discussions with the Parks and Recreation Department with the possibility of a long term lease for a minimal lease amount. They would occupy and pay for the cost of construction of the building and the rest of the improvements on the property. Part of their plan is to go to some Colorado foundations for a capital grant. Mr. Harper suggested a 25 year lease at \$1 a year as he believes the 25 year lease would be

adequate to satisfy the foundations they are dealing with. This being a preliminary stage, Mr. Harper hoped that the City would be as excited as they are to proceed.

Council President Susuras asked about matching funds, if they would be able to raise those. Mr. Harper said they haven't addressed that yet, but before they concluded the arrangement with the City they would. Mr. Harper was asked about the cost of the project and he estimated it to be \$200,000.

Councilmember McArthur asked about the native grasses in the area if the City were to go ahead with Phase I. Ms. Wieland said the Discover Ability construction would not have any impact on the City's plan; the majority would sit to the west. The benefit would be the shared parking.

Mr. Harper said they have been working with a local architect, Robert Gregg.

Councilmember Traylor Smith asked if there have been any talks with the Botanical Gardens. Ms. Wieland said the Board of the Gardens and Jeff Nichols has been working on doing something in the western part of their property. Ms. Wieland said they have talked about relocating all of the eastern gardens to account for the new parking.

Councilmember Chazen asked if the City can write a long term lease. City Attorney Shaver it can. Councilmember Chazen also asked about the liability issues to which the Attorney responded that the City would ensure insurance and other tenant arrangements are in place.

Councilmember Traylor Smith asked about future plans and growth of the program. Mr. Harper said they use a combination of participant fees, grants, and donations as their primary source of funds. He does not believe there would be a significant increase in operating expenses. Mr. Von Stocken said they have a 25 year history of operating within a budget, a very active board, volunteers, and only one paid staff. Mr. Von Stocken gave numbers of the participants they have had since January. They believe this central location will raise the profile in the community to accommodate growth.

Councilmember Norris asked about the other locations in town. Mr. Von Stocken said that they would consolidate to this one location. Mr. Von Stocken said the proposed design has taken accommodations into consideration.

Councilmember Chazen asked about the Master Plan, they have had other partners with the financing of this project. Does this fit within the plan?

Ms. Wieland explained that native grass parking was the only thing planned for this area. She sees it as a win/win situation. The beauty of Los Colonias is they have a lot of space to work with and this would have other possibilities. Rob Schoeber, Parks and Recreation Director, said consideration of other requests will be on a case by case basis.

Councilmember Chazen asked what the next step would be. Mr. Harper said they would need the approval from Council to begin the preliminary lease process with the Parks and Recreation Department so they can begin their processes of approaching people who would like to participate in the capital grants.

City Manager Englehart said this project is an economic development opportunity. This is a great opportunity to put partners together. They will continue to bring things to Council as they develop to help strengthen this corridor.

Councilmember Boeschstein said the City should stay consistent with the planning and if the Master Plan needs amending to look at that.

Mr. Berman said he is excited about the community partnership.

Council President Susuras polled the Council. Six to 0 favored authorizing Staff to proceed with working on a lease.

Agenda Topic 4. Internal Controls in Financial Reporting (continued from March 10, 2014)

City Manager Rich Englehart re-introduced this item and the Staff who will be presenting this report.

Jodi Romero, Financial Operations Director, said she will be turning it back over to Accounting Supervisor Sonya Evans.

Ms. Evans said the first control areas she wants to talk about is the cash disbursement side, which is the procurement, accounts payable, payroll, and budget practices. There is a division responsible for procurement of goods and services for the City separate from the division that is responsible for paying the bills. Similarly with payroll there are two separate divisions, Human Resources (HR), which hires the employee, and the payroll division, which pays the employee.

Jay Valentine, Internal Services Manager, provided an overview of the procurement through the Internal Services Division and the employees responsible for that function. Mr. Valentine explained the procurement process for City Council and explained the centralized procurement system that the City has. Mr. Valentine walked Council through a process with the purchasing limits and how that works before, and if, it comes before City Council.

Council President Susuras asked Mr. Valentine if partnering with Mesa County has resulted in savings on purchasing. Mr. Valentine said it has and the County has adopted the City's policy and procedures. The County takes over after the bids are opened. The City does not do any of their Road and Bridge bidding functions. Approvals for purchases are made in New World by the appropriate manager.

Councilmember Chazen asked about change orders. Mr. Valentine explained the process of a change order and the threshold of the approvals.

Councilmember Boeschstein said he appreciates the option of have natural gas versus diesel vehicles, options are brought to Council for City Council to decide.

Ms. Romero explained the three parts of control within the City. They are electronic controls, manual reviews, and authorization limits.

Ms. Romero turned it back over to Ms. Evans and she went over the payment of invoices and walked them through that including the limits. The departments are responsible for entry into the system, then it routes to the department supervisor for approval, then routes to the accounts payable technician. After checks are issued, there is a secondary review. Finally there is a final step called a positive pay file or electronic check file. The bank does not clear checks if there is not a positive pay file for those checks.

Ms. Evans explained the parallel record keeping process and storage of City records. Ms. Evans explained the very detailed slide and handed out copies to the City Council to get back with her if they had any additional questions or comments.

Due to the time it was decided to postpone the employee set up and management of human resources until another time, and for Council to keep those documents and bring with them next time.

Ms. Romero distributed financial reporting examples for their review to help City Council make policy decisions that they need to make. She said there is common language in this draft, it a working draft and she is open to what Council wants to see in these reports. Ms. Romero also explained the purchasing card, those controls, and how they are handled.

Council President Susuras asked how many hours and staff time did it take to put this together. Ms. Romero responded that it was a fair amount. Ms. Evans does the analysis and data gathering and Ms. Romero does the formatting. Once this process is dialed in and they know what City Council is looking for in these reports, it will take less time.

City Manager Englehart said this gives an opportunity to have everyone on the same page and be consistent to the community. He asked the Council to consider whether they like the reports presented at a workshop or at a formal City Council meeting.

Agenda Topic 6. Other Business

Council President Susuras asked Councilmember Norris if she wanted to address the Council on the request of giving \$1,000 to for Mesa County Economic Development planning. She explained that they want to bring in a facilitator/moderator. They are asking each partner to

put in \$1,000. Council President Susuras polled the Council and they were all in favor of contributing out of their Economic Development fund.

City Manager Englehart asked about moving the work sessions to 5:00 to 7:00 p.m. and having food provided for Council. Everyone agreed this was workable.

City Manager Englehart updated the Council of the security issues being addressed in the building, what has been done and what is coming forward. Council was supportive.

Council adjourned before the interviews for the Airport Authority at 6:00 p.m.

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, MARCH 17, 2014, 3:00 P.M.
CITY AUDITORIUM
250 N. 5TH STREET**

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

1. **Legislative Update**
2. **Grand Valley Catholic Outreach Fee Request:** A request to have the City pay certain development fees for Grand Valley Catholic Outreach's proposed 24 residential units adjacent to St. Martin Place on Pitkin Avenue. **Attachment**
3. **Colorado Discover Ability Request for Use in Las Colonias**
4. **Internal Controls in Financial Reporting** (continued from March 10, 2014) **Attachment**
5. **Board Reports**
6. **Other Business**

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

April 7, 2014 – Noticed Agenda Attached

Meeting Convened: 6:06 p.m. in the City Auditorium

Meeting Adjourned: 8:58 p.m.

Councilmembers present: All except Councilmember Doody. Staff present: Englehart, Shaver, Moore, Cox, Thornton, Dorris, Portner, Moberg, and Tuin. Also present: Levi Lucero.

Agenda Topic 2. University Boulevard Discussion

Council President Susuras requested Levi Lucero, a member of the City of Grand Junction North Avenue Steering Committee and the North Avenue Owners Association (NAOA), be allowed to present first. Mr. Lucero shared his vision for the future of North Avenue, which focused on renaming North Avenue to University Boulevard.

Mr. Lucero distributed handouts, which included petitions and comments. He also shared another handout which was distributed to all owners along the corridor.

Mr. Lucero explained the steps followed thus far: 1) Involvement of CMU and Tim Foster and efforts to get permission from those affected. Mr. Lucero also talked to the State Highway Department, which was supportive. 2) Petitions circulated to citizens and business community members. With help from Kevin Bray and others, a renaming campaign was launched. Of the 710 petition responses, 209 were from the general public; 88 from private citizens; 202 from CMU students, faculty, and staff. Out of 607 businesses, 241 businesses responded; they received 135 from those on North Avenue; and 96 from businesses in the corridor. Responses showed 70% of the businesses were in favor of the change; 3 indicated they were against it.

Councilmember Traylor Smith asked for details about determining the actual number of those affected by the change, and Kathy Portner explained there are 424 unique addresses excluding mobile homes, etc. Mr. Lucero stated that the majority of those who declined the change were primarily large corporations and big box stores. Councilmembers Traylor Smith, Norris, and Chazen stated they would like to see more businesses and property owners in favor of the change because the change will not be cheap. Ms. Portner noted the cost to change street signs will be \$18,360 for materials only. Councilmember Boeschenstein endorsed the change and noted that for a one-year grace period the US Post Office will still deliver to the old address. Councilmember McArthur said he would prefer this to be decided via ballot.

Council President Susuras thanked Mr. Lucero for his work on this and called the next agenda item.

Agenda Topic 1. Orchard Mesa Neighborhood Plan Update

Deputy City Manager Tim Moore introduced this item, stating that this is a final opportunity to get answers and discuss the options in an informal setting; a public hearing is scheduled next month.

Planning and Development Supervisor Dave Thornton provided details about the joint planning effort with Mesa County, stating that both Planning Commissions have reviewed the proposal, which respects and supplements the City's Comprehensive Plan. He described the area and the process followed since the beginning of 2013: they utilized workshops, open houses, focus groups, briefings for elected officials, and other activities to obtain input. A total of 93 written comments were received; none were complaints, and the Plan was adjusted when possible and appropriate. Mr. Thornton then reviewed key goals/actions and answered questions about each of the 12 Plan topics outlined in the PowerPoint presentation: community image; future land use/zoning; rural resources; transportation; economic development; parks, recreation, open space and trails; stormwater; county fairgrounds; public utilities and services; housing trends; natural resources; and historic preservation. Stormwater issues and questions were addressed by Rick Dorris, City Development Engineer. Councilmember Boeschstein provided a few details about the Van Gundy property and Ms. Portner provided an update on the Artesia Motel.

With unanimous concurrence of the Councilmembers, Council President Susuras directed staff to schedule a first reading on April 16.

Agenda Topic 3. Board Reports

Councilmember Traylor Smith reported that the recent Housing Authority Board meeting was cancelled, but they are looking to develop senior housing near St. Mary's Hospital.

Councilmember Norris noted that the February Grand Valley Rural Transit planning meeting projections included a \$420,000 commitment for six years from the City. She does not agree with this; she would like the formulas to be revisited and the commitment period shortened. City Manager Englehart noted he recently received a new plan which reflects a \$30,000 savings per year for the City but the formula was unchanged; he will continue to work with other City Managers on a new intergovernmental agreement to decrease costs. Councilmember Norris recommended a two-year contract extension, and all Councilmembers unanimously agreed.

Councilmember Boeschstein reported that the Riverfront Commission is meeting with a group of locally elected officials from Arizona who want to see the Riverfront project. The Land Trust is still working on fundraising for the Bookends Project. The Incubator Maker Space is operating. The Historic Preservation Board is getting ready for Historic Preservation Month, with a walking tour planned for 7th Street and downtown. A statewide meeting of the State Historical Society is being planned here in the City and they have asked for some financial support. Councilmember Boeschstein said he will get more details and bring it back to Council.

Council President Susuras mentioned a report about the Airport Board. The Grand Junction Economic Partnership has a spring conference planned. The Parks Improvement Advisory

Board (PIAB) gave the County \$48,000 for seating at the Fairground BMX track, one of the best tracks in the state.

Councilmember McArthur said the Grand Valley Drainage District (GVDD) and 5-2-1 Drainage Authority will meet on April 24 to discuss fees on non-irrigation water. He noted that his research has shown that the majority of GVDD's funding comes from taxes on properties that are the ones they say they should not be serving (non-irrigation/non-agricultural drainage). The GVDD attorney has suggested those properties be assessed additional fees. City Attorney Shaver stated he told GVDD's attorney the City will not collect such fees and will defend against the threatened lawsuit. Councilmember McArthur questioned the long-range plan for the 5-2-1 District, suggesting they either take the lead on addressing drainage, stick to just stormwater permits and inspections, or possibly merge with GVDD to provide financing and reduce costs overall.

Councilmember Chazen noted none of his committees have met since his last report. However, he has spoken with Todd Pace, who is researching noise and pollution abatement on Patterson Road. Mr. Pace wants to decrease the speed limit, synchronize the lights, ban large trucks, and change the road surface; to finance this project, he proposes the hiring of additional law enforcement officers to write tickets. He wants an audience with City Council, but Councilmember Chazen will work with City Attorney Shaver on a strategy for this. Mr. Shaver noted there may be interstate commerce issues to consider.

Agenda Topic 4. Other Business

Councilmember Norris said she was uncomfortable with the agitated person at the last Council meeting; she would like to have a plan to deal with disruptive attendees. Council President Susuras noted he had seen the man at several previous Council meetings, and he was not concerned, but agreed that in the future he could call a recess to allow concerned people to leave the auditorium. City Manager Englehart stated he would like to have a Police Officer at all Council meetings; this is being looked at now.

Councilmember McArthur discussed a citizen's concern about Lincoln Park fencing. A citizen contacted him about the fencing by the tennis courts because he wants to be able to walk his dog there. Deputy City Manager Moore confirmed that this citizen wants to address City Council about the matter. City Attorney Shaver said he has spoken with this gentleman about his misplaced concern that City parks will be considered medians and closed for public assembly, and offered to speak with him further.

Councilmember Boeschstein inquired about input received on the Economic Development Plan; Deputy City Manager Moore said they are getting close, and a meeting with the Downtown Development Authority is planned. Councilmember Norris noted she would like to hear from other partners as well, and Councilmember Chazen stated he would like to meet as soon as possible. City Manager Englehart agreed on the need to get a consensus, and recommended further discussion at the April 14th Workshop.

There being no further business, the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, APRIL 7, 2014, 6:00 P.M.
CITY AUDITORIUM
250 N. 5TH STREET**

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

- 1. Orchard Mesa Neighborhood Plan Update:** This is the third of three informal updates by Staff to bring to City Council the current planning effort the City has completed with Mesa County for the Orchard Mesa area. Adoption of the Orchard Mesa Neighborhood Plan as recommended by the Grand Junction Planning Commission and the Mesa County Planning Commission has been scheduled for First Reading at the April 16, 2014 City Council meeting.

Attach W-1

- 2. University Boulevard Discussion**
- 3. Board Reports**
- 4. Other Business**

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

April 14, 2014 – Noticed Agenda Attached

Meeting Convened: 5:02 p.m. in the Fire Department Administration Training Room

Meeting Adjourned: 9:30 p.m.

Councilmembers present: All. Staff present: Englehart, Shaver, Moore, Romero, Camper, Tonello, Finlayson, Lanning, Valentine, Kovalik, Moberg, Tice, Hazelhurst, Evans, Ancel, Carson, Watkins, Marak, Arellano, and Tuin.

Agenda Topic 1. Legislative Update

Revenue Supervisor Elizabeth Tice introduced this item and said there were quite a few new bills introduced into the State legislature. The Urban Renewal Reform Bill was introduced and there will be changes made that will impact the Urban Renewal Authority provisions. A new requirement with this bill, as written, is one of the seats on this board must be filled by a County Commissioner. This bill will also limit the property tax increment to the Urban Renewal Authority to the same as the sales tax increment. This bill is sponsored by Colorado Counties and Colorado Municipal League (CML) is against this bill. There are more amendments expected.

Council President Susuras asked if the reason Colorado Counties are sponsoring this bill is to give more authority to the County on the Urban Renewal Authority Board. Ms. Tice said yes, and to limit the financial impact on counties. The Urban Renewal Authority is set up by a municipality, yet the County has to share a portion of their revenues, and has not had a say in where revenues go.

Councilmember McArthur asked if the bill still has a clause that states there must be approval by any tax entity that might be impacted. Ms. Tice said it does not; approval is not required unless they allocate more property taxes than the municipal share of sales tax. They are allowed to agree to a higher funding allocation.

Ms. Tice said the other bill introduced is a worker's compensation reform bill which will impact the City as an employer. It will increase the maximum lump sum payable from \$60,000 to between \$80,000 and \$160,000 and will give employees more time to file objections. The concern is that it leaves medical treatment guidelines open to interpretation as it gives the Director or the Administrative Law Judge discretion.

Ms. Tice said it also gives the employee the freedom to go from doctor to doctor to get a different diagnosis if the employee does not agree with the initial physician.

Ms. Tice said the next bill is the presumptive liability bill that would mandate local governments, special districts, and anyone who has firefighters on staff to make sure they have an insurance policy or pay specific premiums in case of a circulatory or heart malfunction. CML is opposed to this bill also. This bill is an unfunded mandate and there are other funding mechanisms being

looked at. The goal is to access federal lease money. The Post Traumatic Stress bill received a lot of testimony and will most likely be a study bill.

Ms. Tice reported that Senator King received funding for fire fighter aircraft. If the bill passes, there should be air fleet by this summer. One helicopter will reside in Mesa County, the other in Jefferson County.

There were several marijuana bills, one of which is an industrial hemp regulation which will provide more regulation and oversight, however there are no restrictions on how much can be grown.

There is a bill regarding modification on the penalty structure for the Oil and Gas Conservation Commission which will increase the fines from \$1,000 to \$15,000 per day, and will remove the cap of \$10,000 for non-environmental impact damages. This bill is getting mixed reviews.

Council President Susuras asked for an example of a non-environmental impact damage. Ms. Tice said an example would be a spill that was contained before any damage done to the environment; this type of offense would be fined regardless of whether it was contained or not. This bill is HB-1356. Another oil and gas rebates bill mentioned was HB-1297 which addresses multiple well heads on one drill pad.

That concluded the Legislative Update.

Agenda Topic 2. Bomb Squad Update

Police Chief Camper introduced this item. The City Bomb Squad is comprised of personnel from both Police and Fire. He introduced the Bomb Squad members in attendance. Fire Chief Ken Watkins said this is a good combination of expertise from both departments. Officer Ancell provided a history of the Bomb Squad which was established in 1980. The Squad is accredited through the FBI. Bomb Squad training is six weeks, and ongoing training is required to stay certified as a squad. The FBI pays for the first six weeks of training as well as re-certification and associated costs in exchange for any mutual aid requests within the region at no cost. Officer Ancell reviewed the equipment for the Bomb Squad including the robot, the bomb suit, an xray system, a pandus disrupter, and a bomb trailer. The Northwest All Hazards Region has contributed toward the equipment over the years. The Bomb Squad's coverage area is fourteen counties in Western Colorado and Eastern Utah, approximately 280,000 square miles, serving about 433,000 citizens. This is the only bomb squad between Salt Lake City, Utah and Denver. The Squad responds to between 35 and 60 calls a year. The type of calls the Squad responds to ranges from family explosives to dignitary protection and bombing scenes. Examples and stories of calls the Squad has responded to were provided. The Squad also provides training to other agencies. Events such as the X Games held in Aspen are requesting the Bomb Squad's services and pay for some of the expenses. The expenses associated with the Squad would otherwise be absorbed by the City. There have been more requests for bomb sweeps at major events since the Boston Marathon bombing.

That concluded the update.

Agenda Topic 3. Internal Controls in Financial Reporting (continued from March 17, 2014)

City Manager Rich Englehart introduced this item and said this is the third meeting to talk about this subject matter.

Accounting Supervisor Sonya Evans spoke on the topic of City hiring and payroll processes. Ms. Evans talked about how records are kept for each individual employee. She provided an overview of the payroll technician responsibilities, how payroll is documented, and processed. She then explained the budget development process and how the budget team is established.

Financial Operations Director Jodi Romero said from the first to last step in the budget process, there are City Council workshops scheduled with Council. The budget process is an ongoing process year round. The budget entry stage usually starts in September. Ms. Romero said City Manager Englehart came up with the idea of having quarterly budget reviews and it has been a great way to communicate with Council about the complex parts of the budget.

Councilmember Chazen asked if budget entry is an annual or monthly amount. Ms. Romero said it is an annual budget. She referred to the financial report regarding revenue and expense comparisons from the year before.

Ms. Evans then talked about the budget amendments process and the parameters involved. A department director can authorize transfers within the operating classification. The City Manager can authorize transfers between individual departments to balance the overall budget, use of contingency, or between classifications. City Council authorizes all other changes through formal action.

Councilmember Chazen asked about transfers in the budget in order to balance. Ms. Romero said transfers do not cross over classifications unless authorized by the City Manager.

Ms. Evans talked about accounts receivable and cash management processes. There is separation between billing and cash receiving. The internal audit is conducted by different Staff members including herself and Aeron White for process review with different departments, however there is a separate internal auditor, Elizabeth Tice. Ms. Evans said there are different rotations within these positions so that no one person performs all those functions. Ms. Evans addressed write offs, an example being an ambulance transport bill where the patient passed away. If the debt goes to a collection agency, it is no longer a receivable balance and is written off. If a collection agency is able to collect that debt, it is considered a credit towards the bad debt write off and would not be credited to accounts receivable. Cash and check deposits are made via armoured vehicle or are wired. For any department handling cash, there is a cashier, and a known amount that the department starts with each day. A receipt is provided for every transaction, then a reconciled at the end of every day. Supervisors and Managers in each department get involved with secondary counts for over/shorts if the cash drawer is off. There is also a limit of four individuals of whom do not work in the Accounting Department who are signers for accounts. Another area of control is inventory, the two largest for merchandise control are Stores Warehouse and the Golf Pro Shops. For inventory control procedures, there are software systems to track receipts and

transactions. An impromptu independent count by the Finance Department is done once a year. Capital assets are assets with a \$5,000 value or more. Policies are in place for capital thresholds and for government, most capital is in infrastructure. There are guidelines in place with how to place a value on it. Assets are valued at cost and depreciation is calculated separately. The software system calculates what the depreciation is and it is recorded annually. If there is a request from Council, the market value of a right-of-way can be provided. Ms. Evans then gave a summary of the grant management process. Most grants are reimbursement requests. The compliance review process is handled by the grantors, and the City's independent auditors review federal grants.

Councilmember McArthur asked if the City has the ability to do compliance review on grants for the Airport. City Attorney Shaver said the City has the ability; it is up to Council to decide whether to pursue such a review.

Council President Susuras said the Airport Authority Board seeks grants on their own, and it is between the board and the grantors on how that money is used.

That concluded that portion of the Internal Controls review.

Agenda Topic 4. First Quarter Financial Report

Financial Operations Director Romero distributed the Financial Report. Ms. Romero said due to the many items on the agenda, she would not give a presentation but would take any questions from Council after they have had a chance to review the report.

Agenda Topic 5. Persigo Biogas Discussion and Options

City Council direction is requested on one of four options in the conversion of methane gas produced at the Persigo Wastewater Treatment Facility.

City Manager Englehart introduced Public Works and Utilities Director Greg Lanning. He noted that this item is tentatively on the Council agenda to go forward depending on the Council's direction. City Manager Englehart noted Council has given direction to go forward with a Request for Proposal (RFP) in order to look at options associated with this project.

Public Works and Utilities Director Greg Lanning introduced himself and gave an overview of Persigo Biogas options and the process.

Internal Services Manager Jay Valentine said this is a cutting edge project of turning methane gas into compressed natural gas (CNG). There are options on how to proceed. An RFP has been completed per Council's authorization. The lowest bid was \$2.8 million, of that amount \$1.3 million is the pipeline phase for transporting the gas from Persigo to City Shops. The equipment for processing and scrubbing the gas will cost \$1.5 million. \$1.5 million is the cost is needed just to provide the product whether it is placed in the Xcel system or transported to Shops. The other option being considered is a filling station for slow-fill at the Persigo Plant.

Persigo Manager Dan Tonello said the comparison Mr. Valentine is making is the option of a dedicated pipeline compared to putting the gas into the Xcel system and then the additional four filling stations.

Council President Susuras inquired about the 10 additional slow-fill stations at City's current location. Mr. Valentine said this is currently in design. The cost for this is \$350,000 and there has been a grant awarded for this.

Mr. Valentine talked about Renewal Identification (RIN) credits. RIN credits started when the Energy Policy Act established the renewable fuel standard. It is designed to catalog each renewable fuel produced. The demand for RIN credits is predicted to outpace the supply. For Option 1, a dedicated pipeline, the pros are: the City would produce and consume its own fuel, fuel would be a stable price, in the long term it would be a quicker payback, and it would eliminate the methane flare. The cons would be: More gas would be produced than can be used currently which would cause a storage issue. Other considerations are: under the assumption of .65 cents per RIN, return on investment in ten years will be .3%, in fifteen years the return will be 5.2%, the fifteen year return would be the better investment. For Option 2, selling the gas to Xcel, the pros are: maximum gas production to the pipeline, RIN credits would be at maximum value, and elimination of the methane flare. The cons are: the gas is not tied to vehicle fuel, additional equipment and testing for the gas would be necessary and cost around \$800,000, there would be less revenue, the pipeline may be off limits. There would be no return on investment in ten or fifteen years. Option 3 would be to use an energy service provider who would buy all the equipment and would offer the City gas at a reduced rate. The pros for Option 3 are: no upfront cost, the provider takes the risk, and there would be profit sharing after initial investment is recouped. The cons would be: a fuel charge of \$2.00 per gallon and the long term benefit is not great.

Mr. Tonello said the benefit with going with Option 3 would be the City would have a stable fuel cost for the next ten years, however, the price would be considerably more at \$1.75 to \$2.00 per gallon of gas.

Mr. Valentine said the Option 4 is to do nothing with this project. This would mean no risk for the City and the methane would continue to be flared off.

Mr. Tonello said currently the City is on the verge of not meeting the air quality standard with the methane being flared off at Persigo. Once the line is crossed, there will have to be measures taken for better confinement. City Attorney Shaver said there are two standards, the PM 10, which are the larger particulates such as diesel and larger types ash, and the PM 2.5, the smaller particulates such as dust which are more of a hazard and tougher to deal with. City Attorney Shaver said there are two incentives for utilizing methane: 1) the elimination of flare and 2) the elimination of the consumption of diesel.

Councilmember McArthur asked if the option of moving the CNG fuel by truck to the fueling station could be an option. Mr. Tonello said that option has been looked at, however, long term it would be more expensive.

City Attorney Shaver said the County would be involved in this venture and there is a joint meeting scheduled to discuss this project on April 30, 2014. Mr. Tonello said there have been conversations with the County Commissioners regarding this project, and the goal is to create a win/win situation for all parties involved.

Mr. Valentine reviewed the different cashflow and payback models.

Mr. Tonello said with the dedicated pipeline option there would be a stable price of fuel for a longer period of time. The life expectancy of the pipeline would be 100 years. Between now and year 2050 there is about \$40 million of plant capacity projects based on current flow projections. Currently, the Plant Expansion Fund has \$7.6 million which will not be used until 2035. This project will not result in a rate increase. The operational fund is separate from the expansion fund. Grant funding has and will be looked into.

Council President Susuras asked about the funding for Option 1 for \$1.3 million for the gas line. Mr. Valentine said it would come from the Persigo fund for future expansion. There is enough funding to have 20 fueling stations total. Currently there is enough storage to handle the peaks and valleys of usage. Mr. Tonello said if more storage would be needed in the future, it would cost about \$140,000. As the community grows, methane use will grow as well as the need for more vehicles. The recommendation would be to have the methane gas as the primary source and have the Xcel connection remain intact to use as a secondary source. If there were to be a mix of the fuels, it would not be an issue. There have been meetings with Xcel and the Xcel engineers were comfortable with the City's equipment proposal. If the Xcel pipeline option were to be used, it would be at Xcel's discretion. City Attorney Shaver said if there happened to be an upset with Xcel, the City may not be allowed to connect to their system, there may have to be an indemnity written into the contract. Regarding having City and Xcel gas at the fueling station, it would not involve the Public Utilities Commission (PUC) since the fuel is for City operation only; the bio-methane could not be sold to public consumers. Mr. Tonello said much of the equipment for critical services is being converted to natural gas, in the event of a pipe break, with two pipelines, it would make for a better comfort level. There is enough right-of-way along I-70 and the frontage road for the pipeline. The proposal is for the pipeline to go along River Road to Redlands Parkway, then along the Riverfront Trail corridor.

Councilmember Boeschstein thanked Staff for bringing this forward. His preference is Option 1.

Council President Susuras said his preference is to move forward with Option 1.

Councilmember Chazen asked if there was enough electricity back-up if power were to be lost to keep the dedicated pipeline in operation. Mr. Tonello said yes; what is proposed is a 40 horse power generator for backup. The gas and electricity are independent of one another. Mr. Tonello said currently the digesters run at about 60% of their designed capacity. Once there is a need for additional gas, the digesters would run at 90% capacity for maximum output.

Councilmember McArthur said he preferred Option 1 for the long term benefits, and it would not be tied to a second party risk.

Councilmember Traylor Smith said Option 1 would be her preference for environmental reasons, and she like the redundancy of having two pipes. The pipeline construction will also allow fiber installation to Persigo. She thinks the projections for return on investment (ROI) are conservative.

Councilmember Chazen agreed with Option 1, although he felt more research needed to be done.

City Manager Englehart asked how this will effect RFP's going forward. Mr. Valentine said it would be a design/build process and the contract will be brought back to Council.

Councilmember Norris said she is in favor of Option 1 also, although she would like the ROI's to be continuously monitored as this is the only option with any return.

Councilmember Doody said he prefers Option 1.

Mr. Tonello said he would recommend keeping the current company the City is purchasing equipment from for purposes of training Staff.

This item will move forward for appropriation authorization pending the joint County meeting. An appropriation will also make grant funds more available. There is much work to yet be done.

Councilmember Doody left the workshop.

Agenda Topic 6. Economic Development Plan

City Manager Englehart handed out two documents containing comments from Council and Staff, one dated April 7 and one dated April 14. There has been a collection of Council comments on turning goals into action. He reviewed some of Council's comments. His intent is for Council to go page by page discussing the changes that were suggested. The "Quality of Life" and the marketing components will be heavily discussed.

On the draft from April 14, all comments in blue ink are excerpts from the National League of Cities' publication. The American Planning Association comments have been taken out. A change is proposed to change "Invest in Quality of Life" to "Invest and Develop the City's Public Amenities". There was quite a bit discussion on the change but Council as a whole agreed to accept the change. The question was asked if past documents using the term "Quality of Life" should be revisited. Those favoring the new terminology felt that was not necessary. City Manager Englehart said once this is a final document with action steps, the final chapter will be data put together by the Economic Development Division which will be added to complete the document.

Discussion continued on changes to the Plan.

Councilmember Norris suggested an addition to the mission statement indicating the City is open for business like “A City with a vibrant business climate”. City Manager Englehart advised that the Mission Statement is taken from the Comprehensive Plan.

Councilmember Chazen suggested investing and marketing be two separate thoughts.

Councilmember Boeschstein asked if the City gets their economic indicator information from the University or other resources.

Councilmember Norris said she would like to see the City compare itself with other similar cities at least annually.

City Manager Englehart pointed out the addition of an Action Step on page 4 to require the Economic Development partners who receive City funding to report to the City (Grand Junction Economic Partnership and the Business Incubator). In regards to capital investment in the community, he suggested that the Avalon Theatre investment could be a separate action step.

Another addition is including incentives and potential tax policies that relate to broadband and cellular infrastructure. City Manager Englehart asked Information Technology Manager Jim Finlayson to elaborate.

Mr. Finlayson explained that if a municipality has a strategic plan, it can then work with private service providers to make sure the cell towers are where they are needed for coverage. It could benefit the City to be a part of this rather than the service providers being on their own with this issue. The only thing that is not truly private is First Net, this technology has the frequency and is allocated to public safety. There is also a need for broadband infrastructure with everything going mobile and cellular. Councilmember Chazen referred to Mr. Finlayson’s document regarding the balance of wireless and fiber. Mr. Finlayson said both go together, fiber is the backbone, however, most people will use wireless. Another role for the City could be to provide or coordinate the installation of the conduit infrastructure, then all the carriers would work through the City for access.

City Manager Englehart said there are discussion with GJEP with how zoning is looked at and how industrial can blend with it. This is important data. There is also desire to work with the Airport.

Council President Susuras suggested there should be an economic development tax to support economic development using Pueblo as a model.

Councilmember Norris thought that public safety should have its own category.

Councilmember Chazen said his concern is that there is funding left specifically for economic development. This document will direct economic development and he wants to be sure it is clearly understood.

City Attorney Shaver said this is considered a policy which can be changed by ordinance or resolution if Council desires. He would recommend this be approved by resolution.

City Manager Englehart said there should be conversation on the topic of marketing. Council Chazen said if there is no expertise with marketing in-house, the City should solicit outside in order to get ideas for marketing the City.

Councilmember Chazen said he would like to set a process to include goals and objectives for those needing funding out of economic development.

Council President Susuras said the Plan should be passed first, then the discussion on financing and marketing can occur. There was quite a bit of discussion on the process.

Councilmember Norris said she did not think the Plan was ready to go forward. She would like more communication with the City's partners before passing a resolution adopting a plan.

Council decision was to wait for a final document with the revisions made and allow more time for issues to be resolved.

Agenda Topic 7. Other Business

There was none.

There being no further business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, APRIL 14, 2014, 5:00 P.M.
TRAINING ROOM, FIRE ADMINISTRATION BUILDING
625 UTE AVENUE**

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

1. Legislative Update

Supplemental documents

2. Bomb Squad Update

3. Internal Controls in Financial Reporting (continued from March 17, 2014)

4. First Quarter Financial Report

Supplemental documents

5. Persigo Biogas Discussion and Options: City Council direction is requested on one of four options in the conversion of methane gas produced at the Persigo Wastewater Treatment Facility. **Attachment**

6. Economic Development Plan

Supplemental documents

7. Other Business

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
April 21, 2014 – Noticed Agenda Attached

Meeting Convened: 11:32 a.m. in the City Auditorium

Meeting Adjourned: 1:37 p.m.

Council Members present: All except Doody and Traylor Smith. Staff present: Englehart, Moore, Shaver, Romero, Ashbeck, Rainguet, Kovalik, and Tuin.

Downtown Development Authority / Downtown Grand Junction Business Improvement District (DDA/BID): Harry Weiss, Aaron Hoffman, Diane Keliher, Les Miller, Stephan Schweissing, P.J. McGovern, Shane Allerheiligen, Kevin Reimer, Jodi Coleman Niernberg, and Kirk Granum

Agenda Topic 1. Review and Discussion of Downtown Development Authority and Downtown Business Improvement District Programs and Activities

City Manager Rich Englehart began by saying that City Council has asked to meet with the various boards that deal with Council at least once a year.

DDA Chair Jodi Coleman Niernberg advised that that they have brought four topics to discuss with Council.

Each person present introduced themselves.

DDA/DGJBID Executive Director Harry Weiss provided the background information of the four topics to be discussed: 1) the opportunities for the DDA/DGJBID to engage in a broader range of economic development activities; 2) how that would be and what the controls would be for that as the DDA has restrictions and constraints with funding and the Tax Increment Financing (TIF); 3) issues about the way the BID and the DDA intersect as the demand has grown for downtown events since the reconstruction of Main Street; and 4) the renewal of the BID.

Topic No. 1 has been as topic of discussion for the board for some months. They looked at what is really unique about the DDA and the BID relative to other types of economic development agencies. The DDA/BID has a unique focus because of the number of capital improvement projects. The DDA is more of a community development agency but they are empowered by State Statutes to do both physical improvements and implement economic development through their governing Plan of Development (PoD). Mr. Weiss describe four areas of activity that he presented to the DDA Board to consider in terms of economic activity. The first one was having the DDA become more involved in the economic restructuring of commercial property. The DDA currently provides grants to downtown businesses to renovate their facades to create a great street scape, however, there are more issues to be considered. The second item was to come up with a better strategic plan and a recruitment strategy for retail opportunities downtown. This was an item in the 1981 original PoD for the DDA. The DDA fulfills a planning function as a planning agency in support of the City. There was quite a

bit in the original PoD that has not been done. The downtown is an emerging entertainment area and it is necessary to determine what kind of retail would compliment it. The third item is the concept to develop the creative sector of the economy. In November 2011, the State of Colorado launched a Creative Industries Division and is pushing local economies to explore creativity in their communities to define downtowns. The State's Creative Industries Division is lobbying this year for a revolving loan pool for small creative businesses for business development to build capacity and leadership. The DDA could support, facilitate, and help fund the partners but cannot represent that sector. The fourth strategy is to focus on how to get housing downtown. It is one of the components for a healthy and diversified downtown. A market study that was completed in February indicated there is a lot of demand and interest to live downtown, but no housing. They are conducting a market rate study for the feasibility of developing housing in White Hall. That study will be complete the end of May and then they will have a series of open houses and will like to present the results to Council at that time. Councilmember McArthur asked Mr. Weiss to define market rate. Mr. Weiss said that market rate is housing that serves the needs of people who make 100% or 120% of average median income and above. Councilmember McArthur questioned that if the market isn't thriving anywhere else, will it thrive downtown? Mr. Weiss said that part of a successful downtown is to have people living downtown. President of the Council Susuras asked if they have studied sites other than White Hall. DDA Chair Coleman Niernberg said they are looking at four study sites.

Mr. Weiss moved onto the next topic about the TIF. The TIF constitutes the bulk of the DDA/BID funding resources and it is very constrained as to what it can be used for. The TIF is for public facilities and capital projects. As the DDA/BID moves forward, they may seek Council and DDA electors' approval to loosen up some of the restriction on the use of TIF for very specific, authorized purposes. Anything the DDA does has to be in their PoD or for the BID, it has to be in their Operating Plan. Both documents are subject to City Council approval. Mr. Weiss mentioned the Catalyst Project, a study which was conducted and fell through in 2012 which included looking at purchasing the Assembly of God property on 5th and Grand, a whole City block which could be steered towards redevelopment. A small loan to purchase the property was considered, using the TIF Bond to pay off the loan but the TIF Counsel advised that was not authorized as it did not meet the criteria of blight and a public facility. There was more discussion about other agencies outside of the DDA that could step in to purchase that property.

President of the Council Susuras asked when Council needs to start looking at the BID renewal. Mr. Weiss said the ordinance creating the BID included a sunset in 2015. There has been discussion as to whether a renewal should also include changes to purpose, assessment, and governance. City Attorney Shaver explained that if the BID is renewed only, it would only require a new ordinance be adopted by City Council. If the BID is looking at being changed, it would require the vote of people within the District. City Attorney Shaver provided some history on when the BID board was created in 2006. Councilmember McArthur asked what the impact would be if the BID wasn't renewed. Mr. Weiss said that the BID focuses on district marketing and producing special events, i.e. Farmers Market, Art and Music Festival, Parade of Lights, etc., which would all go away if the BID was not renewed. There was a discussion as to the conflicts of having the DDA and BID boards being comprised of the same people. There

were arguments both for and against with the majority consensus seeming to lean toward keeping the boards the same because two separate boards would not necessarily solve the conflicts.

Councilmember Chazen suggested that Council take a strategic view of this for the organizations to work together towards an economic development goal that would involve bringing a market driven population downtown to work and live.

Mr. Weiss referred to a spreadsheet that listed the DDA investment of TIF funds over the last ten years; \$18 million has been spent plus another approximate \$3.6 million in the parking garage. The construction of the improvements was to create an area to attract private investment. The purpose of the DDA is to preserve property values and to eliminate blight. The DDA should be able to take their investments and attract complimentary private investment, either in small business or in real estate redevelopment. Councilmember Chazen feels that the stage has been set for growth in the downtown area and now the legal framework needs to be set for private/public partnerships and for the use of the TIF to leverage development. He would like to know what the options are and the steps necessary to accomplish this.

City Attorney Shaver explained that there are ways to loosen the restrictions on the use of the TIF dollars. The BID doesn't have to be just for events, it could be for capital, similar to how the Horizon Drive Association BID has used their funding. City Attorney Shaver explained that the two entities are different; therefore, they do need different rules because of what each board has chosen to do. They have complimentary functions with a slightly different set of rules. Other options could be brought to Council if Council wants to look at something other than just renewing the BID.

Councilmember Boeschstein said a lot of good things are happening downtown with new businesses and the partnership is going well. He provided several examples. There was more discussion on whether or not the DDA board should also be the BID board.

It was noted there is an accountability factor with the BID that is very different from the DDA in terms of constituent's expectations. City Attorney Shaver advised that if they do decide to have two separate boards, one item they make want to look at would be to delegate the City Council as the permitting authority for downtown events again because the DDA currently has that authority.

City Manager Englehart brought the discussion to a close by saying that it has helped knowing what the next steps should be.

Other Business

City Manager Englehart advised City Council that a request has been received from a private developer asking that City Council consider a discussion concerning development fees. He advised there is currently no policy in place so these requests have been brought forward to Council on a case by case basis. He mentioned a few considerations that have come before

Council in the past. The request was distributed to Council. The request is for Meridian Park, an apartment complex of 168 units to be located by City Market in Orchard Mesa. City Manager Englehart said that the developer is asking for \$235,000 in fee reductions for the Transportation Capacity Fee, Parks Impact Fee, and Open Space Fee plus a \$300,000 fee reduction for the Sewer Plant Investment Fee. Deputy City Manager Moore explained that the developer is actually asking for almost \$1 million in fee reduction, but part of that includes the School Impact Fee, Ute Water fee, and the Pipe Use fee charged by Orchard Mesa Sanitation District, none of which are City fees. City Council felt that it would be a good idea to help the developer; it will benefit the City and be good for economic development. They discussed allowing the developer to defer the payment, whether or not to charge interest, and how that would affect the City's budget. Deputy City Manager Moore explained that in the past, the City has deferred fees and spread them out up to five years with no interest charged. Councilmember Chazen expressed concern about what happens if the developer does not come through with the payment toward the deferral. City Attorney Shaver explained that a contract is drafted and the City considers credit worthiness, posting a bond, as well as other assurances but there are no guarantees. The City is diligent to ensure delinquency doesn't happen. Council was advised that the developer will be building in a location outside of the City's water and sewer area but if he were to move the development into the City's service area, he could save 65% in fees. There was further discussion as to how long to defer the fees. Staff will put a spreadsheet together for Council and look at the deferred fees for no more than five years.

City Manager Englehart advised Council that at some time, the hours for Matchett Park as well as the categorization and hours for other parks will be coming forward to Council. Parks and Recreation Director Schoeber will be engaging the Parks and Recreation Advisory Board to better define what Matchett Park will look like and take a look at all of the parks and see if the hours are lining up. There was a resolution adopted in 2003 which allows the City Manager to categorize and to look at where all of the parks are in terms of hours. A more comprehensive look is now being done for all of the parks, so it may be coming back to Council.

Councilmember Chazen brought up the funding for Catholic Outreach, and when Council passed it, it was requested to be brought back for discussion and he was wondering if it will be brought back. The overall consensus of Council present was not to bring it back, but Councilmember Chazen stated he will ask the question again when there is a full Council present.

With no other business, the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, APRIL 21, 2014, 11:30 A.M.
CITY AUDITORIUM
250 N. 5TH STREET**

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

**JOINT MEETING WITH THE BOARD OF DIRECTORS FOR
THE DOWNTOWN DEVELOPMENT AUTHORITY AND
THE DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT**

- 1. Review and Discussion of Downtown Development Authority and Downtown Business Improvement District Programs and Activities:** Grand Junction City Council meets at least once a year with the jointly appointed Grand Junction Downtown Development Authority (DDA)/ Downtown Grand Junction Business Improvement District (BID) Board of Directors to discuss general issues related to Downtown and the specific activities and current concerns of the DDA and BID.

Discussion topics have a variety of policy implications that require Council input and direction, and may necessitate subsequent Council action to implement policy directives or changes.

This workshop session is intended to inform Council of the broad scope of DDA and BID functions, to offer background and answer immediate questions on the four primary discussion topics, to explore policy options for Council's consideration, and to identify next steps and possible Council actions related to implementation. Given the scope of discussion items, a second follow-up meeting is anticipated.

Attachment

- 2. Other Business**

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

April 16, 2014

The City Council of the City of Grand Junction convened into regular session on the 16th day of April, 2014 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Jim Doody, Duncan McArthur, Phyllis Norris, Barbara Traylor Smith, and Council President Sam Susuras. 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 Traylor Smith led the Pledge of Allegiance, followed by an invocation by Pastor Ron Lee, New Vision Assembly of God.

Proclamations

Proclaiming April 19, 2014 as “Arbor Day” in the City of Grand Junction

Councilmember Boeschstein read the proclamation.

Tom Ziola, Forestry/Horticulture/Cemetery Supervisor, and Kami Long, Chair of the Forestry Board, were present to receive the proclamation. Forestry Board Chair Kami Long announced that Colorado Mesa University was recently awarded a Tree City Campus award. She congratulated Colorado Mesa University President Tim Foster who was present. Mr. Ziola then thanked the Forestry Board and the City Staff for their support. He advised that all the poster submittals are being displayed on the walls in the upstairs corridor of City Hall thanks to Councilmember Chazen. He introduced Sophia Fegalle, the student who submitted the winning poster for this year’s Arbor Day and her submittal was displayed. Sophia spoke about her inspiration for the poster. Mr. Ziola announced the upcoming Southwest Arborfest and detailed some of the activities.

Proclaiming the Week of April 27th through May 4th, 2014 as “Days of Remembrance” in the City of Grand Junction

Councilmember Chazen read the proclamation.

David Eisner, on behalf of Congregation Ohr Shalom, was present to receive the proclamation. He thanked the City Council for issuing the proclamation to remember the Holocaust and for increasing awareness of this event and other atrocities in the world. He announced the time and place of their service on Sunday, April 27th, at 7:00 p.m. at Congregation Ohr Shalom, and invited City Council and the public.

Council Comments

Councilmember McArthur said he went on a tour of the new building at the Airport. He is now more comfortable on how the Airport matter was handled. He noted he will be a judge at the chili contest at Arborfest.

Councilmember Traylor Smith said last week at the Riverfront Commission meeting, there were visitors from Arizona to see the Riverfront Project and it was good a sharing of ideas. Last Thursday was the first Manufacturing Summit and it was very helpful to see how much it costs to manufacture a product and how beneficial it will be to have those jobs here in the United States.

Councilmember Chazen attended a Downtown Development Authority (DDA) meeting and it was focused on the topics that will be discussed at the upcoming joint meeting of the DDA and City Council. He encouraged the rest of Council to submit ideas for discussion topics. He also attended the Manufacturing Summit.

Councilmember Norris said she attended the Urban Trails Committee meeting and they are re-examining their projects and priorities. There is a lot of interest in having more trails and she feels it is important to expand those trails.

Councilmember Doody recognized Pat and Tillie Bishop in attendance.

Councilmember Boeschstein attended the Healthy Mesa County Forum. He also attended the Riverfront Commission meeting and noted there is still a need for trails. He mentioned the visitors from Arizona as mentioned by Councilmember Traylor Smith. He noted the City Council workshop at the Fire Department where the Bomb Squad update was presented. He attended the St. Martin's project ground breaking. He noted National Train Day is upcoming.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Doody read the Consent Calendar items #1-6 and then moved to adopt the Consent Calendar. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

1. **Minutes of the Previous Meetings**

Action: Approve the Minutes of the March 31, 2014 Special Meeting and the April 2, 2014 Regular Meeting

2. **Setting a Hearing on the Orchard Mesa Neighborhood Plan Adoption and Future Land Use Map Amendment, Located on Orchard Mesa** [File #CPA-2013-552 and CPA-2013-553]

Request to adopt the Orchard Mesa Neighborhood Plan as an element of the Grand Junction Comprehensive Plan; and to amend the Future Land Use Map encompassing 53 acres of land in and around the Mesa County Fairgrounds between 27 Road and 28 ¼ Road and B Road to B ¾ Road from Neighborhood Center, Residential Medium High, and Residential Medium Future Land Use designations to Neighborhood Center, Commercial, Park, Residential Medium High, and Residential Medium Future Land Use designations.

Proposed Ordinance Adopting the Orchard Mesa Neighborhood Plan as an Element of the Grand Junction Comprehensive Plan for the Area Generally Located South of the Colorado River to Whitewater Hill and East of the Gunnison River to 34 ½ Road

Proposed Ordinance Amending the Grand Junction Comprehensive Plan Future Land Use Map

Action: Introduce Two Proposed Ordinances and Set a Public Hearing for May 7, 2014

3. **Setting a Hearing on an Ordinance Making a Supplemental Appropriation to the 2014 Budget of the City of Grand Junction for the Persigo Wastewater Treatment Plant Bio-gas Project**

A supplemental appropriation is needed in the Persigo Wastewater Treatment Fund in anticipation of entering into a contract to construct infrastructure necessary for the production of biogas. This project will convert methane gas, which is a byproduct of the treatment process, to bio compressed natural gas fuel. The project will include a pipeline from Persigo to City Shops to transport the gas to the current CNG fueling stations.

Action: Introduce Proposed Ordinance and Set a Public Hearing for May 7, 2014

4. **Vacate a Portion of a 10' Utility and Irrigation Easement, Located at 695 Cascade Drive** [File #VAC-2014-77]

Request to vacate a portion of a 10' public utility and irrigation easement, which is no longer needed, on Lot 1 and Lot 2, Block 2, of Replat Crestwood Highlands Subdivision, also known as 695 Cascade Drive, in an R-2 (Residential 2 du/ac) zone district.

Resolution No. 10-14—A Resolution Vacating a 10' Utility and Irrigation Easement Located at 695 Cascade Drive

Action: Adopt Resolution No. 10-14

5. **Purchase a Single Axle 4x2 Hook Lift Truck with a 5 Yard Dump Body**

Request to purchase one 5 yard, single axle Dump Truck with hook lift capabilities and dump body. Other versatile pieces of equipment may be added in the future that can be used with this same truck such as a tree chip box, flat bed, stake bed, or any other needed body options. This versatile truck will take the place of two existing 2.5 yard dump trucks and will result in cost savings for the Parks Operations Divisions.

Action: Authorize the City Purchasing Division to Purchase a Single Axle 4X2 Hook Lift Truck with a 5 Yard Dump Body from Transwest Trucks in the Amount of \$139,497

6. **Contract for Janitorial Products and Supplies**

This request is for a contract award for the janitorial products and supplies required to maintain the City's Green Cleaning Program, with three additional, one year renewal options.

Action: Authorize the Purchasing Division to Enter into a Contract with Central Distributing Co., to Provide Janitorial Products and Supplies for the City's Facilities, for an Estimated Annual Amount of \$80,220.31

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing—Vacation of Portions of Cannell and Elm Avenues and Adjacent Alley Rights-of-Way for Colorado Mesa University [File #VAC-2014-40]

Request to vacate portions of Cannell and Elm Avenues and adjacent alley rights-of-way for Colorado Mesa University to facilitate the continued westward expansion efforts planned for the campus.

The public hearing was opened at 7:27 p.m.

Tim Foster, Colorado Mesa University (CMU) President, presented the request. He introduced Tillie Bishop who was with him. He provided a history of the campus expansion as well as the history of contributions toward the expansion. The expansion has kept CMU as an anchor in the center of town. He then listed the improvements that have occurred over the years since the decision for major expansion was made, and provided details of the planned expansions. The request for the roadway vacation is for construction of a rugby field. He recognized the accomplishments of the rugby team and asked them to come up to the podium. CMU Rugby Coach McKinsey Lewis provided background on CMU's rugby team. She introduced her captains and asked them to speak. Jackie Schultz, captain of the forwards, expressed her affection for the team and the game; she believes having the field on campus will help get more support at the games. Stephanie Abodoca told her story of getting involved with rugby. Caitlin Bradley is in her fourth year, and has seen the team grow; she expressed her desire to have a permanent field that needs less maintenance. Amber Jones has been attending CMU for three years; she joined the rugby team because she was looking for a community/family, and thinks a new field will allow them to grow and attract more of a crowd. The coach then introduced the rest of the team present.

President Foster then detailed the University's neighborhood engagement efforts in general as well as specifically for this vacation request. He provided the University enrollment numbers and fiscal impact to the community. He then detailed the request noting that even the vacated streets will be available for emergency access. He noted that they are working on a separated bike lane along 12th Street.

Councilmember Boeschestein stated Cannell Avenue is currently a bike route, and asked if there will be an alternative route once Cannell Avenue is closed. President Foster confirmed there will be an alternative route.

Councilmember Norris asked whether Fire and Police vehicles will still be able to access the campus and what the access is. President Foster said the bollards can be removed for emergency access. There will be alternative access on the other side of the roads but when the new residence hall is built the access will be primarily through Elm Avenue. President Foster assured that there will be Fire access and it complies with the recommendations of Fire Chief Watkins.

Councilmember Chazen congratulated the athletes and noted that the University is an economic driver for the City. He asked if the University already owns the properties adjacent to the right-of-way. President Foster said yes, as well as most of the other properties in the vicinity.

Councilmember Traylor Smith noted she attended a neighborhood meeting and those present seemed aware of the future plans. She congratulated President Foster.

There were no other Council comments.

Tillie Bishop, 2255 Piazza Way, spoke in support of the vacation request. He said it reflects good planning and the CMU President used advisory groups to help plan this out. Communications have been good and transparent. This is good utilization of space on campus and gives the rugby team a home. The expansion helps the local economy.

Josh Dillinger, a freshman, said he lives in Garfield Hall and loves it. Housing more students is what is being strived for. As an ambassador for CMU, he is excited about the growth.

Quince Shear, President of the Alumni Association and third generation graduate, said he has a rental business near the campus and has decided the college will utilize the properties quicker. He thinks the vacation will be a good thing.

Scott D. Peterson, Senior Planner, presented this item. Mr. Peterson described the site, the location, and the reason for the vacation. The purpose is to build a rugby field and a new residence hall. He displayed a graphic of the new road alignment and noted that City Staff does not feel the vacation will impede traffic or emergency access. Although it is CMU's discretion as to whether or not to maintain the north-south access, it is anticipated that in the spirit of being a good neighbor they will keep the north-south access open. He noted that construction of that north-south lane is one of the conditions of approval.

Mr. Peterson said a neighborhood meeting was held and there were nine in attendance. No one objected to the vacation. The City will retain a utility easement in the vacated portions of the right-of-way.

Mr. Peterson reviewed the following facts and conclusions:

1. The requested right-of-way vacation is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.100 of the Grand Junction Zoning and Development Code have all been met, specifically, items a through f.
3. As a condition of vacation, the City retains a utility easement over all of the right-of-way areas to be vacated for maintenance, operation and repair of existing utility infrastructure.
4. With the vacation, CMU shall construct a new 20' wide north/south circulation drive and allow usage of the circulation drive by the public, trash collection trucks and fire/ambulance vehicles and meets City standards for fire access.

5. With the vacation, CMU shall continue to provide fire and other emergency vehicle access utilizing the extensive network of emergency lanes currently existing throughout the main campus.

There were two emails in the packet opposing the vacation and six letters of support.

Councilmember Boeschstein asked what the Fire and Police comments on this plan were. Mr. Peterson said as long as the new fire lanes are constructed in compliance with design standards they were okay with the vacation. The Police Department is okay with the emergency access.

Councilmember Doody asked Fire Chief Watkins to provide his opinion for the record.

Chief Watkins said a single fire prevention officer is assigned to the campus. There has been lot of communication. They worked with CMU on a compromise plan to meet the Fire Department needs for both CMU and the neighborhood. The twenty foot access road allows movement and turn arounds.

Councilmember Norris asked how the trash trucks will go up the streets to collect and turn around. Mr. Peterson said the trash trucks use the alley and then exit through the campus. They will use the fire access lanes. The City development engineer has discussed this with the solid waste division.

Councilmember Chazen asked for confirmation that the public will have access even though CMU is not granting an access easement. Mr. Peterson said it is in the ordinance that the public will have access to those fire access lanes and CMU cannot shut that access off. That could change as they acquire more properties. CMU will be responsible for maintenance of the fire lanes.

Councilmember Traylor Smith asked whether the old areas of campus were more problematic with access. Mr. Peterson said the internal pedestrian malls are built for emergency access.

Councilmember McArthur said he was mostly concerned with public safety and that has been addressed. He has no other concerns.

There were no public comments.

The public hearing was closed at 8:11 p.m.

Councilmember Doody said he visited the campus and was amazed at the amount of change. He noted the City's annual contribution of \$500,000 for property acquisition. He hopes as times get better the City Council will be able to appropriate this year's contribution.

Councilmember Norris noted the plan started in 2006 and the City Council and CMU saw the vision. CMU has done a good job working with the neighborhood. She was pleased to see this move forward.

Ordinance No. 4628—An Ordinance Vacating Portions of Cannell and Elm Avenues and Associated Alley Rights-of-Way and Retaining a Utility Easement Located in the Colorado Mesa University Area

Councilmember Doody moved to authorize Ordinance No. 4628 and ordered it published in pamphlet form. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Contract for the 2014 Sewer Line (Phase A) and Water Line Replacement Project

This request is to award a construction contract for the 2014 Phase A sewer line replacement project and 2014 water line replacement project.

Greg Lanning, Public Works and Utilities Director, introduced this item. He described the request and the amount as well as the recommended award. This is the summer phase of the water and sewer projects. He referred to the maps in the packet as to the locations and described the length and types of lines to be replaced. He said the work will begin May 16th and be complete by August 4th. The reason for the two phases of these replacements was to break down the projects to make them more available to local contractors. He described the outreach planned for the affected areas.

Councilmember Norris asked if this was budgeted. Mr. Lanning said yes, this is part of the capital projects program.

Councilmember Chazen asked if both phases were budgeted for this year. Mr. Lanning said both phases are budgeted this year. The second phase will begin in August and will be completed this calendar year.

Councilmember Chazen moved to authorize the City Purchasing Division to enter into a contract with MA Concrete Construction for the 2014 Sewer Line Replacement (Phase A) and 2014 Water Line Replacement Project in the amount of \$1,457,312.91. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

I-70 at Horizon Drive (Exit 31) Interchange Improvement Project Intergovernmental Agreement

In September of 2013, the City sponsored project was approved by the State Transportation Commission for funding through the Responsible Acceleration of Maintenance and Partnerships (RAMP) program. This intergovernmental agreement

formally establishes the relationship between the Colorado Department of Transportation (CDOT) and the City of Grand Junction.

Greg Lanning, Public Works and Utilities Director, introduced this item. He described the request and the project. Most of the work is under the bridges and on Horizon Drive. He noted that Engineering Manager Trent Prall was present, and also from the Horizon Drive Association Business Improvement District (HDABID) were Vara Kusal and Board President Chuck Keller. The matching funds for the grant are being shared by the City and the HDABID. The plan is to complete the project by spring 2015, before JUCO begins. The price of the project did increase due to certain construction elements; one road section was upgraded to concrete and the ramps up to I-70 have been extended. CDOT is also charging 20% for construction administration. That includes assumption of the risk for cost escalation. The project includes landscaping, irrigation, and art.

Councilmember Traylor Smith asked Mr. Prall if the upgrades that were done previously will stay in place. Mr. Prall said those will stay in place. Councilmember Traylor Smith asked if any buildings are affected. Mr. Prall said there will be access changes, Visitor's Way will be relocated, and access to the Double Tree Hotel will be changed for safety reasons.

Councilmember Chazen asked about the City's match of \$525,000 being in 2014 or 2015. Mr. Prall said the matching funds for both the City and the HDABID will be appropriated in 2015. Councilmember Chazen said this is committing 2015 funds. Mr. Prall said yes. Councilmember Chazen asked if a 20% construction administration rate is usual for the State. Mr. Prall said yes, it is applied to every project for the construction phase. The City is saving 7.55% tacked onto the design phase since the City designed the project. Councilmember Chazen asked if any monies have been disbursed yet. Mr. Prall said not until expenses are incurred. Councilmember Chazen asked if the Intergovernmental Agreement (IGA) will lock in the cost. Mr. Prall said yes, he is fairly confident, as this is the best cost estimate. As the final design gets closer, there is another review, and the final accounting is done then. After that CDOT assumes the risk. Councilmember Chazen asked when the next review is. Mr. Prall said in about five to six months, which will allow time for clearances to be obtained. Councilmember Chazen asked what problem this \$5 million project is going to solve. Mr. Prall said the southbound left turn lane is already nearing failure as the traffic backs up into through lanes. As traffic is projected to increase, this solution will solve those long term capacity concerns and handle pedestrians and bikes. A roundabout is better aesthetically to welcome visitors. Councilmember Chazen asked for confirmation that after this project is completed, it will not have to be updated for many years. Mr. Prall said this project is estimated to uphold until 2040 to 2045.

Councilmember Norris said the first impression for visitors is the entrance into the valley, and she is glad to see this project moving forward.

Councilmember Doody noted there have been pedestrian fatalities. Mr. Prall said yes, further south on Horizon Drive. Councilmember Doody said pedestrians will have a protected area in the median. Mr. Prall said the middle of the median is for protection and refuge, and there is a dogleg in the walkway to help pedestrians stop mid-way for purposes of paying attention for safety.

Councilmember Boeschstein thanked Staff and HDABID for being partners and participants. This is a safety project, and it is also for beautification. It is a solution to the problem of pedestrian danger. He would like to see separated bicycle trails in the future.

Councilmember McArthur asked if the the original plan was for two roundabouts on each side of the freeway on Horizon Drive. Mr. Prall said there was an early configuration on the north side but that was only going to be for additional access to the Buescher property.

Councilmember Traylor Smith said she heard materials and concrete prices are going up due to repairs on eastern slope after the floods. Mr. Prall said if this is true it will be short lived. In a couple of years a CDOT overpass project in the metro area will impact materials cost and availability. Mr. Prall said most materials to be used in this project are locally produced.

Councilmember Chazen asked after the 20% management fee, how much of the \$4 million will come back into the local economy. Mr. Prall said it depends on who gets the contract. The contract is within the local contractor's spectrum; if it is a local contractor it will be about 70% to 80% of the \$4 million.

Council President Susuras said he had heard that the Horizon Drive area adds approximately \$300 million per year to the local economy. Mr. Prall confirmed this. He said there are still areas available for economic development for outside investors.

Resolution No. 11-14—A Resolution Entering into an Agreement with the Colorado Department of Transportation for Work on the I-70 at Horizon Drive (Exit 31) Interchange Improvements Project, Authorizing City Matching Funds and Inkind Services and Authorizing the City Manager to Sign an Intergovernmental Agreement with the Colorado Department of Transportation

Councilmember Boeschstein moved to adopt Resolution No. 11-14. Councilmember Doody seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 8:46 p.m.

Stephanie Tuin, MMC
City Clerk

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

APRIL 21, 2014

The City Council of the City of Grand Junction, Colorado met in Special Session on Monday, April 21, 2014 at 5:00 p.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 N. 5th Street. Those present were Councilmembers Bennett Boeschstein, Marty Chazen, Jim Doody, Duncan McArthur, Phyllis Norris, and President of the Council Sam Susuras. Councilmember Barbara Traylor Smith was absent. Also present were City Manager Rich Englehart, City Attorney John Shaver, Deputy City Manager Tim Moore, Fire Chief Ken Watkins, Parks and Recreation Director Rob Schoeber, Financial Operations Director Jodi Romero, and Public Works and Utilities Director Greg Lanning.

Council President Susuras called the meeting to order.

Councilmember Norris moved to go into Executive Session to Discuss the Purchase, Acquisition, Lease, Transfer, or Sale of Real, Personal, or Other Property Interest Under Section 402 (4)(a) of the Open Meetings Law and Council will not return to the open meeting. Councilmember Doody seconded the motion. Motion carried.

The City Council convened into executive session at 5:03 p.m.

Stephanie Tuin, MMC
City Clerk



Date: 05/07/14

Author: Darren Starr

Title/ Phone Ext: 1493

Proposed Schedule: 05/07/14

2nd Reading (if applicable):

File # (if applicable):

Attach 2

CITY COUNCIL AGENDA ITEM

Subject: Purchase of Crack-fill Material
Action Requested/Recommendation: Authorize the Purchasing Division to Enter into a Contract with Crafcoc, Inc. to Provide 200,000 pounds of Deery 115 Fully Melt-able Crack-fill Material, for an Amount of \$0.477 per Pound for an Estimated Total of \$95,400
Presenter(s) Name & Title: Greg Lanning, Public Works and Utilities Director Jay Valentine, Internal Services Manager Darren Starr, Streets and Solid Waste Manager

Executive Summary:

This request is for the purchase of crack-fill material to be used to mitigate water intrusion in the asphalt streets to help prevent failure. Each year the City crack-fills one maintenance area and starts on the following year's area. This material will allow two crack-fill crews to operate in the spring and fall when the street cracks are at optimum openness to be filled.

Background, Analysis and Options:

Each year the City's Streets Division conducts street maintenance for its scheduled service area. For 2014 this is describe location As part of the maintenance program crack-filling the streets is one of the most important parts, helping keep water out of the sub surface. This material will help finish the area prior to chip-seal, and provide a head start on next year's area.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Daily Sentinel. Four companies submitted formal bids, of which three were found to be responsive and responsible in the following amounts:

FIRM	LOCATION	COST
Crafco, Inc.	Chandler, AZ	\$95,400
Right Pointe Company	Dekalb, IL	\$101,800
Seal Master Denver	Denver, CO	\$114,000

Over years past, the City Streets Division has used numerous types of crack-fill material. This product comes with a melt-able packaging which is “green friendly” that make storage and loading of this product easy. Recently, other companies have begun to provide similar products with melt-able packaging. This particular type product is packaged in a melt-able cover that, when heated with the rest of the material, melts and combines with the crack-fill creating zero waste in packaging.

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

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

Providing crack-fill to distressed street areas will help to ensure smooth and safer traffic flow, while extending the life of the roadways, and realizing significant cost savings.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

Funds are budgeted in the CIP-Streets Division budget for this expenditure. The exact amount of material that will be used is unknown depending on the number, and size of the street cracks.

Legal issues:

There are no legal issues associated with the recommended purchase.

Other issues:

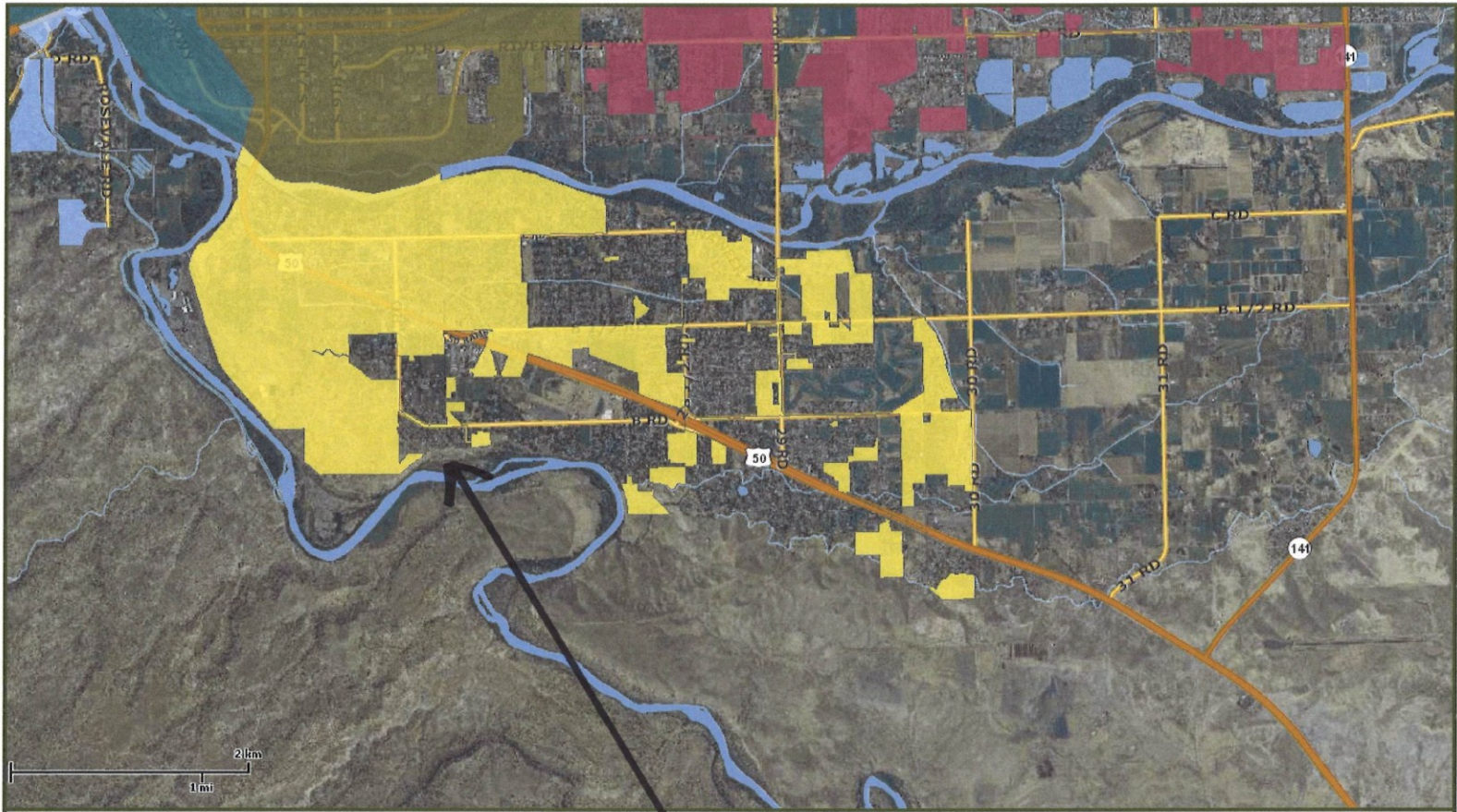
No other issues are known.

Previously presented or discussed:

Not previously presented or discussed.

Attachments:

Crack-fill Map of Area #4 Orchard Mesa



CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEM

Area 4

Published: 3/12/2013





Date: 04/09/14
 Author: Darren Starr
 Title/ Phone Ext: 1493
 Proposed Schedule: 05/07/14
 2nd Reading (if applicable):
 File # (if applicable):

Attach 3
CITY COUNCIL AGENDA ITEM

Subject: Purchase One Ton Hook Lift Crew Cab Dump Truck for Street Department
Action Requested/Recommendation: Authorize the City Purchasing Division to Purchase a 2015 Ford F450 Crew Cab Dump Truck with Steller Hook System from Rush Truck Center of Colorado in an Amount of \$60,291.41
Presenter(s) Name & Title: Greg Lanning, Public Works and Utilities Director Jay Valentine, Internal Services Manager Darren Starr, Streets and Solid Waste Manager

Executive Summary:

This request is for the purchase of a scheduled equipment replacement of a one ton hook lift crew cab dump truck. The purchase proposed is a hook lift truck with a separate dump body. Other versatile pieces of equipment will be added in the future that can be used with this same truck such as water truck, flat bed, stake bed, compressor, hot box for asphalt, and any other needed body options.

Background, Analysis and Options:

This one ton hook lift crew cab dump truck is a part of the resources needed to provide ongoing maintenance in the Streets and Storm Water divisions. This equipment will be used for digging, trenching, patching, placing pipe, crack-filling, and other departmental functions. This equipment is a scheduled replacement for the Department and has gone through the equipment replacement committee.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), placed on the City's Bid webpage, and advertised in The Daily Sentinel. Two companies submitted formal bids, all of which were found to be responsive and responsible.

FIRM	LOCATION	COST
Rush Truck Center of Colorado – Stellar	Denver, CO	\$60,291.41
Johnson Auto Plaza – American Roll-off	Brighton, CO	\$64,041.00
Rush Truck Center of Colorado – Ampliroll	Denver, CO	\$65,146.16

The option for CNG fuel was not bid on this particular unit. The design of this type of unit requires the operator to look through the rear window of the truck in order to position the hydraulic hook mechanism on the different bodies being loaded. The City Purchasing and Fleet divisions have bid this style of truck in the past with CNG option as well as fuel tank location options. The fuel tank would need to be placed in a location that prevents the use of the truck's back window. It is for that reason the CNG option was not bid for this particular unit.

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.*

Timely replacement of aging equipment insures that vital community services will continue to be provided.

Board or Committee Recommendation:

This equipment replacement was approved by the equipment committee and Fleet Services.

Financial Impact/Budget:

Budgeted funds for this purchase have been accrued in the Fleet Replacement Internal Service Fund.

Legal issues:

There are no legal issues associated with the recommended purchase.

Other issues:

None

Previously presented or discussed:

This was discussed as part of the budget discussions.

Attachments:

None



Date: April 28, 2014
 Author: Mike Vendegna
 Title/ Phone Ext: Park
Superintendent, 254-3843
 Proposed Schedule: May 7, 2014
 File # (if applicable): _____

Attach 4

CITY COUNCIL AGENDA ITEM

Subject: Purchase Three Tri-Deck Rotary Mowers
Action Requested/Recommendation: Authorize the City Purchasing Division to Purchase One Tri-deck Mower for the Golf Division and Two Tri-deck Mowers for Parks Operations from C & M Air Cooled Engine, in the Amount of \$85,225.20
Presenter(s) Name & Title: Rob Schoeber, Parks and Recreation Director Jay Valentine, Internal Services Manager

Executive Summary:

Purchase three Tri-deck fully floating-articulating rotary deck mowers as scheduled equipment replacement of existing mowers.

- Golf Division (1), replacement for units 413 and 4274
- Park Operations, Stadium Division (1), replacement for unit 1613
- Park Operations, Canyon View (1), replacement for unit 1711

Background, Analysis and Options:

Park Operations Sports Facilities Divisions such as baseball and softball fields and Golf Course Division have unique mowing requirements different than other turf areas. Turf in these areas is maintained at a certain height and cutting pattern to ensure playability of the surface. If the cutting pattern is not even and the ball does not roll properly it can have a negative effect on the outcome of a game or golf score. These areas face other challenges; uneven sharp curved areas such as golf bunkers, tee surrounds, uneven areas around the pitcher’s mound, home plate and it is specified the mower used at stadium baseball field have striping capabilities.

After many years of use of existing mowers and research conducted by Park Operations and Fleet Services, it has been determined the fully floating / articulating mower decks are the best type of deck configuration that will meet these unique mowing requirements. The request to purchase three Tri-deck mowers is in conjunction with a Fleet Services recommended reduction and redeployment of fleet assets plan, implemented within all Parks Operations Divisions. Over the past several years the Parks Operations Divisions and Fleet Services have held back the replacement of several pieces of aging high maintenance equipment. This in turn has allowed the Parks Divisions to re-evaluate their operations and make improvements in the way their

staff performs tasks. The purpose of the plan is to evaluate existing equipment, the reduction of underutilized, aging fleet equipment which will result in an overall cost savings to the General Fund by reducing equipment rental and repair charges assessed to the Parks Department.

This equipment is a scheduled replacement for the Department and has gone through the equipment replacement committee. The Golf Division will be replacing two separate units, 413 and 4274 thus reducing the fleet by one unit. The Stadium Division will be replacing unit 1613 and Canyon View will replace unit 1711.

A formal invitation for bids was issued via BidNet (an on-line site for government agencies to post solicitations) and advertised in The Daily Sentinel. Three companies submitted formal bids, all of which were found to be responsive and responsible. The invitation for bids also requested options for alternate fuels such as electric or propane, however these options were not available.

FIRM	LOCATION	COST	Extended Price (3)
C&M Air Cooled Engine, Inc.	Commerce City, CO	\$28,418.40	\$85,225.20
Potestio Brothers Equipment	Parker, CO	\$29,882.00	\$89,646.00
L L Johnson Distributing	Denver, CO	\$33,507.00	\$100,521.00

The Tri-deck mower offered by C&M Air Cooled Engine fully meets the specifications.

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.*

The purchase of Tri-deck mowers for both divisions would reduce down time over the existing units; greatly improve efficiencies and the timely replacement of aging equipment combined help to ensure that many vital community services will continue to be provided.

Board or Committee Recommendation:

This equipment replacement was approved by the equipment committee and Fleet Services.

Financial Impact/Budget:

Budgeted funds for this purchase have been accrued in the Fleet Replacement Internal Service Fund.

Legal issues:

There are no legal issues associated with the recommended purchase.

Other issues:

None

Previously presented or discussed:

This was discussed during budget discussions.

Attachments:

None

RESOLUTION NO. __-14

A RESOLUTION APPROVING AMENDED AND RESTATED ARTICLES OF INCORPORATION AND RESTATED BY LAWS OF RIVERVIEW TECHNOLOGY CORPORATION

Recitals:

The City and Mesa County formed the Riverview Technology Corporation (RTC) accept the donation of, own and manage the former Department of Energy (DOE) site in Grand Junction.

The RTC is charged with, among other things, planning for and utilizing the resources of the site. The RTC was organized in 1999 and now desires to amend and update its bylaws. The proposed amendments 1) reduce the size of the board from 11 to not less than seven and no more than nine members as determined by the Board and 2) provide for electronic voting and proxy.

The RTC Board and the Mesa County Board of Commissioners have reviewed and approved the Amended and Restated Articles of Incorporation and Restated Bylaws in the form attached.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, AS FOLLOWS:

That the Amended and Restated Articles of Incorporation and Restated Bylaws for the Riverview Technology Corporation (RTC) are hereby accepted and approved.

Passed and adopted this __ day of _____ 2014.

President of the Council

ATTEST:

City Clerk

RESTATED BYLAWS OF

RIVERVIEW TECHNOLOGY CORPORATION, a Colorado Nonprofit Corporation

1. ORGANIZATION.

- 1.1 Riverview Technology Corporation (the "Corporation") was formed to accept a donation of real property from the United States Department of Energy ("DOE"). The DOE wished to donate its property in Mesa County, Colorado to the City of Grand Junction or to Mesa County, Colorado. The DOE had, for decades, operated various atomic and nuclear energy, uranium exploration and development, environmental remediation and restoration, and related programs on the property, resulting in contamination of the property and improvements by various hazardous substances. Accordingly, the City and County were unwilling to accept legal title and the related legal burdens under local, state, and federal environmental laws. The City and the County therefore agreed to form this non-profit corporation to accept the DOE's donation. The Corporation was also charged with developing and implementing plans to maintain and improve the site and to utilize fully the resources of the site, both intellectual and physical, for the benefit of the community, with an emphasis on economic development and job retention and creation. The DOE transferred the property to the Corporation on September 19, 2001.
- 1.2 The Corporation was organized on July 6, 1999 when articles of Incorporation were filed pursuant to the Act; the Articles were amended on December 14, 1999. Amended and Restated Articles of Incorporation were approved by the Corporation's Board of Directors on [date], 2013, concurrently with these Bylaws.

The Amended and Restated Articles of Incorporation, and these Restated Bylaws, shall become effective upon the approval of the City Council of the City of Grand Junction, Colorado ("City Council") and the Board of County Commissioners of Mesa County, Colorado ("BOCC"), and with respect to the Amended and Restated Articles of Incorporation, upon filing with the Colorado Secretary of State.

As used in these Bylaws, the term "Articles" includes the Amended and Restated Articles of Incorporation and any future amendments to the Articles. The provisions of the Articles are incorporated by this reference, and shall control over any conflicting provisions of these Bylaws. The

- 1.3 The Corporation shall have perpetual existence.

1.4 The Corporation has been recognized as exempt from federal income taxation under Code §501(c)(3), and intends to retain that status. The Corporation is not and does not intend to be or become a private foundation. All terms and provisions of the Articles, these Bylaws, any policies adopted by the Board, and all operations of the Corporation, shall be construed, applied, and carried out in accordance with this intent.

1.5 The Corporation is governed by the Colorado Revised Nonprofit Corporation Act, CRS §7-121-101 et seq. (the "Act"). The Corporation shall have all the powers permitted to corporations organized under the laws of Colorado consistent with a corporation to be organized and operated exclusively for charitable, scientific and educational purposes within the meaning of §501(c)(3) or §170(c)(2) of the Internal Revenue Code of 1986 or any superseding section or sections thereof. Consistent with these statements:

1.5.1 The Corporation is not organized for pecuniary profit. It shall not have any power to issue certificates of stock or declare dividends. No part of its net earnings shall inure to the benefit of its directors, officers, or volunteers, but the Corporation shall have the authority to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of its charitable purposes.

1.5.2 No director, officer, volunteer shall be entitled to share in any distribution of any of the Corporation's assets upon dissolution of the Corporation or otherwise. The real and personal property of the Corporation is and shall be irrevocably dedicated to the Corporation's charitable purposes.

1.5.3 The Corporation shall not endorse any commercial interest, nor shall the name of the Corporation or the names of any of its officers in their official capacities be used in connection with any commercial concern.

1.5.4 No part of the activities of the Corporation shall be devoted to carrying on propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in any political campaign on behalf of any candidate for public office. The Corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under Code §501(c)(3).

1.5.5 The Corporation is committed to a policy of fair representation, and will not discriminate on the basis of race, color, creed, gender, national origin, disability, age, political belief, marital or family status, or sexual orientation.

2. **OFFICES.** The principal office of the Corporation shall be located in the County of Mesa, State of Colorado, at a location to be selected from time to time by the Board of Directors. Until further action by the Board, the principal office of the

Corporation will be located at 2591 Legacy Way, Grand Junction, Colorado, 81503.

3. BOARD OF DIRECTORS.

3.1 **General Powers.** Except as otherwise provided in the Articles or these Restated Bylaws, the activities, business and affairs of the Corporation shall be managed by its Board of Directors.

3.2 Board Composition; Appointment.

3.2.1 **Number.** The number of directors constituting the Board of Directors shall be not less than seven (7) nor more than nine (9), as determined from time to time by the Board of Directors.

3.2.2 **Appointment.** All directors shall be appointed to the Board by the joint action of the City Council and the BOCC. To assist the City Council and the BOCC, the Board shall recommend persons to be appointed to fill any vacancies.

3.2.3 **Term.** Directors shall be selected to serve two (2) year terms, and may be reappointed to three (3) additional two-year terms. After a one-year hiatus, a director may be appointed for four (4) more consecutive terms. To ensure continuity, if possible, no more than one-half of the directors' terms will expire at one time. Upon the recommendation of the Executive Committee, the Board of Directors may extend for one additional year the term of a director whose final term will expire, but whose continued involvement as a director will benefit the Corporation.

3.2.4 **Removal.** Any director may be removed from office at any time, with or without cause, by the joint action of the City Council and the BOCC.

3.2.5 **Resignation.** Any director may resign at any time by giving written notice to the President or to the Secretary of the Corporation. Such resignation shall take effect at the time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

3.2.6 **Vacancies.** A director appointed to fill a vacancy resulting from a resignation or removal of an existing director shall be elected for the unexpired term of his or her predecessor in office. A director appointed to fill an unexpired term will be eligible to serve four two-year terms in addition to the balance of the unexpired term.

3.2.7 **Ex Officio Members.** The City Council and BOCC shall each appoint *ex officio* directors to the Corporation's Board of Directors. The Board may appoint *ex officio* directors from other organizations interested in the

Corporation's activities. *Ex officio* directors are non-voting members of the Board.

3.3 **Meetings.**

3.3.1 The Board of Directors shall meet at least quarterly. A regular annual meeting of the Board of Directors, for the purpose of electing officers and transacting such other business as may come before the meeting, shall be held in January of each year. At the annual meeting the Board, by resolution, will set the date and hour of regular meetings for the ensuing year.

3.3.2 Special meetings of the Board of Directors may be called by or at the request of any director. The secretary of the Board shall give notice of any special meeting, and the notice shall include the purpose of the special meeting.

3.3.3 All meetings of the Board of Directors shall be held at the Corporation's principal place of business, or at such other location within Mesa County as the President may specify.

3.4 **Quorum and Voting.** A quorum of the Board of Directors shall consist of a majority of the number of directors in office immediately before the meeting begins. Each director is entitled to cast one vote on any matter coming before the Board for decision. If a quorum is present when a vote is taken, the affirmative vote of a majority of directors present is the act of the Board of Directors [SC1]. If a quorum is not present at meeting, a majority of the directors present may adjourn the meeting without further notice. The President may elect to vote or to abstain.

3.5 **Telephonic Participation.** The Board of Directors may permit any director to participate in any meeting by, or conduct the meeting through the use of, any means of communication by which all directors participating may hear each other during the meeting. A director participating in a meeting by this means is deemed to be present in person at the meeting.

3.6 **Proxies.** For purposes of determining a quorum with respect to a particular proposal, and for purposes of casting a vote for or against a particular proposal, a director may be deemed to be present at a meeting and to vote if the director has granted a signed written proxy to another director who is present at the meeting, authorizing the other director to cast the vote that is directed to be cast by the written proxy with respect to the particular proposal that is described with reasonable specificity in the proxy. Except as provided in this Section 3.6, directors may not vote or otherwise act by proxy [SC2].

- 3.7 **Open Meetings.** The directors of the Corporation shall strive to conduct all meetings of the Board of Directors as though the Corporation was a local government subject to Colorado's Open Meetings Act or any successor statute. Specifically:
- 3.7.1 No meeting of three (3) or more members of the Board at which any business relating to the Corporation may be discussed, or at which any formal action may be taken, shall be held except pursuant to the posting of public notice as a regular or special meeting. At its annual meeting, the board shall designate a conspicuous place for posting of all public notices of meetings of the board, pursuant to CRS §24-6-402(2)(c).
 - 3.7.2 Public notices of all annual, regular and special meetings of the Board, setting forth the date, time and place of the meeting and, when available, the agenda for the meeting, will be posted at the designated location, no less than twenty-four (24) hours prior to the date and time of the meeting.
 - 3.7.3 All business of the Board shall be conducted only during such annual, regular or special meetings of the Board as are provided for in these Bylaws. All annual, regular and special meetings shall be open to the public, subject to the right of the Board to meet in executive session when permitted by CRS §24-6-402(4).
 - 3.7.4 Each annual, regular, and special meeting of the Board will be electronically recorded. Executive sessions shall also be recorded, except when the Board meets in executive session with its attorney and the attorney opines that all or a portion of the discussions constitute a privileged attorney-client communication. Recordings shall be retained for one (1) year, and may be destroyed after that time. Under the secretary's supervision, written minutes summarizing the Board's discussions and including any resolutions adopted by the Board shall be prepared of all annual, regular and special meetings, and of executive sessions (except those executive sessions constituting privileged attorney-client communication).
 - 3.7.5 The written minutes of annual, regular and special meetings (but not of executive sessions) shall be open for public inspection, in accordance with the provisions of CRS §§ 24-6-401 *et seq.* ("Open Meetings Law") and §§ 24-72-201 *et seq.* ("Open Records Act").
 - 3.7.6 Inadvertent failures to comply with these provisions or the Open Meetings Law or the Open Records Act shall not invalidate any action taken by the Board. Provisions of these Bylaws permitting telephonic participation and proxy voting shall be permitted even if inconsistent with provisions of the Open Meetings Law.

3.8 **Presumption of Assent.** A director who is present at a meeting of the Board of Directors at which action on any matter is taken shall be presumed to have assented to the action taken unless his dissent is entered in the minutes of the meeting or unless he files his written dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof, or forwards such dissent by certified mail to the President or Secretary of the Corporation immediately after the adjournment of the meeting. Such right to dissent shall not apply to a director who voted in favor of such action.

3.9 **Compensation.** No director shall receive any salary or compensation for his or her services. No director shall receive any pecuniary profit from the operations of the Corporation, nor shall any director, or any member of any director's family, receive any compensation from or enter into any contract with the Corporation. A director may from time to time be reimbursed for his or her reasonable expenses incurred in performing his or her duties as a director or officer, provided the expenses are properly documented.

3.10 **Executive Committee.**

3.10.1 **Membership.** The Executive Committee of the Board shall be comprised of the President, Vice-President, Secretary, and the previous year's President. The President may appoint other directors to the Executive Committee as he or she deems appropriate.

3.10.2 **Powers.** The powers of the Executive Committee shall be to prepare the Board meeting agendas, review financial statements of the Corporation, consider personnel matters, make recommendations to the Board, and such other duties as the Board may assign from time to time. The Executive Committee may hire an Executive Director for the Corporation, and if so shall establish the Executive Director's compensation within the budget approved by the Board, shall evaluate the Executive Director's performance, and shall have the authority to discipline or discharge the Executive Director. The President shall report activities of the Executive Committee at each Board meeting.

3.10.3 **Meetings.** The Executive Committee shall meet on a regular basis as determined by the President, and may conduct special meetings as the need arises. All meetings of the Executive Committee are subject to the requirements of Section 3.7 above.

3.11 **Committees.** The Board or the President may create one or more committees to provide advice, service, and assistance to the Board on any issue. No committee shall have the authority to exercise any power or authority reserved to the Board of Directors in the Act, the Articles, or these Bylaws. Committees act in an advisory capacity only, and the Board may accept, modify, or reject any or all recommendations presented by a committee. The President shall appoint the

chair and members of all committees, and may remove and replace the chair or any committee member in his discretion.

4. OFFICERS AND AGENTS.

- 4.1 **General.** Annually, the directors shall appoint members of the Board of Directors to serve as President, Vice President, and Secretary. No person may hold more than one office. In all cases where the duties of any officer, agent or employee are not defined by these Bylaws or by the Board of Directors, such officer, agent or employee shall follow the instructions of the president.
- 4.2 **Term of Office.** Each officer shall hold office for a period of one year, or until his or her death, resignation or removal. Officers may serve for consecutive terms.
- 4.3 **Removal.** Any officer or agent may be removed by the majority vote of directors at a regular or special meeting.
- 4.4 **Vacancies.** If the office of President becomes vacant, the Vice President shall assume the functions of the office. A vacancy in any other office, however occurring, may be filled by the Board of Directors for the unexpired portion of the term.
- 4.5 **President.** The President shall, subject to the direction and supervision of the Board of Directors, be the chief executive officer of the Corporation and shall have general and active control of its affairs and business and general supervision of its officers, agents and employees. The President shall preside over all meetings of the Board of Directors in accordance with these Bylaws; shall see that all orders and resolutions of the Board of Directors are carried into effect; shall have authority to execute on behalf of the Corporation any deed, contract, bond, debenture, note or other instrument requiring the signature of an officer of the Corporation, except where the execution of an instrument is expressly delegated by the Board to some other officer or agent of the Corporation; shall have the ability to sign checks or otherwise make disbursements from the Corporation depositories; and shall have other powers and duties as may be conferred by the Board or these Bylaws. The President shall appoint the chair of all committees and shall be a voting member of all committees.
- 4.6 **Vice President.** The Vice President shall assist the President and shall perform such duties as may be assigned by the President or by the Board of Directors. In the absence of the President, the Vice President shall have the powers and perform the duties of the President.
- 4.7 **Secretary.** The Secretary shall: (a) oversee the preparation of written minutes of all annual, regular and special meetings of the Board; (b) see that all notices are duly given in accordance with the provisions of these Bylaws or as required by

law; and (c) in general, perform all duties incident to the office of secretary and such other duties as from time to time may be assigned by the President or the Board.

5. STANDARDS OF CONDUCT; CONFLICT OF INTEREST.

- 5.1 **Standards of Conduct.** Each director shall discharge his or her duties as a director, committee member, or officer in good faith, with the care an ordinarily prudent person in a like position would exercise under similar circumstances, in a manner the individual reasonably believes to be in the best interests of the Corporation, and in accordance with applicable law [SC3].
- 5.2 **Liability to Corporation.** A director or officer is not liable as such to the Corporation for any action taken, or omitted to be taken, as a director or officer, as the case may be, if, in connection with such action or omission, the director or officer performed the duties of the position in accordance with the standards of conduct set forth in the Articles and these Bylaws.
- 5.3 **Reliance.** In discharging his duties, a director or officer is entitled to rely on information, opinions, reports, or statements, including financial statements and other financial data, if prepared or presented by: (a) one or more officers or employees of the Corporation, whom the director or officer reasonably believes to be reliable and competent in the matters presented; (b) legal counsel, a public accountant, or another person as to matters the director or officer reasonably believes are within such person's professional or expert competence; or (c) in the case of a director, a committee of which the director is not a member if the director reasonably believes the committee merits confidence. A director or officer is not acting in good faith, however, if the director or officer has knowledge concerning the matter in question that makes reliance otherwise permitted by this Section 5.3 unwarranted.
- 5.4 **Limitation.** As stated in the Articles, a director of this Corporation shall not be personally liable to the Corporation or its members, if any, for monetary damages for breach of fiduciary duty as a director. This provision shall not eliminate or limit the liability of a director to the Corporation or any members for monetary damages otherwise existing for (i) any breach of the director's duty of loyalty to the Corporation or its members; (ii) acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law; (iii) acts specified in CRS §7-128-403 or §7-128-501 (2); or (iv) any transaction from which the director directly or indirectly derived any improper personal benefit. If the Colorado Revised Nonprofit Corporation Act is hereafter amended to eliminate or limit further the liability of a director, then, in addition to the elimination or limitation of liability provided by this Article, the liability of each director shall be eliminated or limited to the fullest extent permitted by the Colorado Revised Nonprofit Corporation Act as so amended. Any repeal or modification of this provision shall not adversely affect any right or protection of a director of the Corporation under

this provision as in effect immediately prior to such repeal or modification with respect to any liability that would have accrued, but for this provision, prior to such repeal or modification.

- 5.5 **Not a Trustee.** A director, regardless of title, shall not be deemed to be a trustee with respect to the Corporation or with respect to any property held or administered by the Corporation, including, without limitation, property that may be subject to restrictions imposed by the donor or transferor of such property.
- 5.6 **Liability to Third Parties.** The directors, officers, and employees of the Corporation are not, as such, personally liable for the acts, debts, liabilities or obligations of the Corporation. A director or officer, in the performance of duties in that capacity, shall not have any fiduciary duty to any creditor of the Corporation arising only from the status as a creditor.
- 5.7 **Indemnification.** The Corporation shall indemnify, to the fullest extent permitted by applicable law in effect from time to time, any person, and the estate and personal representative of any such person, against all liability and expense (including attorneys' fees) incurred by reason of the fact that such person is or was a director or officer of the Corporation, or, while serving as a director or officer of the Corporation, he is or was serving at the request of the Corporation as a director, officer, partner, trustee, employee, fiduciary, or agent of, or in any similar managerial or fiduciary position of, another domestic or foreign organization or entity or of an employee benefit plan. The Corporation shall also indemnify any person, and that person's estate and personal representative, if the person is serving or has served the Corporation as director, officer, employee, fiduciary, or agent, to the extent and in the manner provided in any bylaw, resolution of the directors, contract, or otherwise, so long as such provision is legally permissible.
- 5.8 **Conflict of Interest Policy.** The Board of Directors shall adopt a conflict of interest policy to protect the Corporation's interests when the Board (or a committee to which the Board has delegated decision-making authority) contemplates entering into a contract, transaction, financial relationship, or other arrangement that might benefit the private interest of an officer, director, or employee of the Corporation, or might result in a possible "excess benefit transaction," as defined in §4958 of the Internal Revenue Code. Upon appointment to the Board, and annually thereafter, each director shall sign an agreement confirming his or her commitment to the conflict of interest policy.
- 5.9 **Loans.** The Corporation shall not make any loans to its directors, officers or employees. Any director or officer who assents to or participates in the making of any such loan shall be liable to the Corporation for the amount of such loan until such loan is repaid in full.

5.10 **No Interest.** No officer or director of the Corporation shall have any right, title or interest in or to any real or personal property or other assets of the Corporation either during its existence or upon its dissolution.

6. FINANCIAL MATTERS.

6.1 **Fiscal Year.** The fiscal year of the Corporation shall commence on October 1 and end on September 30.

6.2 **Funds.** All funds of the Corporation shall be deposited in financial institutions selected by the Board of Directors. Any withdrawals of funds must follow policies and procedures as established by the Board.

7. **CITY AND COUNTY APPROVAL.** The following actions require the approval of the Corporation's Board of Directors as well as the approval of both the City Council and the BOCC:

- (a) Disposition of real property or an interest in real property. A lease of longer than twenty-five (25) years is considered to be a disposition for the purpose of this provision.
- (b) Borrowing funds, if the Corporation will grant a security interest in its real property.
- (c) Merger or consolidation of the Corporation with another entity.
- (d) Amendment of the Articles.
- (e) Amendment of these Bylaws.
- (f) Those other actions for which the Articles or these Bylaws require approval of the City Council and the BOCC.

8. DISSOLUTION.

8.1 By the vote of the Board of Directors, and with the approval of both the City Council and the BOCC, the Corporation may be dissolved.

8.2 The real and personal property of the Corporation is and shall be irrevocably dedicated to exempt charitable purposes set forth in the Articles. Upon dissolution, other than incident to a merger or consolidation with another non-profit and tax-exempt organization, and after payment or provision has been made for the Corporation's liabilities, the assets of the Corporation shall be dedicated to a governmental entity or any other nonprofit, tax exempt organization which is organized exclusively for purposes which qualify for exemption under the provisions of Code §501(c)(3). The Corporation's Board of

Directors shall make a written proposal regarding disposition of the Corporation's assets to one or more qualified recipients. The City Council and the BOCC shall jointly decide to which organization(s) the distribution shall be made.

9. NOTICE.

9.1 **Notice.** Whenever the Act, the Articles, or these Bylaws require notice to any party, the notice shall be given in writing and shall be either (a) mailed (by depositing the notice in the United States mail with postage prepaid and addressed to the recipient at the address on file in the Corporation's records), or (b) transmitted by electronic means (such as e-mail or facsimile machine to the e-mail address or facsimile number on file in the Corporation's records); or (c) delivered by hand. Notice given by mail shall be deemed to be delivered three (3) days after being deposited in the United States mail. Notice given by electronic means shall be deemed to be delivered when sent if the sending party has confirmation of successful transmission.

9.2 **Waivers of Notice.** Whenever notice is required by law, by the Articles of Incorporation, or by these Bylaws, a waiver thereof in writing signed by the director or other person entitled to said notice, whether before, at or after the time stated therein, or appearance at such meeting in person, shall be equivalent to such notice, except in the case of attendance at a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

10. MISCELLANEOUS.

10.1 **"Act"** – The Colorado Revised Nonprofit Corporation Act, as amended, CRS §7-121-101 *et seq.*

10.2 **"Articles"** – The Corporation's Articles of Incorporation, as amended or restated from time to time.

10.3 **"Bylaws"**-These Restated Bylaws, as amended or restated from time to time.

10.4 **"Code"** – The Internal Revenue Code of 1986, as amended. Any reference to specific sections of the Code shall include sections of like or similar import which replace the specific sections as a result of changes to the Code made after the date of this Agreement, and shall include applicable Treasury Regulations and other guidance from the Internal Revenue Service.

10.5 **"CRS"** – The Colorado Revised Statutes. Any reference to specific sections of the CRS shall include sections of like or similar import which replace the specific sections as a result of changes to the CRS made after the date of these Bylaws.

- 10.6 *Construction.* Where the context requires, (a) the masculine gender shall be deemed to include the feminine and the neuter and vice versa, and (b) the singular shall be deemed to include the plural, and vice versa. Headings are inserted only as a matter of convenience and reference, and in no way define or describe the scope of any provision.
- 10.7 *Seal.* The Corporation may have, but is not required to have, a corporate seal. Any corporate seal of the Corporation shall be circular in form and shall contain the name of the Corporation and the words "Seal, Colorado."

11. **ADOPTION; AMENDMENTS.**

- 11.1 These Bylaws were adopted and approved at a meeting of the Board of Directors of the Corporation on November 6, 2013. A quorum was present, and at least a majority of the directors present *voted* in favor of the adoption of these Bylaws. These Bylaws shall be submitted to the City Council and BOCC for approval and shall become effective upon receiving such approval.
- 11.2 The Board of Directors shall have the power to amend these Bylaws, provided that:
- 11.2.1 The action is proposed at an annual, regular or special meeting of the Board;
- 11.2.2 The Board adopts the proposed amendment(s) by the affirmative *vote* of a majority of the board at a subsequent annual, regular or special meeting;
- 11.2.3 The amendment is approved by both the City Council and the BOCC before the amendment takes effect.

CERTIFICATIONS

The undersigned Secretary of Riverview Technology Corporation certifies that the foregoing Restated Bylaws were adopted by the affirmative *vote* of at least a majority of the directors present and entitled to *vote* at a meeting held on November 6, 2013.

Secretary

The undersigned [title] of the City of Grand Junction certifies that the foregoing Restated Bylaws were approved by the City Council of the City of Grand Junction, Colorado, on _____, 2013.

[title]

The undersigned [title] of the Board of County Commissioners of Mesa County, Colorado, certifies that the foregoing Restated Bylaws were approved by the Board of County Commissioners of Mesa County, Colorado, on _____, 2013.

[title]

ATTACHMENT TO
AMENDED AND RESTATED ARTICLES OF INCORPORATION OF
RIVERVIEW TECHNOLOGY CORPORATION

Pursuant to the provisions of the Colorado Revised Nonprofit Corporation Act, Section 7-121-101 *et seq.*, Colorado Revised Statutes (the "Act"), the Board of Directors of Riverview Technology Corporation, with the approval of the City Council of the City of Grand Junction, Colorado ("City Council") and the Board of County Commissioners of Mesa County, Colorado ("BOCC"), adopts these Amended and Restated Articles of Incorporation ("Restated Articles"). From and after the date when these Restated Articles are filed with the Colorado Secretary of State, they shall be the articles of incorporation of Riverview Technology Corporation.

Amended and Restated Articles of Incorporation ARTICLE 1.

NAME

1.1. The name of the nonprofit corporation is Riverview Technology Corporation (the "Corporation").

ARTICLE 2. DURATION

2.1. The Corporation shall exist in perpetuity.

ARTICLE 3. PURPOSES AND POWERS

3.1. The Corporation was formed to accept a donation of real property from the United States Department of Energy ("DOE"). The DOE wished to donate its property in Mesa County, Colorado to the City of Grand Junction or to Mesa County, Colorado. The DOE had, for decades, operated various atomic and nuclear energy, uranium exploration and development, environmental remediation and restoration, and related programs on the property, resulting in contamination of the property and improvements by various hazardous substances. Accordingly, the City and County were unwilling to accept legal title and the related legal burdens under local, state, and federal environmental laws. The City and the County therefore agreed to form this non-profit corporation to accept the DOE's donation. The Corporation was also charged with developing and implementing plans to maintain and improve the site and to utilize fully the resources of the site, both intellectual and physical, for the benefit of the community, with an emphasis on economic development and job retention and creation. The DOE transferred the property to the Corporation on September 19, 2001.

- 3.2. The Corporation shall continue to operate for these and related charitable, scientific and educational purposes, but no substantial part of the activities of the Corporation shall be devoted to carrying on propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in any political campaign on behalf of any candidate for public office.
- 3.3. The Corporation shall have all the powers permitted to corporations under the laws of Colorado consistent with a corporation to be organized and operated exclusively for charitable, scientific and educational purposes within the meaning of Section 501(c)(3) or Section 170(c)(2) of the Internal Revenue Code of 1986 or any superseding section or sections thereof.
- 3.4. The Corporation is not organized for pecuniary profit. It shall not have any power to issue certificates of stock or declare dividends. No part of its net earnings shall inure to the benefit of any member, director, officer or individual. No substantial part of the activities of the Corporation shall be devoted to carrying on propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in any political campaign on behalf of any candidate for public office. The Corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under Code §501(c)(3).
- 3.5. The services, activities and opportunities of the Corporation shall be available to all persons regardless of race, color, creed, national origin, sex or handicap.

ARTICLE 4. MEMBERS

- 4.1. The Corporation will not have voting members. Voting power for all purposes will rest with the Corporation's Board of Directors.

ARTICLE 5. DIRECTORS

- 5.1. The corporate powers shall be exercised by or under the authority of, and the business and affairs of the Corporation shall be managed under the direction of, a Board of Directors. The number of directors of the Corporation, and the manner in which they are selected, shall be fixed by the bylaws.

ARTICLE 6. DISSOLUTION

- 6.1. By the vote of the Board of Directors, and with the approval of both the City Council and the BOCC, the Corporation may be dissolved.
- 6.2. The real and personal property of the Corporation is and shall be irrevocably dedicated to exempt purposes set forth in Article 3. Upon dissolution, other than

incident to a merger or consolidation with another non-profit and tax-exempt organization, and after payment or provision has been made for the Corporation's liabilities, the assets of the Corporation shall be dedicated to a governmental entity or any other nonprofit, tax exempt organization which is organized exclusively for purposes which qualify for exemption under the provisions of Section 501(c)(3) of the Internal Revenue Code of 1986 or any superseding section or sections thereof. The Corporation's Board of Directors shall make a written proposal regarding disposition of the Corporation's assets to one or more qualified recipients. The City Council and the BOCC shall jointly decide to which organization(s) the distribution shall be made.

ARTICLE 7. LIMITATION OF LIABILITY FOR DIRECTORS

7.1. A director of this Corporation shall not be personally liable to the Corporation or its members, if any, for monetary damages for breach of fiduciary duty as a director. This provision shall not eliminate or limit the liability of a director to the Corporation or any members for monetary damages otherwise existing for (i) any breach of the director's duty of loyalty to the Corporation or its members; (ii) acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law; (iii) acts specified in section 7-128-403 or section 7-128- 501(2) of the Colorado Revised Nonprofit Corporation Act; or (iv) any transaction from which the director directly or indirectly derived any improper personal benefit. If the Colorado Revised Nonprofit Corporation Act is hereafter amended to eliminate or limit further the liability of a director, then, in addition to the elimination or limitation of liability provided by this Article, the liability of each director shall be eliminated or limited to the fullest extent permitted by the Colorado Revised Nonprofit Corporation Act as so amended. Any repeal or modification of this Article shall not adversely affect any right or protection of a director of the Corporation under this Article as in effect immediately prior to such repeal or modification with respect to any liability that would have accrued, but for this Article, prior to such repeal or modification.

ARTICLE 8. INDEMNIFICATION

8.1. The Corporation shall indemnify, to the fullest extent permitted by applicable law in effect from time to time, any person, and the estate and personal representative of any such person, against all liability and expense (including attorneys' fees) incurred by reason of the fact that such person is or was a director or officer of the Corporation, or, while serving as a director or officer of the Corporation, he is or was serving at the request of the Corporation as a director, officer, partner, trustee, employee, fiduciary, or agent of, or in any similar managerial or fiduciary position of, another domestic or foreign organization or entity or of an employee benefit plan. The Corporation shall also indemnify any person, and that person's estate and personal representative, if the person is serving or has served the Corporation as director, officer,

employee, fiduciary, or agent, to the extent and in the manner provided in any bylaw, resolution of the directors, contract, or otherwise, so long as such provision is legally permissible [SC1].

ARTICLE 9. AMENDMENT

- 9.1. The Board of Directors shall have the power to amend these Restated Articles or the Corporation's Bylaws, provided that:
- (a) The action is proposed at an annual, regular or special meeting of the Board;
 - (b) The Board adopts the proposed amendment(s) by the affirmative vote of a majority of the board at a subsequent annual, regular or special meeting;
 - (c) The amendment is approved by both the City Council and the BOCC before the amendment takes effect or is filed with the Colorado Secretary of State.

ARTICLE 10. DEFINITIONS AND TERMINOLOGY

References in these Restated Articles to the "Code" are to the Internal Revenue Code of 1986, as amended. Any reference to specific sections of the Code shall include sections of like or similar import which replace the specific sections as a result of changes to the Code made after the date of this Agreement, and shall include applicable Treasury Regulations and other guidance from the Internal Revenue Service.

- 10.1. References to any title, article, or section of the Colorado Revised Statutes shall be deemed to be references to any superseding article or provisions of the Colorado Revised Statutes.
- 10.2. Where the context requires, (a) the masculine gender shall be deemed to include the feminine and the neuter and vice versa, and (b) the singular shall be deemed to include the plural, and vice versa. Headings are inserted only as a matter of convenience and reference, and in no way define or describe the scope of any provision.

CERTIFICATIONS

The undersigned Secretary of Riverview Technology Corporation certifies that the foregoing Restated Bylaws were adopted by the affirmative vote of at least a majority of the directors present and entitled to vote at a meeting held on November 6, 2013.

Secretary

The undersigned [title] of the City of Grand Junction certifies that the foregoing Restated Bylaws were approved by the City Council of the City of Grand Junction, Colorado, on _____ 2013.

[title]

The undersigned [title] of the Board of County Commissioners of Mesa County, Colorado, certifies that the foregoing Restated Bylaws were approved by the Board of County Commissioners of Mesa County, Colorado, on _____, 2013.

[title]



Date: April 28, 2014
 Author: Stephanie Tuin
 Title/ Phone Ext: City Clerk, x 1511
 Proposed Schedule: May 7, 2014
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 6
CITY COUNCIL AGENDA ITEM

Subject: Council Committee Assignments for 2014 - 2015
Action Requested/Recommendation: Adopt Proposed Resolution
Presenter(s) Name & Title: City Council

Executive Summary:

Annually, the City Council reviews and determines who on the City Council will represent the City Council on various boards, committees, commissions, authorities, and organizations.

Background, Analysis and Options:

The City Council assigns its members to represent the governing body on a variety of Council appointed boards, committees and commissions as well as a number of outside organizations.

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

This item does not relate to the Comprehensive Plan.

Board or Committee Recommendation:

None

Financial Impact/Budget:

There is no financial impact.

Legal issues:

No legal issues have been identified.

Other issues:

None

Previously presented or discussed:

This item was discussed at the May 5, 2014 workshop.

Attachments:

Current Assignment List
Proposed Resolution

AMENDED (December 9, 2013) - CITY COUNCIL FORMAL ASSIGNMENTS

Individual Members are assigned for each of the following:

Board/Organization	Meeting Day/Time/Place	2013 Assignments
Associated Governments of Northern Colorado (AGNC)	2 nd Tuesday of each month @ 10:00 a.m. different municipalities	Martin Chazen
Downtown Development Authority/Downtown BID	2 nd and 4 th Thursdays @ 7:30 am @ Whitman Educational Center, BID board meets quarterly	Martin Chazen
Grand Junction Housing Authority	4 th Monday @ 11:30 am @ 1011 N. 10 th	Barbara Traylor Smith
Grand Junction Regional Airport Authority	Usually 3 rd Tuesday @ 5:15 pm @ City Hall, Municipal Hearing Room (workshops held the 1 st Tuesday when needed)	Sam Susuras
Parks Improvement Advisory Board (PIAB)	Quarterly, 1 st Tuesday @ noon @ various locations	Sam Susuras Alternate – Barbara Traylor Smith
Parks & Recreation Advisory Committee	1 st Thursday @ noon @ various locations	Jim Doody
Riverfront Commission	3 rd Tuesday of each month at 5:30 p.m. in Training Room A, Old Courthouse	Bennett Boeschenstein
Mesa County Separator Project Board (PDR)	Quarterly @ Mesa Land Trust, 1006 Main Street	Bennett Boeschenstein
Grand Valley Regional Transportation Committee (GVRTC)	4 th Monday @ 3:00 pm @ GVT Offices, 525 S. 6 th St., 2 nd Floor	Phyllis Norris
Grand Junction Economic Partnership	3 rd Wednesday of every month @ 7:30 am @ GJEP office	Sam Susuras
Colorado Water Congress	Meets 3-4 times a year in Denver	Sam Susuras
Chamber Governmental Affairs (Legislative) Committee	Meets biweekly during the legislative session and monthly during the rest of the year	City Manager and open to any and all
5-2-1 Drainage Authority	Meets quarterly, generally the 4 th Wednesday of month at 3:00 p.m. in the Old Courthouse in Training Room B	Duncan McArthur
Criminal Justice Leadership 21 st Judicial District	Meets 3 rd Thursday of each month, at 11:30 at S.O. Training Room at 215 Rice Street.	Municipal Judge
Club 20	The board of directors meets at least annually. The time and place for board meetings are determined by the Executive Committee.	Sam Susuras

Ad Hoc Committees	Date/Time	2013 Council Representative
Avalon Theatre Committee		Bennett Boeschstein
Council Agenda Setting Meeting	Wednesday before next City Council Meeting in the a.m.	Mayor Pro Tem Martin Chazen
Las Colonias Committee		Bennett Boeschstein
Matchett Park Committee		Martin Chazen
Mesa County Fire Study		Phyllis Norris
Public Safety Project		Jim Doody
Quarterly Budget Reviews		Duncan McArthur and Barbara Traylor Smith
Homeless and Vagrancy Committee		Duncan McArthur, Bennett Boeschstein, and Marty Chazen

Other Boards

Board Name	Date/Time	2013 Council Representative
Associated Members for Growth and Development (AMGD)	1 st Wednesday, 7:00 a.m.	Duncan McArthur is chair, Open to all
Building Code Board of Appeals *	As needed	NA
Commission on Arts and Culture *	4 th Wednesday of each month at 4:00 p.m.	NA
Forestry Board *	First Friday of each month at 8:00 a.m.	NA
Historic Preservation Board *	1 st Tuesday of each month at 4:00 p.m.	NA
Horizon Drive Association Business Improvement District *	2 nd Wednesday of each month at 10:00 a.m.	NA
Grand Valley Trails Alliance	New board, meetings time not established	No assignment
Persigo Board (All City and County Elected)	Annually	All
Planning Commission *	2 nd and 4 th Tuesday at 6:00 p.m.	NA
Public Finance Corporation *	Annual meeting in January	NA
Ridges Architectural Control Committee *	As needed	NA
Riverview Technology Corporation *	Annual meeting in January	NA
State Leasing Authority *	2 nd Tuesday in January other times as needed	NA
Urban Trails Committee *	2 nd Tuesday of each month at 5:30 p.m.	NA
Visitor and Convention Bureau Board of Directors *	2 nd Tuesday of each month at 3:00 p.m.	NA
Zoning Code Board of Appeals *	As needed	NA

*No Council representative required or assigned - City Council either makes or ratifies appointments - may or may not interview dependent on particular board

RESOLUTION NO. _____-14

**A RESOLUTION APPOINTING AND ASSIGNING
CITY COUNCILMEMBERS TO REPRESENT THE CITY
ON VARIOUS BOARDS, COMMITTEES, COMMISSIONS, AUTHORITIES, AND
ORGANIZATIONS**

Recitals:

Through various boards, committees, commissions and organizations the citizens of the City have a longstanding tradition of service to the community. The City Council by and through its creation of many of those boards and its participation there on and there with is no exception. The City is regularly and genuinely benefitted by the service performed by its boards, committees, commissions and organizations.

In order to continue that service the City Council annually or at convenient intervals designates certain Council members to serve on various boards, committees and commissions.

At its meeting on May 7, 2014 the City Council appointed its members to serve, in accordance with the bylaws of the board and/or applicable law, on the following boards, commissions, committees and organizations.

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

Until further action by the City Council, the appointments and assignments of the members of the City Council are as attached.

PASSED AND ADOPTED THIS ___ day of _____, 2014.

President of the City Council

ATTEST:

City Clerk

CITY COUNCIL FORMAL ASSIGNMENTS

Individual Members are assigned for each of the following:

Board/Organization	Meeting Day/Time/Place	2014 Assignments
Associated Governments of Northern Colorado (AGNC)	2 nd Tuesday of each month @ 10:00 a.m. different municipalities	Martin Chazen
Downtown Development Authority/Downtown BID	2 nd and 4 th Thursdays @ 7:30 am @ Whitman Educational Center, BID board meets quarterly	Martin Chazen
Grand Junction Housing Authority	4 th Monday @ 11:30 am @ 1011 N. 10 th	Barbara Traylor Smith
Grand Junction Regional Airport Authority	Usually 3 rd Tuesday @ 5:15 pm @ City Hall, Municipal Hearing Room (workshops held the 1 st Tuesday when needed)	Sam Susuras
Parks Improvement Advisory Board (PIAB)	Quarterly, 1 st Tuesday @ noon @ various locations	Sam Susuras Alternate – Barbara Traylor Smith
Parks & Recreation Advisory Committee	1 st Thursday @ noon @ various locations	Jim Doody
Riverfront Commission	3 rd Tuesday of each month at 5:30 p.m. in Training Room A, Old Courthouse	Bennett Boeschstein
Mesa County Separator Project Board (PDR)	Quarterly @ Mesa Land Trust, 1006 Main Street	Bennett Boeschstein
Grand Valley Regional Transportation Committee (GVRTC)	4 th Monday @ 3:00 pm @ GVT Offices, 525 S. 6 th St., 2 nd Floor	Phyllis Norris
Grand Junction Economic Partnership	3rd Wednesday of every month @ 7:30 am @ GJEP office	Sam Susuras
Colorado Water Congress	Meets 3-4 times a year in Denver	Sam Susuras
Chamber Governmental Affairs (Legislative) Committee	Meets biweekly during the legislative session and monthly during the rest of the year	City Manager and open to any and all
5-2-1 Drainage Authority	Meets quarterly, generally the 4 th Wednesday of month at 3:00 p.m. in the Old Courthouse in Training Room B	Duncan McArthur
Criminal Justice Leadership 21 st Judicial District	Meets 3rd Thursday of each month, at 11:30 at S.O. Training Room at 215 Rice Street.	Municipal Judge
Club 20	The board of directors meet at least annually. The time and place for board meetings are determined by the Executive Committee.	Sam Susuras

Ad Hoc Committees	Date/Time	2014 Council Representative
Avalon Theatre Committee		Bennett Boeschstein
Council Agenda Setting Meeting	Wednesday before next City Council Meeting in the a.m.	Mayor Pro Tem
Las Colonias Committee		Bennett Boeschstein
Matchett Park Committee		Martin Chazen
Mesa County Fire Study		Phyllis Norris
Public Safety Project		Jim Doody
Quarterly Budget Reviews		Duncan McArthur and Barbara Traylor Smith

Other Boards

Board Name	Date/Time	2014 Council Representative
Associated Members for Growth and Development (AMGD)	1 st Wednesday, 7:00 a.m.	Duncan McArthur is chair, Open to all
Building Code Board of Appeals *	As needed	NA
Commission on Arts and Culture *	4 th Wednesday of each month at 4:00 p.m.	NA
Forestry Board *	First Friday of each month at 8:00 a.m.	NA
Historic Preservation Board *	1 st Tuesday of each month at 4:00 p.m.	NA
Horizon Drive Association Business Improvement District *	2 nd Wednesday of each month at 10:00 a.m.	NA
Grand Valley Trails Alliance	New board, meetings time not established	
Persigo Board (All City and County Elected)	Annually	
Planning Commission *	2 nd and 4 th Tuesday at 6:00 p.m.	NA
Public Finance Corporation *	Annual meeting in January	NA
Ridges Architectural Control Committee *	As needed	NA
Riverview Technology Corporation *	Annual meeting in January	NA
State Leasing Authority *	2 nd Tuesday in January other times as needed	NA

Urban Trails Committee *	2 nd Tuesday of each month at 5:30 p.m.	NA
Visitor and Convention Bureau Board of Directors *	2 nd Tuesday of each month at 3:00 p.m.	NA
Zoning Code Board of Appeals *	As needed	NA

*No Council representative required or assigned - City Council either makes or ratifies appointments - may or may not interview dependent on particular board



Date: April 18, 2014
 Author: David Thornton, AICP
 Title/ Phone Ext: Planning and Development Supervisor / 244-1450
 Proposed Schedule: _____ First Reading April 16, 2014
 2nd Reading: May 7, 2014
 File #: CPA-2013-552 & CPA-2013-553

Attach 9
CITY COUNCIL AGENDA ITEM

Subject: Orchard Mesa Neighborhood Plan Adoption and Future Land Use Map Amendment, Located on Orchard Mesa
Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage and Publication in Pamphlet Form of Proposed Ordinances
Presenter(s) Name & Title: David Thornton, Planning and Development Supervisor

Executive Summary:

Request to adopt the Orchard Mesa Neighborhood Plan as an element of the Grand Junction Comprehensive Plan; and to amend the Future Land Use Map encompassing 53 acres of land in and around the Mesa County Fairgrounds between 27 Road and 28 ¼ Road and B Road to B ¾ Road from Neighborhood Center, Residential Medium High, and Residential Medium Future Land Use designations to Neighborhood Center, Commercial, Park, Residential Medium High, and Residential Medium Future Land Use designations.

Background, Analysis and Options:

The Orchard Mesa Neighborhood Plan is a joint planning effort between the City of Grand Junction and Mesa County. It builds upon the 2010 Grand Junction Comprehensive Plan, which was adopted by Mesa County and Grand Junction. The previous Orchard Mesa Plan was adopted in 1995 and updated in 2000. With the adoption of the 2010 Grand Junction Comprehensive Plan, the Orchard Mesa Plan was sunset. A new Orchard Mesa Neighborhood Plan is needed to complement the Comprehensive Plan and to address the specific needs of the Orchard Mesa area. A Future Land Use Map amendment for the Neighborhood Center is included in the project.

The Plan area is generally located between the Colorado and Gunnison Rivers, from Confluence Point on the west and extending eastward to BLM lands around 34 ½ Road. The southern boundary of the Plan area is around Whitewater Hill, abutting the Whitewater Community Plan area. The Plan area includes the urban area of Orchard Mesa on the west; the Gunnison River Bluffs on the southwest; and rural Central Orchard Mesa on the east. The Plan area is generally urbanizing west of 31 Road.

The Plan area encompasses about 13,000 acres, or just over 20 square miles; of that, about 3 square miles, or 15%, is in the City of Grand Junction and the remainder is unincorporated Mesa County. A little over half of the Plan area is within the Urban Development Boundary.

There were 6 public open houses conducted in 2013, which were attended by over 320 people. Approximately 93 written comments were received. Prior to each series of open houses, postcards were mailed to all property owners in the Plan area. An additional open house was held January 29, 2014, attended by 8 property owners. Although open to the general public, the specific purpose was to provide an opportunity for property owners in the area in and around the Mesa County Fairgrounds, affected by the proposed future land use change to meet with Planning staff. There were also eleven technical focus group and stakeholder meetings, with about 50 participants, and three joint City and County Planning Commission workshops. A Joint City/County Planning Commissions Public Hearing was held February 20, 2014 where the public had an additional opportunity to make comments about the Plan.

The draft Plan and all supporting documents were made available to the public on the City and County websites. Paper copies were distributed to the Mesa County Library (Main Library and Orchard Mesa Branch) and were also available at both Planning Offices.

SUMMARY OF PLAN

The proposed Orchard Mesa Neighborhood Plan is attached. The draft Plan contains an introduction describing the planning process, area demographics, and the key issues discussed in the Plan, plus an appendix with 24 maps depicting information about the Plan area. The Plan has 12 chapters on the following topics:

- Community Image
- Future Land Use & Zoning
- Rural Resources
- Housing Trends
- Economic Development
- Transportation
- Public Services
- Stormwater
- Parks, Recreation, Open Space & Trails
- Mesa County Fairgrounds
- Natural Resources
- Historic Preservation

Each chapter begins with a “Background” discussion, describing existing conditions and known issues. Relevant sections of the 2010 Comprehensive Plan are included, with an emphasis on the Guiding Principles. The Goals and Actions for each subject are preceded by the related 2010 Comprehensive Plan Goals and Policies. This helps to

illustrate how the Orchard Mesa Neighborhood Plan is connected to the Grand Junction Comprehensive Plan.

KEY ISSUES

Key issues identified in the planning process includes the public's perception of the image of Orchard Mesa; the appearance of the Highway 50 corridor; future development in urbanizing areas; the protection of rural areas; improving stormwater and drainage infrastructure; better connectivity between the neighborhoods on the north and south sides of Highway 50; the need for pedestrian and bicycle infrastructure; and economic development issues such as the desire for more businesses and services, including medical services. (NOTE: the following actions do not address all of the issues described above. See the Plan for additional actions.)

KEY ACTIONS

1. Entrances to the Community

Highway 50 enters Grand Junction from the south. Residents and business owners alike have expressed the need to beautify the Highway 50 corridor. The B ½ Road Overpass is a visual cue that you have arrived in the urban area. It has been identified as an opportunity for beautification and can become an attractive entry feature welcoming visitors. Plan participants and the Grand Junction City Council have endorsed this concept and support it as part of the planning efforts for Orchard Mesa. The figures shown here depict one concept for beautification in this area. (See Plan pages 9-10) Other goals and actions in the Community Image, Future Land Use and Zoning, and Economic Development chapters identify more ways to improve the appearance of the Highway 50 corridor while supporting economic development, including redevelopment of properties and streetscape improvements.

2. Future Land Use

The Future Land Use map was adopted as part of the 2010 Comprehensive Plan. The future land use for the majority of the Plan area is proposed to remain as currently adopted. However, the Neighborhood Center around the Fairgrounds and City Market is proposed to be changed. A Neighborhood Center is an area that has commercial and residential land use mixed within a more densely populated environment. As currently adopted, the Neighborhood Center extends along both sides of Highway 50, and is surrounded by the Residential Medium High future land use and transitioning to Residential Medium. The east and west ends of the Fairgrounds are designated as Park. Multiple future land uses overlay some parcels. Much of the area is currently zoned commercial. The Fairgrounds is zoned Planned Unit Development (PUD).

The intent of the proposed Future Land Use map change is to make the future land use more consistent with actual development patterns and to resolve conflicts with zoning. The Neighborhood Center is proposed to be revised to be limited to that area north of Highway 50 and south of B ½ Road, between 27 ½ Road and 28 Road (draft Plan page 16). The entire Fairgrounds would be designated as Park, consistent with its use and PUD as well as the Mesa County Fairgrounds Master Plan. The remainder of the area along the highway would be Commercial, with Residential Medium High applied to the mobile home park to the southwest of the B ½ Road overpass. (See Plan pages 16-17)

3. Neighborhood Center Circulation

Highway 50 has no pedestrian infrastructure and few crossings, limiting the ability of local residents to walk or bike safely. A bike and pedestrian path along Highway 50, as well as improved crossings, are a high priority in the proposed Plan. Linking businesses and residential areas inside and outside the Neighborhood Center can provide residents with more transportation options. Highway 50 is a major barrier separating south-side neighborhoods from the Neighborhood Center, Grand Valley Transit bus routes and Orchard Mesa Middle School.

Grade-separated pedestrian crossings of Highway 50 (overpasses or underpasses) are the safest pedestrian crossings. While building new pedestrian bridges or underpasses are very expensive, reconfiguring the B ½ Road overpass to include pedestrian and bicycle facilities would provide both an economical and functional solution that significantly improves mobility and connections between schools, neighborhoods, the Neighborhood Center and the Mesa County Fairgrounds. This project ranks as a key solution to overcoming at least some of the barriers that Orchard Mesa residents face today. The Colorado Department of Transportation has already identified future changes in the access along Highway 50 in this area that will allow reducing the B ½ Road Overpass to one-way traffic eastbound, allowing the second travel lane to be limited to non-motorized transportation. (See Plan page 39.)

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

A Neighborhood Plan is an element of a Comprehensive Plan and therefore when adopted becomes a part of the Comprehensive Plan. The proposed Orchard Mesa Neighborhood Plan further defines in more detail the needs of Orchard Mesa and identifies goals and action steps specific to Orchard Mesa that support the Comprehensive Plan's Goals and Policies and vision for Grand Junction to become the most livable community, and further implements the Comprehensive Plan through these action steps. Some of these actions steps include improving Orchard Mesa as a gateway into Grand Junction, working to improve pedestrian connections to schools and other public facilities, supporting the future growth of neighborhood and village centers and enhancing Grand Junction as a regional center of commerce, The Orchard Mesa Neighborhood Plan supports the Guiding Principles of the Grand Junction Comprehensive Plan and specifically addresses 10 of the 12 Comprehensive Plan Goals listed below and their related policies.

- Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers. Policy D: The City and Mesa County will make land use and infrastructure decisions consistent with the goal of supporting and encouraging the development of centers.
- Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community. Policy A: To create large and small "centers" throughout the community that provide services and commercial areas.
- 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.
- Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse. Policy A.: In making land use and development decisions, the City and County will balance the needs of the community.
- Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering. Policy A: 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. Policy A: Design streets and walkways as attractive public spaces. Policy B: Construct streets in...neighborhood Centers to include enhances pedestrian amenities. Policy C: Enhance and accentuate the City's "gateways"...leading into the City.
- Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources. Policy A: The City and County will work with the Mesa County Regional Transportation Planning Office (RTPO) on maintaining and updating the Regional Transportation Plan, which includes planning for all modes of transportation.
- Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes. Policy B: Preserve areas of scenic and/or natural beauty and where possible include these areas in a permanent open space system.
- Goal 11: Public facilities and services for our citizens will be a priority in planning for growth. Policy A: The City and County will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.
- Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy. Policy A: Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism.

Board or Committee Recommendation:

At a Joint City of Grand Junction and Mesa County Planning Commission Public Hearing held February 20, 2014, the Planning Commissions unanimously recommended approval to City Council to

1. adopt the Orchard Mesa Neighborhood Plan as an element of the Grand Junction Comprehensive Plan; and
2. amend the Future Land Use Map encompassing 53 acres of land in and around the Mesa County Fairgrounds between 27 Road and 28 ¼ Road and B Road to B ¾ Road from Neighborhood Center, Residential Medium High, and Residential Medium Future Land Use designations to Neighborhood Center, Commercial, Park, Residential Medium High and Residential Medium Future Land Use designations.

Financial Impact/Budget:

These Plan Amendments have no direct financial impact on the City budget.

Legal issues:

The City is authorized by its home rule powers pursuant to the Colorado Constitution and the City of Grand Junction Charter to exercise broad powers in the planning of land use on behalf of the health, safety, morals and general welfare of the community. In addition, State law authorized municipalities to plan and zone land in C.R.S. § 29-20-101 *et seq.* Municipalities are specifically authorized to adopt plans by C.R.S. §31-23-202.

Other issues:

There are no other issues.

Previously presented or discussed:

The Orchard Mesa Neighborhood Plan was discussed at the March 31, 2014 City Council workshop and first reading of the ordinance to adopt the Plan was approved on April 16, 2014.

Attachments:

Background Information/Analysis/Findings and Conclusions

Orchard Mesa Neighborhood Plan

Public Comments Summary Table

Review Agency Comments Summary

Written Comments on Plan Document Presented at Joint PC Public Hearing

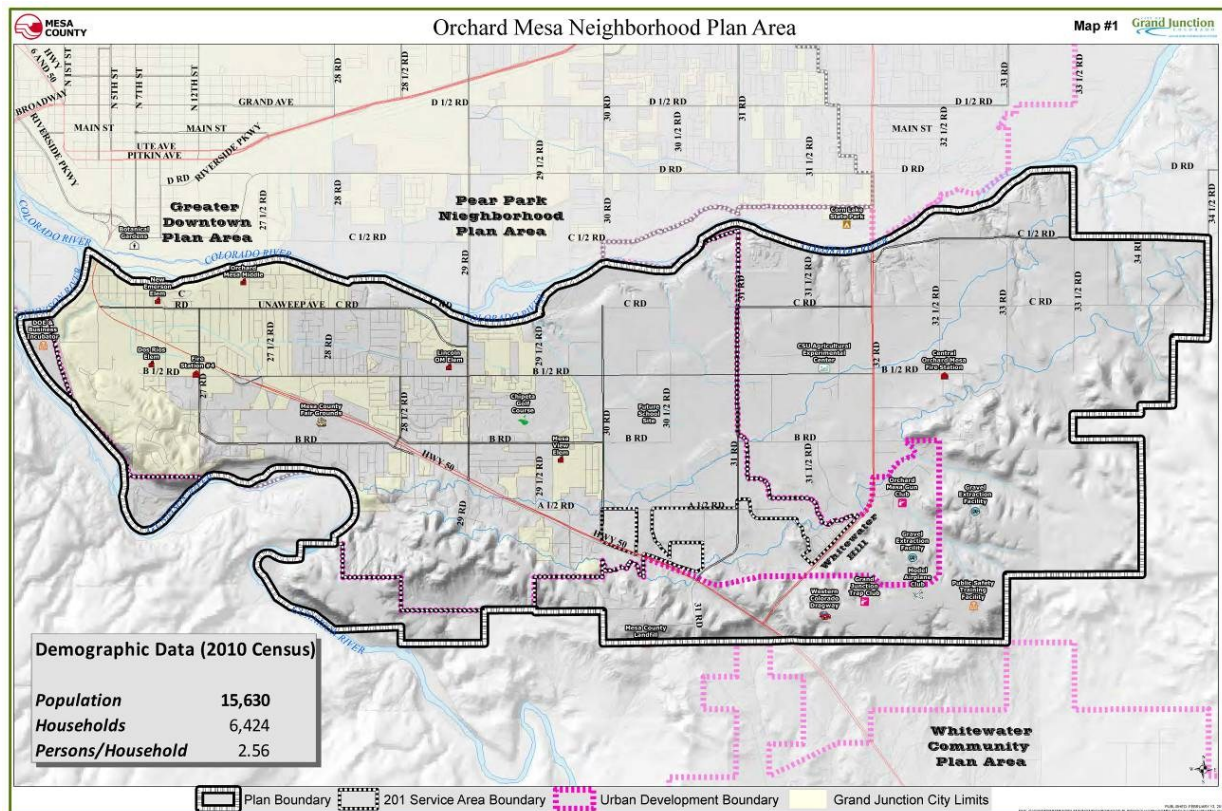
Feb. 20, 2014 Joint City/County Planning Commission Public Hearing minutes

Ordinances (2)

Background Information
Analysis
Findings and Conclusions

BACKGROUND INFORMATION/ANALYSIS/FINDINGS AND CONCLUSIONS

The Orchard Mesa Neighborhood Plan is a joint planning effort between the City of Grand Junction and Mesa County. It builds upon the 2010 Grand Junction Comprehensive Plan, which was adopted by Mesa County and Grand Junction. The previous Orchard Mesa Plan was adopted in 1995 and updated in 2000. With the adoption of the 2010 Grand Junction Comprehensive Plan, the Orchard Mesa Plan was sunset. A new Orchard Mesa Neighborhood Plan is needed to complement the Comprehensive Plan and to address the specific needs of the Orchard Mesa area. A Future Land Use Map amendment for the Neighborhood Center is included in the project.



Orchard Mesa Neighborhood Plan Area (Figure 1, Plan Document)

PROJECT LOCATION

The Plan area is generally located between the Colorado and Gunnison Rivers, from Confluence Point on the west and extending eastward to BLM lands around 34 1/2 Road. The southern boundary of the Plan area is around Whitewater Hill, abutting the Whitewater Community Plan area. The Plan area includes the urban area of Orchard Mesa on the west; the Gunnison River Bluffs on the southwest; and rural Central Orchard Mesa on the east. The Plan area is generally urbanizing west of 31 Road.

The Plan area encompasses about 13,000 acres, or just over 20 square miles; of that, about 3 square miles, or 15%, is in the City of Grand Junction and the remainder is

unincorporated Mesa County. A little over half of the Plan area is within the Urban Development Boundary.

PUBLIC PROCESS

There were 6 public open houses conducted in 2013, which were attended by over 320 people. Approximately 93 written comments were received (summary attached). Prior to each series of open houses, postcards were mailed to all property owners in the Plan area. An additional open house was held January 29, 2014, attended by 8 property owners. Although open to the general public, the specific purpose was to provide an opportunity for property owners in the area affected by the proposed future land use change to meet with Planning staff. There were also eleven technical focus group and stakeholder meetings, with about 50 participants, and three joint City and County Planning Commission workshops.

The draft Plan and all supporting documents were made available to the public on the City and County websites. Paper copies were distributed to the Mesa County Library (Main Library and Orchard Mesa Branch) and were also available at both Planning Offices.

ORCHARD MESA PLAN PROCESS

1

Planning Process Highlights:

- The planning process started at the beginning of 2013 - a joint planning effort with city/county
- Eleven focus group/stakeholder meetings have been held
- Two Joint Workshops with City and County Planning Commissions, a third scheduled February 13, 2014
- Board of County Commissioners briefing – June and October 2013
- City Council Updates – September 2013 and January 2014
- Six Open Houses held June, August and November
- Draft Preliminary Plan available to Public for comments – November 2013
- Draft Final Plan available for Public Review Period – December 20, 2013 through January 24, 2014
- Open House held for affected property owners of proposed FLU map changes – January 29, 2014
- Joint City/County Planning Commission public hearing – February 20, 2014
- City Council public hearing – March/ April 2014

At Six Open Houses

- 320 people
- 93 written comments



SUMMARY OF PLAN

The proposed Orchard Mesa Neighborhood Plan is attached. The draft Plan contains an introduction describing the planning process, area demographics, and the key issues discussed in the Plan, plus an appendix with 24 maps depicting information about the Plan area. The Plan has 12 chapters on the following topics:

- Community Image
- Future Land Use & Zoning
- Rural Resources
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- Stormwater
- Parks, Recreation, Open Space & Trails
- Mesa County Fairgrounds
- Natural Resources
- Historic Preservation

Each chapter begins with a “Background” discussion, describing existing conditions and known issues. Relevant sections of the 2010 Comprehensive Plan are included, with an emphasis on the Guiding Principles. The Goals and Actions for each subject are preceded by the related 2010 Comprehensive Plan Goals and Policies. This helps to illustrate how the Orchard Mesa Neighborhood Plan is connected to the Grand Junction Comprehensive Plan.

- Goals are general statements of an achievable future condition or end. They are broad public purposes toward which policies and programs are directed.
- Policies are a set of guidelines for enacting goals. Policies are intended to bring predictability to decision-making.
- Actions are specific steps or strategies to implement a policy and reach a goal.

KEY ISSUES

Key issues identified in the planning process includes the public’s perception of the image of Orchard Mesa; the appearance of the Highway 50 corridor; future development in urbanizing areas; the protection of rural areas; improving stormwater and drainage infrastructure; better connectivity between the neighborhoods on the north and south sides of Highway 50; the need for pedestrian and bicycle infrastructure; and economic development issues such as the desire for more businesses and services, including medical services. (NOTE: the following actions do not address all of the issues described above. See the Plan for additional actions.)

KEY ACTIONS

1. Entrances to the Community

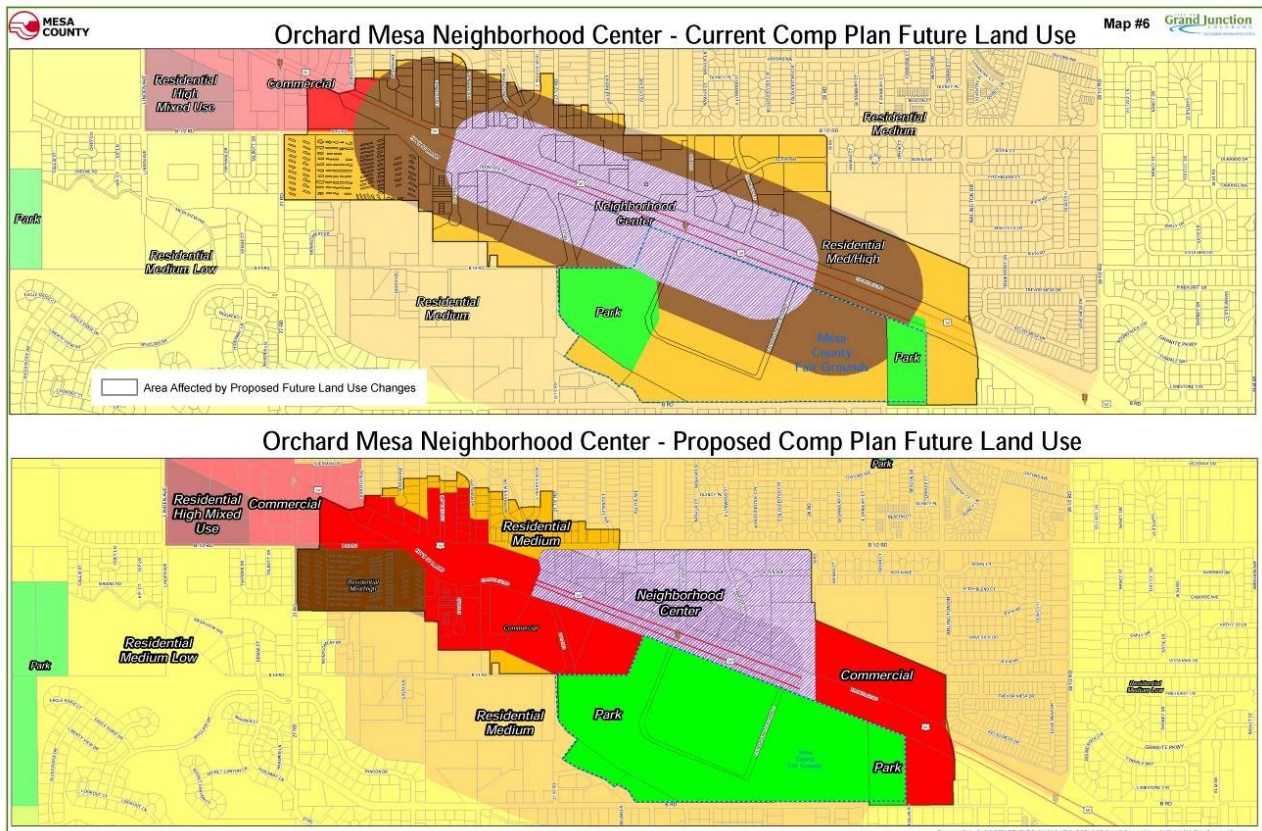
Highway 50 enters Grand Junction from the south. Residents and business owners alike have expressed the need to beautify the Highway 50 corridor. The B ½ Road Overpass is a visual cue that you have arrived in the urban area. It has been identified

as an opportunity for beautification and can become an attractive entry feature welcoming visitors. Plan participants and the Grand Junction City Council have endorsed this concept and support it as part of the planning efforts for Orchard Mesa. The figures shown here depict one concept for beautification in this area. (See Plan pages 9-10) Other goals and actions in the Community Image, Future Land Use and Zoning, and Economic Development chapters identify more ways to improve the appearance of the Highway 50 corridor while supporting economic development, including redevelopment of properties and streetscape improvements.



2. Future Land Use

The Future Land Use map was adopted as part of the 2010 Comprehensive Plan. The future land use for the majority of the Plan area is proposed to remain as currently adopted. However, the Neighborhood Center around the Fairgrounds and City Market is proposed to be changed. A Neighborhood Center is an area that has commercial and residential land use mixed within a more densely populated environment. As



currently adopted, the Neighborhood Center extends along both sides of Highway 50, and is surrounded by the Residential Medium High future land use and transitioning to Residential Medium. The east and west ends of the Fairgrounds are designated as Park. Multiple future land uses overlay some parcels. Much of the area is currently zoned commercial. The Fairgrounds is zoned Planned Unit Development (PUD).

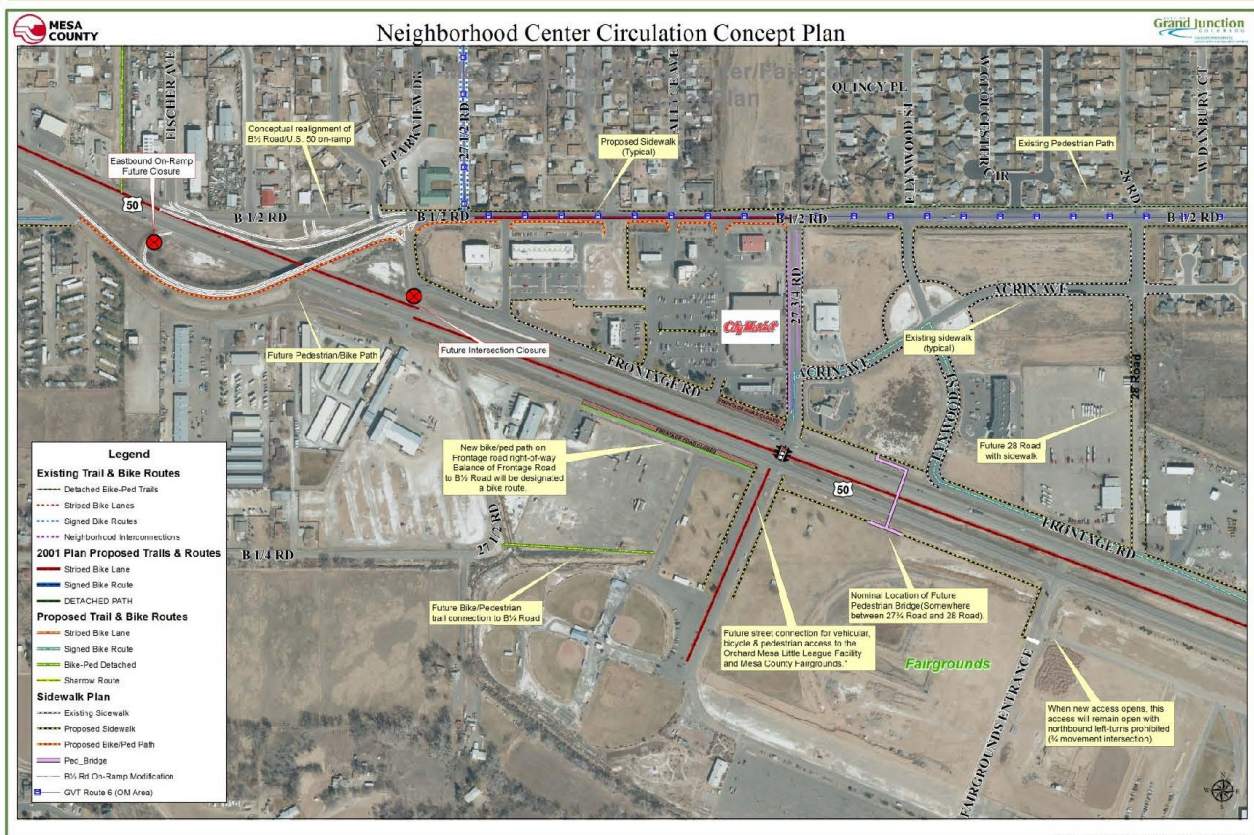
The intent of the proposed Future Land Use map change is to make the future land use more consistent with actual development patterns and to resolve conflicts with zoning. The Neighborhood Center is proposed to be revised to be limited to that area north of Highway 50 and south of B ½ Rd, between 27 ½ Rd and 28 Rd (draft Plan page 16). The entire Fairgrounds would be designated as Park, consistent with its use and PUD as well as the Mesa County Fairgrounds Master Plan. The remainder of the area along the highway would be Commercial, with Residential Medium High applied to the mobile home park to the southwest of the B ½ Road overpass. (See Plan pages 16-17)

A Village Center is designated in the 2010 Comprehensive Plan's Future Land Use Map in the general vicinity of 30 Road and Highway 50. During the planning process, many people questioned the need for such an intense level of development in that area. As Orchard Mesa grows, demand is anticipated for services and densities that would be found in a Village Center. The Village Center is not expected to be developed until well beyond 2020, after services have been extended to the area and development has occurred in the surrounding area. Also, it is near a future school site owned by School District 51. Therefore, the Orchard Mesa Plan does not propose any changes to the Village Center designation.

3. Neighborhood Center Circulation

Highway 50 has no pedestrian infrastructure and few crossings, limiting the ability of local residents to walk or bike safely. A bike and pedestrian path along Highway 50, as well as improved crossings, are a high priority in the proposed Plan. Linking businesses and residential areas inside and outside the Neighborhood Center can provide residents with more transportation options. Highway 50 is a major barrier separating south-side neighborhoods from the Neighborhood Center, Grand Valley Transit bus routes and Orchard Mesa Middle School.

Grade-separated pedestrian crossings of Highway 50 (overpasses or underpasses) are the safest pedestrian crossings. While building new pedestrian bridges or underpasses are very expensive, reconfiguring the B ½ Road overpass to include pedestrian and bicycle facilities would provide both an economical and functional solution that significantly improves mobility and connections between schools, neighborhoods, the Neighborhood Center and the Mesa County Fairgrounds. This project ranks as a key solution to overcoming at least some of the barriers that Orchard Mesa residents face today. The Colorado Department of Transportation has already identified future changes in the access along Highway 50 in this area that will allow reducing the B ½ Road Overpass to one-way traffic eastbound, allowing the second travel lane to be limited to non-motorized transportation. (See Plan page 39.)



LEGAL AUTHORITY TO PLAN OUR COMMUNITY

In addition to the City being authorized by its home rule powers pursuant to the Colorado Constitution and the City of Grand Junction Charter to exercise broad powers in the planning of land use, the following are some of the compelling reasons why we plan our communities.

Community planning is generally a collectively held framework for growth and development that gives local leaders a road map to implement citizens' vision and mobilize partners and stakeholders.

Community planning:

- helps make the most out of municipal budgets by informing infrastructure and services investments to distribute economic development within a given area to reach community objectives.
- creates a framework for collaboration between local governments, citizens and the private sector.
- helps leaders transform a community's vision into implementation, using space as the resource for development and engaging stakeholders along the way.
- helps local governments prepare for the future by identifying and staying ahead of challenges and minimizing potential negative impacts of disorderly growth. Negative impacts of disorderly growth tend to lower property values over time.

- promotes private sector investment in the community. Investment is a long-term endeavor that benefits from predictable conditions.
- helps cities attain economies of scale and allows inter-governmental coordination and promotes spatial efficiencies.
- mobilizes private sector support and momentum. Momentum and support from the private sector are increased when local leaders can demonstrate substantive, even if incremental, progress that is consistent with the collective vision and framework for action.

COMPLIANCE WITH CITY OF GRAND JUNCTION CODE REQUIREMENTS

Section 2.5.C of the Grand Junction Zoning and Development Code states that the Comprehensive Plan can be amended if the City finds that the proposed amendment is consistent with the purpose and intent of the Plan and it meets the following criteria:

- a. There was an error such that then existing facts, projects or trends (that were reasonably foreseeable) were not accounted for;

The 1995 Orchard Mesa Plan was sunset with the adoption of the 2010 Grand Junction Comprehensive Plan. At that time, the need for a new plan for Orchard Mesa was recognized, in order to address the needs of the area in a way that would be consistent with the Comprehensive Plan.

This criterion **is met.**

- b. Subsequent events have invalidated the original premises and findings;

The 1995 Orchard Mesa Plan was sunset with the adoption of the 2010 Grand Junction Comprehensive Plan and it is no longer in effect. There is a need for a new Orchard Mesa Neighborhood Plan, in order to address issues specific to the Plan area. Also, the sewer line serving Whitewater was recently constructed through the area. The Plan reinforces the desire to maintain the rural character of the 32 Road corridor, despite the potential for sewer service. The adoption of the Mesa County Fairgrounds Master Plan and the development of the Colorado Law Enforcement Training Center at Whitewater Hill provide opportunities for Orchard Mesa to serve as a regional attraction. The Plan specifically addresses the role of these two facilities in the future growth of the area.

This criterion **is met.**

- c. The character and/or condition of the area have changed enough that the amendment is acceptable and such changes were not anticipated and are not consistent with the plan;

From the adoption of the 1995 Orchard Mesa Plan to present, there have been numerous changes in the area, including significant residential growth. At the same time, commercial development has not kept pace with that seen throughout the rest of

Grand Junction. Also, the sewer line serving Whitewater passes through the Plan area and has the potential to affect growth along the 32 Road corridor. These issues are addressed by the Orchard Mesa Neighborhood Plan.

This criterion **is met.**

- d. The change is consistent with the goals and policies of the Plan, including applicable special area, neighborhood and corridor plans;

The Orchard Mesa Neighborhood Plan addresses all six Guiding Principles of the 2010 Grand Junction Comprehensive Plan. The Orchard Mesa Neighborhood Plan specifically addresses 10 of the 12 Comprehensive Plan Goals and their related policies:

- Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.
- Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.
- 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.
- Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.
- Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering.
- Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.
- Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.
- Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.
- Goal 11: Public facilities and services for our citizens will be a priority in planning for growth.
- Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

The Orchard Mesa Neighborhood Plan builds upon priorities expressed in the “Orchard Mesa Sub-Area Concept Plan – 2008,” a study conducted as part of the 2010 Comprehensive Plan. The Sub-Area Concept Plan established what areas should be urbanized and what areas should remain rural during life of the Comprehensive Plan’s planning horizon.

This criterion **is met.**

- e. Public and community facilities are adequate to serve the type and scope of the land use proposed;

The proposed Plan reflects the condition, location and extent of existing and planned public and community facilities. Needs for additional and improved facilities and services to serve current residents, as well as future development, are identified in the Plan.

This criterion **is met.**

- f. An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and

The current Future Land Use Map was adopted in 2010. While there is a need to adjust the future land use around the Neighborhood Center to resolve inconsistencies with zoning and land use patterns, there are no significant changes to the amount of land designated for any particular land use.

This criterion **is not applicable.**

- g. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The amendments will benefit the residents of the Orchard Mesa Neighborhood Plan area by providing guidance on future growth, services and infrastructure. The Orchard Mesa Neighborhood Plan addresses issues and concerns specifically identified by the citizens who participated in the planning process.

This criterion **is met.**

REVIEW COMMENTS:

All written review agency comments received from various service providers are included with this report. All indicate no issues with the proposed Plan. Planning staff worked closely with review agencies, service providers and stakeholders to ensure their issues were included in the draft Plan. As with any planning process comments received from the public at open houses and through other venues were considered in drafting the proposed plan.

PUBLIC COMMENTS:

As described above in Section IV, Public Process, extensive public input was provided throughout the planning process. Approximately 320 people participated in the open

houses, in addition to about 50 service providers and interested stakeholders. Meeting notes were compiled for each focus group and technical group meeting to document that input. About 95 comments were received from the public, which were compiled by topic in a spreadsheet (attached). The draft Plan, open house presentations, comment summaries and other materials were posted on the City and County websites:

<http://www.gjcity.org/OrchardMesaAreaPlan.aspx> and
<http://www.mesacounty.us/planning>

FINDINGS OF FACT/CONCLUSIONS

After reviewing the **Orchard Mesa Neighborhood Plan** application, **CPA-2013-552** and the **Future Land Use Map Amendment** application **CPA-2013-553** for a Comprehensive Plan Amendment Adopting the Orchard Mesa Neighborhood Plan and amending the Future Land Use Map for that area in around the Mesa County Fairgrounds and Neighborhood Center area, staff makes the following findings of fact and conclusions:

6. The proposed amendments are consistent with the purpose and intent of the Plan.
7. The review criteria in Section 2.5.C of the Zoning and Development Code have all been met. (See Compliance with Grand Junction Code requirements above)

Orchard Mesa Neighborhood Plan

Orchard Mesa Neighborhood Plan



Orchard Mesa Neighborhood Plan

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Introduction

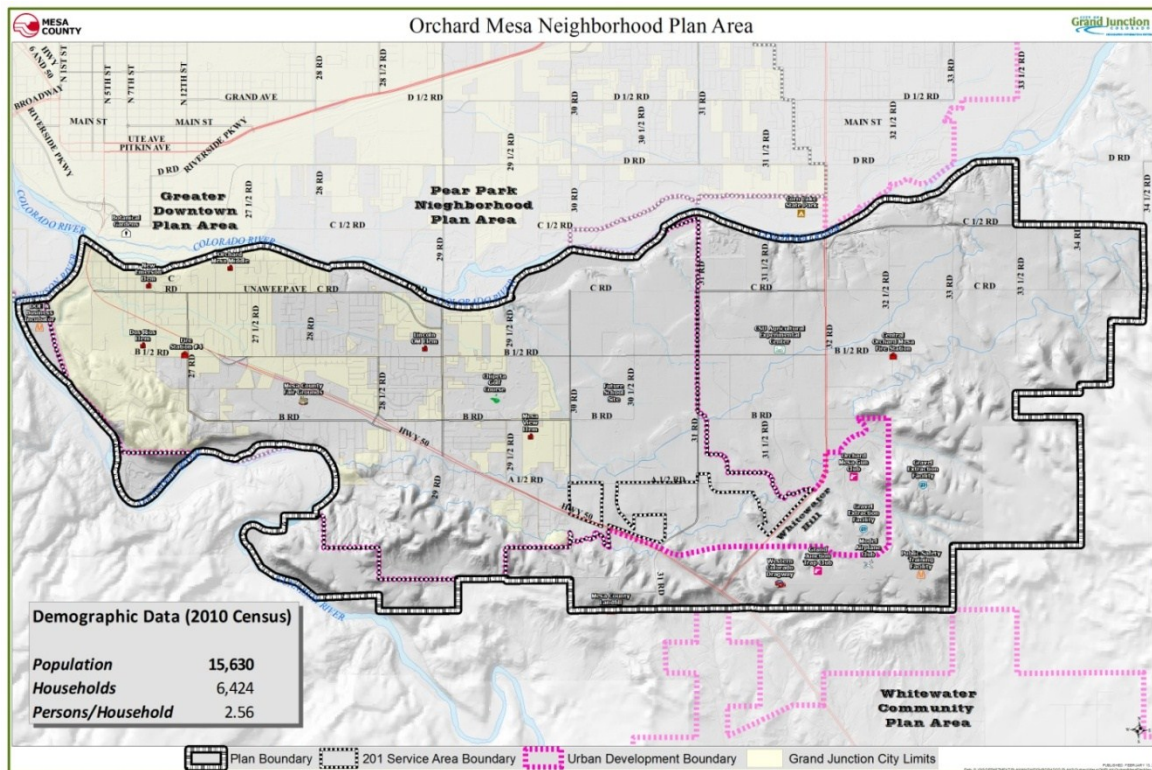
The 2010 Grand Junction Comprehensive Plan Vision for the area is to “become the most livable community west of the Rockies.”

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

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

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

Figure 1: Orchard Mesa Neighborhood Plan Area



Location

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

Purpose of Plan

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

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

Demographics

Orchard Mesa Plan Area Population

Table 1: 2010 Census Data

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

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

Table 2: Population Projections, 2010-2040

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

Source: Mesa County Regional Transportation Planning Office

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

Housing Vacancy

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

Commercial Vacancy

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

Housing Type vs. Population Needs

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



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

Low Income/At Risk Population

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

Translating the Vision

(2010 Grand Junction Comprehensive Plan)

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

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

Growth and Development of Centers

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

Existing Neighborhood Center at B ½ Road and Highway 50

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

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

Future Village Center at 30 Road and Highway 50

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

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

The Planning Process

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

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

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

How the Plan is Organized

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

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

Plan Topics

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

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

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

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

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

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

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

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

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

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

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

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

1. Community Image



Background

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



Community Aesthetics

(2010 Grand Junction Comprehensive Plan)

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



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

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

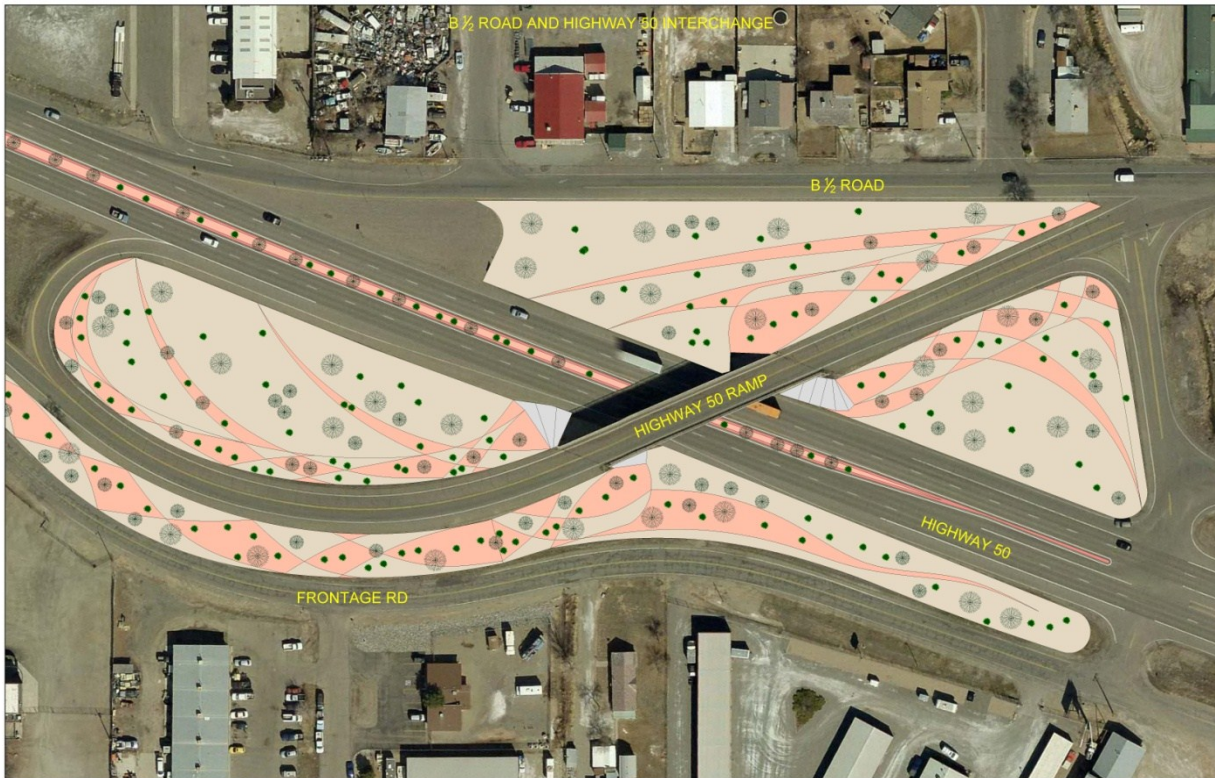
The Comprehensive Plan envisions a community that:

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



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

Figure 2: B ½ Road Interchange Beautification Concept



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

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

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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Community Image

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

- a. Assist the public by providing information on existing codes and programs.

- b. Work through neighborhood organizations to encourage property maintenance and junk and weed control.
- c. Support the enforcement of codes for weeds, junk and rubbish.

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

ACTIONS

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

2. Future Land Use & Zoning

Background

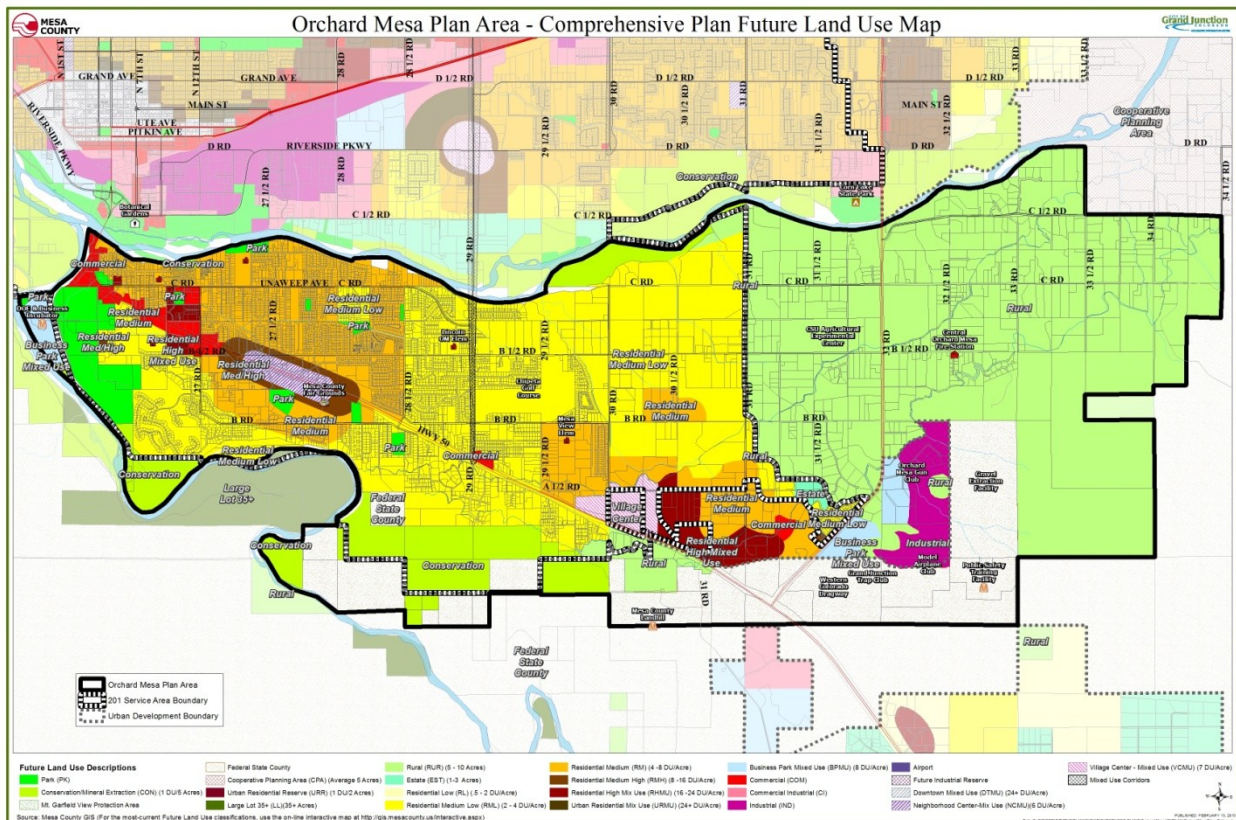
In 2010 the City of Grand Junction and Mesa County adopted the Grand Junction Comprehensive Plan, which identified a range of densities on Orchard Mesa (Figure 3; Appendix Map 4). The land within the Urban Development Boundary (UDB) allows urban densities to develop as the urban core moves outward. As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

Achieve an Appropriate Balance of Land Uses

(2010 Grand Junction Comprehensive Plan)

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

Figure 3: 2010 Comprehensive Plan Future Land Use Map



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

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

Infill
(2010 Grand Junction Comprehensive Plan)

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

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

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

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

Neighborhood and Village Centers

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

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

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

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

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

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

Transitioning Density

(2010 Grand Junction Comprehensive Plan)

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

Compact Growth Concentrated in Village and Neighborhood Centers

(2010 Grand Junction Comprehensive Plan)

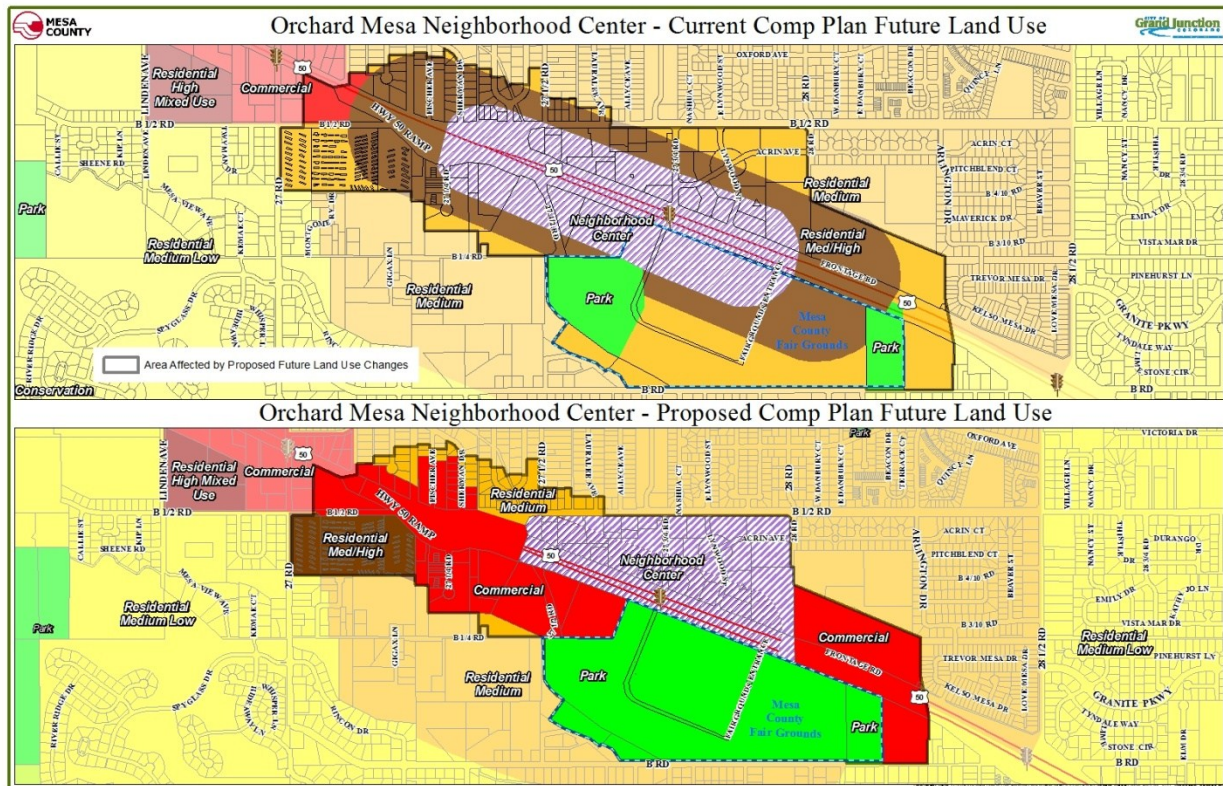
"Residents want to preserve the extensive agricultural and open space land surrounding the urban area. They also want the benefits of more efficient street and utility services. More compact development patterns will support both of these objectives. This Comprehensive Plan includes an emphasis on mixed-use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

Based on further analysis, the Neighborhood Center would be better delineated as the triangular-shaped area north of Highway 50, south of B 1/2 Road, east of 27 1/2 Road and west of 28 Road. There are additional properties adjacent to or near this area that should be considered for inclusion in the neighborhood center and others best delineated as commercial for highway oriented land uses outside the center.



Changes to the Comprehensive Plan Future Land Use Map

Figure 4: Neighborhood Center Future Land Use Changes



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

The Future Land Use Map amendment:

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

Mixed Uses

(2010 Grand Junction Comprehensive Plan)

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

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

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

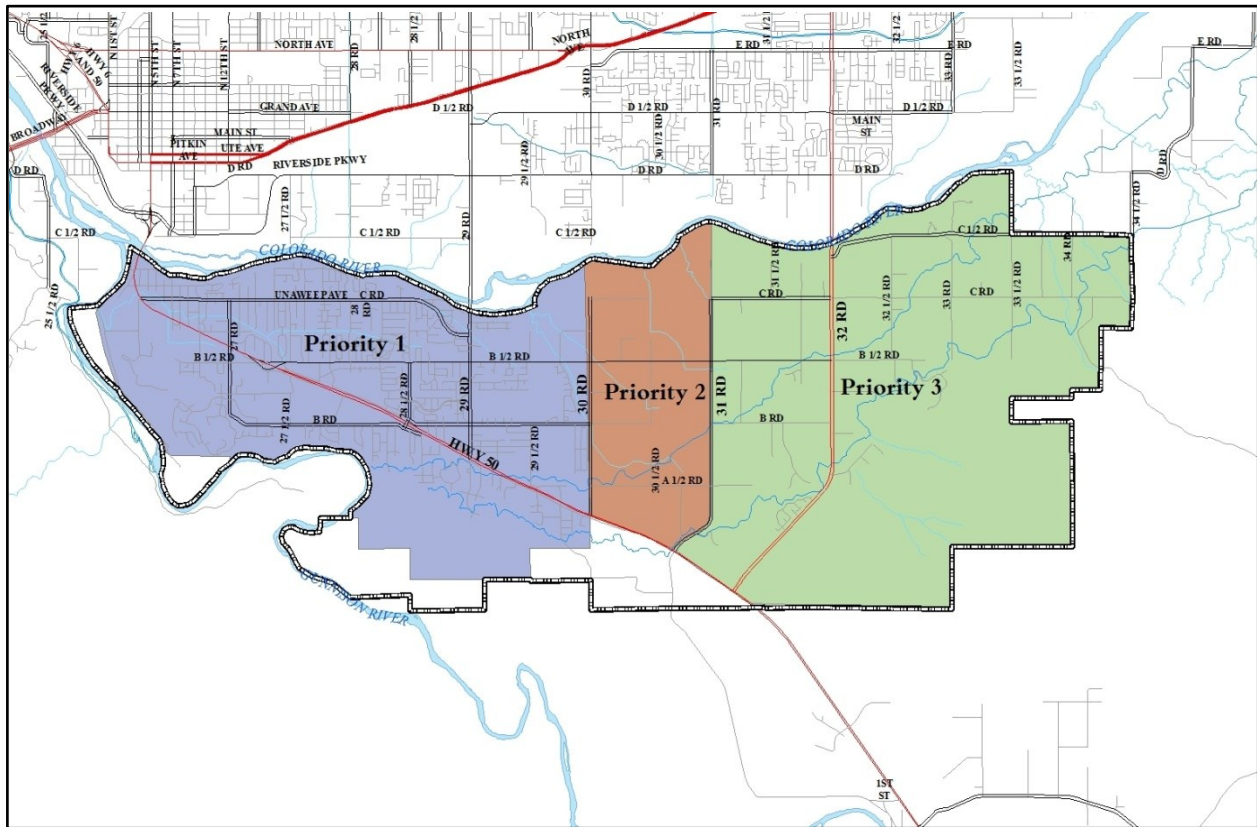
A commercial corner and medium density residential area is designated adjacent to the future school site at 30 ½ Road and B Road. Additional schools and parks should be located in the Village Center vicinity. The Village Center could also be a prime location for a regional park in this quadrant of the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

Annexation

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

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





Figure 5: Priority Areas for Development



Industrial Development

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

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

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

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

Policies:

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

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

Policies:

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

Orchard Mesa Future Land Use & Zoning

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

ACTIONS

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

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

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

ACTIONS

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

3. Rural Resources



Background

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

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

Mesa County’s “Right to Farm and Ranch Policy,” and Agricultural Forestry Transitional (AFT) zoning provides for agricultural operations. AFT zoning also allows subdivisions up to an average of one dwelling per 5 acres and generally permits lot sizes to be as small as one acre. Several voluntary land conservation tools are available to landowners who are interested in protecting agricultural properties and open space,

Orchard Mesa Research Center

(CSU website)

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

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

Becoming the Most Livable Community West of the Rockies

(2010 Grand Junction Comprehensive Plan)

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



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

Future Land Use Designations

(2010 Grand Junction Comprehensive Plan)

Rural 1 du/5-10 acre lots

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

Future Urban Growth in Rural Areas

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

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

Priorities for Growth and Annexation

(2010 Grand Junction Comprehensive Plan)

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

Interim land uses in Priority 3 Areas

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

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

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

Mandatory Controlled Insects

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

Upper Grand Valley Pest Control District

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

Weed Management

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

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

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

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



Grand Junction Weed Management

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

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

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

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

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

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

Policies:

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

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

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

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

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

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

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

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

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

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

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

Orchard Mesa Rural Resources

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

4. Housing Trends



Background

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

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

(2010 Grand Junction Comprehensive Plan)

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

Home ownership rates for the Orchard Mesa Plan area are higher than Grand Junction and Mesa County, at about 75%. (Table 3) The Census Bureau tabulates data for the Orchard Mesa Census Designated Place (CDP), which is the unincorporated area west of about 30 Road. The Orchard Mesa CDP is the more densely populated portion of the unincorporated area, but it includes most of the newer single-family developments, of which 83.3% are owner-occupied. The rural agricultural area has an even higher owner occupancy rate, at 85.3%. The



westernmost portion of the Plan area is in the City of Grand Junction and represents 47% of all households in the area. The older, more-dense area has a lower proportion of owners, with 65% of homes owner-occupied, but it is still above the owner occupancy rate for the City as a whole.

Table 3: Owner Occupancy Rates

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

Source: 2010 Census

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

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

Lack of Housing Choices
(2010 Grand Junction Comprehensive Plan)

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

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

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

Table 4: Dwelling Units by Type

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

Source: 2013 Mesa County Assessor's Records and GIS

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

The largest multi-family development is Monument Ridge Townhomes located at 2680 B ½ Road; it has 166 units totaling 190,095 square feet. It is a privately-owned rental complex but as a housing tax credit project, residents for some of the units must meet income qualifications.

Other large multi-family developments include Linden Pointe located at 1975 Barcelona Way, with 92 units, and Crystal Brook Townhomes located at 1760 LaVeta Street, with 40 units. These two properties are owned and operated by the Grand Junction Housing Authority. Both have income requirements for tenants. The affordable housing stock on Orchard Mesa is rounded out by 12 duplexes on Linden Avenue, owned by Housing Resources of Western Colorado. The western Plan area includes several privately-owned mobile home parks, which may include older pre-HUD (1976) homes. (There are approximately 250 pre-HUD homes in the Plan area.) While not officially classified as affordable housing, these older, often obsolete structures fill a need for lower-income housing.

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

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

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

Figure 6: Residences by Year Built

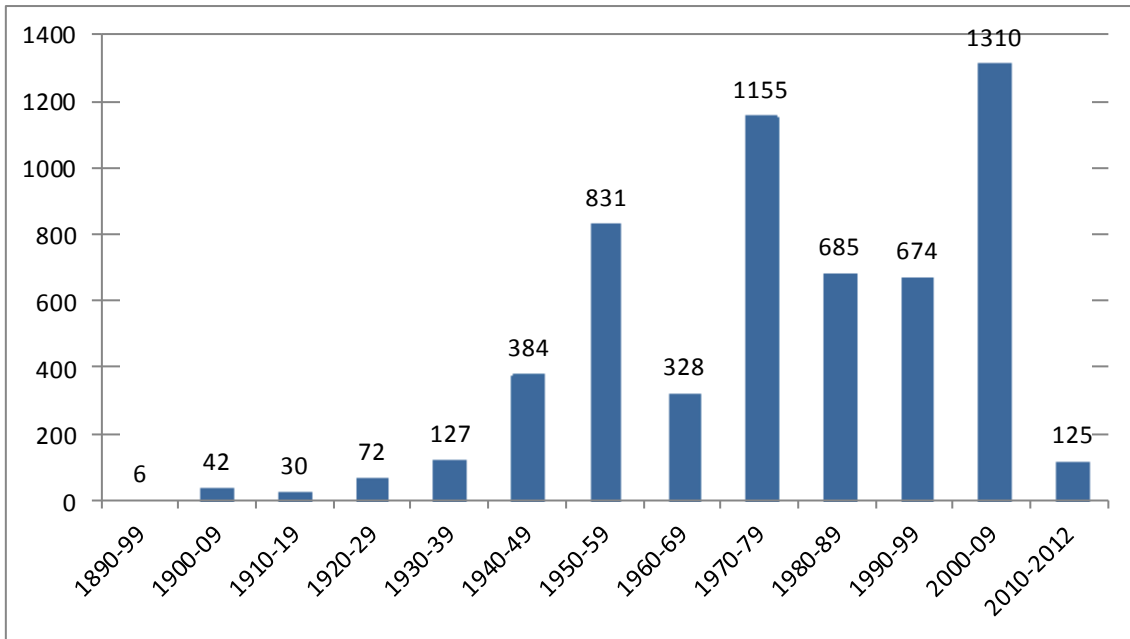


Table 5: Single Family Residential Valuation

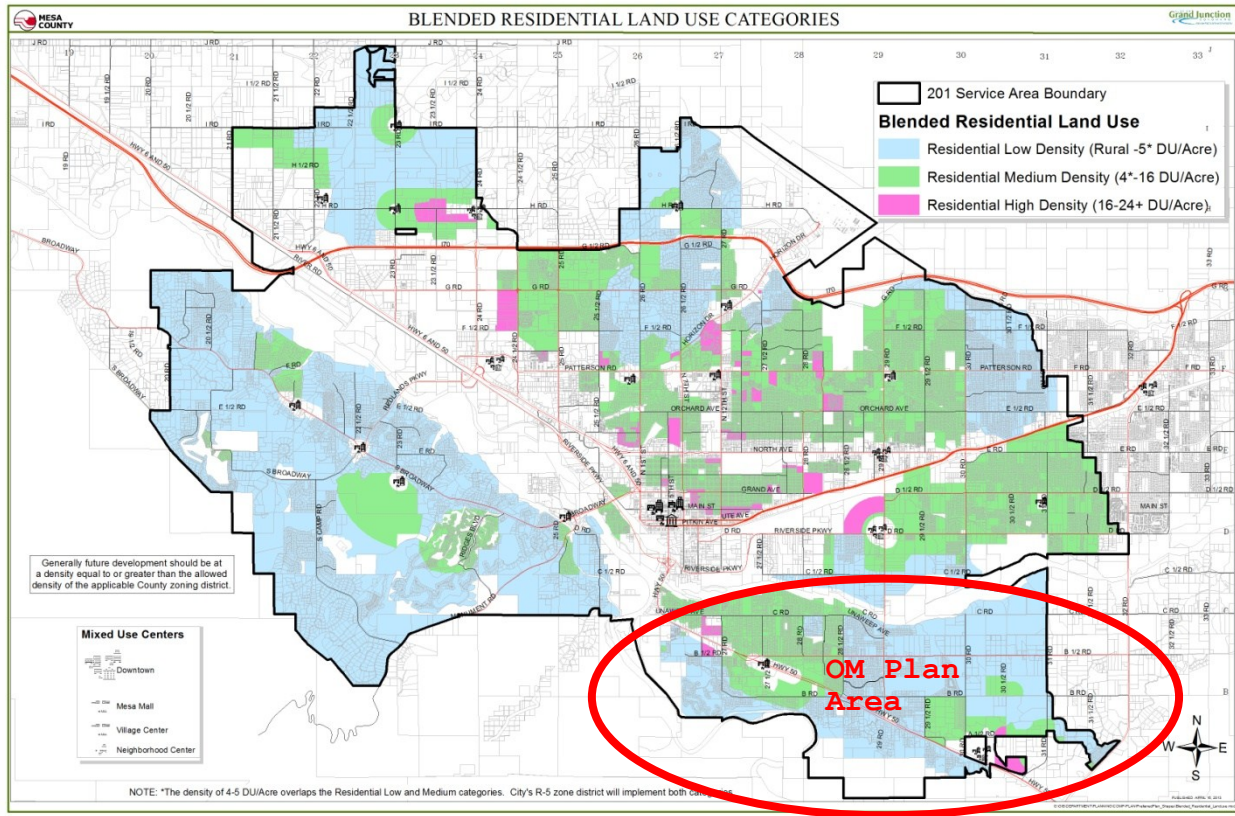
	Average	Total	Minimum*	Maximum*
Land	\$55,795	\$289,073,380	\$3,690	\$288,750
Improvements	\$114,750	\$594,520,700	\$760	\$664,910
Total	\$170,545	\$883,594,080	\$760	\$844,910

Source: 2013 Mesa County Assessor's Records and GIS

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

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

Figure 7: Blended Residential Map



2010 Comprehensive Plan Goals and Policies

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.

Policies:

- A. In making lands use decisions, the City and County will balance the needs of the community.
- B. Encourage mixed-use development and identification of locations for increased density.
- C. Increasing the capacity of housing developers to meet housing demand.

Goal 1: A broad mix of housing types is available on Orchard Mesa to meet the needs of a variety of incomes, family types, and life stages.

ACTIONS

- a. Identify and maintain an inventory of vacant parcels suited for housing and determine infrastructure needs for future development of those parcels. Coordinate improvements that will facilitate construction of more diverse types of housing with Capital Improvements Plans.
- b. Implement through zoning the opportunity for housing alternatives where appropriate, such as multi-family within commercial zones, accessory dwelling units, and HUD-approved manufactured housing.

- c. Implement the Blended Residential Land Use Categories Map to provide additional housing opportunities within the Orchard Mesa Plan area.
- d. Continue to work with housing partners in the Grand Valley to develop and implement housing strategies, referencing the 2009 Grand Valley Housing Strategy report as background and guidance.

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

ACTIONS

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

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

ACTIONS

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

5. Economic Development



Background

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

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

Orchard Mesa's farms, the CSU Western Colorado Research

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

What does livable mean for Sustainable Growth Patterns?

(2010 Grand Junction Comprehensive Plan)

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

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

Mesa County Economic Development Plan

(Economic Development Partners)

Goals:

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

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

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

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

Table 6: Orchard Mesa Commercial & Industrial Uses by Zoning

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

Source: Mesa County Assessor’s 2013 Records; GIS

Table 7: 2010 Orchard Mesa Employment by Sector

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

Source: Info USA; Colorado Department of Labor

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



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

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

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

Other potential opportunities for business development on Orchard Mesa include:

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

Health Professional Shortage Area (HPSA)

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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

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

Policies:

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

Orchard Mesa Economic Development

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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



6. Transportation



Background

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

Translating the Vision:

(2010 Grand Junction Comprehensive Plan)

What does livable mean for Balanced Transportation?

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

Connectivity

(2010 Grand Junction Comprehensive Plan)

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

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

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

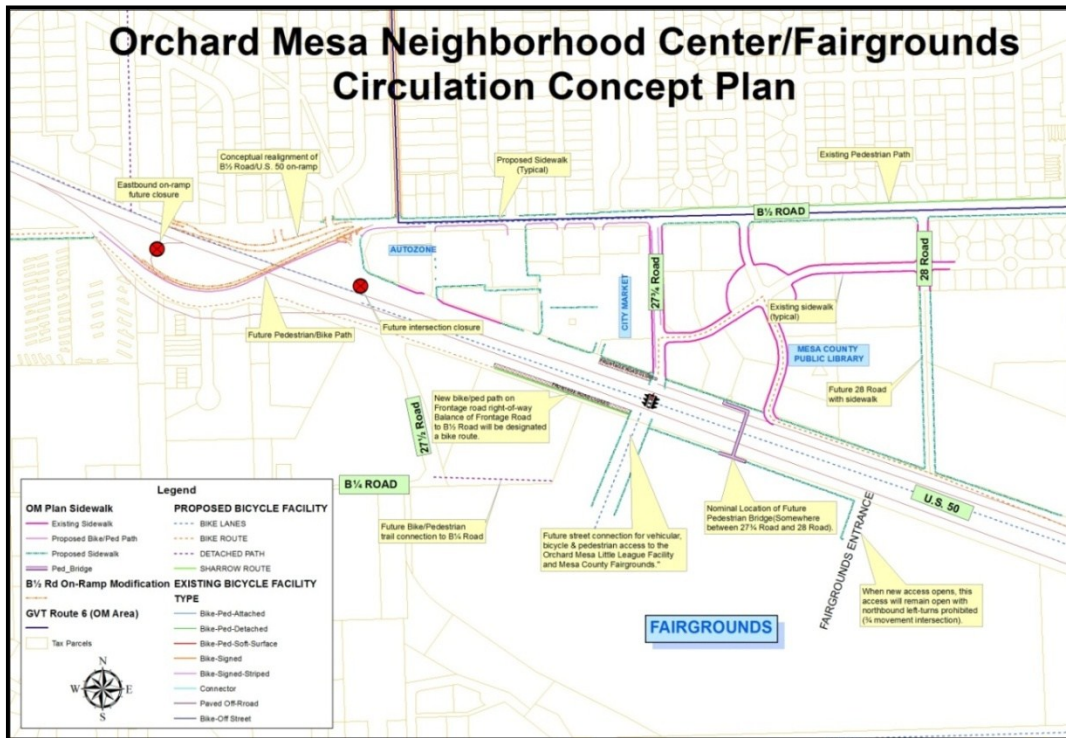
lengths. Such street networks maximize efficient traffic flow and roadway capacity while increasing safety by holding vehicles to slower speeds. Small block lengths encourage walking and increase pedestrian safety. Increasing connectivity is less costly, more cost-efficient, and less impactful than widening arterial roadways.

Multi-Modal System

There is a significant need for pedestrian and bicycle improvements throughout Orchard Mesa. Highway 50 has no pedestrian infrastructure and few crossings, limiting the ability of local residents to walk or bike safely. Notably, Mesa Valley School District #51 buses students who would have to cross Highway 50 to school, even though students may live within the designated walking area. A bike and pedestrian path along Highway 50, as well as improved crossings, are a high priority. A few bike and pedestrian facilities are located along streets, but Orchard Mesa has little in the way of dedicated bike routes and pedestrian paths within the neighborhoods and connecting to other areas (Appendix Map 13). The Urban Trails Master Plan (UTMP) identifies existing and future bike routes for bike facilities and trails.

Grade-separated pedestrian crossings (bridges) are the safest method to provide Highway 50 crossings for students and residents. While building new pedestrian bridges is very expensive, reconfiguring the B ½ Road overpass to include pedestrian and bicycle facilities would provide both an economical and functional solution that significantly improves connections between schools, neighborhoods, commercial areas and the fairgrounds. Further improvements along the Highway 50 corridor would complement the reconfigured B ½ Road interchange and improve mobility. (Figure 8; Appendix Maps 14 & 15)

Figure 8: Neighborhood Center Circulation Concept Plan



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

Public Transit

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



Access Control Plan

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

Potential Transportation Projects

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

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

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



2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Transportation

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

7. Public Services



Public Utilities and Infrastructure

Background

Sanitation & Sewer

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

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

Cost of Infrastructure, Services

(2010 Grand Junction Comprehensive Plan)

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

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

Domestic Water

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

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

Solid Waste

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

Irrigation and Drainage

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



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

Electrical & Gas Utilities

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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Public Services – Public Facilities & Infrastructure

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

ACTIONS

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

Public Improvement Districts in Centers

(2010 Grand Junction Comprehensive Plan)

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

Community and Public Facilities

Background

Public Facilities and Services

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



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

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

Schools

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

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

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

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

Table 8: School Enrollment

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

Source: Mesa County Valley School District #51

CSU Western Colorado Research Center

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

Orchard Mesa Cemeteries

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

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

ACTIONS

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

Public Safety

Background

Law Enforcement

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

Police Services

(2010 Grand Junction Comprehensive Plan)

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

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

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

Fire

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



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

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

Table 9: Fire Station No. 4 Call Volume

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

Source: City of Grand Junction Fire Facilities Plan 2013

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

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

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

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

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

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

Emergency Management

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

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

Regional Public Safety Facility

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



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

ACTIONS

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

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

ACTIONS

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

8. Stormwater



Background

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

Managing our Water Wisely

(2010 Grand Junction Comprehensive Plan)

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

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

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

Storm Water Discharge

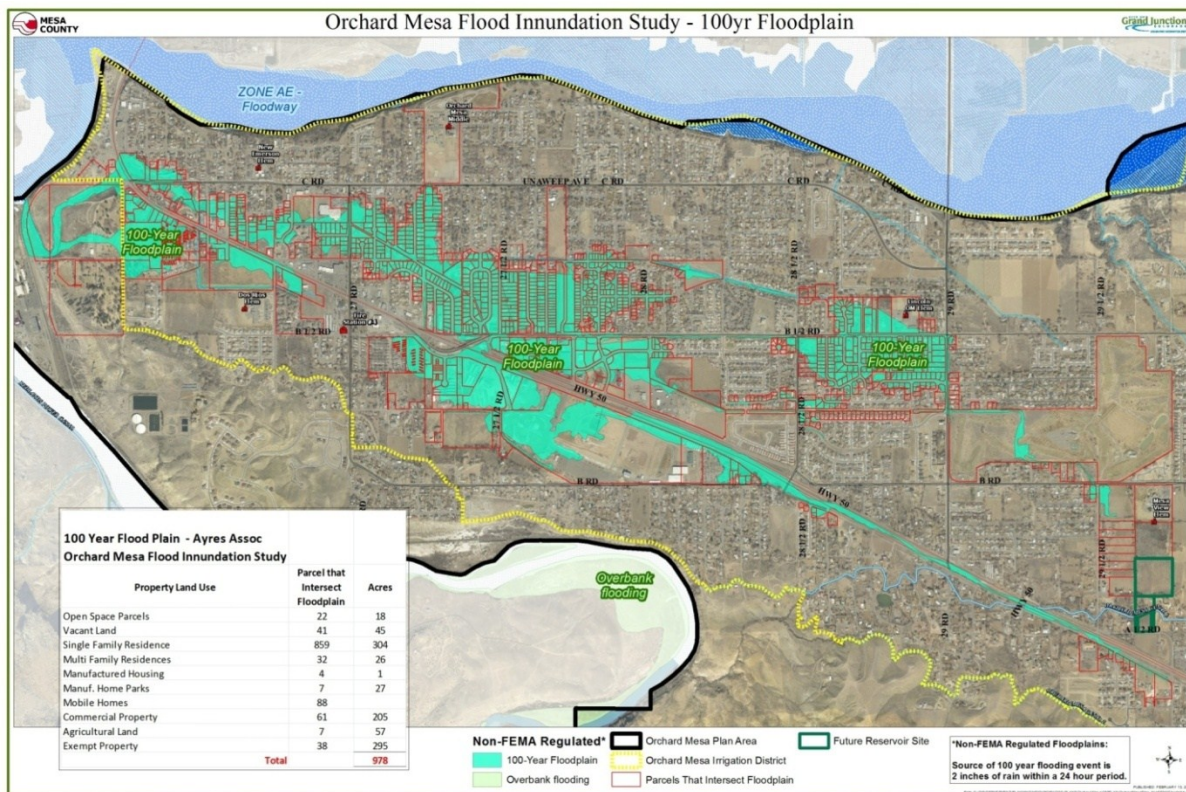
To aid in returning runoff to water sources safely, the U. S. Environmental Protection Agency (EPA) has developed a National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. As part of the NPDES guidelines, employees in the Orchard Mesa Irrigation District (OMID) and the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

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

Preparing for Disaster

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

Figure 9: Orchard Mesa Flood Inundation Study



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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Storm Water

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

ACTIONS

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

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

ACTIONS

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

9. Parks, Recreation, Open Space & Trails



Background

Existing Parks and Recreation Facilities

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

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



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

A Grand Green System of Connected Recreational Opportunities

(2010 Grand Junction Comprehensive
Plan - Guiding Principles)

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

Park Needs

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

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

(2010 Grand Junction Comprehensive Plan)

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

Figure 10: Park Service Areas



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

Table 10: Park Inventory

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

An Extensive Off-Street Trail System

(2010 Grand Junction Comprehensive Plan)

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



Bike and Pedestrian Trails

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



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



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

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



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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Parks, Recreation, Open Space & Trails

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

ACTIONS

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

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

ACTIONS

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

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

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

ACTIONS

a. Continue to require new development to provide trails and connections as identified in adopted plans, either as easements or dedicated right-of-way, as links to existing trails and to the transportation system.

b. Work with property owners when planning routes for new trails, especially along drainages and other areas where easements from private property owners will be needed.

c. Work with the Regional Transportation Planning Office (RTPO) and Colorado Department of Transportation (CDOT) to plan for Highway 50 bike and pedestrian facilities.

d. Establish and develop Black Bridge Park with a pedestrian bridge over the Gunnison River that can also serve as an emergency access for businesses if the railroad blocks the current access, in coordination with the Riverfront Technology Corporation, the Riverfront Commission and the Department of Energy.

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

ACTIONS

a. Continue to utilize shared use agreements and intergovernmental agreements to develop, operate and maintain parks and recreational facilities.

b. Encourage new partnerships among government agencies, non-profit organizations, private sector businesses and area residents to assist with provision of park and recreational facilities and programs.

c. Enter into a partnership with Mesa County Valley School District #51 to develop a sports field complex at the high school site, redevelop the community sports facilities at the middle school site, and to locate neighborhood and community parks adjacent to school sites, to maximize resources.

d. Continue the partnership with the City of Grand Junction, Mesa County and School District #51 to operate the Orchard Mesa Community Center Pool.

10. Mesa County Fairgrounds



Background

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

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



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

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

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

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

Figure 11: Fairgrounds Master Plan



Mesa County Fairgrounds

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

11. Natural Resources



Background

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

Mineral Resources

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

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

MESA COUNTY MINERAL & ENERGY RESOURCES MASTER PLAN

GUIDING GOAL

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

GOALS (excerpts):

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

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

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

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

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

Geologic Hazards

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



Steep Slopes

(2010 Grand Junction Comprehensive Plan)

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

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

Visual Resources/Air Quality

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

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

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

Visual Resources

(2010 Grand Junction Comprehensive Plan)

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

Air Quality

(2010 Grand Junction Comprehensive Plan)

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

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

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

Wildlife

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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Natural Resources

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

ACTIONS

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

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

ACTIONS

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

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

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

Goal 3: Visual resources and air quality are preserved.

ACTIONS

- a. Develop/distribute Best Management Practices (BMP's) for mineral extraction, agricultural, and construction operations.
- b. Encourage landowners to work with Natural Resource Conservation Service, the County Air Quality staff and Planning Committee, and the Tri-River Extension Service on best management practices for agricultural operations including: alternatives to open burning, and dust minimization during high wind events, etc.
- c. Enforce air emission permits (e.g., gravel operations, industrial uses).
- d. Work with the County Air Quality Planning Committee on ways to maintain a healthy air quality.
- e. Continue to require full cutoff light fixtures on all new development to minimize light spillage outward and upward.
- f. Create and distribute informational materials for homeowners and businesses to minimize outdoor lighting while still maintaining needed security.
- g. Explore revising development codes to include protection of key view sheds and corridors.
- h. Continue to enforce ridgeline development standards.

12. Historic Preservation

Background

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

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

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

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



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

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

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



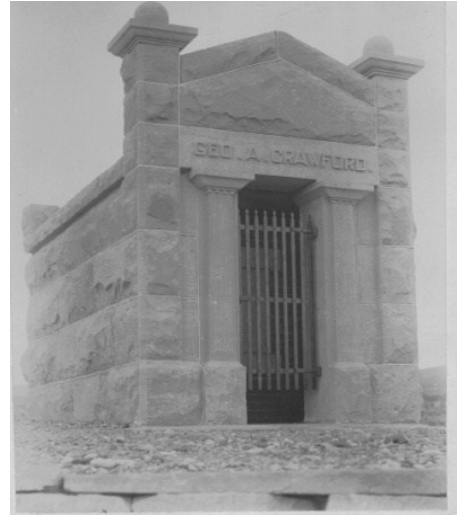
Modern access to Orchard Mesa has included three bridges spanning the Colorado and Gunnison Rivers. The Fifth Street Bridge was constructed in 1886 and was replaced by a two-lane bridge in 1933. This bridge lasted until 1989 when it was replaced to match the existing two lane southbound bridge constructed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

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

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

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

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



2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Historic Preservation

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

ACTIONS

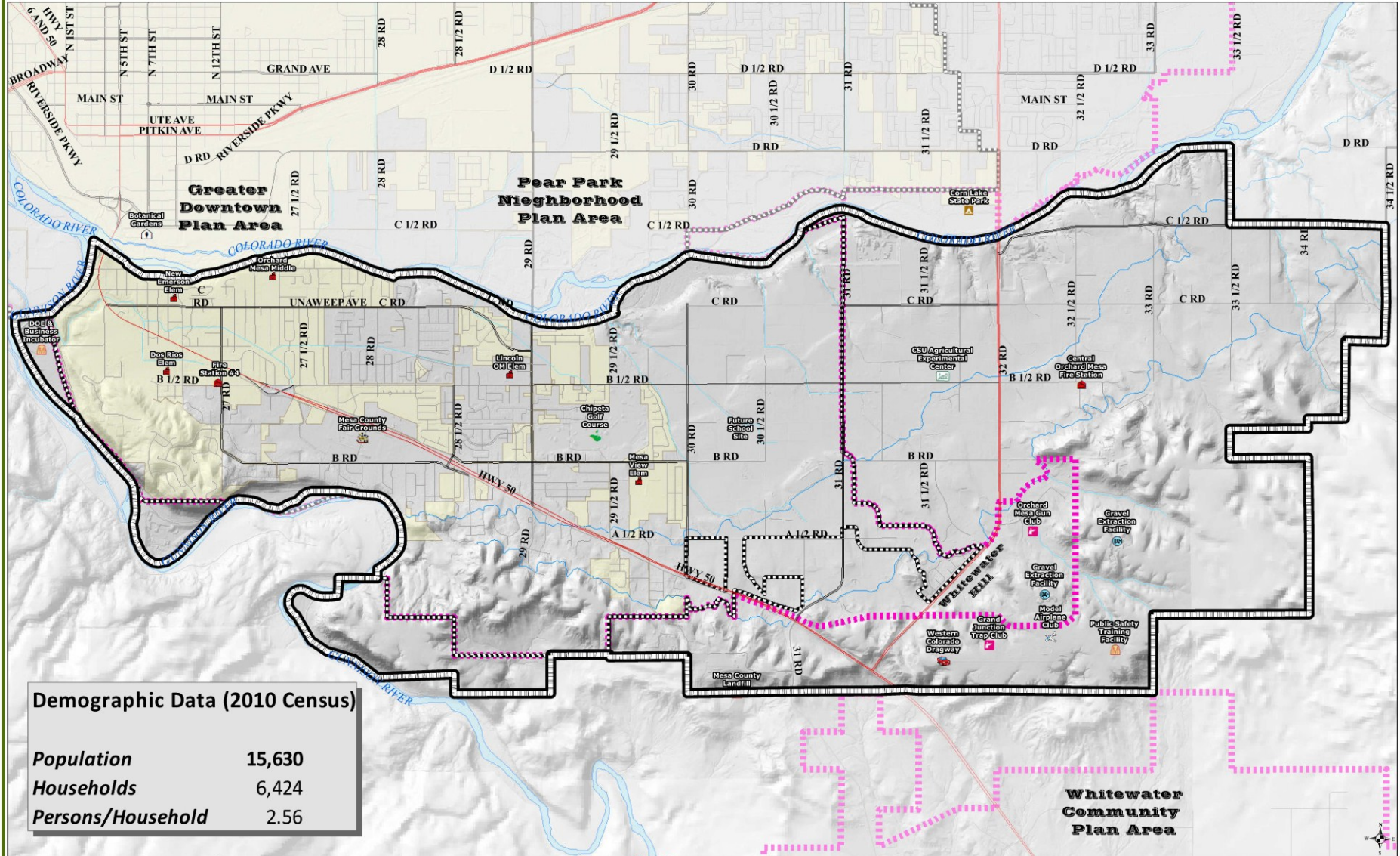
- a. Efforts shall be made to preserve and protect significant historic, cultural and paleontological resources whenever possible and reasonable.
- b. Conduct a comprehensive inventory of historic, cultural and paleontological resources in the planning area in conjunction with the Museum of Western Colorado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

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

APPENDIX: MAPS

List Maps

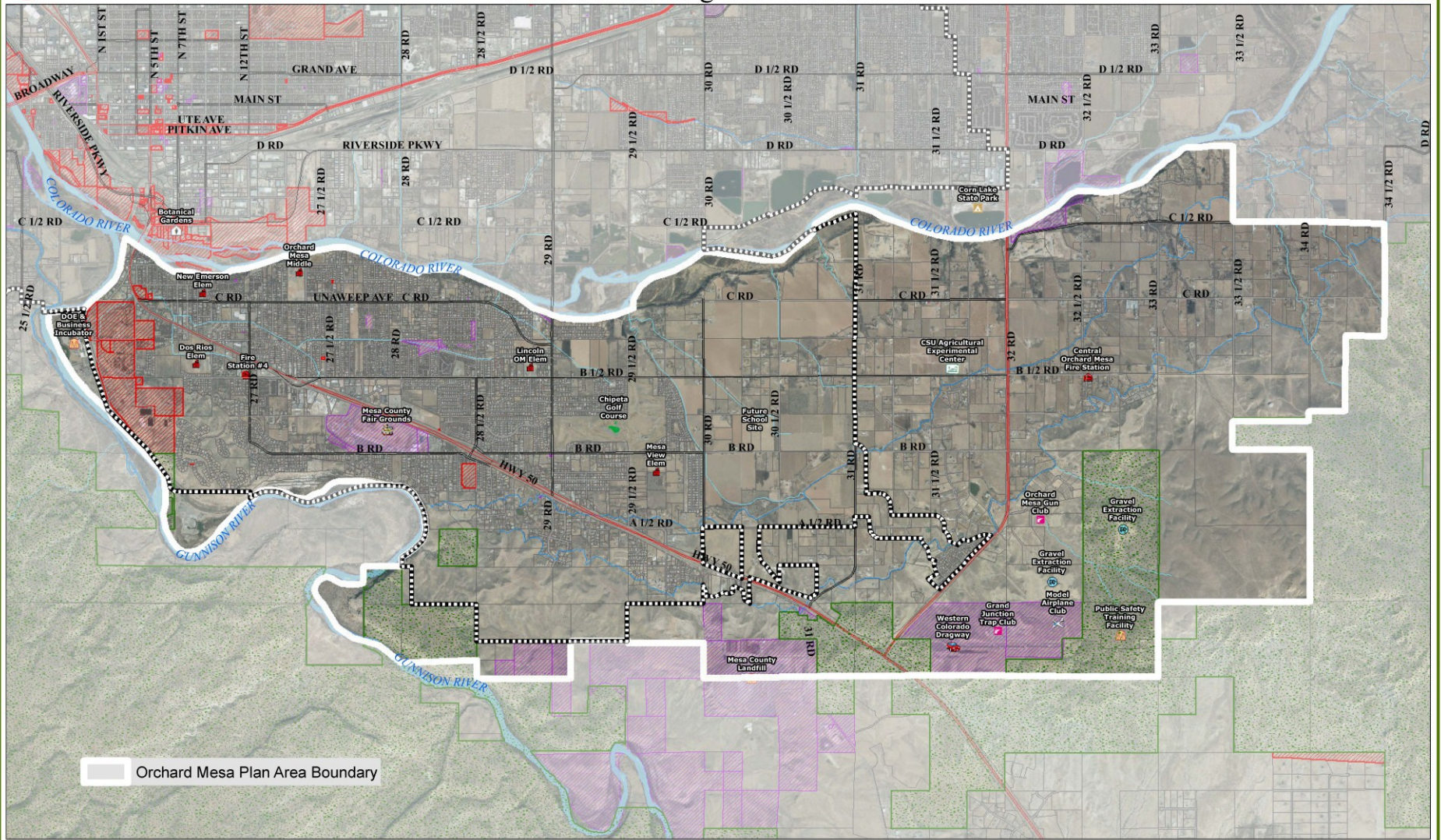
1. Orchard Mesa Plan Area
2. Plan Area Air Photo
3. Commercial Industrial Property
4. 2010 Future Land Use (as amended, February 2013)
5. Zoning – City and County
6. Neighborhood Center Future Land Use Changes
7. Current Land Use
8. Open Lands Overlay District
9. Vacant Residential Property Inventory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



Demographic Data (2010 Census)

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

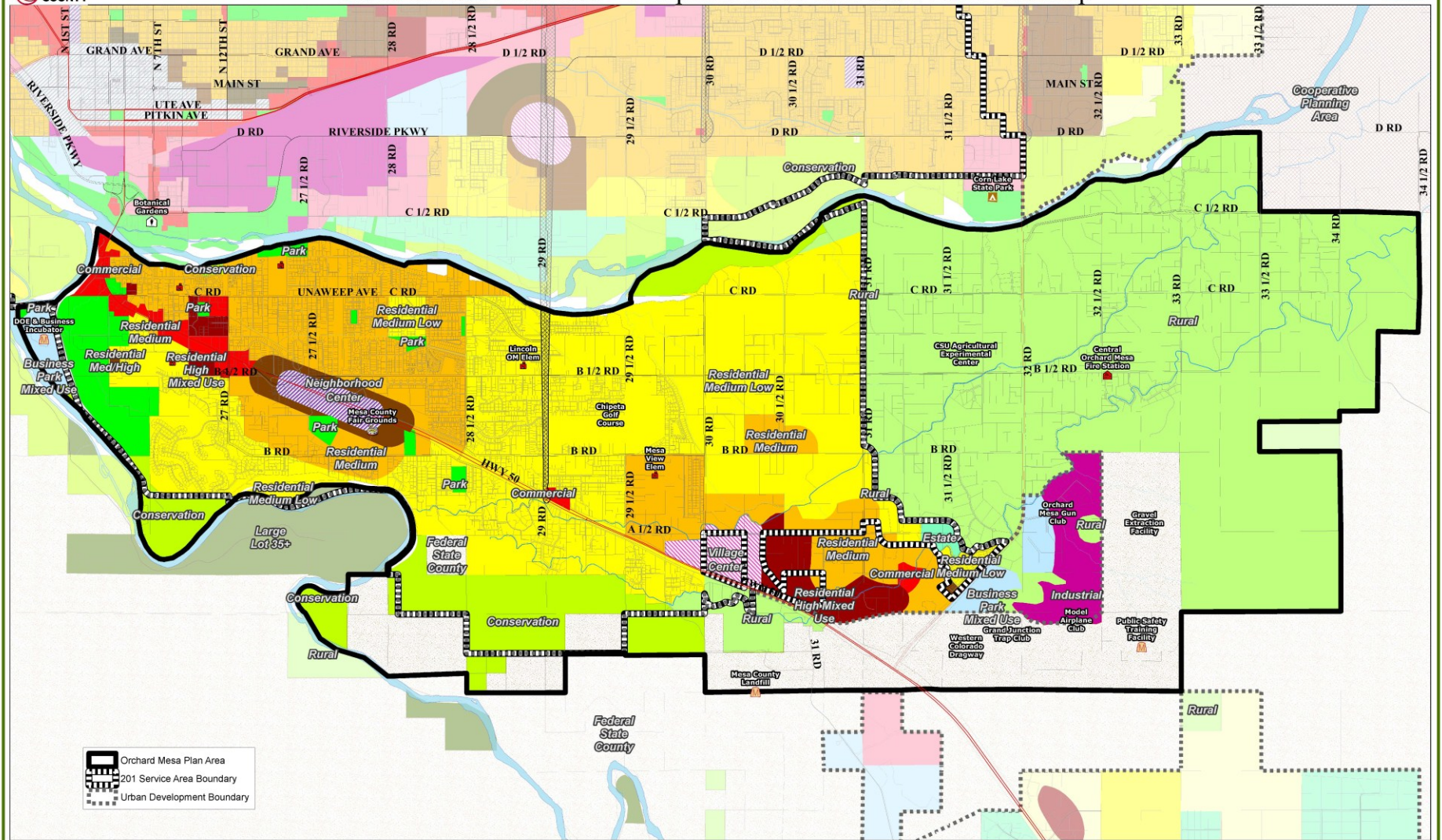
 Plan Boundary
 201 Service Area Boundary
 Urban Development Boundary
 Grand Junction City Limits



Orchard Mesa Plan Area Boundary

201 Service Area Boundary City Property Mesa County Property BLM

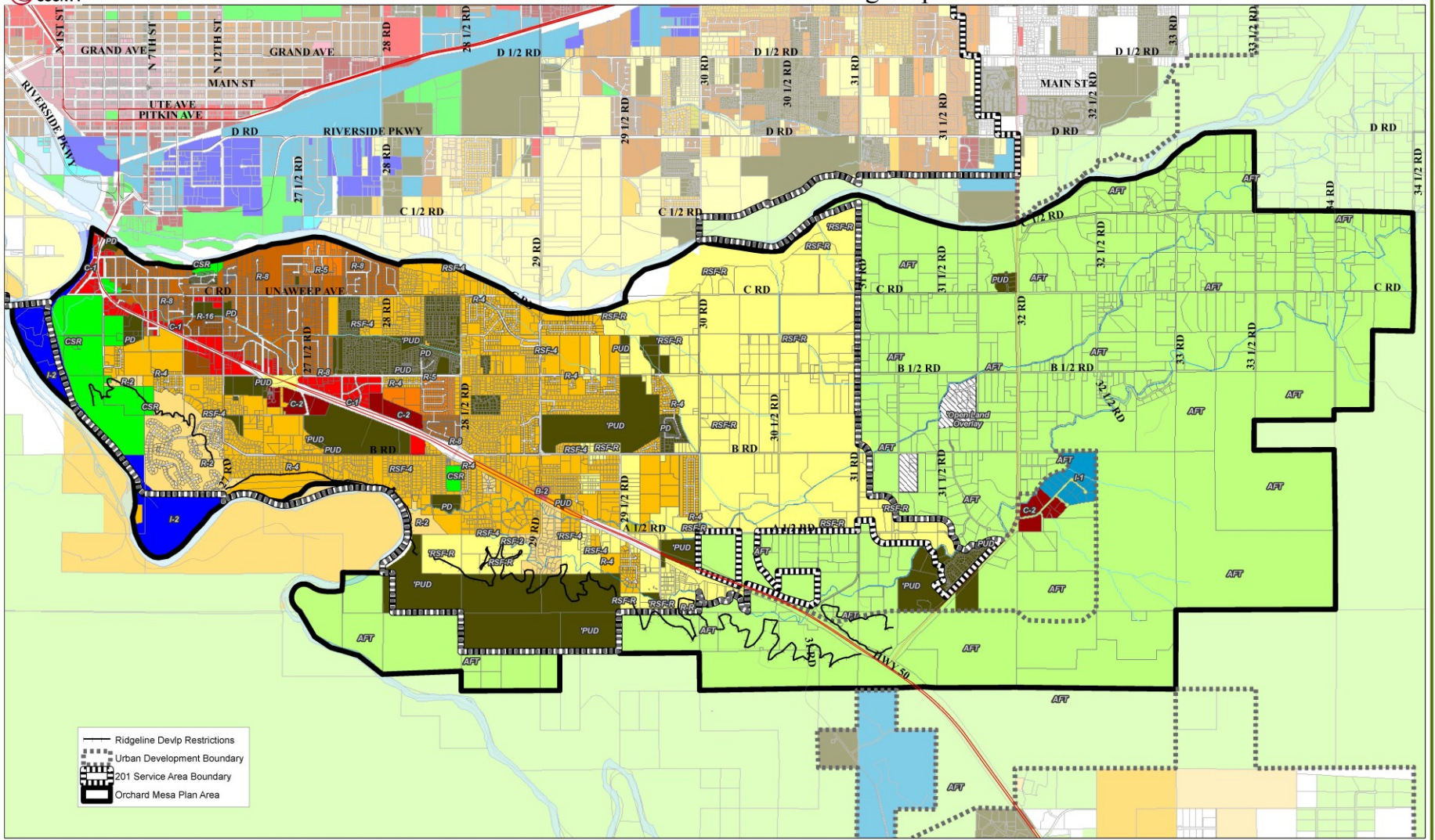




Orchard Mesa Plan Area
 201 Service Area Boundary
 Urban Development Boundary

Future Land Use Descriptions		Federal State County		Rural (RUR) (5 - 10 Acres)		Residential Medium (RM) (4 - 8 DU/Acre)		Business Park Mixed Use (BPMU) (6 DU/Acre)		Airport	
Park (PK)	Conservation/Mineral Extraction (CON) (1 DU/5 Acres)	Cooperative Planning Area (CPA) (Average 5 Acres)	Urban Residential Reserve (URR) (1 DU/2 Acres)	Estate (EST) (1-3 Acres)	Residential Low (RL) (5 - 2 DU/Acre)	Residential Medium High (RMH) (8 - 16 DU/Acre)	Residential High Mix Use (RHMU) (16 - 24 DU/Acre)	Commercial (COM)	Future Industrial Reserve	Downtown Mixed Use (DTMU) (24+ DU/Acre)	Neighborhood Center-Mix Use (NCMU) (6 DU/Acre)
Mt. Garfield View Protection Area	Large Lot 35+ (LL)(35+ Acres)	Residential Medium Low (RML) (2 - 4 DU/Acre)	Urban Residential Mix Use (URMU) (24+ DU/Acre)	Residential Low (RL) (5 - 2 DU/Acre)	Residential Medium (RM) (4 - 8 DU/Acre)	Commercial Industrial (CI)	Industrial (IND)	Village Center - Mixed Use (VCMU) (7 DU/Acre)	Mixed Use Corridors	Public Safety Training Facility	Grand Junction Trap Club

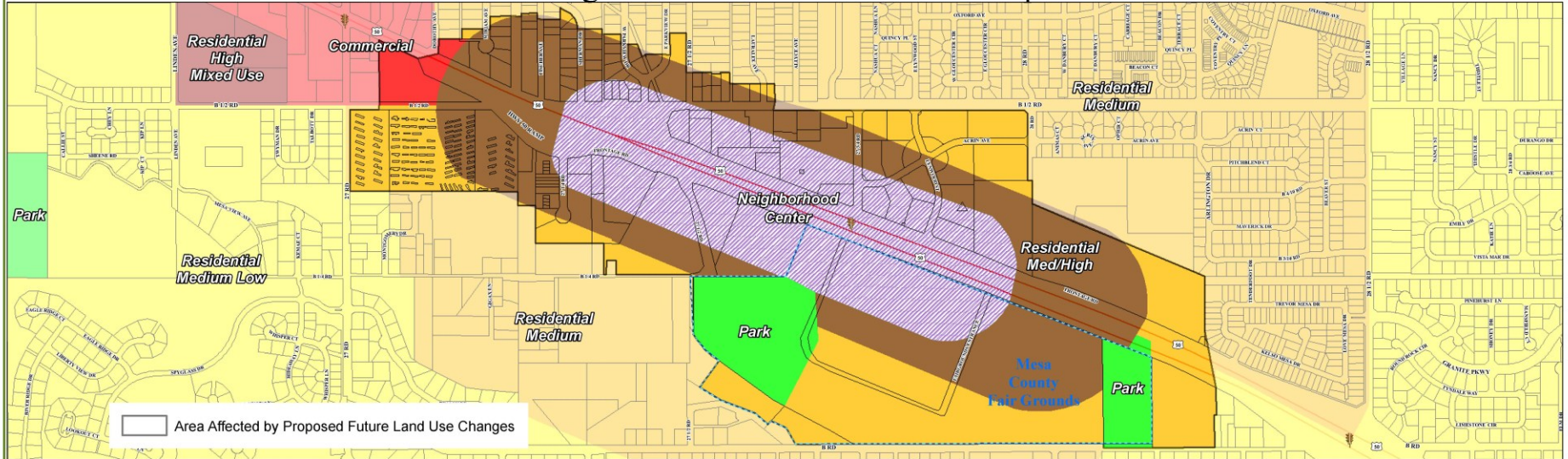
Source: Mesa County GIS (For the most-current Future Land Use classifications, use the on-line interactive map at <http://gis.mesacounty.us/interactive.aspx>)



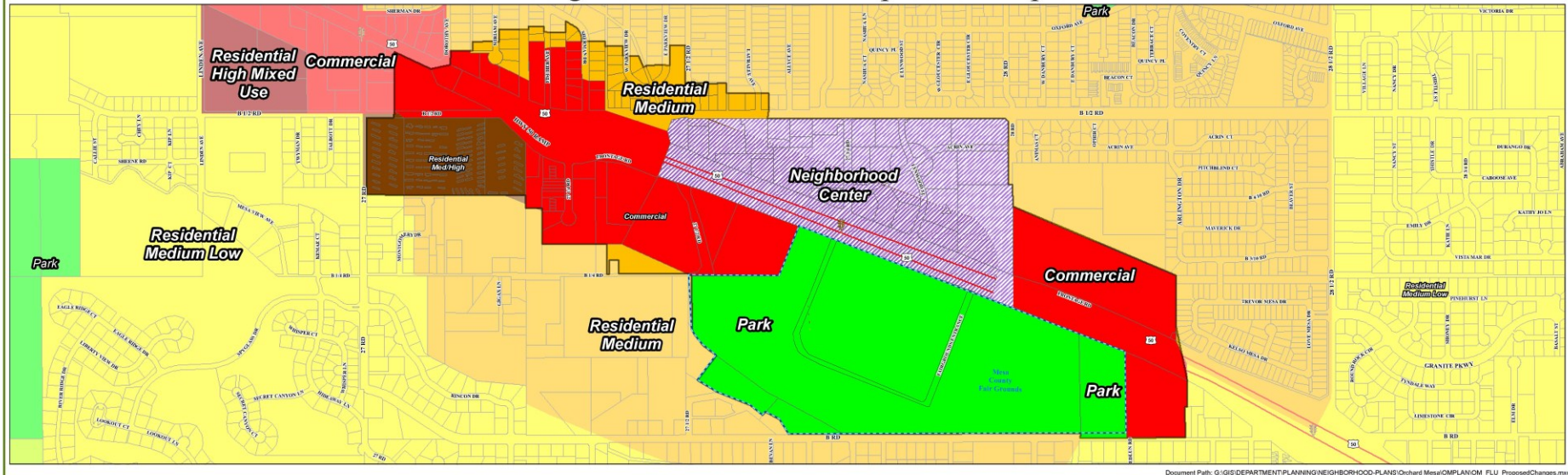
City Zoning	R-R (Rural 1 unit/5 acres)	R-2 (2 units/acre)	R-4 (2-4 units/acre)	R-5 (2-5.5 units/acre)	R-8 (5.5-8 units/acre)	R-16 (12-16 units/acre)	C-1 (Light Commercial)	C-2 (General Commercial)	AFT (5-35 acres)	RSF-1 (1 unit/acre)	RSF-2 (2 units/acre)	RSF-4 (2-4 units/acre)	RSF-R (Rural)	PUD (Planned Urban Devlp)	B-2 (Downtown Business)	I-1 (Light Industrial)	I-2 (General Industrial)	Open Land Overlay Zoning
	CSR (Community Services & Rec.)	PD (Planned Development)																

Source: Mesa County GIS (For the most-current zoning classifications, use the on-line interactive map at <http://gis.mesacounty.us/interactive.aspx>)

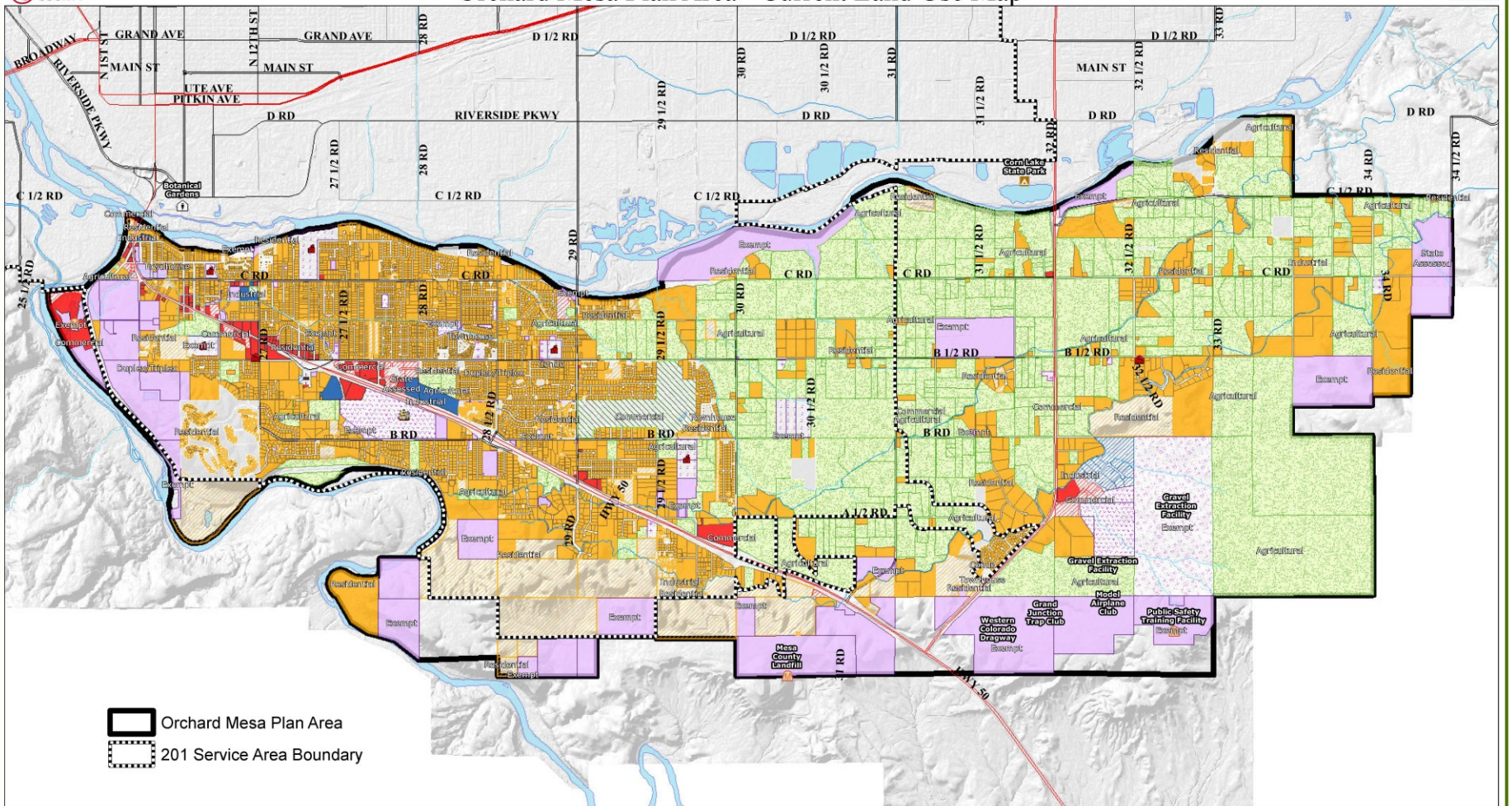
Orchard Mesa Neighborhood Center - Current Comp Plan Future Land Use



Orchard Mesa Neighborhood Center - Proposed Comp Plan Future Land Use



Orchard Mesa Plan Area - Current Land Use Map



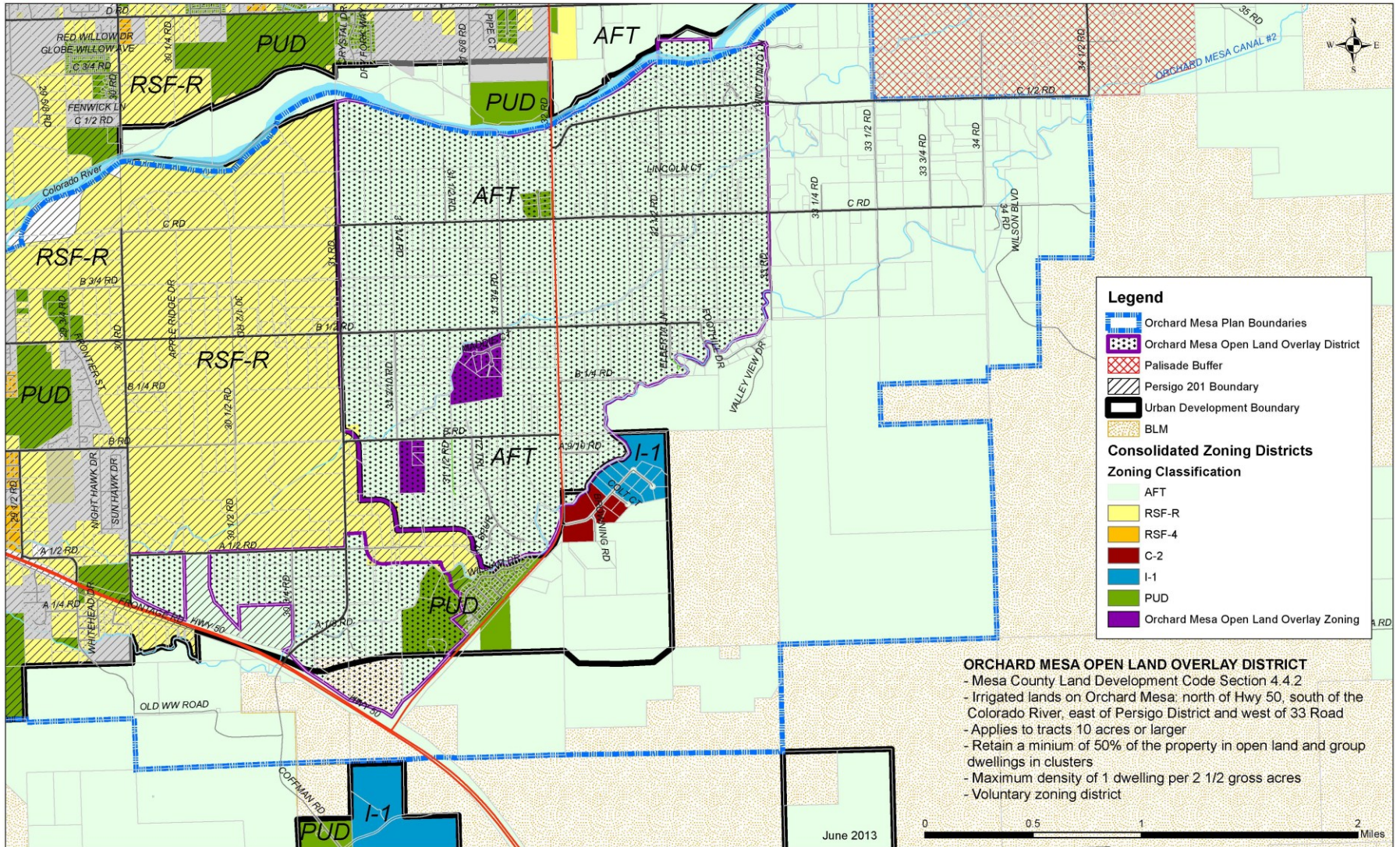
Orchard Mesa Plan Area
 201 Service Area Boundary

Current Land Use

Property Type, Use

Agricultural, Commercial	Commercial, Commercial/Small Business	Exempt, Church	Exempt, Exempt/City of GJ	Exempt, Group Home	Exempt, Mesa County/Recreation	Multi-Fam 4-8, Low Income Exempt	Commercial, Trailer Home	Townhouse, Single Fam Resid
Agricultural, Single Fam Resid	Commercial, Lodging	Exempt, BLM	Exempt, Exempt/Govt	Exempt, Mesa County	Exempt, Shooting Range	Multi-Fam 4-8, Multi Fam Resid High	Residential, Manuf. Housing	Residential, Vacant Residential
Agricultural, Agricultural	Commercial, Manufacturing	Exempt, Business Incubator	Exempt, Exempt/Residential	Exempt, Mesa County/Road Bridge	Industrial, Industrial/Contractor	Exempt, Multi Fam Resid High	Residential, Manuf. Housing Park	Townhouse, Vacant Residential
Agricultural, Agricultural/Grazing	Commercial, Merchandising	Exempt, Colo State Univ	Exempt, Exempt/School Dist 51	State Assessed, State Assessed	Industrial, Manufacturing	Duplex/Triplex, Multi Fam Resid	Industrial, Single Fam Resid	Open Space/ROW
Agricultural, Agricultural/Hay	Commercial, Offices	Exempt, DOE	Exempt, Exempt/Utility	State Assessed, Commercial	Industrial, Vacant Industrial	Condo, Manuf. Housing	Commercial, Single Fam Resid	Residential, Single Fam Resid
Agricultural, Agricultural/Irrigated	Commercial, Warehouse/Storage	Exempt, Exempt	Exempt, FO Eagles	Exempt, Open Space/ROW	Commercial, Vacant Industrial	Residential, Agricultural/Irrigated	Residential, Single Fam Resid	gisprod DBO Mesa/Cnty_Lakes
Agricultural, Agricultural/Orchard	Commercial, Commercial/Multi-Use	Exempt, Exempt Resid	Exempt, Future Reservoir	Exempt, Mineral Extraction	Multi 9 - Up, Multi Fam Resid High	Residential, Low Income Exempt	Residential, Trailer Home	

Current Land Use Source:
Mesa County Assessor Land Use Code



Legend

- Orchard Mesa Plan Boundaries
- Orchard Mesa Open Land Overlay District
- Palisade Buffer
- Persigo 201 Boundary
- Urban Development Boundary
- BLM

Consolidated Zoning Districts

Zoning Classification

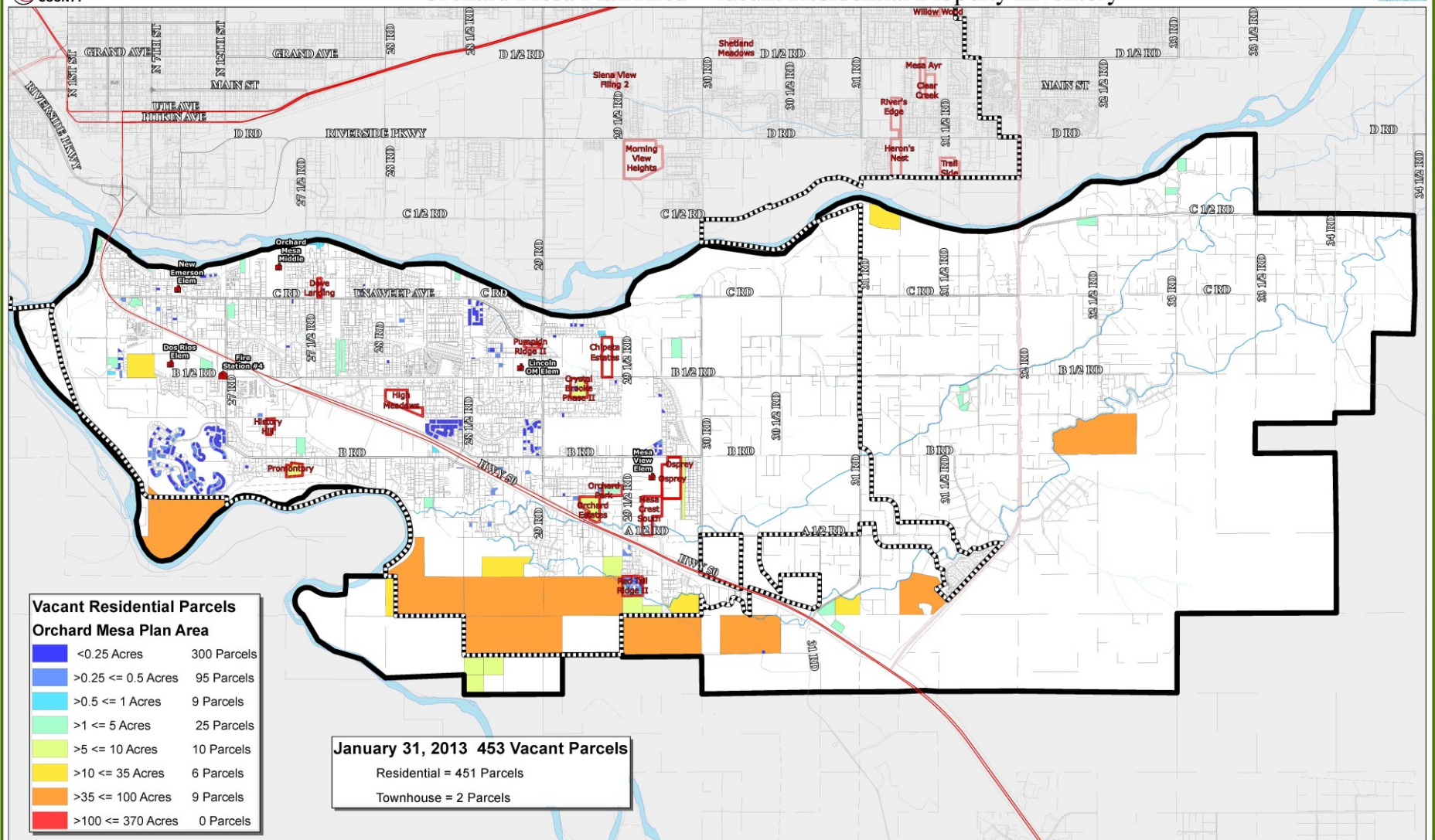
- AFT
- RSF-R
- RSF-4
- C-2
- I-1
- PUD
- Orchard Mesa Open Land Overlay Zoning

ORCHARD MESA OPEN LAND OVERLAY DISTRICT

- Mesa County Land Development Code Section 4.4.2
- Irrigated lands on Orchard Mesa: north of Hwy 50, south of the Colorado River, east of Persigo District and west of 33 Road
- Applies to tracts 10 acres or larger
- Retain a minimum of 50% of the property in open land and group dwellings in clusters
- Maximum density of 1 dwelling per 2 1/2 gross acres
- Voluntary zoning district

June 2013

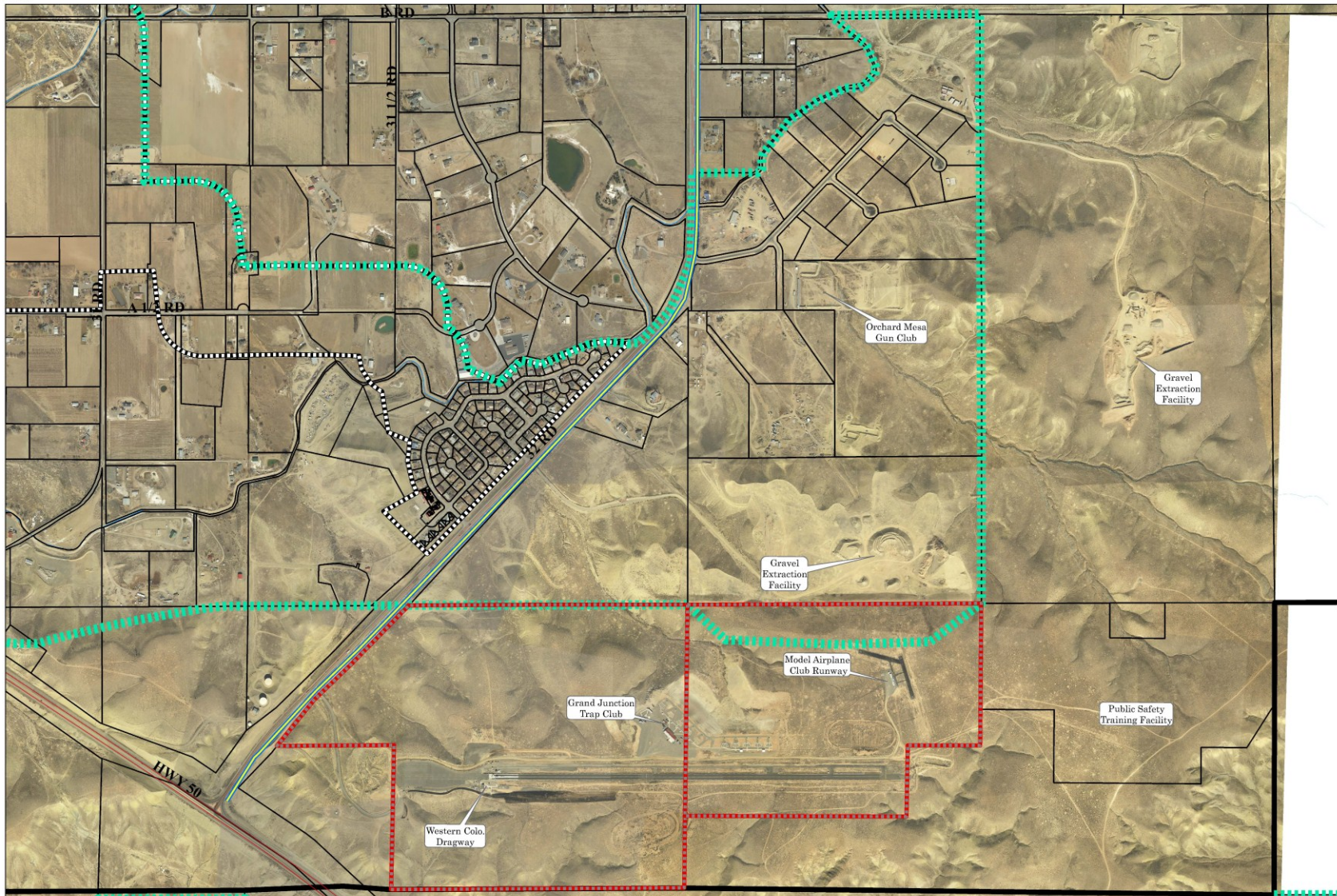




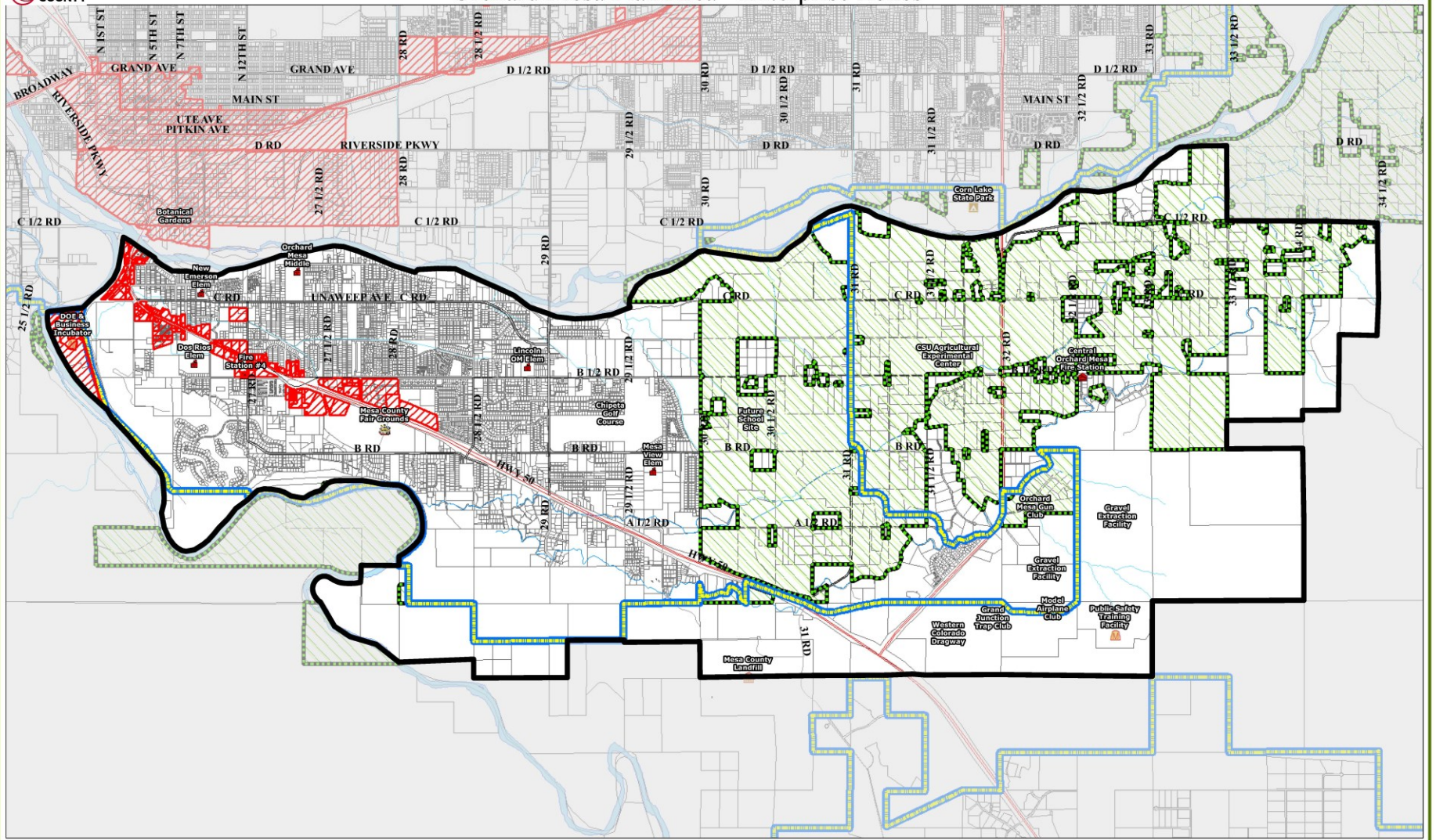
January 31, 2013 453 Vacant Parcels
 Residential = 451 Parcels
 Townhouse = 2 Parcels

Orchard Mesa Plan Area
 201 Service Area Boundary
 Non Platted Subs





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

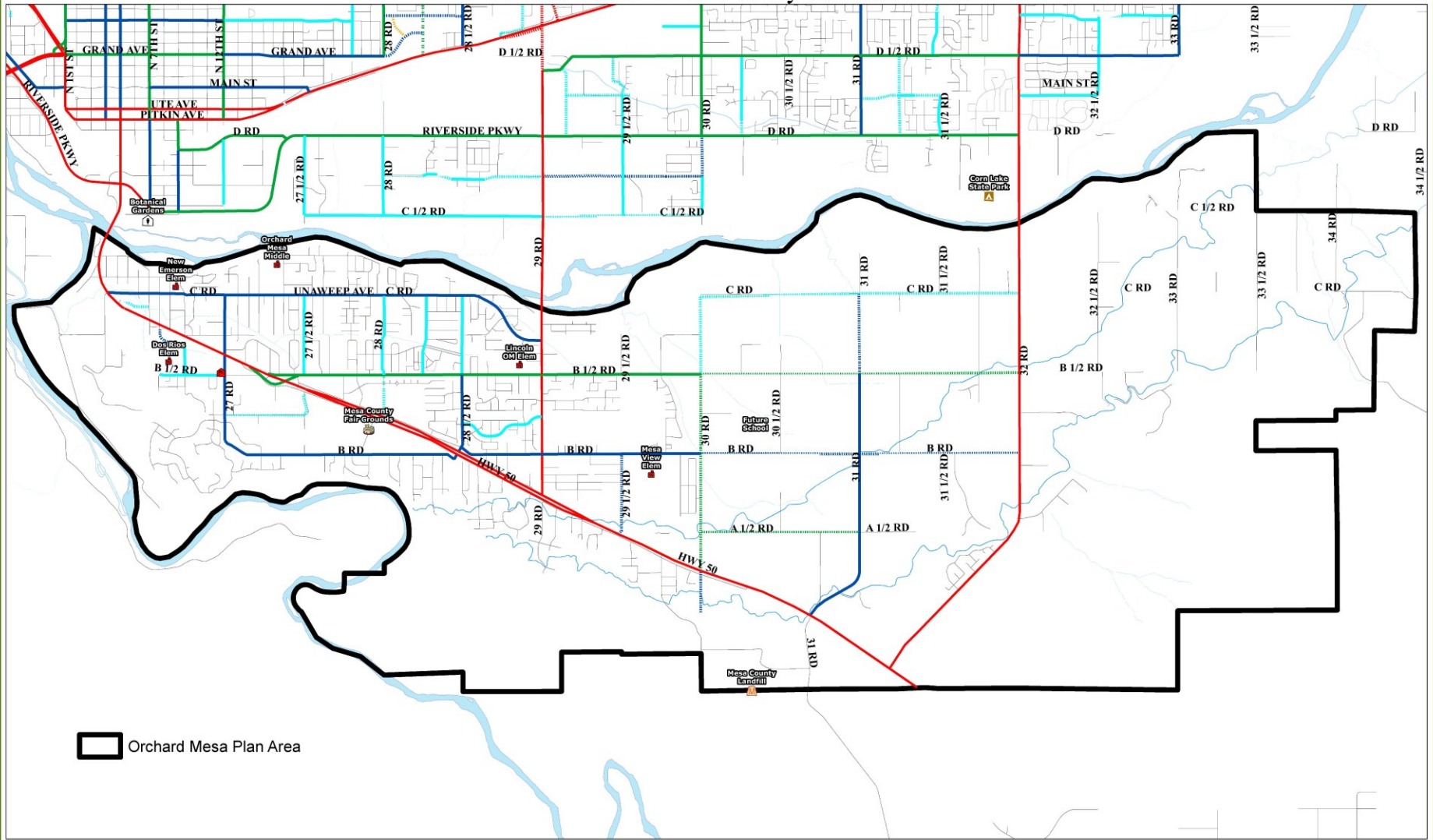


 Orchard Mesa Plan Area  Enterprise Zone  Urban Development Boundary  Agricultural Enterprise Zone



Orchard Mesa - Grand Valley Circulation Plan

Map #12

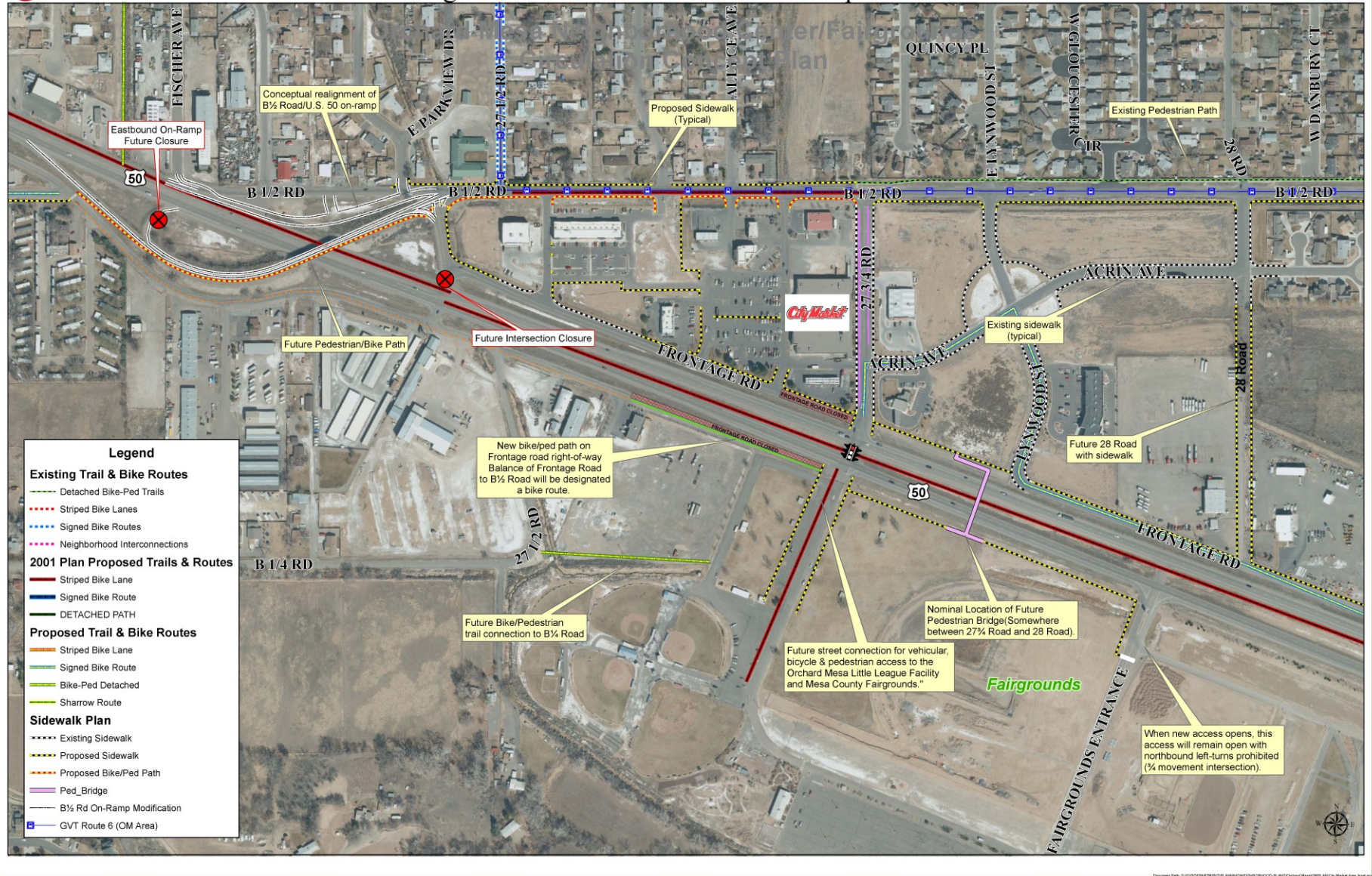


Orchard Mesa Plan Area

Grand Valley Circulation Plan Functional Classifications

Interstate 70	Interstate 70 - Proposed	Principal Arterial	Principal Arterial - Proposed	Minor Arterial	Minor Arterial - Proposed	Major Collector	Major Collector - Proposed	Minor Collector	Minor Collector - Proposed	Unclassified
---------------	--------------------------	--------------------	-------------------------------	----------------	---------------------------	-----------------	----------------------------	-----------------	----------------------------	--------------





Legend

Existing Trail & Bike Routes

- Detached Bike-Ped Trails
- Striped Bike Lanes
- Signed Bike Routes
- Neighborhood Interconnections

2001 Plan Proposed Trails & Routes

- Striped Bike Lane
- Signed Bike Route
- DETACHED PATH

Proposed Trail & Bike Routes

- Striped Bike Lane
- Signed Bike Route
- Bike-Ped Detached
- Sharrow Route

Sidewalk Plan

- Existing Sidewalk
- Proposed Sidewalk
- Proposed Bike/Ped Path
- Ped_Bridge
- B 1/2 Rd On-Ramp Modification
- GVT Route 6 (OM Area)

Eastbound On-Ramp Future Closure

Conceptual realignment of B 1/2 Road/U.S. 50 on-ramp

Proposed Sidewalk (Typical)

Existing Pedestrian Path

Future Pedestrian/Bike Path

Future Intersection Closure

Existing sidewalk (typical)

New bike/ped path on Frontage road right-of-way Balance of Frontage Road to B 1/2 Road will be designated a bike route.

Future 28 Road with sidewalk

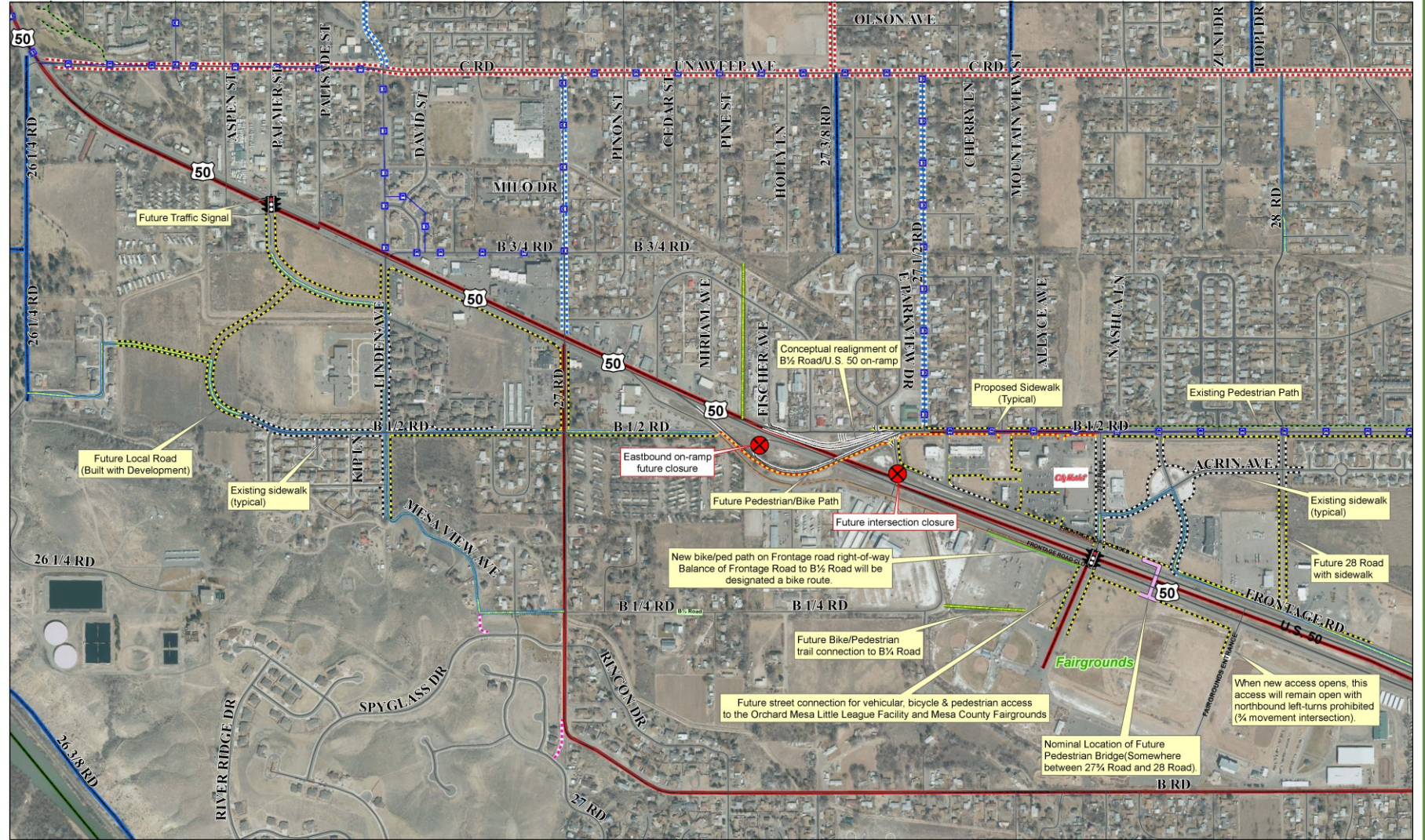
Future Bike/Pedestrian trail connection to B 1/2 Road

Nominal Location of Future Pedestrian Bridge (Somewhere between 27 1/4 Road and 28 Road)

Future street connection for vehicular, bicycle & pedestrian access to the Orchard Mesa Little League Facility and Mesa County Fairgrounds.

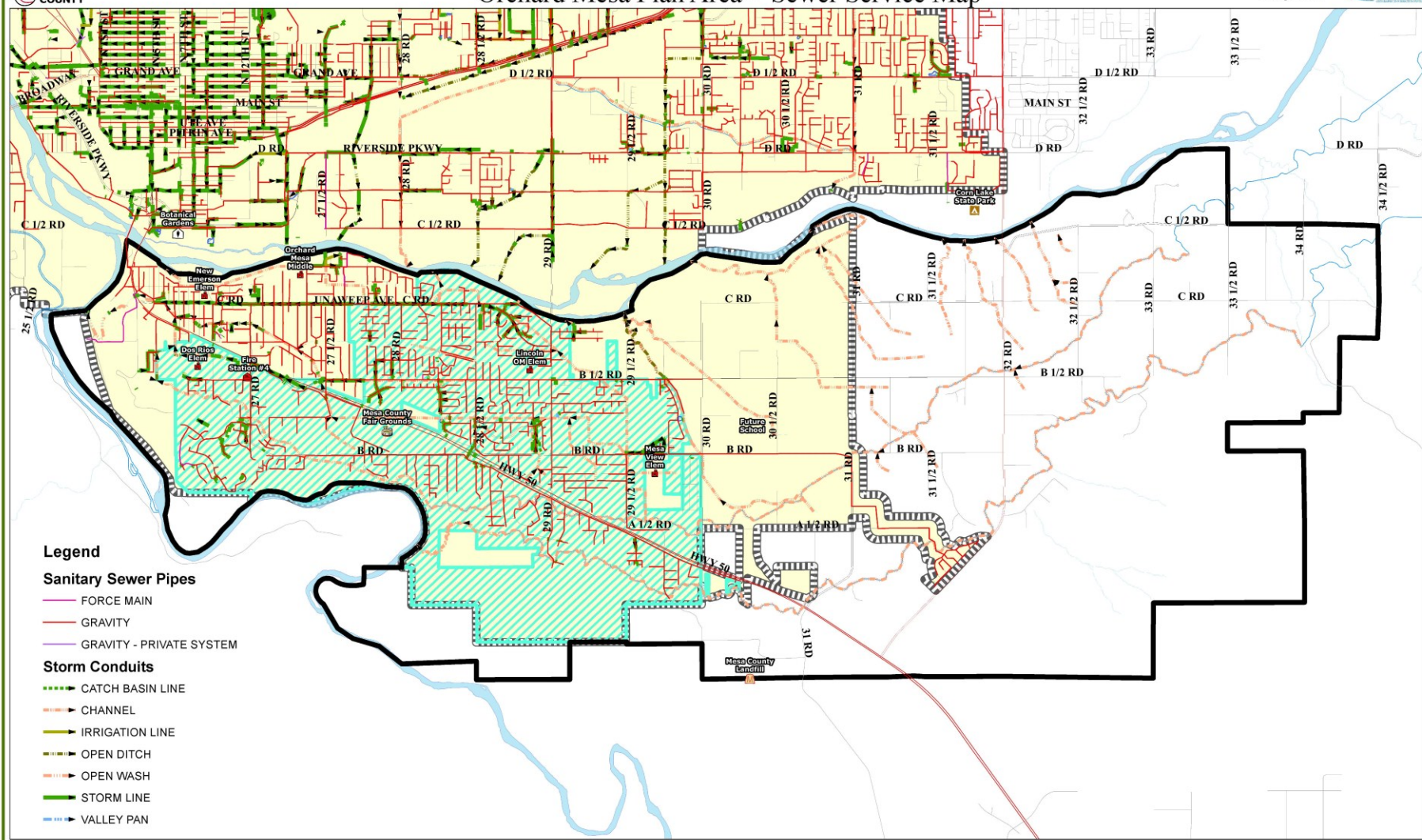
When new access opens, this access will remain open with northbound left-turns prohibited (1/4 movement intersection).

Fairgrounds



Existing Trail & Bike Routes	Signed Bike Routes	2001 Plan Proposed Trails & Routes	Signed Bike Route	Proposed Trail & Bike Routes	Bike-Ped Detached	Sidewalk Plan	B 1/2 Rd On-Ramp Modification
- - - Detached Bike-Ped Trails	- - - Neighborhood Interconnections	- - - Striped Bike Lane	- - - Signed Bike Route	- - - Striped Bike Lane	- - - Bike-Ped Detached	- - - Existing Sidewalk	- - - GVT Route 6 (OM Area)
- - - Striped Bike Lanes	- - - Signed Bike Route	- - - Signed Bike Route	- - - Signed Bike Route	- - - Striped Bike Lane	- - - Sharrow Route	- - - Proposed Sidewalk	- - - Proposed Sidewalk
						- - - Proposed Sidewalk	- - - Proposed Sidewalk
						- - - Proposed Sidewalk	- - - Proposed Sidewalk

Source: Public GIS Data from Grand Junction, Colorado. Map prepared by Grand Junction, Colorado. 10/2014

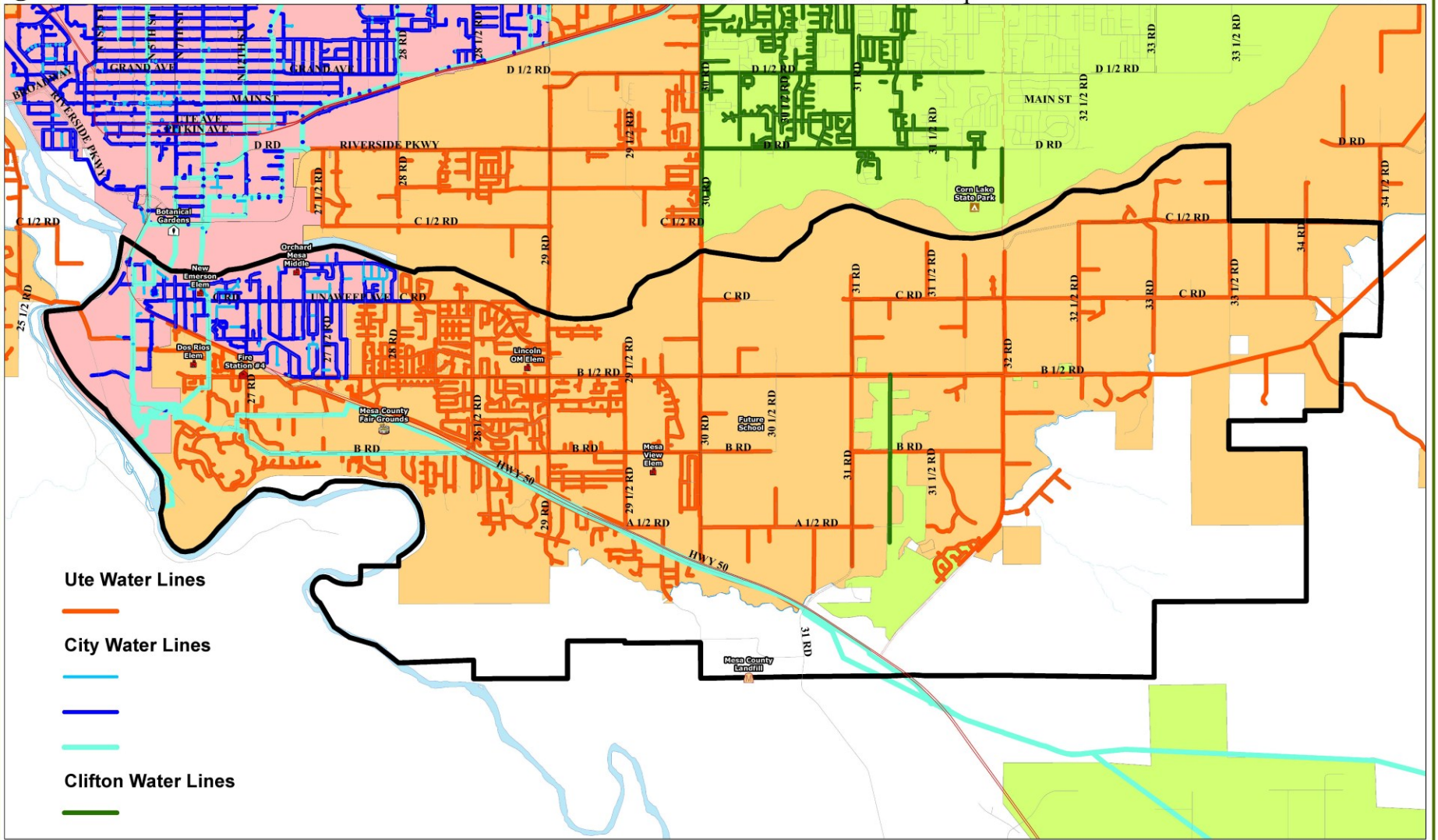


Legend

- Sanitary Sewer Pipes**
- FORCE MAIN
 - GRAVITY
 - GRAVITY - PRIVATE SYSTEM
- Storm Conduits**
- CATCH BASIN LINE
 - CHANNEL
 - IRRIGATION LINE
 - OPEN DITCH
 - OPEN WASH
 - STORM LINE
 - VALLEY PAN

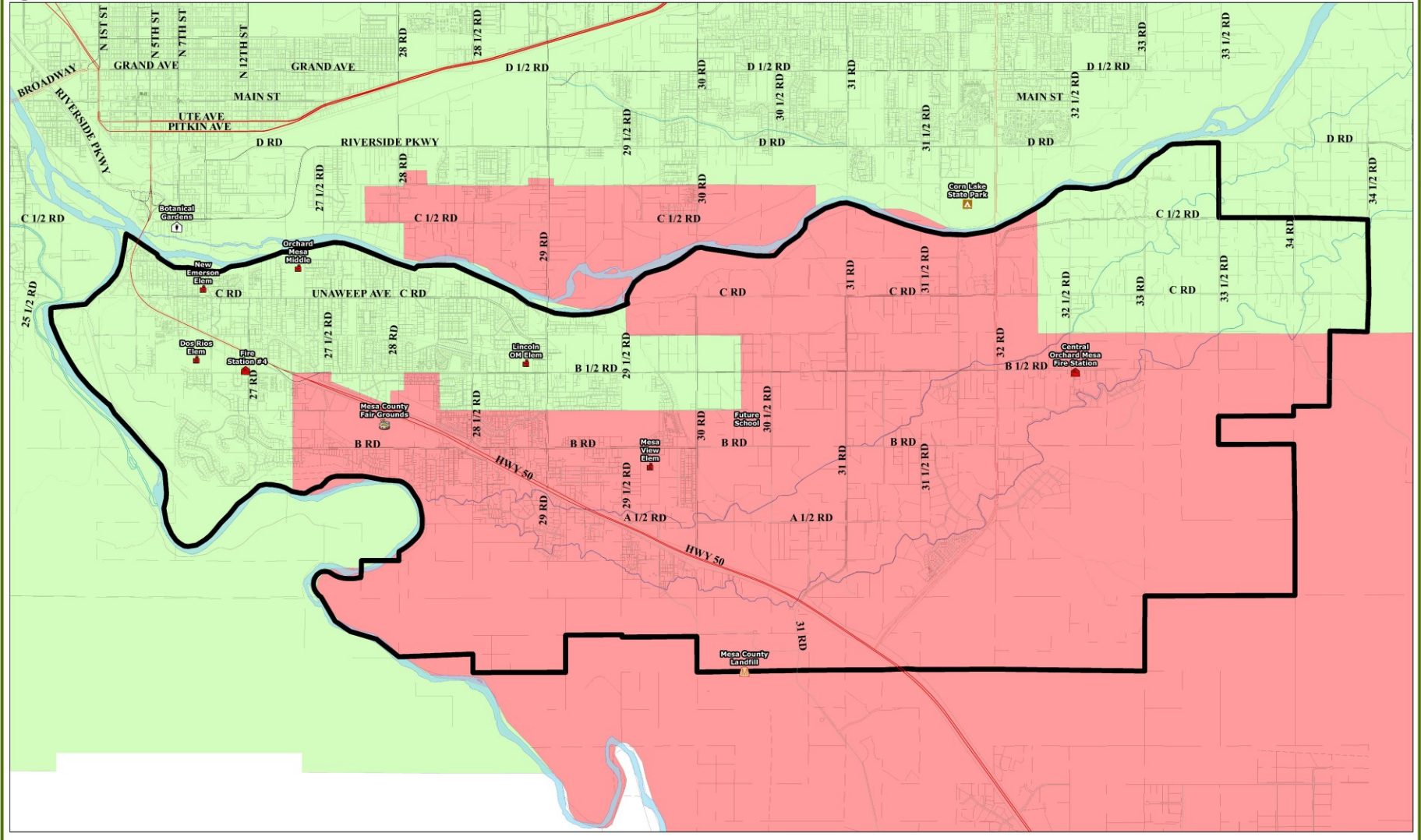
201 Service Area Boundary Orchard Mesa Sanitation District





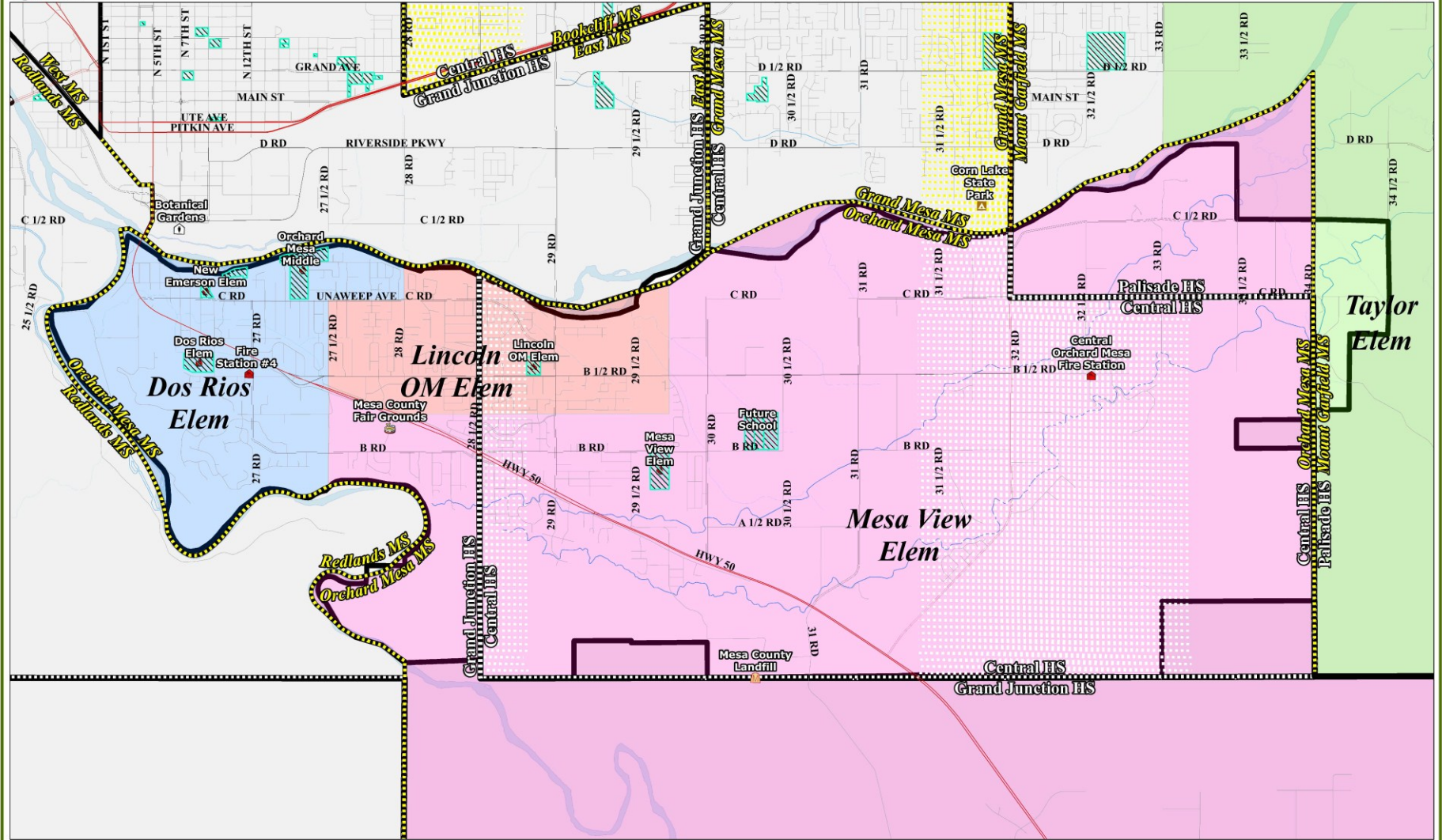
- Ute Water Lines
- City Water Lines
- Clifton Water Lines

- Orchard Mesa Plan Area
- Ute Water District
- Grand Junction Water District
- Clifton Water District



Electric Utility Districts ■ Grand Valley Power ■ Xcel Energy

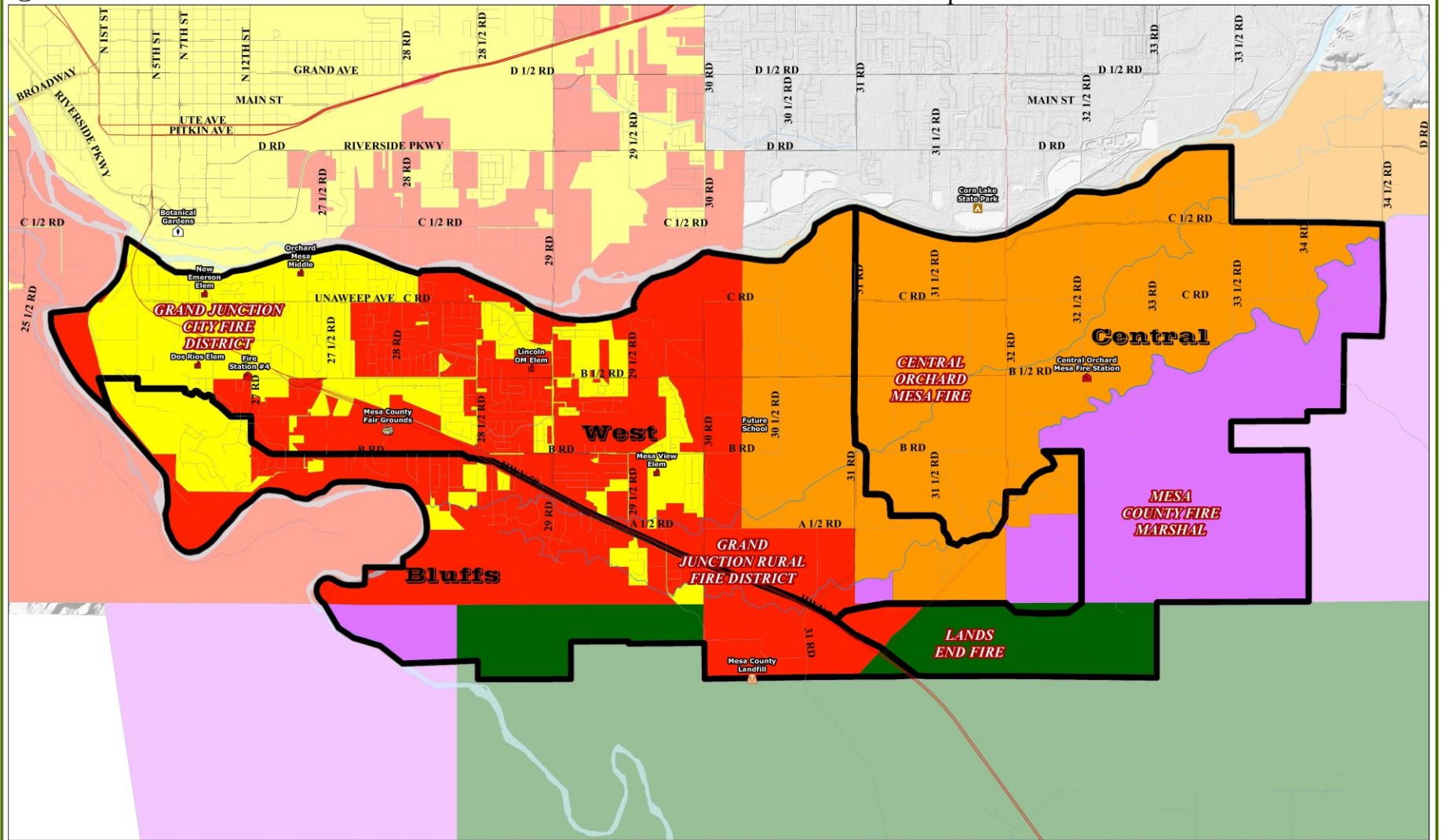




Orchard Mesa Plan Area

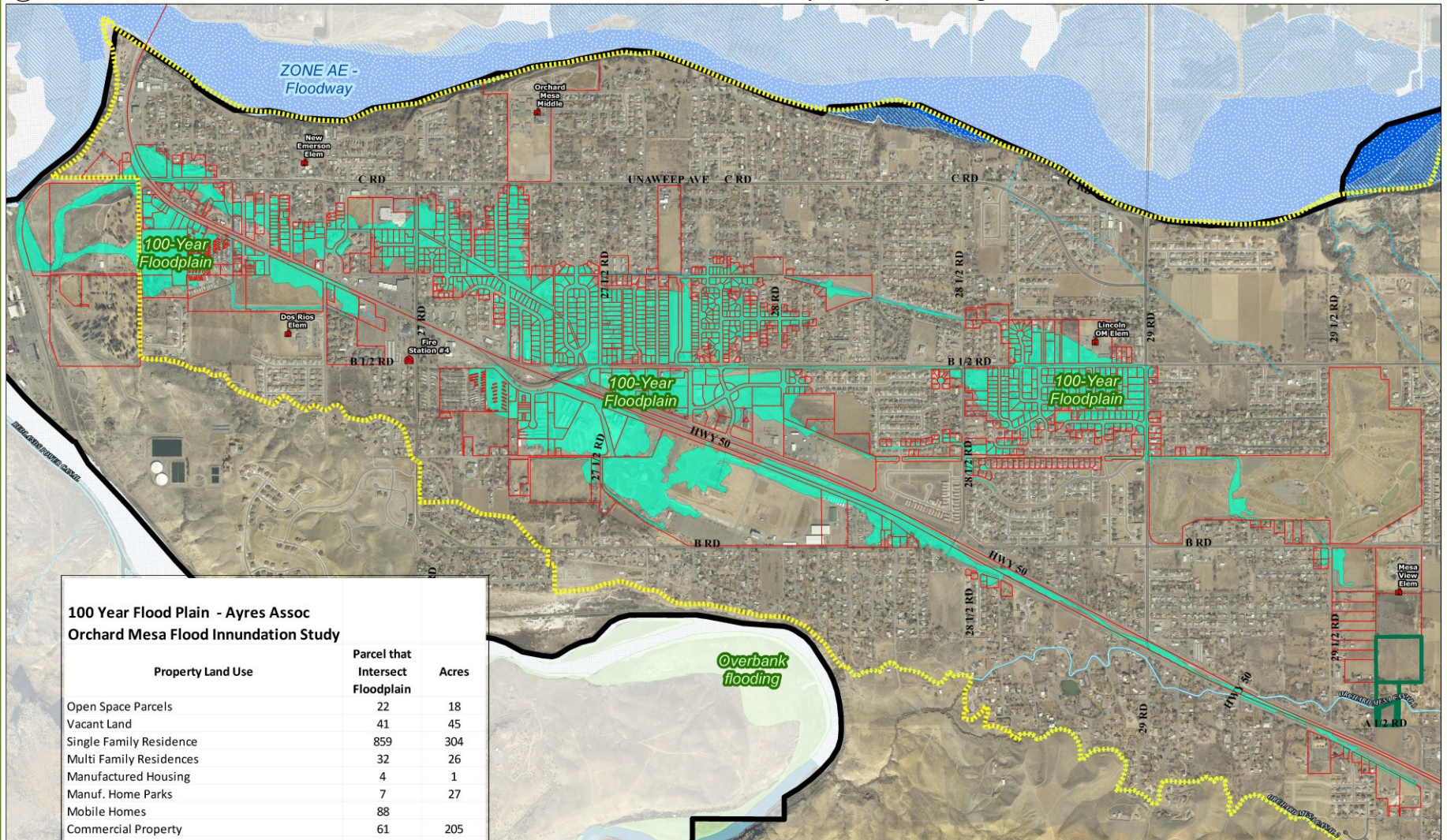
District 51 Attendance Areas

- | | | | | |
|----------|------------|--------|---------------|--------------------------|
| Dos Rios | Lincoln OM | Taylor | Middle School | School Dist. 51 Property |
| | Mesa View | | High School | |



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





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

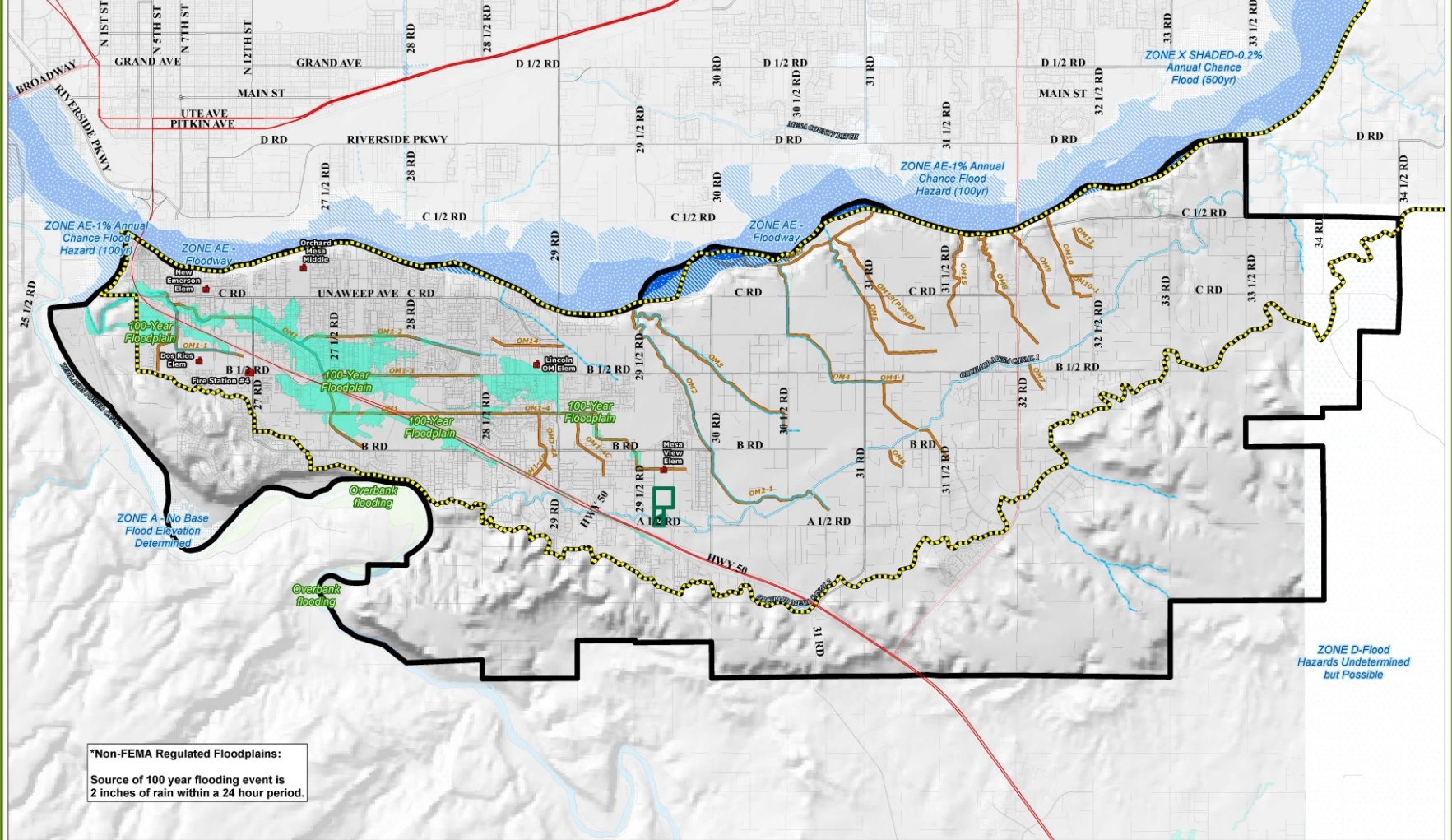
Property Land Use	Parcel that Intersect Floodplain	Acres
Open Space Parcels	22	18
Vacant Land	41	45
Single Family Residence	859	304
Multi Family Residences	32	26
Manufactured Housing	4	1
Manuf. Home Parks	7	27
Mobile Homes	88	
Commercial Property	61	205
Agricultural Land	7	57
Exempt Property	38	295
Total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

Non-FEMA Regulated*

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

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





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

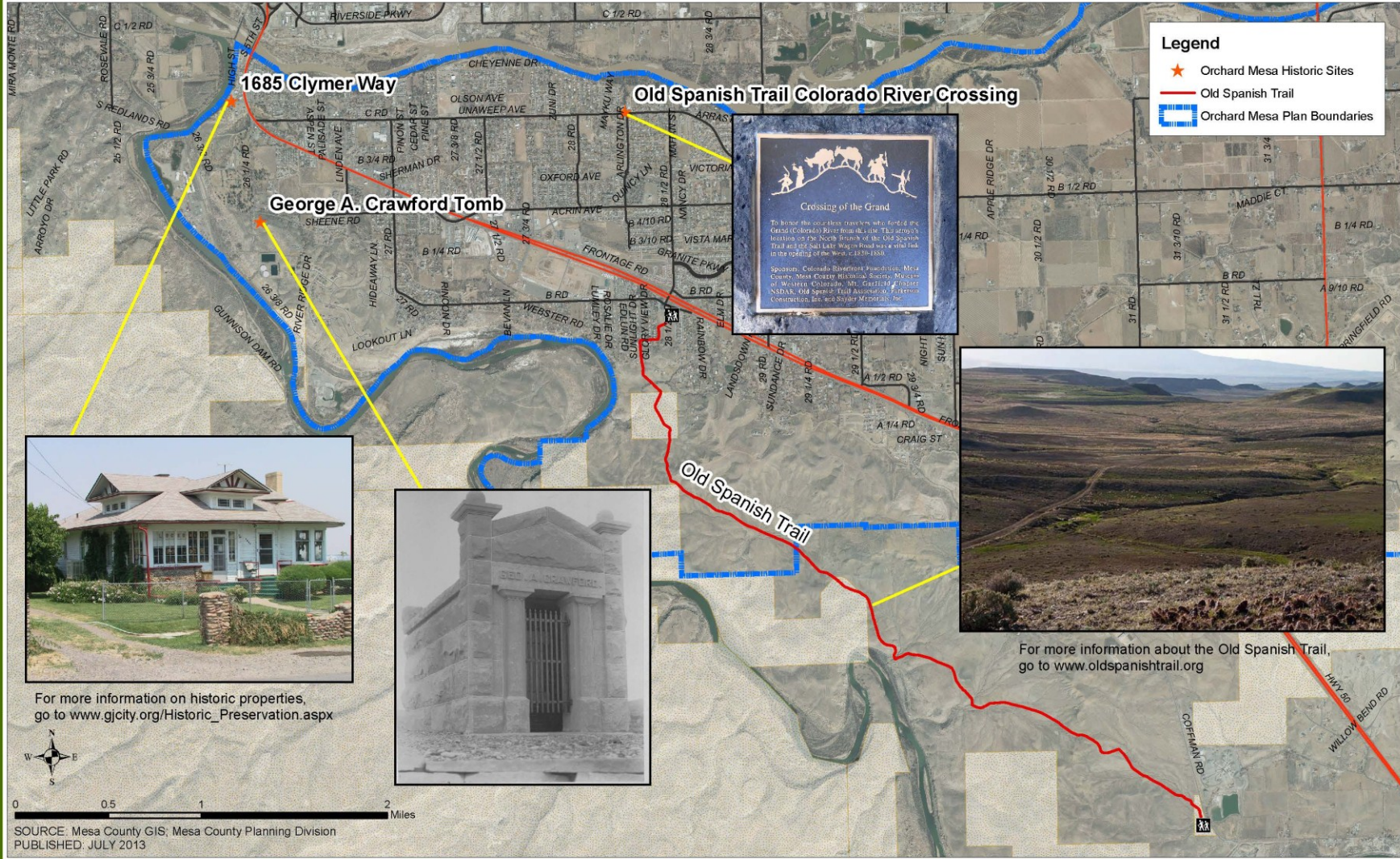
Orchard Mesa Plan Area
Orchard Mesa Drainages

Non-FEMA Regulated* FEMA 2010 Floodplains

ZONE X SHADED (500yr) 0.2% Annual Chance Flood
ZONE D-Flood Hazards Undetermined but Possible
ZONE AE - Floodway
ZONE AE (100yr) 1% Annual Chance Flood
ZONE A - No Base Flood Elevation Determined

Future Reservoir Site
Orchard Mesa Irrigation District





Public Comments Summary Table

Orchard Mesa Plan
Open House Comments

Updated August 30, 2013

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
6/10/2013												
1	6/10/2013		More businesses come to O.M. corridor; shopping, restaurants and medical. O.M. has a sizeable population to support growth			Code Enforcement issues addressed - i.e. weed control						
2	6/10/2013									Improve traffic flow on Hwy 50. Remove traffic signal at Sundance. Open up 29 road at that signal. Red light runners there. It is difficult for school bus or fire truck access from town to 29 Road. Once 29 Road is open to I-70, 29 Road will be the major N-S route for trucks. Replace Black Bridge.		
3	6/10/2013	Concerned with urban development boundary; UDB has taken in an area between 30 & 31 roads that is AG. A lot has changed since comp plan developed - less pressure to have developable area and more emphasis on farm to market and buying local.				Pedestrian crossing of S.H. 50		More sidewalks near schools	Lack of trail system and beautifying S.H. 50 need to be addressed		Need to protect AG land from development.	
4	6/10/2013				Community center w/ pool, gym, tennis, exercise equipment					More bike lanes and sidewalks		
5	6/10/2013								Paths created by people accessing the river trail from the bridge at Eagle Rim Park are an eyesore. Direct path from bridge to Eagle Rim Park needed.			
6	6/10/2013		More commercial business -i.e. restaurants, discount stores, etc.		Mesa County should mow easements, remove weeds, water green spaces	Clean up vacant lots! Remove weeds/trash etc.- fire hazard			Open green spaces need water			Property 2915 Jon Hall - vacant - fire hazard
7	6/10/2013		Do not want these plans.	Prevent Urban Sprawl								My wife and I are ex-Californians, we moved from there to escape urban sprawl. Have we jumped out of the pan into the fire? We pray not! We do not want this or any other plans of this nature! Just leave people alone.

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
8	6/10/2013		More businesses-stores, restaurants, medical	Entry at south end could use 'curb appeal' signage, greenery etc. Remove old, abandoned, empty, ugly buildings along Hwy 50.	Regular scheduled road maintenance, gravel and snow removed from Sierra Vista Rd. Tighter restrictions on # cars, trash, weeds etc. on properties.	Lower/remove hill at B and Rincon-dangerous to cross.	Entrance into Fairgrounds off B road controlled.		More bike/walking lanes/ paths for increased safety	Turn arrow added to street light at 27 & 50.		
9	6/10/2013			Improve the looks of "southern doorway" (HW 50)		Pedestrian traffic improvements on B road- dangerous to walk.			Trail needed on west end of 'Bluffs'.	Access to Business area east of City Market is difficult and awkward.		
10	6/10/2013									Install stop sign on frontage road at 29 1/4 Rd. Need Right turn lane from HWY 50 to 29 1/4 Rd. - dangerous.		
11	6/10/2013	Community in whole should share equally to provide low-income, high density housing - not just OM		Help prevent OM from continuing to become a 'dumping' ground for low income, high density housing.								Glad to see a plan put together for this area.
12	6/10/2013		Hotels		Post Office				More Parks			
13	6/10/2013					Property on corner of 29 1/4 Rd and Frontage Rd has trees, weeds and shrubs and no one can see around them up 29 1/4 Rd.				Install stop sign on frontage road at 29 1/4 Rd. - Dangerous. Was ran over and not replaced.		
14	6/10/2013									Need a stop sign on corner of 29 1/4 road. Stop sign was ran over and never replaced		
15	6/10/2013									Stop sign at service road and 29 1/4 Rd; was not and not replaced. Corner property has trees and shrubs that make the corner dangerous.		
16	6/10/2013				No lighting at night.	27 road to narrow and dangerous for kids and walkers. Speed limit 40. Road is too narrow to get around trash and mail trucks without crossing double yellow line.		Area of 27 road near Dos Rio school dangerous.		27 Rd. from B1/4 north about two blocks is too narrow; weeds. Hill in middle of section dangerous. Limits sight distance. It is a school and city bus route. Dangerous area for kids biking or walkers.		
17	6/10/2013		More motels and businesses			Do not move fire station on B rd.		Do not move the fire station because near Dos Rios school and large subdivisions.		27 Road needs widening-kids walk to school. Dangerous- people have been killed.		

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
18	6/10/2013				Post Office or postal facility. Loss of Contract Postal Unit was significant							
19	6/10/2013		Leave the area rural	Do not turn OM into 'mini Grand Junction'								"I moved to OM because of the rural aspect. If I want services, I go into town. I don't want to live in a 'mini Grand Junction.' Expansion will encourage me to move farther out from city limits."
20	6/10/2013	Preserve the rural and AG aspects of the area	Limit commercial development to those centers already established	Historic Preservation important - especially Old Spanish Trail. Do not develop at cost of historical landmarks.					Public access to recreational areas is paramount			
21	6/10/2013									Light at Unawep and 29 road		
6/13/2013												
1	6/13/2013	Fill in Vacant parcels of land before developing subdivisions in outlying areas. Slow expansion of density west to east.								GVT Extended Service east on B 1/2 Rd to 32 Rd.		
2	6/13/2013	Leave existing non-city properties on a grandfather act. County settings and lifestyles (livestock, garden, automotive) are not acceptable for city limits. South of B Rd and south of HWY 50 many people have these needs										I shouldn't have to move to Delta for my lifestyle needs.
3	6/13/2013	Totally against High density plan for area around HWY 50 & 31 Rd. High Density = no win for rural existence and High crime										
4	6/13/2013	High density for 31 Rd & HWY 50 is a bad idea. Bad for rural surroundings; degrades the quality of life for those living nearby. Vigorously opposed.		High density area of 32 Rd and William Dr. already exists- more high density ruins property values and brings unsightly sprawl.		High density- unsightly sprawl will increase crime and vandalism						

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
5	6/13/2013			The number of dwellings and yards that are allowed to fall into disrepair-weeds, junk, broken down fences or houses- is a problem. Would like to see a campaign to urge people to take pride in their properties. Vast number of lots/tracts with junk, weeds, dirt, abandoned etc = eyesore. (Examples listed in on comment form)	Higher level of code enforcement							
6	6/13/2013					Close in B 1/2 Rd ditch				Stop light at 28 1/2 Rd. Turning lanes on B 1/2 Rd. Designate a truck route away from housing areas		
7	6/13/2013								Would like to be contacted about a small city owned park on West Park View Dr. No one takes care of it - weed control, snow not shoveled			
8	6/13/2013		Hotels & Restaurants, New grocery Stores		Code Enforcement - Weeds etc.	Police Enforcement and Traffic Control, Neighborhood Watch Programs. Cover open ditch on B 1/2 Rd				New Overpass HWY50 & Better Lighting. Love 29 Rd. but it should be 4 lane from D Rd. to HWY 50. Keep Large Trucks off B 1/2 Rd.		
9	6/13/2013	Suburbs planned before the downturn will be built; infill before agricultural land further out is taken for houses	More community services - barber shops, beauty salons etc.		Lack of supervision on the irrigation systems; needs a post office				Is it true OM has less real park area (formal green space) than the city of GJ per area of occupation? Access across Gunnison River to Redlands is a good idea.		Protect agricultural land	
10	6/13/2013				Dust from Groendyke	irrigation ditch at B 1/2 Rd. needs to be covered	Dust from fairgrounds needs to be controlled			Access from HWY 50 to B Rd. Love the new 29 Rd and Parkways- looking forward to finished road N-S, not to use B 1/2 Rd as a truck road.		Thanks to Brian Rusche for answering questions
11	6/13/2013		Help businesses remain in OM			Better law enforcement & medical response; City Emergency-not rural group all OM.	Improve Fairgrounds - national grounds, not a 'small town' horse and dog show place.		Bike lane needed on B 1/2 Rd.	Maintenance of B 1/2 Rd. - poor surface - major road - too much truck traffic		

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
12	6/13/2013		Large shopping center-29 Rd & B 1/2		Need a post Office			Need a High School				Would be interested in being part of a study group to help plan the future of O.M. We need to incorporate to control our future
13	6/13/2013									Traffic light at 29 Rd. and Unaweep. That intersection is an accident waiting to kill someone!		
14	6/13/2013									Hwy 50 has 2 stop lights a block apart. Cars coming into town can not see the 1st stop light at HWY50 & Sundance. Light signaling light ahead would help. (Comment form provides more details about incidents that have occurred.)		
15	6/13/2013		Bring more businesses to empty spot by city market	Trees and plants; make residents responsible for keeping their property presentable and clean.		B 1/2 Rd irrigation ditch needs to be covered from Hwy 50 to 29 Rd				Sidewalks needed especially on B1/2 Rd.		
15	6/13/2013		Allow more business to come to OM	Plant more trees on HWY 50, make it look pretty. Green areas and landscaping (HWY 50)		Cover irrigation ditch on B 1/2 - weeds and trash get trapped in there.			Bike Trail from OM to downtown. Add recreation areas to bring more business to this area	We need sidewalks everywhere. More lights along HWY 50 & cross walks		
16	6/13/2013			Increased # of homeless (city market). Weeds, old vehicles.		Unlicensed drivers and vehicles (29 road). Cutting wood on 29 road. Parking cars on road right-of-way				Lack of sidewalks in subdivisions		Unsafe practices in garages of (illegible) subdivisions. 3 horses on subdivision lots; 160 29 Rd, check out horse barn.
17	6/13/2013	Keep residential areas intact				Cover B 1/2 Rd ditch				Widen B 1/2 rd, include center turning lane		
18	6/13/2013					Lack of safe crossing areas on Unaweep; marked crossings only at OMMS and New Emerson				Light or 3 way stop at 27 Road or 27 1/2 road to slow speeders on Unaweep		
19	6/13/2013	Sick of Sprawl									Keep it Agricultural	
20	6/13/2013				Full functioning post office					Need work on streets		Please have an open house where this information is presented on a screen with people who are specialists in explaining the various maps to tell us in detail. This was not a good method esp. for people who can't see well or stand long. Thanks for the effort.

Orchard Mesa Plan
Open House Comments

Updated August 30, 2013

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
21	6/13/2013	Don't want to see changes in the neighborhood we live in.			No sewers			No schools	No parks			We live in the perfect place thanks
22	6/13/2013			What can be done about people who move in and trash homes on a well maintained street and taking value of the street down. They are piling garbage right by the mailbox near the street, and lots of trash.								
23	6/13/2013	Grand Junction - annex OM to get better services	Competitive food store		Need Post Office, medical services, police service/facility. Code enforcement - weeds, traffic, forestry, unregistered vehicles			Need a high school	Need a recreation center			
24	6/13/2013											I see no benefit being put into the city except to pay more taxes so the council can waste more money. I pay taxes for sewer and water and my county taxes. Why should I support the theatre overhaul or most of the things the city puts money into like back-in parking, etc.
25	6/13/2013									Light at 29 Rd. and Unaweep		
26	6/13/2013			Orchard Mesa via Hwy 50 is a major introduction to the City of Grand Junction; the introduction is not an impressive one. From 29 Rd. down past Unaweep, the Hwy 50 corridor is a mish mash of strip mall businesses, decaying motels and some shabby business buildings, trailer parks, etc.. There is nothing attractive on this entire stretch to let the traveler know that Grand Junction really is a nice place to live, a nice place to do business in and a nice place to visit.								

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
27	6/13/2013		Nicer hotel/motel. Upscale restaurants/ brew pub. Alco is much missed and would like a similar store to come in		Need a post office					Traffic light at HWY 50 & 31 Rd. Access to landfill and compost facility. Light desperately needed at 29 road and Unaweep. Traffic lights unnecessary at 29 1/2 and 30 Rd.		
28	6/13/2013			Weed removal on irrigation banks & HWY 50, 29 & 27 3/8 Rd. Diseased elm trees removed on irrigation bank behind Hwy 50; irrigation banks cleaned up/burned; utility poles and broken wire fences from 2903-2905-2907 HWY 50 and on. Clean up construction debris north of OM library. Code enforcement violations - broken trees, weeds, vehicles, excessive trash, meth smells. Clean up condemned and empty housing (2903 HWY 50)	Install silver "community" mail boxes; more blue U.S. postal boxes at commercial sites. Less irrigation and car washing water running south down 29 Rd. More newspaper recycling boxes available. Small box libraries in neighborhoods.	Less ATV's and mopeds making loud noise on 29 Rd. by teens and children. Monitor fire crackers and gun shot noise in neighborhoods (Sunrise). More volunteer neighborhood watch persons; post neighborhood watch signs. Reduce US HWY 50 speed from 55mph in subdivisions of Sunset and Sunrise areas. Fencing along irrigation banks. Subdivision lighting (Sunrise Sub). Police (night-outs residents); reduce graffiti on public signs.	Reduce vandalism on Fairgrounds	Branch libraries to host teen after school programs	Teen recreation center. More public parks. Replace 29 1/2 Rd park. Sidewalks; bike paths in residential areas. Less walkers/horses/ATV's/moped etc. on irrigation banks. Monitor little league park - rental fees/alcohol/ graffiti, gate closure, etc.	More sidewalks and more bike paths in residential areas to keep persons from walking in middle of road. Public usage phones along highways.	Acquire approval for having horse in subdivision; less horses riding on irrigation banks; proper fencing on irrigation ditches.	Post signs for no solicitation in subdivisions.
6/18/2013												
1	6/18/2013		More shopping. A Wal-Mart. Dining Options. Another Supermarket. Rimrock Type Shopping Center (Could Service Palisade also)						More Parks	Access through 30 Road over the river and up the bluff		
2	6/18/2013		Motel, Restaurant; mall area - instead of business strung along HWY50		Post Office; Medical Facilities.							
3	6/18/2013		Places to eat - other than Mexican or chain. More fast food other than royalties, i.e. Burger King & Dairy Queen		More sidewalks east of Mesa View School to 30 Road							
4	6/18/2013		Good American family restaurants that you can eat in after 3pm; motels; more businesses and stores are needed	Hwy 50 coming into OM between 29 Rd & 5th street is the gateway to OM and needs an image facelift to attract businesses	Need post office; Weed problems near parks and residential areas between sidewalks and street- foxtails get embedded in dog fur.				Recreational trails; hiking; biking; ATV trails	Street lights on Hartford Ave - need more/replace bulbs.		

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
5	6/18/2013											There are areas where one side of street is city and other side is county. One side has sidewalks the other does not. Fear that if city annexes these area they will install sidewalks and take yards away and shorten driveways. (Specifically Lynwood Subdivision)
6	6/18/2013		Hotels to service fairgrounds, Fruit, Byway etc.		Services after D road until Delta on Hwy 141; issue when I-70 is closed and 141/50 used as alternate route				More Bike trails	Center turning lane on 32 Rd - Whitewater Hill for turning into church, Corn Lake, housing, trap club. Bus services please		
7	6/18/2013	Stop using OM for low income housing	Tax incentives to keep businesses open	Historical preservation of houses, grant ability to use building/house for commercial purposes; Beautification of HWY 50					More parks in the area of the confluence; bring back duck pond			
8	6/18/2013		more shopping, dining, services (beauty shops) and movie theatre									
9	6/18/2013	Leave AFT zoned AFT with no acreage limitations.									Plans to plant 6.5 acre property in peaches	
10	6/18/2013	Like to see 29 Rd on OM continue to be residential	Encourage businesses to come to HWY 50 so we don't have to leave OM every time we need to shop or eat out						Would like to see OM be more trail friendly for walking and biking	B 1/2 Rd more bike friendly - wider shoulders		
11	6/18/2013	Leave area between 30 & 31 Rd and A 1/2 - C Rd. zoned as rural not the proposed RML (Residential Medium Low FLU). This area has larger unbroken areas than the rural area outside the 201 boundary. Leave this chunk rural.							The currently zoned county PUD -master plan park- open space between Arlington & 28 Rd and B 1/2 Rd & Unaweep- Coulson Dr. should stay rustic open space. Do not turn it into an official, green grass park if/when the city owns it. There area has plenty of nearby parks and this natural experience is good for kids and families.	Stoplight at Unaweep & 29 Rd. If Coulson drive is annexed by the city give residents choice about street lights- do not want/need them; protect the dark skies.		Thank you for sending out notice about meetings. Maps could use labels of "current" & "future". Hard to understand what stage of the process we are at compared to the maps
12	6/18/2013			Beautification of HWY 50						Center Meridian on HWY50; stone fencing to block noise		

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
13	6/18/2013					Monitor speeders on 29 Rd and B 1/2 (school nearby)				For safety and to protect businesses reduce speed limit on HWY 50 to 40mph		
14	6/18/2013		OM is a difficult business environment - few commercial businesses survive		Lack of Health Care services an issue; Post Office				minimal parks and recreation an issue; No access to river confluence- should be a great park!	Poor condition of streets-limited curb & gutter, poor sidewalks.		Thank you for noticing OM. I appreciate city/county collaboration.
15	6/18/2013								Protect Corn Lake and Riverfront Trails. No trails on irrigation ditch banks.	What is plan for 32RD, HWY 141 from Clifton around HWY50 - is city and county coordinating with CDOT? Plans for 3 lanes? Would hate to see 4 lane from D Rd to HWY 50 - would impact wildlife around Corn Lake and agricultural feel	Protect Corn Lake and agricultural feel of area	
16	6/18/2013				Full time, permanent Post Office							
17	6/18/2013								No trails on canals		Want this area to remain AG; 5 acre minimum lot size	
18	6/18/2013								No trails on canals		Want area to remain AG	
19	6/18/2013			This main entrance to our community looks bad, not somewhere I would like to spend time or money						Medians improved along HWY 50. The delineators at B 1/2 Rd look bad and are not a good long term solution. The rest of the corridor has almost non-existent medians - people drive over them all the time.		
20	6/18/2013	Will those areas not regulated by a HOA be affected? Will the future plan incorporate any changes to current zoning regulations such as AFT etc.	How will small business located in or near a residential area be affected by the Plan?		Will there be mandatory upgrades made to irrigation systems that are currently in use?				Facilities such as OM Gun Club and Western Colo Dragway and other be impacted by this plan? Will the existing walking trail be affected?			What is the possibility that OM will be annexed into the city limits? What impact on taxes will there be because of the future plan for OM?
21	6/18/2013									Turn lanes needed on 32 Rd: NB - Right @ C & C 1/2 Road, Left @ C Road; SB - Right @ C & B Roads, Left @ C Road		

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
OTHER												
e-mail	6/19/2013		Development of single track trail system will hopefully have an economic impact on OM community and Mesa County						Propose that the Gunnison Bluffs/Old Spanish Trail area be developed to into an entry/ intermediate level sustainable single track trail system that can be enjoyed by Hikers, Mountain Bikers and Horsemen			
phone	7/18/2013				Orchard Mesa - looking at FAQs, he realized it did not include trash along Hwy 50 from landfill traffic/unsecured loads. It is an eyesore.							
e-mail	9/3/2013			The public wants aesthetic pleasing entrances into the city. Right now, as a person travels from Whitewater Hill towards the city, Highway 50 has the best aesthetic entrance with its agricultural fields and the ability to look across the valley towards the Book Cliffs. However, the plan calls for housing all along the highway to Whitewater Hill. Why would anyone want to look at housing developments as they enter the city, and why would anyone want to live in a home along the highway?							The presentation indicated that the public wants a thriving agricultural industry. Right now, there is agricultural on the north side of Highway 50 from 30 Road to Whitewater Hill, on the east side of 30 Road between Highway 50 and C Road, and on both sides of 31 Road between Highway 50 and C Road. However, again, that area is planned Urban, and at 31 Road and Highway 50, where cattle currently graze, the plan shows a commercial village.	It doesn't appear that this plan considered the 1995 plan, which has sunset. The 1995 plan realized the possibility of agricultural land being developed and encouraged development to be clustered which would allow areas of open space to keep the agricultural feel.
8/21/2013												
1	8/21/2013	I'm interested in restricting height limitation. 35' is too high for our beautiful surrounding area, ie Patterson, Faith Heights Church & townhomes. Prefer single level or maybe two depending on view.								No sidewalks on B Road behind Fairgrounds.		This is full of agenda 21 requirements :-(

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
2	8/21/2013			Get rid of the annoying smell of the organic plant which drifts down slope to the north where many homes exist - especially bad in morning.								
3	8/21/2013				Springfield Estates is serviced by Clifton Water lines not Ute Water as shown on the "Water Service Map" (east of Valley Vista & Hwy 141)							
4	8/21/2013								When are we going to get our tennis/volleyball courts back in by the OM Middle School?!			
5	8/21/2013								Improvements are needed at the parking lot (Burkey Park South) for the Old Spanish Trail. Suggestions include better signing from Hwy 50; placement of boulders or other means to delineate the parking area so it has minimal impact on the neighborhood; interpretive signage for the trail which is a national historic trail.			
6	8/21/2013								Please consider improvements to the Old Spanish Trail parking area at B 1/2 Road. Using some paving material on the area to keep dust down in the neighborhood and increased signage at Hwy 50 that directs people to the area and keeps them from bothering home owners. Old Spanish Trail interpretive historical signage is important. Signage to the trail head on Coffman Road would help.			

Orchard Mesa Plan
Open House Comments

Updated August 30, 2013

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
12	8/21/2013								More small parks! Fairgrounds is great! But we need more!	Must make sure pedestrian foot traffic is safe, particularly B Road! No sidewalk! Not even a shoulder to change a tire. That will be a big path to improved Fairgrounds as well as school and city bus foot traffic.		
13	8/21/2013			Weed control on north side of B 1/2 Road between 28 1/2 Road and City Market area. Sidewalk at certain points is almost unusable.								

Review Agency Comments Summary

**ORCHARD MESA PLAN
REVIEW AGENCY COMMENTS**

1/8/2014 2:48:18 PM	Jim Daugherty, Ute Water	No Objections.
1/8/2014 10:54:43 AM	Mesa County Development Engineer	MC Development Engineering No comments.
12/30/2013 12:46:30 PM	Grand Valley Power	<p>GVP Review Comments</p> <ol style="list-style-type: none"> 1. Some of the Orchard Mesa Plan Area is in the Grand Valley Power service area, as per Map #19 of the OM Neighborhood Plan Draft. 2. Electrical power is available throughout the area. 3. For needed electrical service, please make application for service by calling 242-0040, to start the design process. A cost estimate will also be prepared. 4. No trees to be planted over utility portion of Multi-Purpose Easement. 5. Any Utility / Multi-Purpose Easement that is also used for landscaping will need to have underground power lines built in duct system. 6. Irrigation and drainage lines should not be in the utility portion of the Multi-Purpose Easement. 7. Any relocation of existing overhead power lines, poles, guy/anchors, underground lines, transformers or any other Grand Valley Power equipment is at the developer's expense.
12/27/2013 3:19:36 PM	Mesa County Greg.Linza	NO COMMENT

**Written Comments on Plan Document
Presented at
Joint Planning Commission
Public Hearing**

**Jim Komatinsky
260 Gloucester Circle
Grand Junction, CO 81503**

February 19, 2014

RE: Orchard Mesa Neighborhood Plan

TO: Grand Junction City/Mesa County Planning Commissions

Thank you for the opportunity to comment on the draft Orchard Mesa Neighborhood Plan. I have been a homeowner in the Orchard Mesa community for over 10 years. After reviewing the Draft Orchard Mesa Neighborhood Plan it is apparent that several important issues are not adequately addressed.

The Orchard Mesa Flood Inundation Study is a major concern in the Orchard Mesa community, which is not adequately addressed in this draft plan. I was surprised to learn that my property was included in this study as my property is more or less on top the hill and over a half mile from the nearest natural drainage. Moreover, I live in a subdivision approved in the mid 1990s, decades after floodplain regulations were in effect and engineered drainage plans, stamped by licensed civil engineers were required. The required drainage/stormwater plans were submitted and stamped by licensed engineers, reviewed and approved by licensed civil engineers within the public works departments of local governments, and finally approved and signed by the chairmen of the Board of County Commissioners/ City Councilman as required by law.

Upon investigation I found that the cause of this floodplain inundation was improperly designed roads and culverts, poor maintenance of the drainage system, and improper design of systems approved by the local governments – not a natural floodplain. Improperly designed roads and culverts, repaired and replaced many times over the past half a century, and funded by federal, state, and local tax money, were required to meet basic road design standards. Evidently they were not, resulting in over 700 homes and structures being subject to flood damage. In addition, all homes within the flood area will be impacted by reduced property values, possible flood damage to homes and property, and possible loss of life if a major storm event such as happened on the Front Range last year occurs.

I find it disturbing and unacceptable that the local governments responsible for this situation have basically tried to hide the real cause of the created/engineered floodplain which threatens 700 homes in Orchard Mesa. The Draft Orchard Mesa Neighborhood Plan makes no reference to the cause of this floodplain that was designed/created by the local governments. Worse, the local governments responsible for creating this

situation do not seem to want to take any responsibility or accountability for the situation they created.

In conversations with city public works engineering staff it was stated that several possible stormwater detention areas were identified to help resolve the floodplain issue.

One major area identified was within the Mesa County Fairgrounds property. None of these detention areas necessary to solve the floodplain problem were identified in the Draft Orchard Mesa Neighborhood Plan or in the Mesa County Fairgrounds Master Plan recently adopted within the past year. The Mesa County Fairgrounds Master Plan identifies other land uses in the detention area and, as staff was fully aware of this issue, strongly implies that the local governments have no intention of resolving the floodplain problems they created.

The floodplain issues described above should be made clear in the Draft Orchard Mesa Neighborhood Plan and all affected residents should be notified as to the cause of the situation so they can hold the local governments accountable. I know I will!

Neglect and substandard development standards have been the policy of local governments towards Orchard Mesa for many years and the Draft Orchard Mesa Neighborhood Plan appears to promote the continuance of this policy. For example, it is noted that the Central Orchard Mesa Fire District has many substandard issues to deal with, such as no water lines, lack of water pressure, and no hydrants (page 51). Residents can pay higher insurance costs and they can just “burn down” are offered as solutions. The Draft Orchard Mesa Neighborhood Plan appears to find this acceptable policy for an area for which the plan promotes significantly increasing the population.

The description of “Housing Trends” misrepresents the housing situation in Orchard Mesa. Driving through Orchard Mesa on Hwy. 50 one passes through the greatest collection of pre-HUD trailer parks within 200 miles in any direction, including the Indian Reservations in Utah. For the purpose of the housing analysis, the pre-1976 trailers, 60-year old RVs, abandoned vehicles, etc. has been classified as “single family residences” and not “affordable housing” (page 29) or some other more representative description. Maybe it would be more accurate to include another classification such as “single family residences - with taillights.” This is significant because the Draft Orchard Mesa Neighborhood Plan implies that residents desire “more diversity in the housing stock” (page 28), meaning more low cost housing and apartments. I am not aware of any scientific survey that determined this conclusion in Orchard Mesa. Every resident I have spoken to does not want any more low-cost housing to the area. The former president of our homeowners association recently sold his house and moved away in disgust when he found out about the apartments proposed in the Neighborhood Commercial Center at B ½ Road and Hwy. 50 (City Market). These apartments are proposed for an area with no sidewalks, no parks, and no possibility of pedestrian travel without serious risk to life. To the south is Hwy. 50 - just try crossing this highway on foot. To the east is an 8-foot high chain link fence with barbed/cantina wire on top with

a trucking facility behind the fence. To the north is a 10-foot deep steep ditch with 3-4 ft. tall weeds, then B ½ Road without sidewalks. If someone from the apartments wanted to walk their dog, they would have to traverse the ditch, weeds, B ½ Road, and enter the adjacent subdivision (with sidewalks on only one side of the street) where their dog could urinate on the residents cars because there is no other place to go! This level of planning design would not pass in the slums of South America. Yet the Draft Orchard Mesa Neighborhood Plan proposes nothing to address this issue and proposes more of the same.

Orchard Mesa, as acknowledged in the draft plan, has the highest commercial vacancy rates in the Grand Valley. No doubt, this is largely responsible because of the neglected and poorly designed development such as the City Market Neighborhood Center. I find it extremely unwise to proposed doubling the amount of commercial area (the Village Center) in a competing location until all issues with the existing commercial areas are addressed and vacancy rates are below an acceptable level (such as 6 percent). While the plan suggests that development of the new commercial center is not likely for many years, there is no guarantee that it could development sooner, making the existing commercial areas slums with no new investments to address deficiencies and resulting in even higher vacancy rates. For example, it is possible a new Safeway and a big box store could be proposed to serve the area in the new commercial center in the recent future. It makes no sense to designate doubling the commercial area for Orchard Mesa at the present time and until all identified issues are corrected.

Orchard Mesa has been the recipient of neglect by local governments for many years and, unfortunately, the Draft Orchard Mesa Neighborhood Plan proposes more of the same. The lack of even one doctor's office or medical facility in all of Orchard Mesa speaks volumes of the type of community the local governments have created. In the "old days" governments were charged with and expected to provide for the public good and safety of its citizens, including such things as safe, properly designed roads, transportation options including pedestrian, parks, fire protection, safe efficient livable communities, and the protection of housing development from flooding – not placing them in floodplains created by governments. By this standard our local governments have failed Orchard Mesa.

Please consider addressing the above issues prior to any approval of the Draft Orchard Mesa Neighborhood Plan.

Thank you,

Jim Komatinsky

From: "Maryann Bradshaw" <bradshawmary1953@gmail.com>
Date: Feb 18, 2014 4:59 PM
Subject: orchard mesa plan
To: <david@gjcity.org>, <mclrange@mesacounty.us>
Cc:

as requested in the sunday paper, these are remitted for consideration having seen only the front page of the plan, there are ambiguity for basic services and housing density.
please remember to include the code enforcement for county and city and methods to communicate with these staff for the older subdivisions in all areas of the mapped plan.
on 29 road, there are about 6 properties with severe weed, junk, and old car storage in sunrise subdivision as i have discussed these with you in person at the om baptist church.
it may be safest to have the law enforcement request these owners to clean up these properties as there are car hobbyist who spend time in his garage painting and changing tires and also welding and doing business.
is this monkey business for out of work home owners who may deteriorate the property ownership values and the amount of the property tax collected and may make it difficult for future home transactions.
when i mailed in the code enforcement in february two years ago i came home from the library with the front steps on fire with charcoal and niehgbors lurking on road watching the process.
please ask the law enforcement to request these yards to be free from junk, old cars, and tall weeds of which may be drug and alcoholic problems and manhy other social human needs.
could we have a human service worker assigned for 29 road subdivision of sunrise ridge?
planning on attending the thursday meeting, i remain sincerely,
ma. bradshaw
thanks for the assistance.\

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please have the plan available at the om branch library for review.

Feb. 20, 2014
Joint City/County Planning Commission
Public Hearing Minutes

**SPECIAL JOINT GRAND JUNCTION AND MESA COUNTY
PLANNING COMMISSION MEETING
February 20, 2014 MINUTES
6:00 p.m. to 7:27 p.m.**

The special joint meeting of the City of Grand Junction and Mesa County Planning Commissions was called to order at 6:00 p.m. by Chairman Reece. The public hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado. The meeting was also called to order by Vice Chairman Jones for Mesa County.

In attendance, representing the City Planning Commission, were Christian Reece (Chairman), Ebe Eslami (Vice-Chairman), Jon Buschhorn, Loren Couch, Kathy Deppe, Steve Tolle and Bill Wade.

In attendance, representing the County Planning Commission, were Phillip Jones (Vice-Chairman), Pat Bittle (Secretary), Christi Flynn, William Page and Wes Lowe.

In attendance, representing the City's Administration Department - Planning Division, were Lisa Cox (Planning Manager) and David Thornton (Planning and Development Supervisor).

Representing Mesa County were Kaye Simonson (Senior Planner) and Keith Fife (Long Range Planning Director).

Jamie Beard (Assistant City Attorney) was present.

Darcy Austin was present to record the minutes.

There were 21 citizens present during the course of the hearing.

Call To Order

City Commissioner Reece called the City meeting to order and everyone stood to say the Pledge of Allegiance.

County Commissioner Jones called the meeting to order on behalf of the Mesa County Planning Commission.

Announcements, Presentations And/or Visitors

There were no announcements.

Consent Agenda

1. Minutes of Previous Meetings

Commissioner Reece stated that previous Minutes were not available at this time.

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

Public Hearing Items

On the following items the Mesa County Planning Commission will take final action and the Grand Junction Planning Commission will make a recommendation to City Council. If you have an interest in one of these Items, or wish to appeal an action taken by the Planning Commission, please call the Community Development Department (244-1430) after this hearing to inquire about City Council scheduling.

**2. ORCHARD MESA
NEIGHBORHOOD PLAN COMPREHENSIVE PLAN AMENDMENT (BY GRAND
JUNCTION PLANNING COMMISSION);
ORCHARD MESA NEIGHBORHOOD PLAN MASTER PLAN AMENDMENT;
(BY MESA COUNTY PLANNING COMMISSION)**

1) To approve the Orchard Mesa Neighborhood Plan; and 2) To approve an amendment to the Future Land Use Map encompassing 53 acres of land in and around the Mesa County Fairgrounds between 27 Road and 28 1/4 Road and B Road to B 3/4 Road.

CITY FILE #	CPA-2013-552 & CPA-2013-553
REPRESENTATIVE:	City of Grand Junction Planning Division
PLANNER:	David Thornton, (970)244-1450, davidt@ci.grandjct.co.us
COUNTY FILE #:	2013-0149 MP
REPRESENTATIVE:	Mesa County Planning Division
PLANNER:	Kaye Simonson, (970) 255-7189, kaye.simonson@mesacounty.us

The Orchard Mesa Neighborhood Plan is a joint effort between the City of Grand Junction and Mesa County.

Staff's Presentation

(Mesa County) Kaye Simonson, Senior Planner, stated she would like to enter into the record project file number 2013-0149 the Mesa County Master Plan, the Mesa County Development Code, the Staff Report and a presentation as Exhibit A. She stated that you have also received two letters that have been received since the project report was prepared, one from Maryanne Bradshaw and one from Jim Komatinsky which would be part of the public comment.

(City of Grand Junction) Dave Thornton, Planning and Development Supervisor, stated that the Staff Report had been handed out and given to the commissioners as well as the two letters that Kaye mentioned. To follow will be a power point presentation and the planning files for CPA 2013552 and 553. Mr. Thornton stated that it truly was a joint effort between the City of Grand Junction and Mesa County staff and the public, citizens of the City of Grand Junction and unincorporated Mesa County.

Mr. Thornton stated that the Neighborhood Plan allows us to focus on the specific

needs of an area. The Mesa County Master Plan which includes the Grand Junction Comprehensive Plan is a very important document to our community and what the Neighborhood Plan does is allow us to look a little closer to specific areas in the Comprehensive Plan, in this case Orchard Mesa. He stated that you may ask the question why a Neighborhood Plan and why now for Orchard Mesa. In 2010 when the Comprehensive Plan was adopted by City Council and by the Mesa County Planning Commission, the previous 1995/2000 revised Orchard Mesa Neighborhood Plan was sunset with the Comprehensive Plan adoption. In 2010 we heard from various members of the Orchard Mea Community about their concerns with having the Orchard Mesa Neighborhood Plan sunset. As we spoke with them we let them know that we would come back and work with them on a new Neighborhood Plan where we could take a fresh look at the issues that Orchard Mesa is facing. We have done that for this past year.

Some of the things the Neighborhood Plan does is further implements the Comprehensive Plan, helps guide development in the area, provides public and private sector guidance, identifies infrastructure and service's needs, describes the community character, in this case what is the image that Orchard Mesa has today and what is the image that we would hope to have in the future and promotes protection of resources. During the past year, and highlighting this process, we held eleven focus groups and stake holder meetings that we held early on in the process. We held three joint workshops with both the County and City Planning Commissioners. The Board of County Commissioners have been briefed a couple of times during the process, once in June and in October. City Council received updates both in September and in January of this year. We held six Open Houses during the months of June, August and November and tried to hold those in various places around the Orchard Mesa Community to allow some flexibility for people so they could pick a certain day or location that was convenient for them.

We completed a Draft Preliminary Plan made available to the public for comment in November 2013 and a final Draft Plan was made available for public review and comment in December 2013 and provided a thirty plus day review period for people to respond and give us their comments. Tonight we are holding a public hearing in order to consider the adoption of this plan. The current schedule is to take this to City Council in April.

The Orchard Mesa plan area encompasses about 13,000 acres or just over 20 square miles. Within that area, around 3 square miles or about 15% of the area is currently inside the city limits of Grand Junction, the remainder being unincorporated area. When you look at the area from the perspective of what has been identified as Urban or Future Urban as part of the Comprehensive Plan, there is a little over half the planned area that is within that Urban Developed Boundary that was established as part of the Master Plan or Comprehensive Plan. Geographically, the Plan area includes the area bounded by the Gunnison River on the west, the Colorado River on the North, the South border being the landfill area or Whitewater hill and the Eastern boundary jaunts a little bit, but the further most portion is 34 ½ Road and the northeast border of the Plan area touches the Grand Junction, Mesa County, Palisade Cooperative Plan Area, sometimes referred to as the buffer area.

The Plan is setup in twelve topic areas or chapters. Each chapter includes a background section describing Orchard Mesa as it exists today in addition to the issues or needs that were identified with this planning process. Then each chapter quotes directly from the Comprehensive Plan/ Mesa County Master Plan the policies for each chapter topic. Goals that have come out of this planning process from the issues identified through the process are also included in each chapter. The goals are written to be accomplished over the next fifteen to twenty years. Each goal has actions or action steps, which are specific steps or strategies to implement the policy or to reach the goal. This is how the proposed Plan document is laid out. We submit this Plan as part of the public record.

(Mesa County) Mrs. Simonson stated that there are twelve chapters within the draft plan, community image, future land use/zoning, rural resources, transportation, economic development, parks, recreation, open space and trails, storm water, Mesa County Fairgrounds, public utilities and services, housing trends, natural resources and historic preservation. The first chapter is community image, which was a very important topic that we heard about in all of our Open Houses. The community is very concerned about the appearance of the community, both in the urban areas and the rural areas which is why it leads off the plan.

Some key actions and goals that we have included are safe and attractive entrances with an action for that being to create a streetscape plan for the Highway 50 corridor to improve the appearance and give people a sense that they have arrived to somewhere important. Another goal is to preserve and enhance the quality of life, we heard about Neighborhood Watch as an option and safe routes to schools and the ability to move safely, especially our children, around Orchard Mesa. Another goal is for attractive, well maintained properties and cohesive neighborhoods; going back to the code enforcement issues regarding weeds, junk and rubbish.

Out of this planning process a concept was developed for the Highway 50 and B ½ Road Overpass. An idea to improve the appearance of that and give it something more aesthetically pleasing and something people could be proud of. We did include this concept in the plan and this is within the City limits and has been discussed with the City Council and they were supportive of the idea.

In regards to the Future Land Use chapter, this Plan supports the Comprehensive Plan as a whole and the guiding principles for a sustainable growth pattern. Some of the development patterns that are desired are to make sure we develop the infill areas first, where it is most economical where services are available, then moving outward as demand occurs. We don't consider sustainable to be leap frogging out to undeveloped areas and leaving areas in between.

Another big issue was to preserve the 32 Road Corridors as rural as there is a major sewer line that runs through that area that serves the Whitewater community. It is quite clear in the Plan that it shouldn't be used to allow urban level development along the 32 Road corridor.

The Plan continues to support the development of the existing and proposed Neighborhood and Village Centers as established in the Comprehensive Plan. There is

a Neighborhood Center around City Market and the Mesa County Fairgrounds. There is a long range, very much in the future Village Center identified around 31 Road, however that would be dependent upon there being a need and that development has arrived in that area and there were services needed for it.

We aren't proposing significant changes to the Future Land Use for the area since it was adopted in 2010, however we did identify a need to amend the Future Land Use Map around the Neighborhood Center. As can be seen in the top map, it was originally set up with some concentric circles, showing a Neighborhood Center at the middle going out to a residential medium high and downward to less dense residential. This has caused multiple land uses to be on the properties, most notably the Mesa County Fairgrounds which has four different Land Uses on it. This proposal would make the Neighborhood Center, the triangular shaped piece, between the Highway and B $\frac{1}{2}$ Road and from 27 $\frac{1}{2}$ eastward to 28 $\frac{1}{4}$. (Referring to the map) the red areas would become Commercial, which is fairly consistent with the Zoning that is in place for those properties and would remove some inconsistencies that now exist between the Future Land Use Map and the Zoning. The Mesa County Fairgrounds would become a Park (Future Land Use designation), which is consistent with the 2012 Fairgrounds Master Plan that has been developed for the Mesa County Fairgrounds.

Rural Resources were another real significant issue identified, as we previously mentioned about 50% of the area will remain outside the Urban Development Boundary and is proposed to continue to be Rural. Land uses east of the 31 Road and the 32 Road corridors should retain their rural character. We want to identify and protect important view sheds and not allow existing sewer infrastructure to promote or create urban development along 32 Road. Agricultural businesses are viable and an important part of Orchard Mesa's economy. A key to that is to support the CSU Agricultural Experimental Center and identify and permit appropriate areas for farmers markets.

Our key goals for transportation were to have Highway 50 and other roads become complete streets, meaning that they are planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. We identified the need for safe walking routes to schools; currently the Highway 50 corridor is a significant barrier. Students that live within the School Districts walking radius are instead bused to the school even though they may be able to see it from their house because it is not considered safe for them to cross the highway. We also need adequate transit service's and routes and as demand and budget allows we would be able to add or adjust bus routes.

Another key concept that has come out of the Plan, is to improve pedestrian access to and within the Neighborhood Center. With a new light at 27 $\frac{3}{4}$ Road near the City Market and the Mesa County Fairgrounds there really is not a need for people who are East bound on Highway 50 to go back across the B $\frac{1}{2}$ Overpass/Bridge and loop around, so that is slated for closure in the CDOT Access Control Plan. When that happens we will have a two lane bridge that only needs one lane of traffic and the idea here is that the extra lane can become a pedestrian route and a way to safely cross Highway 50. There would be a substantial savings in that we would be able to do this for a few hundred thousand dollars instead of a few million dollars, which is the general

cost of a pedestrian bridge over a highway. This plan also identifies several other areas to enhance and improve pedestrian connections including one coming into the Mesa County Fairgrounds (from B ¼ Road) by the Little League fields connecting those neighborhoods into the fairgrounds.

Economic Development was another big topic that we heard a lot about from the community. They expressed a wish that there be more convenient shopping and services and for this we will need public/private partnerships to market Orchard Mesa. There needs to be destination businesses and facilities that help draw people to Orchard Mesa and in turn help them go to the businesses that are there. So this would require coordination among local economic development partners. There is a need for an Orchard Mesa Business Association that could be a “champion” to lead organizing businesses. Finally the thriving agricultural industry needs to be a part of it and promoted as part of the Fruit and Wine Byway. There is a marketing effort in place for that.

One of the Parks, Recreation, Open Space and Trails chapter key goals is to meet the Parks and Recreation needs of the residents by identifying locations for new mini and neighborhood parks. The Old Spanish Trail and Gunnison River Bluffs Trail are a recreation destination and the community sees it is a great asset to Orchard Mesa and will bring people there. To that end there is a need to adopt and market the Sisters Trail Plan that has already been prepared. The Plan expresses a need for trails connecting to the Riverfront Trail, the Redlands and Whitewater so that Orchard Mesa would be part of the whole network that connects the area. We want to make sure that we work with property owners when we are planning those routes.

The Storm Water chapter discusses the 2009 Flood Plain Study done for the Orchard Mesa area that determined there was a significant portion of the area within a 100 year flood plain. We have included this chapter in the Orchard Mesa Plan for several reasons. One is to provide information to people, to let them know that this study exists and there is this condition so that they are aware of it, for property owners, developers or any other agencies that might be looking at the Orchard Mesa neighborhood Plan. The second part, by having it in the Plan, it informs everybody that there is a need to address the issue and lays out several goals and actions that can be under taken to do this. The goals include limiting property damage and a possible action would be to support regional retention and detention facilities within the area. Improving and maintaining drainage facilities is another goal, which would mean we would need to establish regional drainage facilities with our many partners.

The Mesa County Fairgrounds is discussed in its own chapter since it is a key component of the Orchard Mesa area, they have their own Master Plan that guides their own development internally but the Plan addresses how the fairgrounds fits into Orchard Mesa and what we can do to support the fairgrounds and how they can interact with the surrounding area. A key goal is to reduce the impact on surrounding neighborhoods by providing neighborhood outreach and notification of events that may affect area residents. Also the goal of connecting to the surrounding neighborhoods is included by maintaining pedestrian access, including providing access from B ¼ Road, and improving Highway 50 cross-access for pedestrians and bicycles.

Public Services and Facilities, Ms. Simonson stated that we want to make sure that services and infrastructure are cost-effective and meet the needs of residents and businesses and be sure that all our utility services are designed and constructed to provide adequate capacity. We also want to make sure that sewer services are not extended to rural areas, so that they do not induce growth. We want to make sure the community and public facilities meet the needs of area residents. We heard from several residents that they want a Post Office, which is a little bit out of our hands, but we put it in the Plan as a reminder to everybody that this is important. We want to make sure the County Library is maintained and we protect the CSU Agricultural Experimental Center from urbanization and we create safe routes to schools. We want to provide adequate public safety services and promote the Colorado Law Enforcement Training Center on Whitewater Hill as a regional training facility; this is another thing that has potential to be a key anchor or draw to Orchard Mesa. It is the only facility of its type between Denver and Salt Lake City, so it would be used for agencies all over the West Slope. We need to make sure the capital improvements and economic development will support these.

Ms. Simonson stated in regards to housing, some things that were noted was that 91% of the houses in Orchard Mesa are single family homes and we want to make sure that there is a broad mix of housing types available for all residents, this is especially important as the population ages over the next twenty years. We want to make sure it meets the needs for all income and family types. We need to identify any unmet needs in the housing market, and resolve regulatory barriers. We want to make sure that housing is safe and attainable and that neighborhoods are safe and attractive, that we work with housing partners, neighborhood groups, HOA's, landlords, the development community and the public at large.

Ms. Simonson stated that a goal for Natural Resources is to efficiently use our mineral resources while minimizing the impacts to neighborhoods and natural resources by following the County's Master Plan, regulate Gravel Operations using the CUP process; and collaborate with the mining industry to develop innovative approaches for reclamation. We want to make sure to preserve the natural environment such as wetlands, floodplains, steep slopes; there are a lot of drainages through the area. Ms. Simonson stated we want to preserve visual resources and air quality including some key view sheds in the area and continue to work with the Natural Resource Conservation Service and Tri-River Extension on best management practices.

The final chapter is historic preservation, our primary goal to preserve/protect significant historic, cultural and paleontological resources and this can be done by striving to protect significant resources; inventory historic, cultural and paleontological resources and by encouraging the promotion of the Old Spanish Trail which has been nationally recognized by Congress.

(City of Grand Junction) Mr. Thornton stated that with any long range plan we need to make sure as we move forward that it meets the criteria in the City of Grand Junction Zoning and Development Code. Section 2.5.C states that the Comprehensive Plan can be amended if the City finds that the proposed amendment is consistent with the purpose and intent of the Plan and it meets the following criteria;

Section 2.5.C.a. shows there was an error such that than existing projects or transits were reasonable foreseeable were not accounted for. In 1995/2000 Orchard Mesa Plan was Sunset with the adoption of the 2010 City of Grand Junction Comprehensive Plan. At that time the need for a new Plan for Orchard Mesa was recognized in order to address the needs of the area in a way that would be consistent with the Comprehensive Plan, so that criterion is met.

Section 2.5.C.b regarding subsequent events have invalidated the original premises and findings; the 2000 Orchard Mesa Plan was Sunset and there was a need for a new Orchard Mesa Plan. When you look at some of the subsequent events since the Comprehensive Plan was adopted, a sewer line was constructed along 32 Road, the Mesa County Fairgrounds Master Plan was adopted in 2012 and more recently the Colorado Law Enforcement Training Center at Whitewater Hill has a facility built and continues to grow, this criterion is met.

Section 2.5.C.c regarding the character or condition of the area have changed enough that the amendment is acceptable, as such changes were not anticipated and not consistent with the Plan, there have been numerous changes to the condition and character of the area as previously noted, thus the criterion is met from those changes.

Section 2.5.C.d regarding being consistent with goals and policies of the Comprehensive Plan including applicable special area, neighborhood and corridor plans, the proposed Orchard Mesa Neighborhood Plan addresses all six guiding principles in the Comprehensive Plan and specifically addresses ten of the twelve Comprehensive Plan goals and their related policies. There is a list of those in the Staff Report, so this criterion has been met.

Section 2.5.C.e regarding public and community facilities that are adequate to serve the types and scope of land uses proposed for the area, Orchard Mesa has seen development for a long time and the facilities continue to get better, yet we know there is a lot of need, which is one of the reasons for the Orchard Mesa Plan so we can identify those needs. As part of this planning effort we want to identify those, so this criterion is met.

Mr. Thornton stated for Section 2.5.C.f regarding the inadequate supply of suitably designated land as defined by the presiding body to accommodate the proposed land use, staff determined that in this case it is found that this is not applicable.

Mr. Thornton stated for 2.5.C.g regarding benefits to the community, staff clearly believes that this has been met. There are benefits by adopting this Neighborhood Plan, so this criterion is met.

Mr. Thornton stated the proposed amendments to the Future Land Use Map in the area of the Neighborhood Center are consistent with the purpose and intent of the Plan and the Review criteria in Section 2.5.C of the Zoning and Development Code have all been met.

Mr. Thornton stated that staff is recommending approval asking the Planning Commission to forward a recommendation of approval to City Council adopting the

Orchard Mesa Neighborhood Plan as an element of the Comprehensive Plan and also for the recommendation of approval amending the Future Land Use Map with the changes that Mrs. Simonson went over for the area in and around the Neighborhood Center. These two requests are found in the two City files, CPA-2013-552 and CPA-2013-553 and are presented as separate ordinances.

(Mesa County) Ms. Simonson stated that in order to approve any amendments to the Mesa County Master Plan the approval criteria for 3.2.8 must be met and the Planning Commission must find that the amendments are consistent with the overall purpose and intent of the Mesa County Master Plan and the general approval criteria of Section 3.1.17C of the Land Development Zoning Code.

Ms. Simonson stated that for 2.5.C.a. which shows there was an error in the original Master Plan, this criterion has been met. For 2.5.C.b which states events have invalidated the original premises and findings, this criterion is met. For 2.5.C.c regarding the character or condition of the area, this criterion has been met. For 2.5.C.d regarding being consistent with goals and policies of the Master Plan, this criterion is met. For 2.5.C.e regarding public and community facilities that are adequate, this criterion is met. For 2.5.C.f regarding inadequate supply of suitably designated land, this criterion is not applicable. For 2.5.C.g for benefits to the community, this criterion is met.

Ms. Simonson stated for 3.1.17.a for complying with the Land Development Code, this criterion is met. For 3.1.17.b for being consistent with review comments, this criterion is met. For 3.1.17.c for consistent with applicable IGA's, this criterion has been met. Mesa County's recommendation is approval for the Orchard Mesa Neighborhood Plan, Project 2013-0149-MP and certifying the amendment to the Board of County Commissioner. The basis being that adopting the Orchard Mesa Neighborhood Plan does meet all applicable approval criteria found in Section 3.2.a and Section 3.1.17 in the Mesa County Land Development Code.

Questions for Staff

(Mesa County) Commissioner Page asked in reference to one of the public comments we had regarding the flood plain, can that be addressed a little bit better and why the Floodplain Plan was created by the County?

Rick Doris, Development Engineer for the City, stated that the 521 Drainage Authority is a drainage authority for the Valley, there are five government agencies that make up a portion of it and combine to make up the 521. It has its own Board and is its own entity.

In 2008 the 521 Drainage Authority had a Pre-Disaster Mitigation Grant application, with the application made in 2009. It was known that there were deficiencies in the storm water system out in Orchard Mesa. It was developed in the early nineteen hundreds, mostly to handle irrigation water and as development occurred over the years there was never a comprehensive study done. It was known there were deficiencies there and the 521 Drainage Authority had a study done to identify these deficiencies.

Mr. Dorris stated that on the Drainage Map, the flooding that is shown there is not the

result of flooding from the river. It would be the result of receiving two inches of rainfall in a 24 hour period, which is our 1% chance storm or more commonly referred to as the 100 year storm. This does not mean that it happens once every hundred years; it means statistically there is a 1% chance that it could happen in any year. Ironically on Leach Creek out by the new City Market, we had 200 year events, or almost 100 year events about two hours apart two summers ago.

The study was done and the Pre-Disaster Mitigation Grant Application was made and that was around the time when the economy took a down turn and the grant was not obtained and there were no improvements done. It can still be resubmitted and they could still apply for the grant. The purpose of this is to identify where the flooding would occur if we got that two inch rain fall to let people know that there is a chance that they could get flooded and may want to obtain flood insurance, as normal home owners insurance does not cover damage from rain fall.

(Mesa County) Commissioner Page asked if any precautions have been taken. Mr. Page understood that it's a 100 year flood plain but asked if any precautions had been taken such as drainage issues from the City or the County to address that in case it did happen.

Mr. Dorris stated that none have been taken specifically out of that drainage study. Maintenance has continued to be done and there are some culverts that we knew were under sized at road crossings, and some of those have been replaced. Many of the drainage ditches are in the jurisdiction of the Orchard Mesa Irrigation District and we work with them and Mesa County. There has not been a comprehensive attack plan to say that we are going to do this tomorrow and this the next day and this next year. Money has not been made available to perform those priorities right now.

(Mesa County) Commissioner Page asked if it were to happen what would be the liabilities that the County or City would have towards any damage done to the residents around the area.

Mr. Dorris stated he would have to defer that to Jamie Beard. Jamie Beard, Assistant City Attorney, stated that for the most part this would be an act of God when the rain comes in and it's the 100 year flood and the governmental entities are not going to be responsible because of flooding in those circumstances.

(City of Grand Junction) Commissioner Reece asked if it would be correct to say that this study has not established any new flood plain and has not established any requirement for the home owners in this area to get flood insurance, but is simply information being provided in this Plan just for the general knowledge and information for the residents in Orchard Mesa.

Mr. Dorris stated that is a pretty good summary. It is not what's called a Flood Insurance Rate Map, which is the official document put out by the National Flood Insurance Program. It is not publicized to lenders, insurance companies because it is not a Federal Study. If a property is sold right now, it would be assumed that the lender would not say you're going to have to obtain flood insurance because it's not a Federally Adopted flood plan. The City is administering it as though it were a flood plain

for new structures or development that would happen because the last thing we want to happen is to let somebody build a house that is too low or develop ground, that if we get the two inch rain fall it's going to flood. It would be remised in our duties if we did so, so the City is requiring people to get flood plain elevation certificates so that in the future, "when" we get that rain, they won't be flooded.

(City of Grand Junction) Commissioner Reece stated that those requirements would only be applicable toward future development and not toward current existing structures.

Mr. Dorris stated that is correct.

(Mesa County) Commissioner Bittle stated that currently there has been some drainage problems that have occurred because of some actions of City and/or County policies and development and would that go back to Commissioner Page's question on the responsibilities on the government entities if the citizens are put in danger or their property. She asked if the City of Grand Junction or the County been derelict in some of the responsibilities in protecting this area from flooding.

Mr. Dorris stated that it is an interesting question and stated you would have to go back 100 years and ask yourself has everything happened the way that it should have happened for all of the developments and the road crossing in order to pass the 100 year event, the answer would be no. Whose responsibility is it; you could probably point the finger at a lot of folks.

(Mesa County) Commissioner Bittle asked if the 700 houses in that area are going to be the ones that are going to be the brunt of this; maintaining the establishment of it as a flood plain. It's been declared strictly by the local government and not the Federal Government, Core of Engineers, FEMA, EPA, would that be correct?

Mr. Dorris stated that it is a local study that was done by an engineering firm that specializes in drainage work and is a very large study. It is the best available flooding information that we have.

(Mesa County) Commissioner Bittle asked is it legal to say that as of now that it is established as a flood plain or does that have to be Federally designated by FEMA, Core of Engineers or EPA?

Mr. Dorris stated that it depends on ones definition of a flood plain. As a licensed Engineer Mr. Dorris stated he has done many flood studies over the last 30 years and if he analyzed a drainage channel, or in this case a large area, and he runs the hydrology on it using established engineering models, using current topography and identified that in a 100 year event these areas are going to be flooded, he wouldn't always say that it's a flood plain, but certainly an area that is going to get flooded. The City of Grand Junction is enforcing it as though it is a flood plain, but it is not a nationally recognized flood plain. It is a locally recognized flood plain.

(Mesa County) Commissioner Lowe stated that if a person pulls a permit for a major remodel, will that foundation remodel be subject to the new elevation requirements.

Mr. Dorris stated that the way the FEMA guidelines are set up is if they did more than 50% of the value of the structure than you have to pull a permit, but more than likely we wouldn't catch that because they would just go through the Building Department. If they are not adding on we might not even address it. It isn't something that has occurred yet.

(Mesa County) Commissioner Lowe stated that if we have a remodel that is beyond the 50% of the value of the structure then elevations will be considered and compliance with the non-official Flood Plain Map will be required.

Mr. Dorris stated that it could be required, he can't tell you that it has happened because it is a different situation that if someone was adding on 1,000 square feet to their house. He doesn't know how that would be approached but internally it would be discussed.

(Mesa County) Commissioner Lowe stated that we may have a lot of inconsistency with respect to this. If the City intends to enforce it because it's the best information available and we are not enforcing it through all of our building codes and models on a consistent basis it seems kind of out of control.

Mr. Dorris stated that to his knowledge there have been two properties that this has affected in the past three years. One being the Auto Zone on Orchard Mesa as this study was adopted when they were in development review, they were required to raise their building somewhere between ½ foot and a foot. The other one was a house addition that was right next to one of the drainage channels and they had to raise their addition a foot to a foot and ½ from the rest of the house. It is not a wide spread thing and we have to decide what exactly we are going to enforce. A lot of times we don't sit down and try to scope out every single thing that we are going to do. Normal FEMA guidelines is our starting place and the reason staff might hedge on someone doing a remodel is; is the question, is that really fair to them?

(Mesa County) Commissioner Lowe stated that with respect to the Drainage Commission, are you aware of any reprioritizing of studies or action plans to put more emphasis on trying to get things started that haven't been updated for the past few years. Mr. Dorris asked if he was referring to the 521 Drainage Authority. Commissioner Lowe stated yes.

Mr. Dorris stated the 521 Drainage Authority has very little funding right now. The original idea with it was to establish a storm water utility, so everybody would get a bill, similar to a water or sewer bill, but that has not happened so they have very little funding to go out and do drainage projects. Drainage projects are very expensive, when the City did the Ranchman's Ditch Project down Patterson Road, three or four years ago; it was a 13 million dollar project. You don't do drainage fixes with only a few dollars. They do not have a project list that he is aware of, to target certain improvements.

(Mesa County) Commissioner Lowe stated that the individual solution is to look into obtaining private flood insurance. Mr. Dorris stated that would be the first move.

(City of Grand Junction) Commissioner Wade stated that the original grant that was applied for to do the mitigation out here, what was the size of that grant request?

Mr. Dorris stated that the option chosen in drainage study was over 4 million dollars, we were trying to obtain 3 million dollars from FEMA and local governments had to come up with a million dollar match.

(City of Grand Junction) Commissioner Wade stated having established the Mitigation Plan, had you received that grant and done the mitigation work, how much of a change would it have made in this plan. Mr. Dorris stated that the study did not actually look at the number of structures that were in the identified area, however we did do that with our GIS crew today, and there are approximately 1,900 structures in the flooding area. The four million dollar project was going to remove around 100 acres but they did not address the number of structures. The total area that is in the flooding area is around 400 acres and this would remove approximately 100 acres.

(City of Grand Junction) Commissioner Wade stated that as far as the Mitigation Plan and the work that's been done so far there is no number as to what it would take to completely remove all of these properties from a flood area.

Mr. Doris stated that was correct.

Public Comment

Lee Boren, 29 $\frac{3}{4}$ and North of B $\frac{1}{2}$ Road, said he resides on 22 acres near the river. The road dead-ends at his property near 31 $\frac{3}{4}$ and he constantly has people coming to his house asking if this is the access to the river. There is nothing in this plan that shows a premeditated access to the river. It is very limited to get there, C Road is worthless. After you get off the black top at 30 Road the only access is through the Division of Wildlife land where you can go down and get in the goose blinds. So some adjustments should be made about short roads that dead end into the river. There needs to be some signage to keep them from turning around in his driveway, since gravel is about \$200 a truck load.

He said another item is the traffic; there is a traffic mess alongside the Fairgrounds and no safe way to cross the highway to the Fairgrounds unless you use the traffic signals. If you're on foot or bicycle, there is no access from the other side in a safe manner to get into the Fairgrounds the way they exist at the present time. He said he doesn't know what to say about the flood plain issue except that the only time his property ever got flooded was when some beavers built a dam down at the irrigation return ditch and he had to kill a few beavers, which he didn't mind doing.

Mr. Boren said he felt the traffic congestion around Lincoln/Orchard Mesa Elementary School was another problem that is not mentioned in this plan. They changed the school hours, and when the kids get in and out of school sometimes there is a Sheriff's car. People still blast through there and the 29 Road corridor comes and turns at B $\frac{1}{2}$ Road and is only a short distance from the school. That corner is somewhat dangerous and there have been a number of accidents since that corner was built, not that long

ago. They have changed the traffic light sequences on it two or three different times. The 29 Road corridor has been overloaded without changing the access to get up and down B ½ Road, all way from the overpass through City Market and the things there. Something needs to be done about adjusting the traffic flow in that ½ mile or ¾ of a mile that exists along that highway, both along B ½ Road and on Highway 50.

Tom Matthews, 2112 Chipeta Avenue, stated he resides in the City of Grand Junction but is representing the Orchard Mesa Gun Club. He has some concerns and considerations he would like to address and has already written to County Planning about the map that will be presented to City Council, the Future Land Use Map. He feels that it is incomplete and believes that it needs to be to be fixed and addressed before the City or County adopts them to make sure that they are relatively accurate. There is a significant amount of omissions and errors on the map that needs to be corrected. If we are going to use the map, and spend a significant amount of money to build them we should build one that is pretty accurate because people will depend on that map for information without doing any of the reading about the key issue. If the map is inaccurate, then questions are not accurate and he feels it needs to be addressed. The maps need to be gone over and fixed and a draft should be as accurate as possible.

Lee Boren, 29 ¾ and North of B ½ Road, mentioned that he is also with the gun club, which is off 32 Road; he is an ex-law enforcement officer and understands how the academies work and what they have to do. He has been out of it for about ten or twelve years. They are developing a Law Enforcement Training Facility; it lies behind the gun club's property. Behind the berms and impact zones there is a gravel pit that was approved by BLM after two years of negotiation. In the area between the range and the gravel pit and new Law Enforcement Training Academy, there is one thing out there that may preclude any more development beyond that academy.

Specifically, he asked how many know what a penstemon is and didn't see a lot of hands. He said it is a little bitty flower that is pink and white and is on the endangered species list. It lives on dirt banks and is in an area out there to the East of the range and to the northeast of the Law Enforcement Academy. At this point in time the model airplane flying area and the Grand Junction Trap Club and the gun club range pretty well encompass it from the South and from the West and even to the North because of the gravel pit. So in the long range plan he would suggest that somebody minimize development in that area or alter the long range plan because it is on the endangered species list. They are a few more that grow in DeBeque but as far as he knows that is all there is and development could result in a fight with EPA over some of their endangered species.

Planning Commission Discussion

(City of Grand Junction) Commissioner Wade asked the Mesa County Planners about the issues the gentleman addressed, and were they easily remedied with signs stating that there was not a through way or no access to the river.

Ms. Simonson stated that was more of a day to day activity and something that needs to be communicated to the Traffic Division, not necessarily something they would put in

the Neighborhood Plan. The Plan did identify needed connections to the river. With respect to an individual property, the solution would be for the property owner to contact the Traffic Division directly.

(City of Grand Junction) Commissioner Reece asked if the access to the river would that be addressed in an overlay plan or what method would be used to address those concerns in the future. Ms. Simonson stated that there is a traffic and circulation plan already adopted for the area which has been adopted by both the City and Mesa County. That plan identifies future arterial or collector needs and also potential or local roads or routes that might be needed. There is also the Access Control Plan adopted by CDOT and a new traffic light to help with traffic issues. Commissioner Reece then asked if there was a portion of the Plan that addressed pedestrian access to the Mesa County Fairgrounds. Ms. Simonson stated that it is mentioned several times in both the traffic section and the Fairground section which identifies some specific access points that citizens should continue to be able to use.

(City of Grand Junction) Commissioner Reece asked if the error's to the maps could be addressed. Ms. Simonson said one issue had to do with the Future Land Use Map in the Springfield Estates area. The area is identified as Rural which allows a 5 acre density. Although it's not practical to achieve that density due to topography, it was the best possible land use to suit the conditions of that area. There was also what could be considered errors in some of the water and sewer service maps. They used the best information available from the water and sewer providers to construct those maps, however it was possible that not all the lines were shown in the correct place.

General Discussion/Other Business

(Mesa County) Commissioner Bittle asked if you're within 400 feet of a sewer line that you must hook in to it. Ms. Simonson stated that the Mesa County policy in that area is that you can use individual sewer systems. If the system should fail and the property is located within 400 feet and the sewer service provider indicates that they will serve the property, then they would have to connect. If the service provider cannot serve the property then they would not be required to connect. Ms. Simonson then stated that the sewer line would not be serving the rural area. The intent was to continue the rural density. Commissioner Bittle then asked how long the sewer line was. Ms. Simonson stated that it ran from the river at C ½ Road down to Whitewater Hill, so it is several miles through the plan area.

(Mesa County) Commissioner Page stated that this had been a really well done presentation. He noted the concerns of the trailer park area as you come over the 5th Street Bridge. When you put in retail stores, commerce and things that people will come to and spend money, then you actually raise the value of the whole area.

(City of Grand Junction) Commissioner Eslami asked Mr. Thornton if he would call this an overlay, similar to what was done for North Avenue. Mr. Thornton stated that the Orchard Mesa Neighborhood Plan was not an overlay, but a long range vision or plan for the Orchard Mesa area. In the case of North Avenue and the overlay a zoning overlay deals in a regulatory basis under the Zoning and Development Code. Commissioner Eslami stated that this gave a better opportunity for the property owners

to use their property. He noted that the staff had done a beautiful job and really spent a lot of time on the plan and he would be in favor of it.

(City of Grand Junction) Commissioner Wade asked if we pass a recommendation to Council to adopt the Plan and the County Planning Commission follows up and adopts the Plan for the County what would the next steps of the process be? Mr. Thornton stated that there were twelve chapters in the plan, so there was a lot to be considered. Some of the things on the radar included working with the Regional Transportation Planning Office and CDOT and looking at getting Highway 50 on the radar of CDOT in making it a complete street as funding becomes available.

Another step is the Safe Routes to Schools which has been identified as a critical issue that was brought up by the School District as part of the planning process. He stated that the plan looked at the circulation around the Neighborhood Center and did identify the B ½ Road Bridge that would CDOT to close the on-ramp to Highway 50 and create one lane of vehicular traffic and a barrier where you could have pedestrians and bicycle traffic on the existing lane as an above-grade crossing. That would allow for a safe route to school and allow people a way across Highway 50.

(City of Grand Junction) Commissioner Wade stated that he felt like the other commissioners that you can't begin to change some of the problems identified in Orchard Mesa unless you begin with a plan. His issue is once you begin with the Plan it's important to keep the process moving forward to solve some of these problems even if they are small steps. Funding is a huge issue and no one is going to rain money down on us to do everything we want. He stated that was in favor of the plan.

(City of Grand Junction) Commissioner Reece stated that this was a long range plan that provided flexibility and transparency and would allow the market to determine how the Orchard Mesa area will grow. This plan is simply a vision of our future growth and development and can be modified or amended to meet future needs. If the City chooses to do an overlay, at that time there can be incentives involved in the overlay to further incentivize business development along that neighborhood and the Highway 50 corridor which she believed the Orchard Mesa area desperately needs.

She believed the failure to plan for our City's future growth would be a disservice to the residents that live in the Orchard Mesa area and believed this plan allows for organized and individual growth while still preserving the agricultural and farm land. The plan also helps control urban sprawl while encouraging new business to get established. She noted that there has been a lot of thought put into the Plan by both the County and City staff. She was impressed by the residents of the Orchard Mesa area in seeing their attendance to the public meetings because sometimes you don't get that much attendance with open meetings. She stated she was very thankful for all the work the City and County staff put into the plan.

Motion: (City of Grand Junction Commissioner Eslami) "Madam Chairman, I move that we make a motion to send a recommendation to City Council to approve the Orchard Mesa Neighborhood Plan CPA-201-552 and amendment to the Future Land Use Map CPA-201-553."

Commissioner Wade seconded the motion. A roll call vote was called by Darcy Austin and the motion passed unanimously by a vote of 7 - 0.

Vice Chairman Jones then called for a motion to adopt the comprehensive plan for Orchard Mesa subject to the City approving it and subject to a Mesa County resolution later on.

Motion: (Mesa County Commissioner Bittle) "So moved."

Commissioner Lowe seconded the motion. A roll call vote was called by Darcy Austin and the motion passed unanimously by a vote of 5 - 0.

Nonscheduled Citizens and/or Visitors

None

Adjournment

With no objection and no further business, the joint City and Mesa County Planning Commission meeting was adjourned at 7:27 p.m.

Ordinances (2)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

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

Recitals.

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

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

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

The Plan does the following:

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

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

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

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

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

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

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

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

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

PASSED and **ADOPTED** on second reading the ____ day of _____, 2014 and ordered published in pamphlet form.

President of City Council

ATTEST:

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GRAND JUNCTION COMPREHENSIVE PLAN FUTURE LAND USE MAP

Recitals:

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, codified as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement its vision and guide future development.

At that time the future of the fairgrounds at their current location was in doubt, so the Comprehensive Plan designated the area as a Neighborhood Center. In 2012 Mesa County adopted a Master Plan which established the fairground's future at its current location, rendering the Neighborhood Center designation on the fairground property inappropriate. During the neighborhood planning process for Orchard Mesa it was determined that the Neighborhood Center affecting the Mesa County Fairgrounds and the Commercial area along Highway 50 in and around the City Market shopping center should be reconfigured, making all fairgrounds property the same land use designation and changing the density or intensity for some areas.

In order make all fairground property the same land use designation, create a better defined area for the Neighborhood Center and adjoining commercial areas and protect existing residential areas, Staff recommends amending the Comprehensive Plan Future Land Use Map as shown on the attached area map.

The proposed Future Land Use Map amendments have been developed and recommended in concert with Mesa County as part of the Orchard Mesa Neighborhood Plan with distribution to various external review agencies for their review and comment.

The City and County did not receive any comments from external review agencies regarding the proposed Future Land Use Map amendments.

An Open House was held on January 29, 2014 to allow affected property owners an opportunity to review the proposed map amendments, to make comments and to meet with staff to discuss any concerns that they might have. As part of the neighborhood planning process for Orchard Mesa, Orchard Mesa residents and business owners and other interested citizens were encouraged to comment on the proposals as well. The proposed amendments were also posted on the City and Mesa County websites with information about how to submit comments or concerns. There were no citizen comments that were not in favor of the amendments.

The Orchard Mesa Neighborhood Plan recommends these changes to the Future Land Use Map.

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 for the following reasons:

1. The proposed amendments to the Comprehensive Plan Future Land Use Map are consistent with the goals and policies of the Comprehensive Plan and the Orchard Mesa Neighborhood 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 should be adopted.

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

The Grand Junction Comprehensive Plan Future Land Use Map is hereby amended as shown on the attached Exhibit A.

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

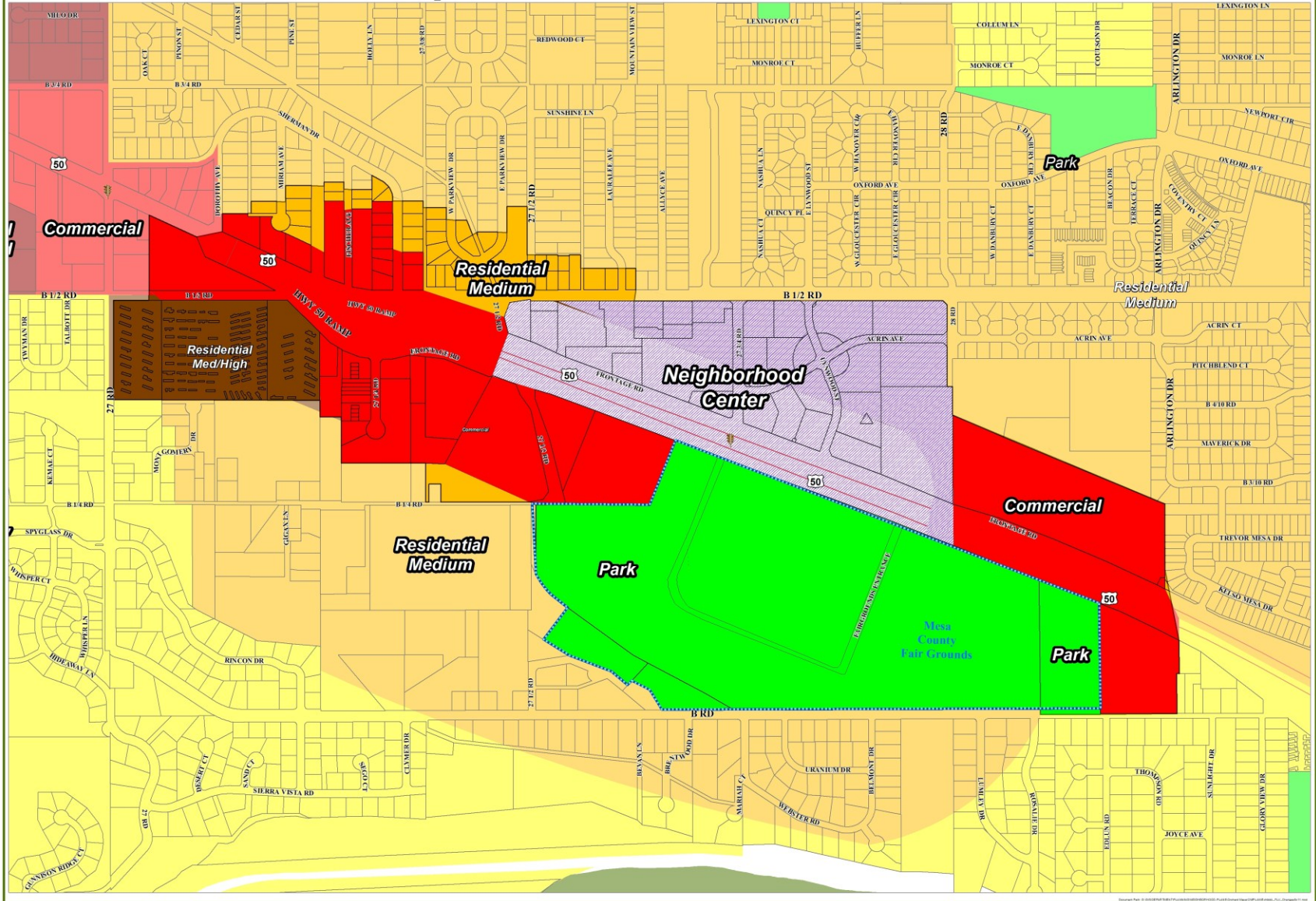
PASSED and ADOPTED on second reading the ____ day of _____, 2014 and ordered published in pamphlet form.

President of the Council

ATTEST:

City Clerk

Exhibit A
Comprehensive Plan Future Land Use As Amended





Attach 7

CITY COUNCIL AGENDA ITEM

Date: 4/30/14
Author: Jay Valentine-Jodi Romero
Title/ Phone Ext: 1517
Proposed Schedule: _____
2nd Reading
(if applicable): May 7th, 2014
File # (if applicable): _____

Subject: Supplemental Appropriation Hearing and Selection of a Company to Convert the Digester Gas at Persigo Waste Water Treatment Plant to Compressed Natural Gas (CNG) that will be Used to Fuel the City’s CNG Fleet
Actions Requested/Recommendation: 1) Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Proposed Ordinance and 2) Authorize the City Purchasing Division to Negotiate a Contract with BioCNG, LLC to Convert and Transport Biogas from Persigo to the CNG Fueling Station
Presenter(s) Name & Title: Greg Lanning, Public Works and Utilities Director Jay Valentine, Internal Services Manager Jodi Romero, Financial Operations Director

Executive Summary:

Several years ago, the wastewater division contracted with an engineering firm to help identify any beneficial uses of the biogas produced at the Persigo treatment facility. Persigo “flares” or burns off approximately 100,000 cubic feet per day of digester gas. Digester gas is methane gas that is created as a byproduct of processing waste.

In order to proceed with a project to convert this methane gas to bio compressed natural gas fuel (biogas), two actions are required. First the authorization of the spending authority in the Joint Sewer System Fund through the adoption of the supplemental appropriation ordinance, and second the authorization to hire a contractor capable of converting digester gas to compressed natural gas and designing and installing the pipeline to transport the gas to the City fueling site.

Background, Analysis and Options:

Currently Persigo uses a fraction of the digester gas to heat the plant. The methane biogas produced at Persigo when converted to CNG is the equivalent of 146,000 gallons of gasoline with an approximate 3 million pound reduction of CO2 emissions released in a year.

Other identified uses for the gas include powering micro-turbines to create electricity; selling the gas to Xcel Energy; compressing and scrubbing the gas to be used as bio-compressed Natural Gas (CNG) fuel.

The economics of taking “free” fuel and utilizing it as a vehicle fuel are obvious, not to mention the environmental benefits associated with using a clean fuel source. Current financial modeling shows the savings may be significant enough to pay back the initial infrastructure costs in as little as 10 years. This savings is over and above the savings the City is already experiencing in the CNG program. Users will still receive CNG fuel at a savings of over \$2.00 per gallon compared to the price of diesel fuel per gallon. Since the greatest challenge with this project presents is how to get the gas from Persigo to the CNG fueling site, three different distribution methods were identified and studied. They include compressing the gas in high pressure vessels and trucking it to the current CNG fueling site; negotiating with Xcel Energy to utilize their gas distribution system in transporting the gas to the site, or installing a dedicated pipeline from Persigo to the City Shops.

Trucking the gas was studied in detail by Johnson Controls as part of an Energy Efficiency Study conducted in 2009. It was determined that this option would not only be very expensive and labor intensive but would also negate the benefits of using CNG by burning diesel fuel to deliver it.

Negotiating with Xcel to utilize their distribution system has been studied by Xcel and City staff over the past several years. This alternative proved to have a longer term payback than installing a dedicated pipeline and would require the City to perform extensive testing as an ongoing requirement of utilizing their system. In addition the City could be penalized for producing too much or too little gas.

At the City Council workshop on January 6th, Council directed Staff to explore these options further. The options were then presented to Council at the workshop on April 14th and the recommendation was made to convert the biogas into compressed natural gas, deliver it to the City’s fueling facility and use it to fuel CNG vehicles.

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 proposals were received and evaluated from the following firms, in the estimated amounts:

Firm	Location	Amount
BioCng, LLC	Madison, WI	\$2,799,796
SCS Electronic	Long Beach, CA	\$3,305,000

A selection committee consisting of staff from Public Works Engineering, Persigo Waste Water Treatment Facility, and Internal Services evaluated the proposals based on: experience, necessary resources, strategy and implementation plan, and proposed estimated fees. BioCng is being recommended based on these criteria.

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

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

The methane biogas produced at Persigo when converted to CNG is the equivalent of

146,000 gallons of gasoline with an approximate 3 million pound reduction of CO2 emissions released in a year.

Financial Impact/Budget:

The estimated cost to complete this project is \$2.8 million dollars and includes the gas scrubbing and compressing equipment as well as the pipeline construction. The Joint Sewer System Fund has a fund balance (\$11.5 million) adequate to appropriate the funds necessary for the infrastructure improvements. The portion of the fund balance that is to be used for this project is expected to be replenished within 10 years and is not expected to affect future expansion needs or rates.

The payback on this project is dependent upon the sale of fuel to the fleet operations as well as the renewable identification numbers (RIN's) generated by the conversion of the methane to CNG.

Upon passage of the Supplemental Appropriation Ordinance and approval of the contract, the 2014 budget will be amended accordingly.

Legal issues:

The Supplemental Appropriation Ordinance has been drawn, noticed, and reviewed in accordance with the Charter.

Other issues:

None known at this time.

Previously presented or discussed:

This project was discussed at City Council workshops on January 6th and April 14th. It was presented to the Board of County Commissioners on April 30th.

Attachments:

Proposed Supplemental Appropriation Ordinance for the Persigo Biogas Project

ORDINANCE NO. ____

**AN ORDINANCE MAKING A SUPPLEMENTAL APPROPRIATION TO THE 2014
BUDGET OF THE CITY OF GRAND JUNCTION FOR THE PERSIGO BIOGAS
PROJECT**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2014, to be expended from such funds as follows:

<u>Fund Name</u>	<u>Fund #</u>	<u>Appropriation</u>
Joint Sewer System	900	\$ 2,800,000

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this 16th day of April, 2014.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2014.

Attest:

President of the Council

City Clerk



Attach 8

CITY COUNCIL AGENDA ITEM

Date: May 5, 2014
Author: Greg Moberg
Title/ Phone Ext: Econ
Development; ext. 4023
Proposed Schedule: May 7, 2014
2nd Reading
(if applicable): N/A
File # (if applicable): N/A

Subject: Economic Development Plan
Action Requested/Recommendation: Approve a Resolution Adopting the 2014 Economic Development Plan
Presenter(s) Name and Title: Rich Englehart, City Manager Tim Moore, Deputy City Manager

Executive Summary:

The purpose of the Economic Development Plan is to present a clear plan of action for improving business conditions and attracting and retaining employers.

Background, Analysis and Options:

City Council held several workshops discussing the City’s economic development priorities, plans and areas of emphasis. City Council identified the City’s economic vision as “a city with a vibrant business climate that is accessible, user-friendly and welcoming to all.”

The City of Grand Junction’s three guiding areas of emphasis are public safety, infrastructure and economic development. The City’s primary roles in Economic Development include the following:

- Assessing and reporting on our local economy;
- Providing infrastructure that fosters and supports private investment;
- Supporting existing businesses and keeping costs transparent, predictable and as low as possible;
- Investing in and developing public amenities; and
- Marketing the strengths of our community.

As requested by Council at the May 5th workshop, staff has made the changes listed below.

- The phrase “arts and culture” was added to the list of public amenities.
- An estimate of the residential build out in the 201 Boundary was added.
- The percentage of population over 25 whose highest level of education is an associate’s degree was added to the report.
- For the employment and workforce levels, we extended the time period to 10 years.
- Wage and employment estimates by occupation were added to the report.
- Median income was added to the home value and rent chart, and we calculated the average percentage of income spent on rent.
- The Assessor’s data analysis on property value and square footage was expanded to include commercial and industrial properties.
- When data was available for Mesa County in addition to Grand Junction, we added the data for Mesa County as well (educational attainment).

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

The proposed Economic Development Plan is consistent with the following goal and policies of the Comprehensive Plan:

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

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

Policy B. The City and County will provide appropriate commercial and industrial development opportunities.

Implementation of the Economic Development Plan will strengthen the position of the City of Grand Junction as a regional provider of goods and services. The goals and objectives set forth within the Plan, set a course of improving the City’s standing as a regional center of commerce, culture and tourism and help provide appropriate commercial and industrial development opportunities to attract and retain high-quality businesses.

Board or Committee Recommendation:

None.

Financial Impact/Budget:

To be determined.

Legal issues:

Approval of the Plan does not cause or create any legal issues; however, following adoption the implementation of the Plan will require careful and conscientious attention to ensure fairness and legality.

Other issues:

None.

Previously presented or discussed:

The City Council discussed the Plan at the March 3, 2014, April 14, 2014 and May 5, 2014 workshops.

Attachments:

Resolution
Economic Development Plan

RESOLUTION NO. __-14

A RESOLUTION ADOPTING THE 2014 ECONOMIC DEVELOPMENT PLAN

Recitals:

In response to and in an effort to address the impacts of the recent and sustained economic downturn, the City Council has identified the need for and developed an economic vision for the City. The vision is that the *City will provide a vibrant business climate that is accessible, user-friendly and welcoming to all*. Through and with that vision, as the same is established in the 2014 Economic Development Plan ("Plan"), the City Council does adopt a blueprint and formal strategy to encourage economic activity and growth within the local economy.

As a part of the Plan the City will emphasize providing infrastructure, investing in and developing public amenities that support existing and new business and stress the strengths of the community and the City's primary role in encouraging, supporting and growing those attributes and others that are specific to inducing and sustaining economic expansion.

With the adoption of the Plan the City Council will guide economic development efforts in anticipation of making Grand Junction more competitive in retaining existing and recruiting new businesses.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, AS FOLLOWS:

That the *2014 Economic Development Plan for the City of Grand Junction*, as attached hereto as Exhibit A, is adopted and made effective immediately.

FURTHERMORE, BE IT RESOLVED THAT the City Manager is authorized and directed to implement the 2014 Economic Development Plan, in cooperation with area partners, as provided in the Plan. The City Manager shall provide an annual update to the City Council, on or before March 31, 2015 and each year thereafter on or before the same month and day, on the implementation of the Plan and any recommendations for changes to the Plan to ensure that its goals and action steps are still relevant amid the changing economic conditions of the community.

Passed and adopted this ____ day of _____ 2014.

President of the Council

ATTEST:

City Clerk

CITY OF GRAND JUNCTION ECONOMIC DEVELOPMENT PLAN



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1 3 TO 5 YEAR ECONOMIC DEVELOPMENT STRATEGY AND ACTION PLAN

Purpose and Objectives

Role of Municipal Government in Economic Development

Assessing and Reporting on Our Local Economy

Providing Infrastructure that Enables and Supports Private Investment

Supporting Existing Business and Keeping Costs Transparent, Predictable and as Low as Possible

Investing in and Developing Public Amenities

Marketing the Strengths of Our Community

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Economic Development Strategy and Action Plan

1.1 Purpose and Objectives

The purpose of this Economic Development Strategy and Action Plan (Plan) is to present a clear plan of action for improving business conditions and attracting and retaining employers. City Council held several workshops discussing the City's economic development priorities, plans and areas of emphasis. City Council identified the City's economic vision as "a city with a vibrant business climate that is accessible, user-friendly and welcoming to all."

The City of Grand Junction's mission statement:

"Become the Most Livable Community West of the Rockies by 2025."

The City of Grand Junction's three guiding areas of emphasis:

- Public Safety
- Infrastructure
- Economic Development

The City's primary roles specific to economic development:

- Assessing and reporting on our local economy
- Providing infrastructure that fosters and supports private investment
- Supporting existing businesses and keeping costs transparent, predictable and as low as possible
- Investing in and developing public amenities
- Marketing the strengths of our community

Successful implementation of this Plan will enable the City of Grand Junction to set a course of improving its standing as a viable, healthy and safe community that can attract and retain high-quality businesses.

City Council values and supports the work and missions of our community partners in economic development. These partners include:

- Grand Junction Area Chamber of Commerce
- Grand Junction Economic Partnership (GJEP)
- Industrial Developments, Inc. (IDI)
- Business Incubator
- Manufacturing Council
- Colorado Mesa University (CMU)
- Western Colorado Community College (WCCC)
- Downtown Development Association (DDA)
- Visitor and Convention Bureau (VCB)
- School District 51
- Mesa County
- Workforce Center

1.2 Role of Municipal Government in Economic Development

Even though government cannot affect all the factors important to economic development, it can have a significant impact through both its traditional role as public service provider and regulator and its entrepreneurial role as a deal-maker and business recruiter. Of these two roles the former is essential — government must provide quality basic services and an efficient regulatory environment if it is to create economic development. Providing further incentives to businesses are optional — whether it makes sense depends on what government can reasonably offer the extent to which such offerings are necessary to attract firms, and the cost of those offerings.

The traditional local government role in economic development is to facilitate economic activity by off-setting the cost of doing business in your community (in terms of time, opportunity, and money). Strategies include land assembly, modifying the permitting process, and providing job training. More entrepreneurial roles, as well as strategies that more directly address the demand for local products, may include seeding and investing in local small businesses, matching gaps in supplier/buyer linkages, and international trade promotion.¹

Furthermore, economic development cannot be viewed only at the municipal level. What is occurring, or not occurring, beyond the municipal boundaries should also be taken into account.

Understanding our local economy also means knowing how we fit into the broader region. Although increased competition for jobs, tax base and private investment can put political pressure on elected officials, the reality is that local economic success depends on regional economic success. For example, what industries in our community and region are growing or struggling? What barriers and support services exist for local entrepreneurs and small businesses? Is the local housing stock diverse enough to provide for a wide range of housing needs? All of these factors should be understood in the context of broader economic trends.²

¹ National League of Cities; The Role of Local Elected Officials in Economic Development

² National League of Cities; The Role of Local Elected Officials in Economic Development

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Economic Development Strategy and Action Plan

1.3 Assessing and Reporting on Our Local Economy

Your community's strengths and weaknesses...determine the potential of your local economy to support economic growth. This economic profile lays the foundation for creating a realistic vision and strategic direction for economic success that is unique to your community. Information about your local economy can also help engage and educate constituents and build community support for economic development decisions.³

Goal: Track important economic indicators that identify strengths and opportunities while also informing City Council of weaknesses and potential threats.

- **Action Step** – Monitor and Report on the Energy Industry.
 - Weekly Henry Hub natural gas prices.
 - Quarterly and annual drilling permits per county for Garfield, Rio Blanco and Mesa Counties.
 - Quarterly and annual statewide drilling permits.
- **Action Step** – Monitor and Report on Real Estate and Construction.
 - Valuation of building permits in Grand Junction by type – Electrical/Mechanical/Plumbing, non-profit, commercial, industrial and residential.
 - Total valuation of building permits in the City of Grand Junction and Mesa County.
 - Mesa County foreclosure sales and filings.
 - Real estate transactions and median home prices.
- **Action Step** – Monitor and Report on the Labor Market.
 - Track and report the Grand Junction Metropolitan Statistical Area (MSA) non-seasonally adjusted unemployment rate.
 - Track and report the total number of jobs per month in Grand Junction MSA.
 - Track and report changes in employment and annual and quarterly wages per industry for Mesa County.
 - Track and report average wages for the Grand Junction MSA.
- **Action Step** – Compare Grand Junction's economic indicators with competing and comparable cities.

Goal: Continue to share Economic Data with our Economic Development Partners.

- **Action Step** – Send City-generated Economic and Financial reports to the ED Partners on a monthly basis, including:
 - Sales, Use and Lodging Tax collections by month,
 - Building permit totals and valuation by month, and

³ National League of Cities; The Role of Local Elected Officials in Economic Development

- City Development Applications, Planning Clearances and Planning Meetings by month.
- **Action Step** – Report on Council's contributions and investments to economic development.
 - Include in the Quarterly Financial Report information on funding for economic development projects.
 - Share with our ED Partners the report on the City's contributions to economic development.

Goal: Monitor, Track and Report Legislative Actions during the Colorado General Assembly and Federal Legislation as Appropriate.

- **Action Step** – Legislative Reporting.
 - Continue to prepare and update the Legislative Report for City Council that monitors legislative activity during the General Assembly and identifies bills that may impact the City of Grand Junction and economic development.
 - Provide bi-weekly updates at City Council Work Sessions held prior to the Chamber of Commerce video conferences with the legislators.
 - Attend the Grand Junction Area Chamber of Commerce video conferences to support the City Council when discussing current or upcoming bills.
 - Communicate and cooperate with the Colorado Municipal League (CML), National League of Cities (NLC), the Grand Junction Area Chamber, Club 20 and Associated Governments of Northwest Colorado (AGNC).
 - Participate in the Chamber Legislative Council and CML Policy Committee.

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Economic Development Strategy and Action Plan

1.4 Providing Infrastructure that Enables and Supports Private Investment

Public infrastructure is the foundation for economic development. Access to roads, water, sewer, communication technologies, and electricity are all essential to the economy. Investment in both the infrastructure (i.e., the purchase of physical plant and equipment) and the operation and maintenance (e.g., labor, supplies) of these structures can expand the productive capacity of an economy, by both increasing resources and enhancing the productivity of existing resources.⁴

Goal: Continue to make investments in capital projects that support commerce and industry and provide for long-term economic competitiveness.

- **Action Step** – Develop a multi-year Capital Improvement Plan that fosters long term economic competitiveness.
- **Action Step** – Focus resources on identifying gaps in infrastructure.
- **Action Step** – Continue to provide high quality utility infrastructure that keeps utility rates low.

Goal: Support and facilitate access and expansion of important technological infrastructure in the city.

- **Action Step** – Identify core commercial and industrial areas in the city and work with providers to identify broadband capabilities and needs in these areas.
- **Action Step** – Implement broadband-friendly policies such as “dig once” and coordinate existing and future projects to enhance infrastructure investment efficiencies.
- **Action Step** – Continue to map cell phone coverage and work with service providers to address deficiencies.
- **Action Step** – Review existing regulations to make sure that they are cell tower friendly and incentivize stealth technology.
- **Action Step** – Discuss potential tax policies and incentives that relate to broadband and cellular infrastructure.

Goal: Discuss with ED Partners the need to develop a business park.

- **Action Step** – Assess properties owned by IDI to see what improvements may make them more marketable.
- **Action Step** – Research current demand for business parks in Grand Junction and seek grant opportunities to develop business parks.

⁴ Local Government Investment in Municipal Water and Sewer Infrastructure, US Conference of Mayors

- **Action Step** – Assess existing business parks to determine if there are opportunities for the City to provide improvements.

Goal: Monitor how much industrial property is ready for development.

- **Action Step** – No less than semi-annually, complete an industrial lands inventory to assess the amount and quality of existing and potential “ready to develop” sites.

Goal: Continue to support the airport and its vital role in economic development.

- **Action Step** – Work with the Airport Board to address the need for affordable airfare.
- **Action Step** – Continue to support grants, financing and loans available through State and Federal agencies.

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Economic Development Strategy and Action Plan

1.5 Supporting Existing Business and Keeping Costs Transparent, Predictable and as Low as Possible

For business leaders, time is money; they want to know that the regulatory process provides for timely, reliable and transparent resolution of key issues. If your city's regulatory policies are riddled with delays, confusing and redundant steps and multiple approval processes, a prospective business may very well choose to locate or expand in another community. Local officials can improve the regulatory environment for businesses by ensuring that the development review process and other policies are streamlined and transparent. The key to success is ensuring consistency and clarity about expectations, timelines, regulations, and costs. This will alleviate much of the uncertainty involved in economic development projects by allowing businesses to accurately anticipate the timing of the process and to build their plans accordingly. In addition, a better regulatory environment can promote information-sharing and better communication with local businesses so you can work together to identify potential challenges or problems.⁵

Goal: Be proactive and business friendly. Streamline processes and reduce time and costs to the business community while respecting and working within the protections that have been put into place through the Comprehensive Plan.

- **Action Step** – Continue to assign one or more Council representatives to monitor, suggest and report on planning policy with staff.
- **Action Step** – Review development standards and policies to ensure that they are complementary and support the common mission.
- **Action Step** – Partner with the Chamber and other business organizations to establish a Business Roundtable in order to gain information from the business community on road blocks and issues and ideas to promote commerce and industry.

Goal: Continue to develop tools that will promote economic gardening.

- **Action Step** – Continue to partner with the Business Incubator and the Manufacturing Council to find how to better define the partnership and support and promote the retention, success and expansion of existing businesses and start-ups.
- **Action Step** – Introduce the City's Economic Development Division to the business community, understand difficulties the businesses face and identify opportunities to assist in the attraction, retention and expansion of local businesses.
- **Action Step** – Continue to provide assistance to the City's economic partners and new and expanding businesses.

⁵ National League of Cities; The Role of Local Elected Officials in Economic Development

- **Action Step** – Continue to review local, state and federal data looking for economic development trends.

Goal: Support existing businesses and new prospects by providing useful information and data.

- **Action Step** – Monitor monthly construction permits to track the existing commercial and industrial building inventory in the Grand Junction.
- **Action Step** – Monitor annual industrial and commercial rezoning and annexation approvals and track the vacant commercial and industrial parcels in Grand Junction.
- **Action Step** – Continue to conduct a bi-annual windshield survey of vacant industrial and commercial buildings.
- **Action Step** – Continue to partner with Commercial Realtors to include available properties on the Geographic Information System (GIS).
- **Action Step** – Offer training and resources to businesses in key areas such as sales and use tax compliance, GIS capabilities, and industrial wastewater pretreatment.
- **Action Step** – The Economic Development team will continue to focus on anticipating potential road blocks and problems in the development process and quickly respond with available options and potential solutions.

Goal: Continue to explore opportunities and review requests to assist the business community through tax policies, financing options and financial incentives.

- **Action Step** – Continue to discuss and evaluate business personal property tax exemption or refund program.
- **Action Step** – Evaluate tax policies and tax incentives, such as tax increment financing (TIF), that promote economic development.
- **Action Step** – Review and approve requests for financial assistance including Private Activity Bonds and financial incentives.

Goal: Actively seek outside grant funding for projects that would advance economic development opportunities.

- **Action Step** – Review grants, loans and financing opportunities available through the Colorado Office of Economic Development and International Trade.
- **Action Step** – Provide information on these grants, loans and financing opportunities on our website.
- **Action Step** – Monitor monthly federal grants that become available.
- **Action Step** – Research and apply for local, state and federal grants to fund infrastructure and public amenities.

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Economic Development Strategy and Action Plan

1.6 Investing in and Developing Public Amenities

In this Plan, the term 'public amenities' is used to describe various facilities and services that make a community an attractive place to live. These amenities include but are not limited to public safety, parks and recreation facilities, arts and culture and public buildings and areas. Investing in and developing public amenities may serve to attract new and retain existing businesses. Furthermore, people looking to relocate rely on existing and proposed public amenities as a measure of whether a neighborhood and community are a desirable place to live.

Goal: Continue to make strategic investments in public amenities that support Grand Junction becoming "the most livable community west of the Rockies by 2025."

- **Action Step** – Identify and invest in key facilities, recreation, amenities, arts and culture and infrastructure that promote our community and attract visitors.
- **Action Step** – Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation and multi-modal transportation.
- **Action Step** – Create attractive public spaces and enhance the visual appeal of the community through quality development.
- **Action Step** – Enhance and accentuate the city's "gateways" including interstate interchanges and other major arterial streets leading into the city.

Goal: Create and maintain a safe community through professional, responsive and cost effective public safety services.

- **Action Step** – Continue to improve response times of emergency responders through technology and the planning and construction of fire stations in areas without adequate coverage.
- **Action Step** – Create opportunities to eliminate redundancy and improve fire and emergency medical services through consolidation and partnerships with other emergency response organizations.
- **Action Step** – Enhance professionalism and training through investments in the Regional Emergency Services Training Center.
- **Action Step** – Create opportunities to lower community property insurance costs by improving the Insurance Service Office Fire Protection Class.
- **Action Step** – Planning and code officials partner with the business community to eliminate road blocks while finding solutions that support economic development and maintain public safety.

Goal: Continue to address crime and community safety concerns in a rapid and effective manner.

- **Action Step** – Stay aware and, as possible, ahead of developing crime concerns by staying engaged with the residential and business community in order to be attentive to their perceptions of safety.
- **Action Step** – Consider the expansion and enhancement of specialized units within the Police Department that have a demonstrated track record of crime prevention and suppression. Such units may include:
 - Drug Task Force (DTF)
 - Street Crimes Unit (SCU)
 - Investigations (Persons and Property)
 - Code Enforcement
 - Traffic Team
 - Community Advocacy Program (CAP)
 - Homeless Outreach Team (HOT)

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Economic Development Strategy and Action Plan

1.7 Marketing the Strengths of Our Community

Marketing the strengths of our community is an essential aspect of economic development and may increase tourism and promote business attraction. The City of Grand Junction in conjunction with our Economic Development Partners plays an important role in defining the marketing of our community.

Goal: Invest in marketing tourism as one component of economic development through the Visitor and Convention Bureau (VCB), whose mission is to “proactively market the Grand Junction Area, resulting in the positive economic impact of visitor dollars.”

- **Action Step** – Increase the economic impact of visitors’ spending and report on return on investment.
 - Research, examine and identify new revenue options or funding mechanisms to achieve the goal of increased visitor spending.
 - Successfully implement annual marketing plans.
- **Action Step** – Further develop mutually beneficial tourism partnerships.
 - Promote and partner with special events.
 - Conduct the VCB listening tour and establish focus groups that include experts from the retail and tourism industries.
 - Look for ways to further engage the wine industry as members of and/or contributors to the marketing efforts that are so heavily weighted toward that industry.

Goal: Identify and Coordinate Efforts of Economic Development Partners.

- **Action Step** – Identify and understand the existing efforts of the Economic Development Partners.
- **Action Step** –As part of the annual budget process, evaluate the success of our current marketing efforts and identify potential opportunities for new or coordinated marketing efforts.

2 Demographic Profile

Population

Workforce

Educational Attainment

Housing

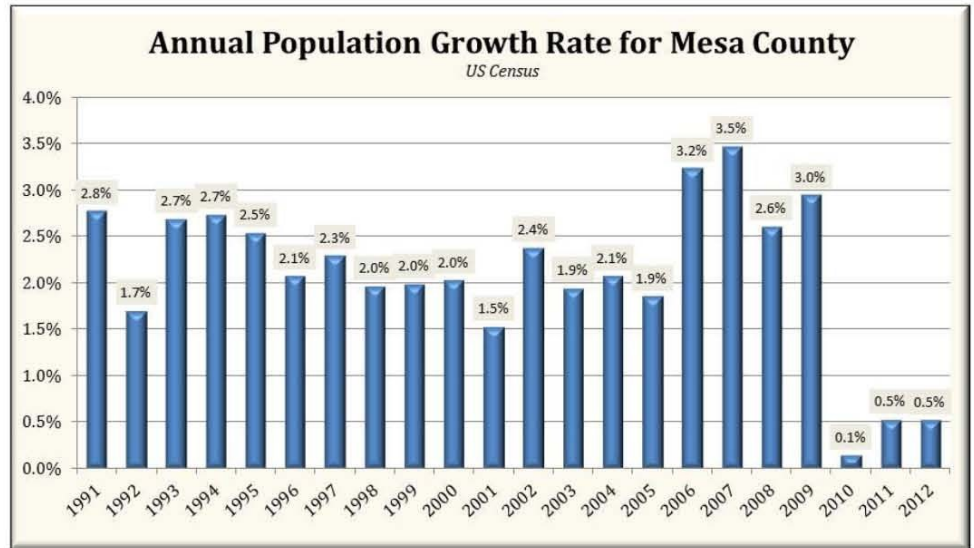
Employment and Wages

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Demographic Profile

2.1 Population

The 2012 population of Grand Junction and Mesa County were estimated by the US Census Bureau to be 59,899 and 147,790 respectively. The graph below shows the annual growth rate (percentage increase) in Mesa County's population. Population growth was strong in the 1990s and 2000s. The growth rate peaked in the years 2006-2009 and has since slowed.



The State Demographer's Office projects that the population of Mesa County will increase to 182,744 by 2025. The following chart shows the population estimates by age group. The largest increase in population will occur in the population 65 years of age and older.

Population Growth Estimates by Age Group

	2015		2020		2025		2015-2025 Pop.Change by Age	
	Population	%	Population	%	Population	%		
0 to 19	39,335	26%	42,565	25%	45,574	25%	6,239	16%
20 to 34	30,331	20%	31,096	19%	32,718	18%	2,387	8%
35 to 49	26,278	17%	30,370	18%	34,538	19%	8,260	31%
50 to 64	30,936	20%	30,547	18%	30,302	17%	(634)	-2%
65 to 79	19,167	13%	24,489	15%	29,334	16%	10,167	53%
80 +	7,173	5%	8,317	5%	10,278	6%	3,105	43%
Total	153,220		167,384		182,744		29,524	19%

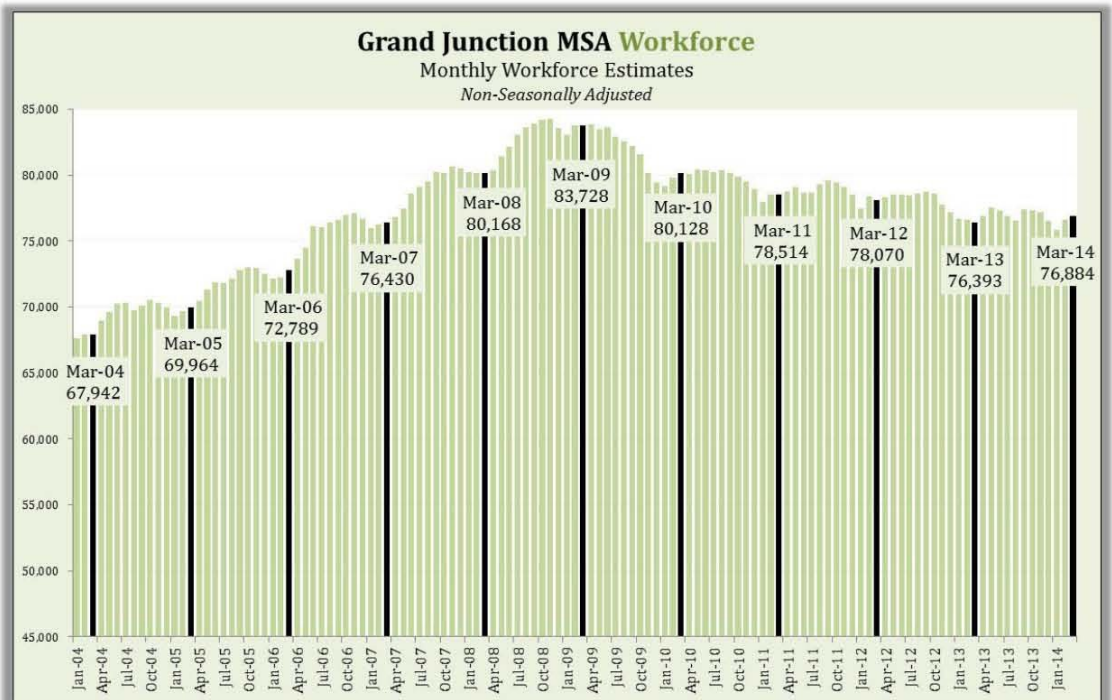
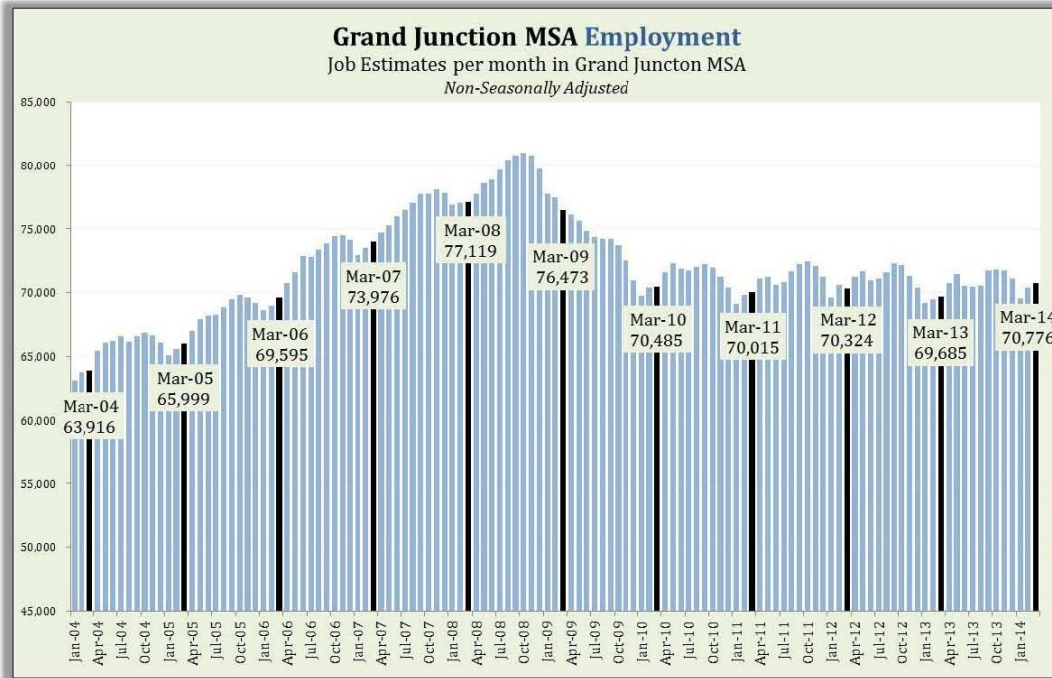
Source: State Demographer's Office

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Demographic Profile

2.2 Workforce

The Bureau of Labor Statistics reports monthly workforce and employment estimates and the unemployment rate. Below are two graphs that show the workforce and employment levels in the Grand Junction MSA for the past 10 years. Workforce includes individuals who are employed or actively seeking employment. It does not include discouraged workers who have left the workforce.



Source: Bureau of Labor Statistics

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Demographic Profile

2.3 Educational Attainment

The US Census Bureau publishes data on the educational attainment of populations. In Grand Junction, of the population over 25 years of age, 90% have a high school degree or equivalent and 29% have a bachelor's degree or higher. The chart below also shows the percentage of population whose highest educational attainment is an associate's degree. If an individual has both an associate's degree and a bachelor's degree, they are only included in the percentage of population with a bachelor's degree or higher. Grand Junction has a lower percentage of population with a college degree than the state (37%).

Educational Attainment Levels

Percentage of Population over 25 with High School or College Degrees

Sorted by College Degree

	High School Degree	Associates Degree	Bachelor's Degree or Higher
Boulder	96%	4%	71%
Fort Collins	96%	8%	52%
Denver	85%	5%	42%
Longmont	87%	7%	37%
Colorado	90%	8%	37%
Colorado Springs	93%	10%	36%
Lakewood	91%	7%	36%
Westminster	90%	9%	35%
Arvada	93%	9%	35%
Loveland	93%	10%	32%
Englewood	87%	8%	31%
Glenwood Springs	86%	10%	31%
Grand Junction	90%	10%	29%
Aurora	86%	9%	27%
Greeley	82%	8%	26%
Mesa County	90%	9%	25%
Montrose	83%	6%	25%
Commerce City	76%	9%	20%
Pueblo	84%	10%	19%

Source: US Census Bureau

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Demographic Profile

2.4 Housing

The US Census Bureau estimates that the homeownership rate for Grand Junction was 62% in 2012. The State Demographer estimates the 2012 Housing Vacancy Rate was 8.23%. The Colorado Division of Housing reported the 4th Quarter 2013 rental apartment vacancy rate to be 6.7%.

The average residential sales price in the 4th quarter of 2013 was \$175,000. Below is a chart including Zillow's Rent Index, Zillow's Home Value Index, median household income and percentage of household income spent on rent for Grand Junction and other locations in Colorado.

Comparative Home Value, Rent and Median Household Income

Sorted by Median Household Income

	Zillow Home Value Index (1)	Zillow Rent Index (1)	Median Household Income (2)	% of Household Income Spent on Rent
Boulder Metro	\$ 353,900	\$ 1,600	\$ 86,206	22%
Arvada	\$ 240,200	\$ 1,580	\$ 68,017	28%
Westminster	\$ 216,100	\$ 1,568	\$ 64,712	29%
Commerce City	\$ 201,000	\$ 1,395	\$ 60,963	27%
Colorado	\$ 234,800	\$ 1,260	\$ 58,224	26%
Longmont	\$ 238,700	\$ 1,204	\$ 57,142	25%
Loveland	\$ 222,200	\$ 1,409	\$ 55,838	30%
Lakewood	\$ 246,900	\$ 1,554	\$ 71,609	26%
Glenwood Springs	\$ 318,300	\$ 925	\$ 54,905	20%
Colorado Springs Metro	\$ 198,900	\$ 1,100	\$ 54,351	24%
Fort Collins	\$ 248,100	\$ 1,522	\$ 53,359	34%
Aurora	\$ 174,100	\$ 1,449	\$ 51,048	34%
Denver Metro	\$ 245,200	\$ 1,370	\$ 49,091	33%
Grand Junction Metro	\$ 172,600	\$ 1,000	\$ 47,598	25%
Montrose Metro	\$ 175,100	\$ 1,155	\$ 45,461	30%
Englewood	\$ 218,400	\$ 1,473	\$ 44,400	40%
Greeley Metro	\$ 190,100	\$ 1,080	\$ 44,226	29%
Pueblo Metro	\$ 107,600	\$ 894	\$ 35,176	30%

Source: 1-Zillow, Data through 3/31/2014; 2-US Census- 2008-2012 American Community Survey 5-Year Estimates

Mesa County assesses the value of real property every two years and on a case-by-case basis during the interim periods. The last assessment year was 2013 and the values are based on the appraisal value from the prior year (2012). As properties are sold, the Assessor updates the values. The following chart shows the number of commercial, industrial and residential units by category and the average valuation and square footage of those properties, as determined and reported by the Mesa County Assessors' Office. Data provided by the Assessor's Office is based upon property usage and not zoning.

	Number of Buildings	Average Valuation	Average Sq. Footage	Value per Sq. Foot
Commercial	2,491	\$ 555,547	7,605	\$ 73
Industrial	480	\$ 526,717	10,007	\$ 53
Single Family	18,261	\$ 176,728	1,740	\$ 102
Townhomes	1,721	\$ 137,017	1,391	\$ 99
Condo	1,323	\$ 100,564	1,103	\$ 91
Duplex & Triplex	340	\$ 119,065	1,805	\$ 66
Average Residential		\$ 168,010	1,674	\$ 100
Multi-Family (9+ units)	295	\$ 373,255	7,613	\$ 49
Multi-Family (4-8 units)	248	\$ 195,111	3,009	\$ 65
Average All Residential		171,042	1,768	\$ 97

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Demographic Profile

2.5 Employment and Wages

The Bureau of Labor Statistics' Occupational Employment Statistics produces data on employment and wage estimates by Metropolitan Statistical Areas (MSA). The information is obtained through a semiannual survey of wage and salary workers. Grand Junction's 2013 average wage was \$41,247 and the average entry level wage was \$20,074. The chart below shows how Grand Junction compares to the other MSAs and the state

2013 Annual Wage and Employment Data By State and MSA

Sorted by Average Wage

	Employment	Entry-Level Wage	Average Wage
Boulder/Longmont	163,010	\$ 22,896	\$ 55,643
Denver/Aurora	1,280,960	\$ 21,867	\$ 52,082
Colorado	2,295,000	\$ 21,354	\$ 48,923
Colorado Springs	245,910	\$ 20,400	\$ 45,379
Fort Collins/Loveland	136,810	\$ 20,252	\$ 45,269
Greeley	86,640	\$ 21,111	\$ 42,553
Grand Junction	57,930	\$ 20,074	\$ 41,247
Pueblo	55,440	\$ 18,747	\$ 38,959

Source: Bureau of Labor Statistics Occupational Employment Statistics

The US Department of Labor and the Bureau of Labor Statistics publish quarterly data on wages and employment based upon Unemployment Insurance liability payments (tax on wages). The following chart shows the year-to-date gross wages, average employment, average weekly wage, and average annual wage. The data is current through the 3rd quarter of 2013.

Wages and Employment By Industry
Grand Junction MSA

Sorted by Average Annual Wage

	Total Wages	Average Employment	Average Weekly Wage	Average Annual Wage
Management of Companies/Enterprises	\$ 9,919,865	\$ 132	\$ 1,922	\$ 99,948
Mining	\$ 151,256,399	\$ 2,689	\$ 1,442	\$ 75,009
Utilities	\$ 9,865,044	\$ 194	\$ 1,306	\$ 67,918
Finance and Insurance	\$ 79,644,192	\$ 1,867	\$ 1,094	\$ 56,879
Wholesale Trade	\$ 87,738,320	\$ 2,302	\$ 977	\$ 50,826
Professional and Technical Services	\$ 79,815,824	\$ 2,213	\$ 925	\$ 48,089
Transportation and Warehousing	\$ 80,316,459	\$ 2,263	\$ 910	\$ 47,322
Construction	\$ 117,966,760	\$ 3,363	\$ 899	\$ 46,770
Government	\$ 308,174,988	\$ 8,982	\$ 880	\$ 45,747
Health Care and Social Assistance	\$ 280,941,400	\$ 8,975	\$ 803	\$ 41,735
Manufacturing	\$ 82,760,977	\$ 2,694	\$ 788	\$ 40,956
Information	\$ 24,163,301	\$ 804	\$ 771	\$ 40,088
Real Estate and Rental and Leasing	\$ 28,357,150	\$ 1,032	\$ 704	\$ 36,625
Other Services, Ex. Public Admin	\$ 37,452,421	\$ 1,690	\$ 568	\$ 29,542
Administrative and Waste Services	\$ 66,053,061	\$ 3,059	\$ 554	\$ 28,794
Retail Trade	\$ 153,350,781	\$ 7,740	\$ 508	\$ 26,417
Agriculture, Forestry, Fishing & Hunting	\$ 7,009,780	\$ 408	\$ 440	\$ 22,889
Educational Services	\$ 4,229,959	\$ 316	\$ 343	\$ 17,829
Unclassified	\$ 181,141	\$ 15	\$ 317	\$ 16,467
Accommodation and Food Services	\$ 77,161,462	\$ 6,435	\$ 307	\$ 15,987
Arts, Entertainment, and Recreation	\$ 8,693,248	\$ 919	\$ 242	\$ 12,608
Total, All Industries	\$ 1,695,052,532	\$ 58,093	\$ 748	\$ 38,904

Source: Quarterly Census of Employment and Wages, BLS

The Bureau of Labor Statistics has an Occupational Employment Statistics program that reports on employment and wage estimates annually. The estimates are based upon semiannual surveys. Below is the 2013 data for employment and wages by occupation in Grand Junction MSA. Although the estimates for construction and extraction jobs are not officially provided, it can be determined by deduction to be up to 7,360.

Wage and Employment by Occupation

Grand Junction MSA

Sorted by Wage

Occupation	Employment	Average Hourly Wage	Average Annual Wage
Management Occupations	1,920	\$ 46	\$ 95,950
Legal Occupations	400	\$ 38	\$ 78,900
Healthcare Practitioners and Technical Occupations	4,020	\$ 36	\$ 74,050
Computer and Mathematical Occupations	490	\$ 34	\$ 70,490
Architecture and Engineering Occupations	850	\$ 34	\$ 69,940
Life, Physical, and Social Science Occupations	510	\$ 30	\$ 63,180
Business and Financial Operations Occupations	2,100	\$ 30	\$ 61,710
Construction and Extraction Occupations	**	\$ 22	\$ 45,250
Installation, Maintenance, and Repair Occupations	3,090	\$ 22	\$ 44,760
Protective Service Occupations	1,140	\$ 21	\$ 43,410
Community and Social Service Occupations	1,070	\$ 20	\$ 41,530
Arts, Design, Entertainment, Sports, and Media Occupations	800	\$ 18	\$ 37,370
Transportation and Material Moving Occupations	3,510	\$ 17	\$ 35,620
Office and Administrative Support Occupations	8,640	\$ 16	\$ 33,040
Production Occupations	2,350	\$ 16	\$ 32,890
Sales and Related Occupations	8,170	\$ 16	\$ 32,760
Healthcare Support Occupations	1,940	\$ 13	\$ 28,040
Farming, Fishing, and Forestry Occupations	40	\$ 13	\$ 27,840
Building and Grounds Cleaning and Maintenance Occupations	1,630	\$ 13	\$ 26,970
Personal Care and Service Occupations	1,720	\$ 11	\$ 22,710
Food Preparation and Serving Related Occupations	6,180	\$ 10	\$ 21,780
All Occupations	57,930	\$ 20	\$ 41,280

*** Estimates Not Provided*

Source: Bureau of Labor Statistics Occupational Employment Statistics

3 Land Use

Zoning Summary

Residential Summary

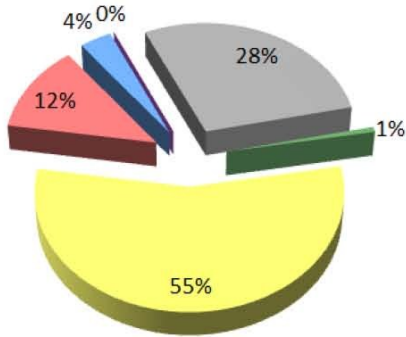
Commercial Summary

Industrial Summary

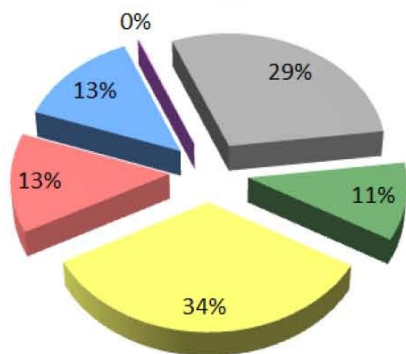
3

Land Use

Number of Properties



Acreage



3.1 Zoning Summary

The City's land use regulations play a key role in determining the potential for economic development. In many communities uses are only allowed within specific zones - residential uses only in residential zones, commercial uses only in commercial zones and industrial uses only in industrial zones. However, within the City of Grand Junction, residential uses are allowed in commercial zones, commercial uses are allowed in industrial zones and industrial uses are allowed in commercial zones. This type of zoning places Grand Junction in a very unique position allowing for many opportunities that comparable cities are unable to permit.

The City has five districts (residential, mixed use, industrial, form and planned development) made up of 26 zones. The residential districts contain the largest number of properties (15,640), followed by planned development (8,026), mixed use/commercial (3,647), industrial (1,017) and form districts (5).

The following is a list of the zone districts, the number of properties associated with each zone, the total acreage of the properties and the total square footage of all existing buildings. Although the Community Services and Recreation zone allows a variety of uses, including commercial, it has been separated from the mixed use district due to the parks and open space uses typically associated with the zone.

	Properties	Acreage	Sq. Footage
• Residential Districts			
▪ Residential-Rural (R-R)	53	313	242,741
▪ Residential-Estate (R-E)	21	184	51,373
▪ Residential-1 (R-1)	263	464	692,417
▪ Residential-2 (R-2)	934	792	1,938,808
▪ Residential-4 (R-4)	3,205	1,742	6,585,760
▪ Residential-5 (R-5)	3,326	1,205	6,012,050
▪ Residential-8 (R-8)	6,683	1,959	9,603,173
▪ Residential-12 (R-12)	301	88	494,341
▪ Residential-16 (R-16)	476	138	1,509,585
▪ Residential-24 (R-24)	378	160	1,415,848
• Mixed Use/Commercial Districts			
▪ Residential Office (R-O)	453	95	1,045,400
▪ Neighborhood Business (B-1)	250	117	911,964
▪ Downtown Business (B-2)	897	142	2,917,749
▪ Light Commercial (C-1)	1,269	1,167	8,646,544
▪ General Commercial (C-2)	746	813	4,245,397
▪ Mixed Use (M-U)	22	296	64,021
▪ Business Park Mixed Use (BP)	10	121	102,292
• Industrial districts			
▪ Industrial/Office Park (I-O)	149	459	1,268,977
▪ Light Industrial (I-1)	649	1,713	3,542,782
▪ General Industrial (I-2)	219	603	2,717,416
• Form Districts			
▪ Mixed Use Residential (MXR)	0	0	0
▪ Mixed Use General (MXG)	5	28	4,548
▪ Mixed Use Shopfront (MXS)	0	0	0
• Planned Development			
▪ Planned Airport District (PAD)	163	2,421	748,125
▪ Planned Development (PD)	7,863	3,621	13,735,703
• Community Services and Recreation (CSR)	198	2,153	1,928,626

Residential Zone District Description

The residential zone districts typically allow detached single family residences in the lower density zones (RR, R-E, R-1, R-2, R-4, R-5 and R-8) and multifamily development in the higher density zones (R-5, R-8, R-12, R-16 and R-24). The number associated with the zone describes the density or units per acre (e.g., 2 refers to 2 units per acre and 12 refers to 12 units per acre). With very few exceptions, commercial uses are not allowed in residential zones.

Commercial Zone District Description

The mixed use/commercial zone districts are Grand Junction's most accessible zone districts. In addition to typical commercial uses, the mixed use zones allow single-family detached in the R-O zone and multifamily development in all of the mixed use zones. Furthermore, indoor industrial operations and storage are allowed in the B-1, C-1, C-2, MU and BP zones and indoor operations with outdoor storage are allowed in the C-1, C-2, MU and BP zones. The variety of allowed uses makes the mixed use districts the most advantageous zones within the City.

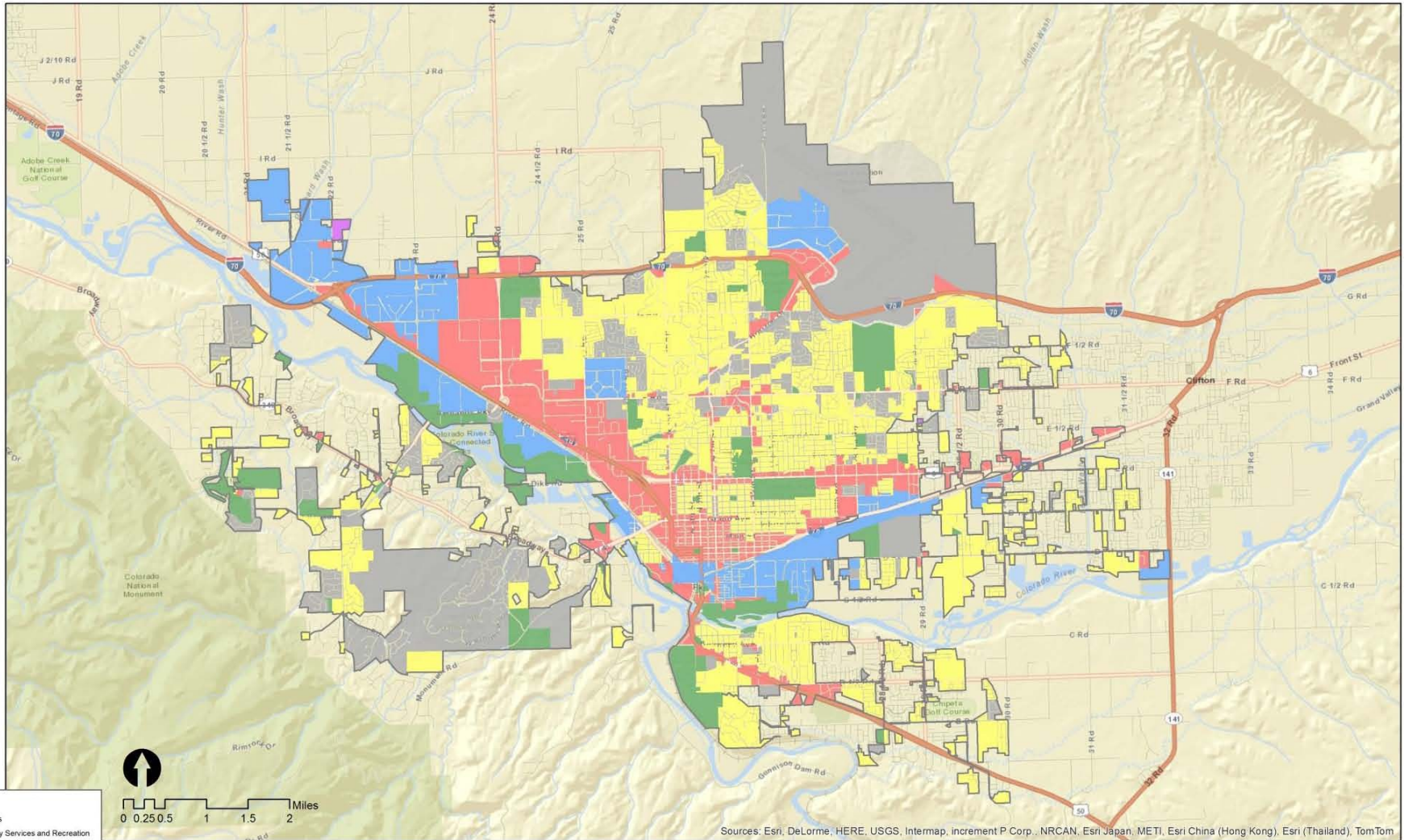
Industrial Zone District Description

In addition to typical industrial uses, industrial zone districts allow many commercial uses include lodging, offices, restaurants and vehicle repair. Retail is allowed in the industrial zones but a retail use is limited to 10% of the gross building area.

Planned Development District Description

When applied, the planned zone district can contain a mixture of uses (residential, commercial or industrial) or be a single use development. A developer applies for a planned zone when there is a need for flexibility that the other zone districts cannot allow. The desired flexibility may be requested for building dimensions, uses or density and can only be approved when a long-term community benefit is present.

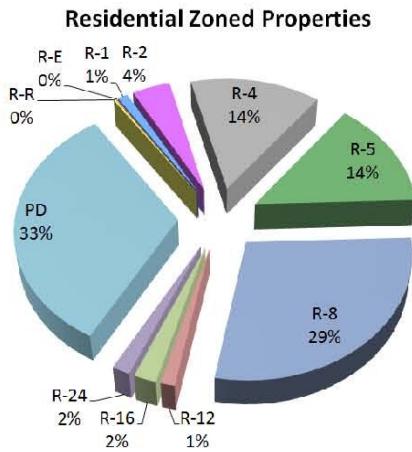
Zone District Map



Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

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Land Use



3.2 Residential Summary

Residential Summary

There are over 1,500 vacant properties that are ready for residential development in Grand Junction. Over the last 14 years, 472 residential properties on average per year have been developed. However, since 2009 that average has dropped to 169. Based on these averages there is between three and five years' worth of residential inventory.

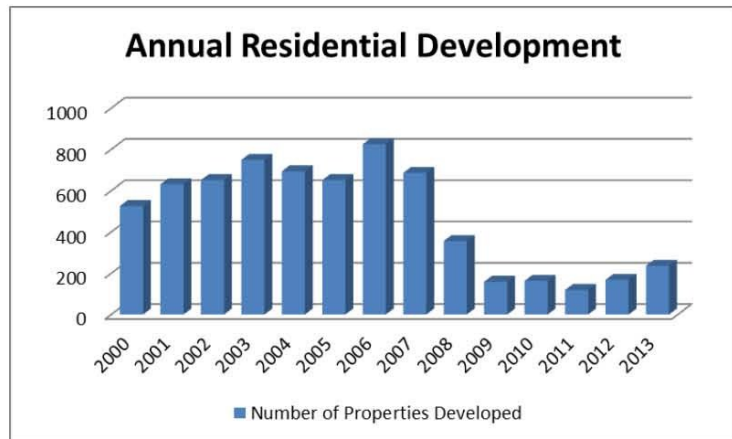
Residential Zoning

The City has 11 zones that allow residential development. The residential zones and the associated properties, total acreage and total square footage of all existing buildings are listed below:

Residential Districts	Properties	Acreage	Sq. Footage
Residential-Rural (R-R)	53	313	242,741
Residential-Estate (R-E)	21	184	51,373
Residential-1 (R-1)	263	464	692,417
Residential-2 (R-2)	934	792	1,938,808
Residential-4 (R-4)	3,205	1,742	6,585,760
Residential-5 (R-5)	3,326	1,205	6,012,050
Residential-8 (R-8)	6,683	1,959	9,603,173
Residential-12 (R-12)	301	88	494,341
Residential-16 (R-16)	476	138	1,509,585
Residential-24 (R-24)	378	160	1,415,848
Planned Development (PD)	7,675	2,420	12,311,341
Total	23,315	9,465	40,857,437

Build-Out Analysis

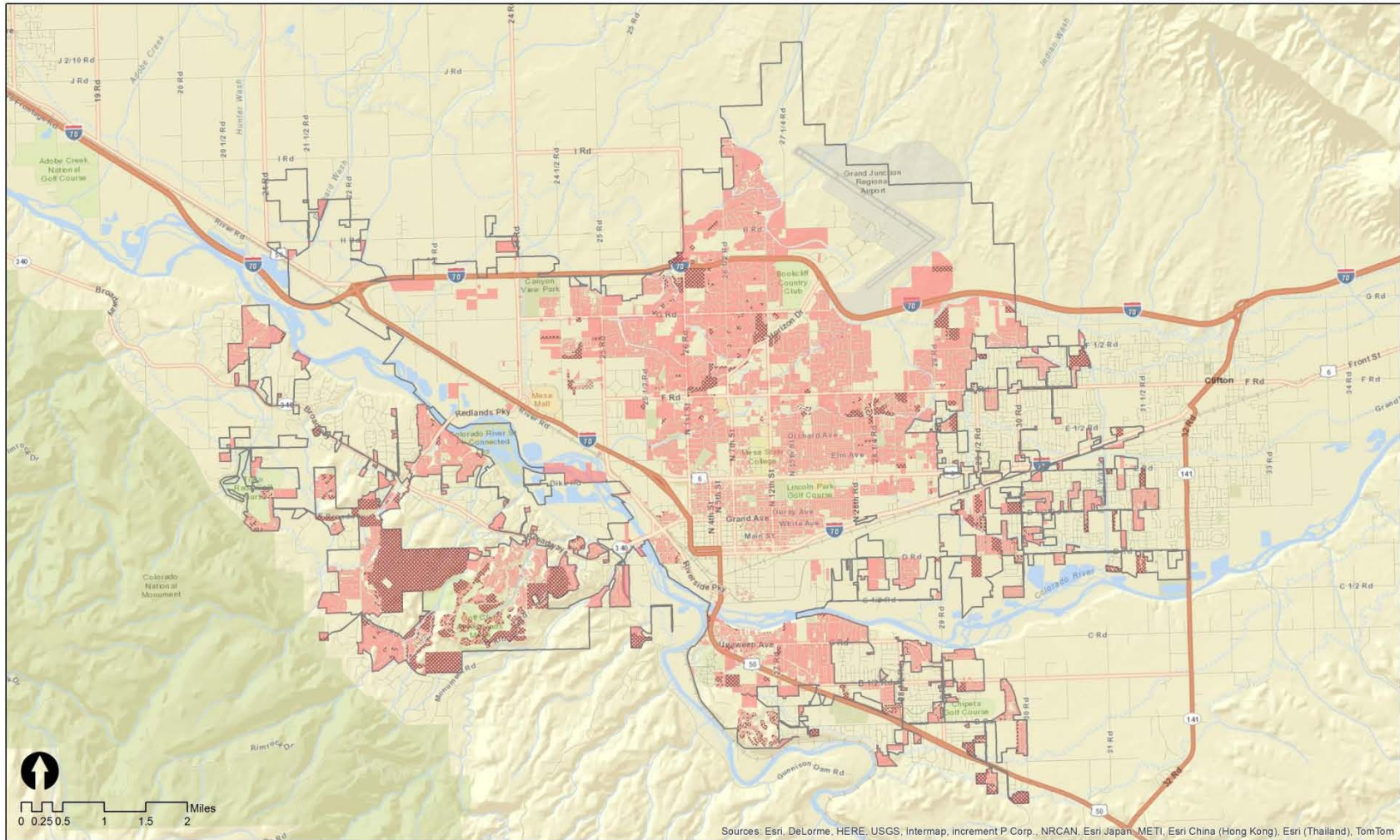
There are a total of 23,315 properties that are zoned residential covering 9,465 acres. Of the 23,315 properties, 1,508 properties have been identified as being vacant. The vast majority of the vacant properties are sites ready for residential development. Ninety-five of these properties are greater than two acres (totaling 1,180 acres) and could be further subdivided. Since 2000, 6,614 residential properties have been developed averaging 472 properties per year. However, since 2009 that average has dropped to 169. Using these two averages led to the conclusion that there is between three and five years' worth of residential inventory.



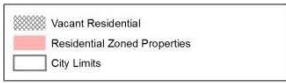
Future Residential Properties

In addition to the properties that are ready for residential development inside city limits, there is another group of properties that have the potential of being annexed and zoned residential due to their residential designation on the Future Land Use Map. There are approximately 13,674 properties that have a Future Land Use designation of residential and are outside the city limits and inside the Persigo 201 Boundary. Of the 13,674 properties, the Mesa County Assessor indicates that 297 or approximately 2,070 acres are vacant. These properties would be considered future residential properties for long-term demand. Since 2000, 6,636 residential units on 1,456 acres have been developed within the City. This is an average of 448 units on 106 acres per year. Based on these averages there is up to 20 years of future residential inventory.

Residential Zoning Map

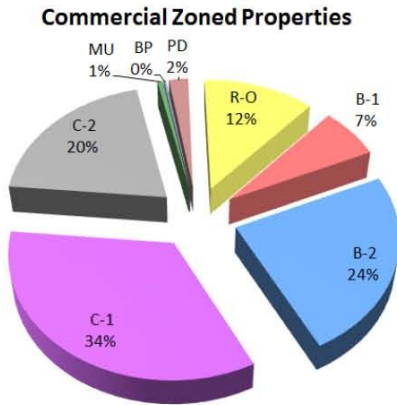


Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom



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Land Use



3.3 Commercial Summary

Commercial Summary

With a vacancy rate of 7% and over 565 acres of readily developable property, Grand Junction is in a great position for commercial development over the next several years.

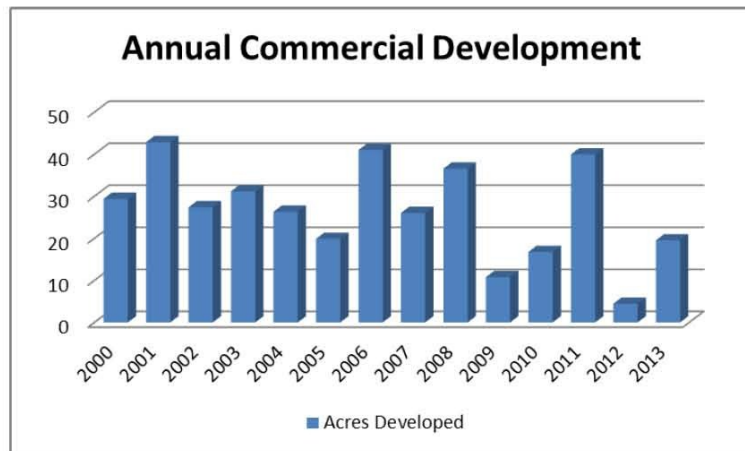
Commercial Zoning

The City has eight zones where commercial, some industrial and residential uses are allowed. The commercial zones, associated properties, total acreage and total square footage of existing buildings are listed below:

	Properties	Acreage	Sq. Footage
• Mixed Use Districts			
▪ Residential Office (R-O)	453	95	1,045,400
▪ Neighborhood Business (B-1)	250	117	911,964
▪ Downtown Business (B-2)	897	142	2,917,749
▪ Light Commercial (C-1)	1,269	1,167	8,646,544
▪ General Commercial (C-2)	746	813	4,245,397
▪ Mixed Use (M-U)	22	296	64,021
▪ Business Park Mixed Use (BP)	10	121	102,292
• Planned Development	78	304	1,307,476
Total	3,725	3,055	19,240,843

Build-Out Analysis

A major factor in the future competitiveness of Grand Junction's commercial base is the supply and quality of its vacant commercial lands. There needs to be a balanced inventory of "ready to develop" vacant commercial properties that are sufficient to meet market demand in the short to medium term and properties held in reserve for long-term demand. "Ready-to-develop" properties are identified as those which are currently zoned "commercial" and have at least water and sewer within 100 feet of the property.



Of the 3,725 commercial zoned properties, 352 parcels or 565 acres are vacant and ready to develop. Over 100 of these vacant and ready-to-develop properties are between 1 and 15 acres and 13 properties are greater than 15 acres. Most of the larger properties are located along the 24 Road corridor. To give this some perspective, since 2000, 477 acres of commercial land was developed or an average of 34 acres per year. The average size of the developed properties was approximately 1 acre. Using the 14-year average, Grand Junction has up to a 16-year inventory of vacant, ready-to-develop commercial property.

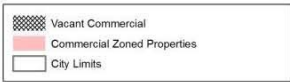
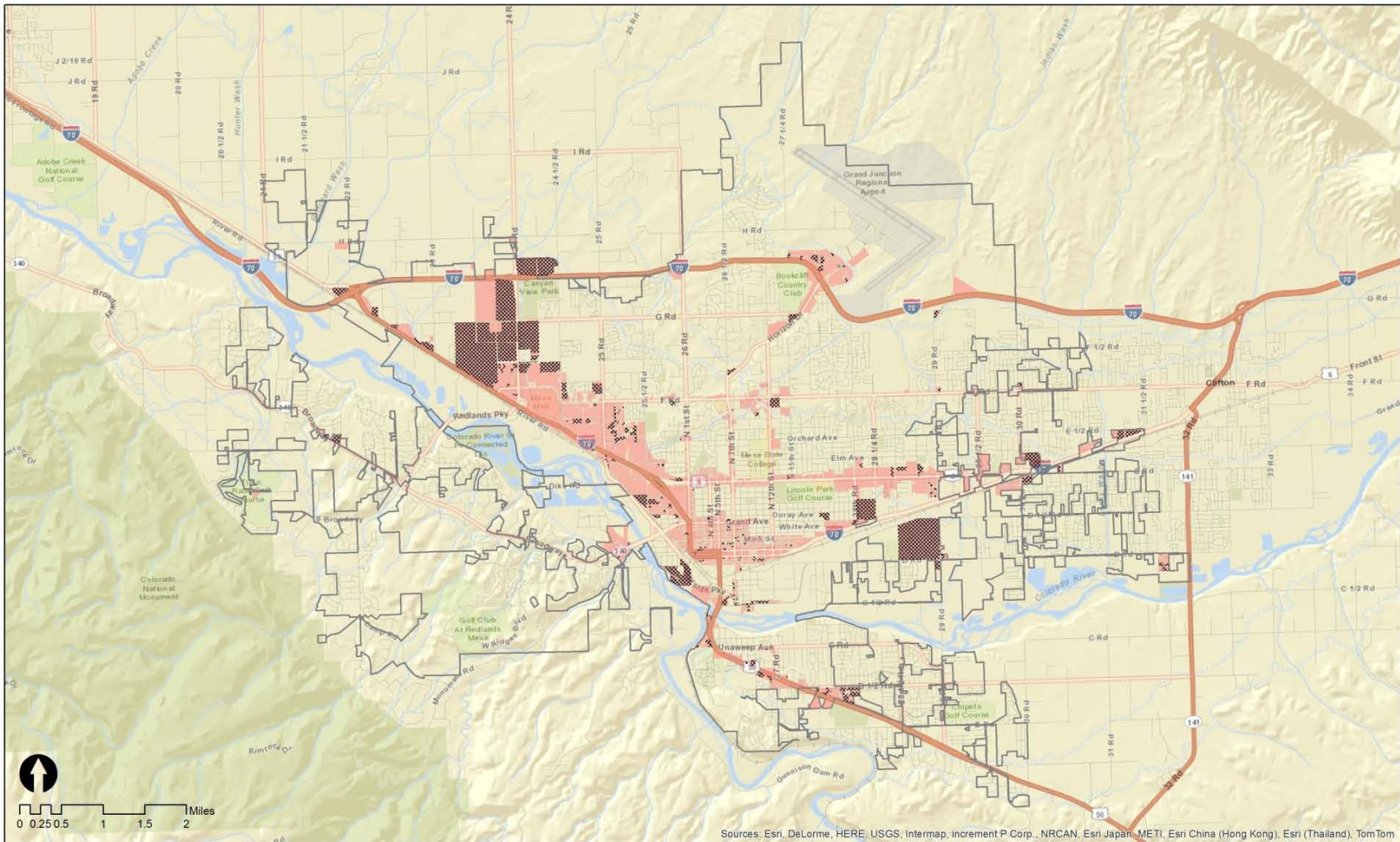
Future Commercial Properties

In addition to the properties that are ready to develop, there is another group of properties that are either zoned appropriately, but lack needed infrastructure, or have the potential of being annexed and/or zoned commercial due to the commercial designation on the Future Land Use Map. This group of approximately 104 properties containing 455 acres would be considered future commercial properties for long-term demand.

Vacant Commercial Zoned Buildings

The Planning Division conducts a vacant building survey twice a year. At the end of 2013, the survey identified 230 commercial buildings that have a total of 1,117,564 square feet of vacant space. Based on the total amount of commercial zoned and used building space (14,652,498 square feet), Grand Junction has a vacancy rate for commercial buildings of approximately 7%.

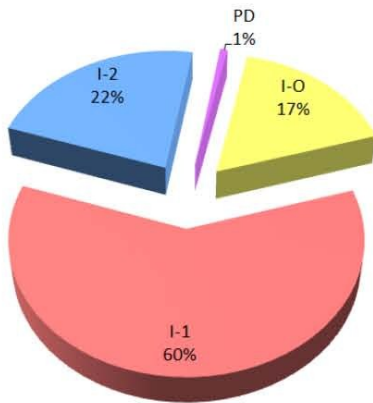
Commercial Zoning Map



3

Land Use

Industrial Zoned Properties



3.4 Industrial Summary

Industrial Summary

With a vacancy rate of 8% and over 600 acres of readily developable property, Grand Junction is also in a great position for industrial development over the next several years.

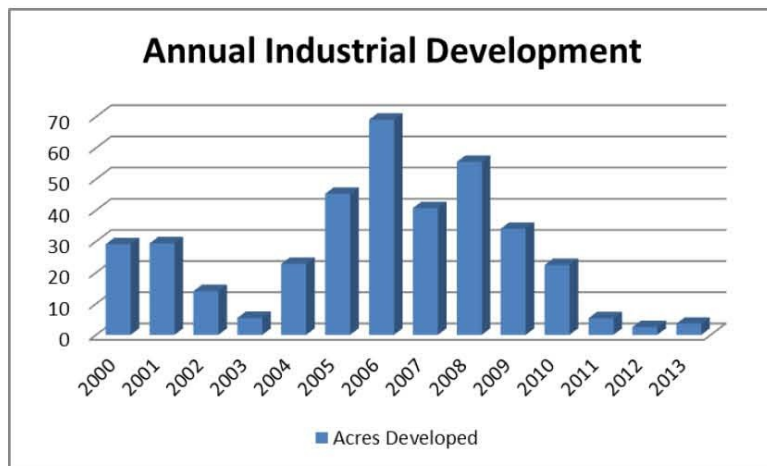
Industrial Zoning

The City has three industrial zones. The industrial zones, associated parcels, total acreage and total square footage of existing buildings are listed below:

Industrial districts	Properties	Acreage	Sq. Footage
<ul style="list-style-type: none"> ▪ Industrial/Office Park (I-O) ▪ Light Industrial (I-1) ▪ General Industrial (I-2) 	149	459	1,268,977
<ul style="list-style-type: none"> • Planned Development (PD) 	4	20	116,886
Total	1,021	2,795	7,646,061

Build-Out Analysis

A major factor in the future competitiveness of Grand Junction’s industrial base is the supply and quality of its vacant industrial lands. There needs to be a balanced inventory of “ready to develop” vacant industrial properties that are sufficient to meet market demand in the short to medium term and properties held in reserve for long-term demand. “Ready-to-develop” properties are identified as those properties which are currently zoned “industrial” and have at least water and sewer within 100 feet of the property.



Of the 1,021 industrial zoned properties, 175 properties or 611 acres are ready to develop. Over half (104) of these properties are between 1 and 15 acres. To give this some perspective, since 2000, over 375 acres of industrial land was developed or an average of 27 acres per year. The average size of the developed properties was approximately 3 acres. Using the 14-year average, Grand Junction has up to a 23-year inventory of vacant, ready-to-develop industrial property. It should also be mentioned that there are several industrial parks located outside of Grand Junction that contain large developable properties.

Another aspect that needs to be taken into account is the amount of land that is available for sale. The Grand Junction Economic Partnership has created a website that allows property for sale or lease to be posted by the owner or realtor. Currently this website lists 21 industrial properties totaling 377 acres that are for sale. These properties range from two acres to over 100 acres. This is a newly created website and there are probably more properties for sale or lease that have not been added to the list.

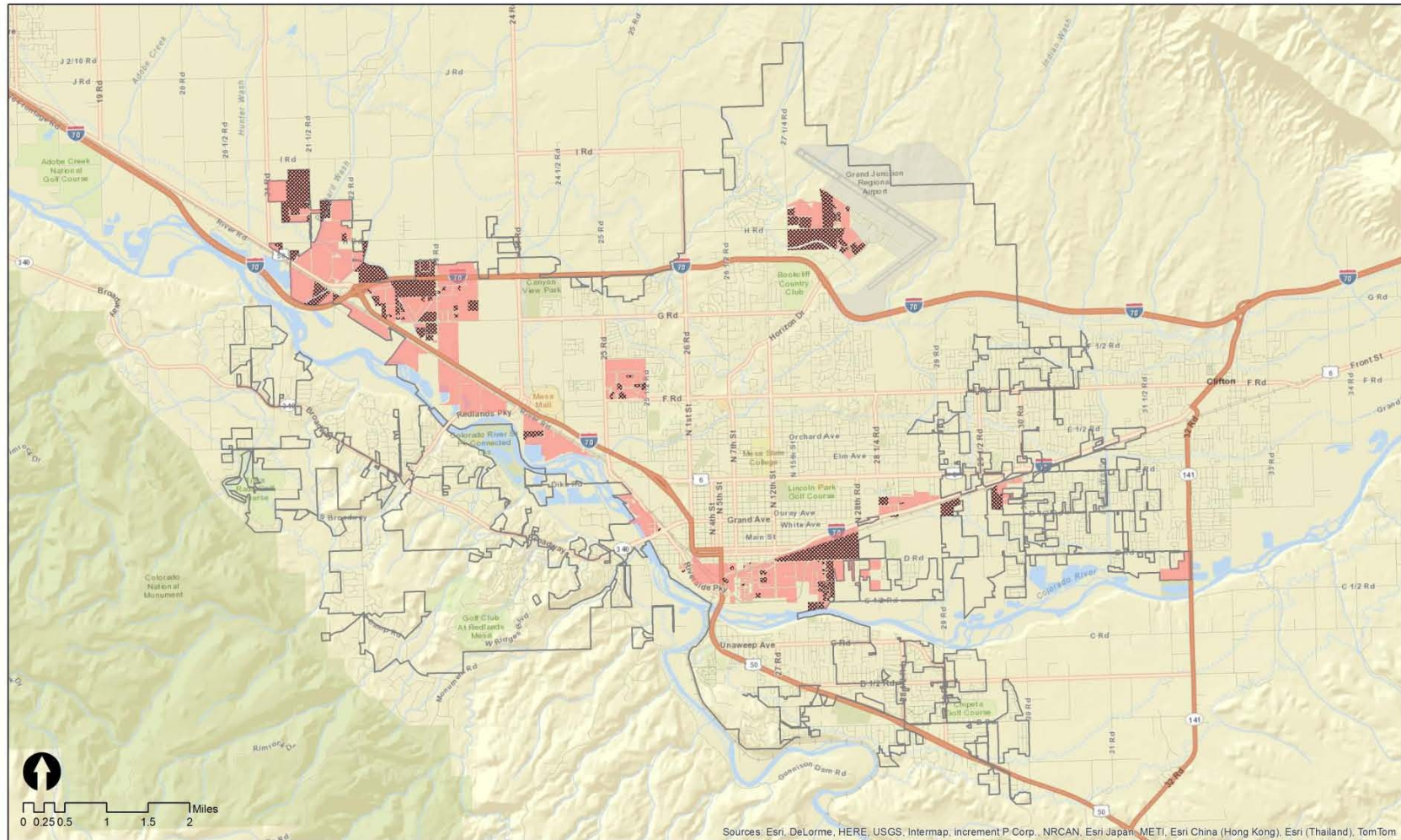
Future Industrial Properties

In addition to the properties that are ready to develop, there is another group of properties that are either zoned appropriately, but lack needed infrastructure, or have the potential of being annexed and/or zoned industrial due to the industrial designation on the Future Land Use Map. This group of approximately 124 properties containing 733 acres would be considered future industrial properties for long-term demand.

Vacant Industrial Zoned Buildings

The Planning Division conducts a vacant building survey twice a year. At the end of 2013, the survey identified 44 properties that have a total of 319,163 square feet of vacant space. Based on the total amount of building space that is zoned and used for industrial purposes (3,978,042 square feet), Grand Junction has an industrial vacancy rate of approximately 8%.

Industrial Zoning Map



Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom

