

**AGENDA**  
**City Council Retreat**  
**Friday, June 6, 2014**  
**8:30 AM to 5:00 PM**  
**HopeWest Hospice Care Center**  
**3090 North 12<sup>th</sup> Suite, Unit B**

**Welcome and Introduction**

**Economic Development**

- Cost of Doing Business
- Impact Fees
- Incentives Policy
- Business Personal Property Tax Refund Policy
- General Fund Reserve Policy
- Riverside Parkway Debt Retirement

**Public Safety**

- Fire Service Update
- City Hall Security
- Marijuana Draft Ordinance

**Infrastructure**

- Regional Storm Drainage
- Pavement Management
- Right of Way Policy

**Budget Process**

**Questions and Comments**

**[Supplemental Documents](#)**

# City Council Retreat

June 6<sup>th</sup>, 2014



# Agenda

- Welcome & Introduction
- Economic Development
  - Cost of Doing Business
  - Impact Fees
  - Incentives Policy
  - General Fund Reserve Policy
  - Riverside Parkway Debt Retirement

# Agenda

- Public Safety
  - Fire Service Update
  - City Hall Security
  - Marijuana Draft Ordinance
- Infrastructure
  - Regional Storm Drainage
  - Pavement Management
  - Right of Way Policy
- Budget Process

# Cost of Doing Business:

- **Analysis of tax rates and exemptions for 21 cities**
- 3<sup>rd</sup> lowest Municipal Sales Tax Rate
- Most generous Vendor's Compensation
- No Business License, Low Sales Tax License Application fee
- Other Taxes: Occupational Privilege Tax, Admission Tax, Auto Rental Tax, Commercial Stables Entertainment Tax, Bicycle Excise Tax, Restaurant Tax
- Dedicated uses: recreation, culture, transit, economic development, transportation and public safety

# Cost of Doing Business:

## Manufacturing:

- 1 of 5 cities that exempt Manufacturing Equipment
- Only city that exempts Consumable Manufacturing Supplies

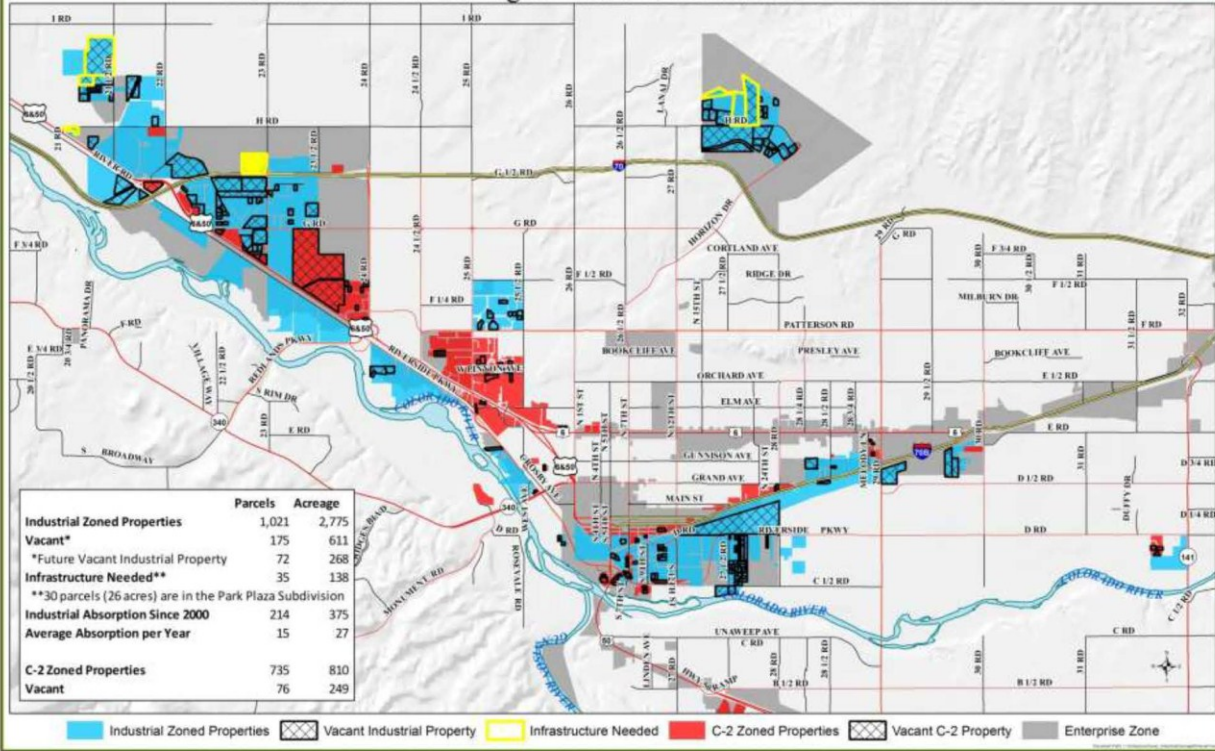
## Construction:

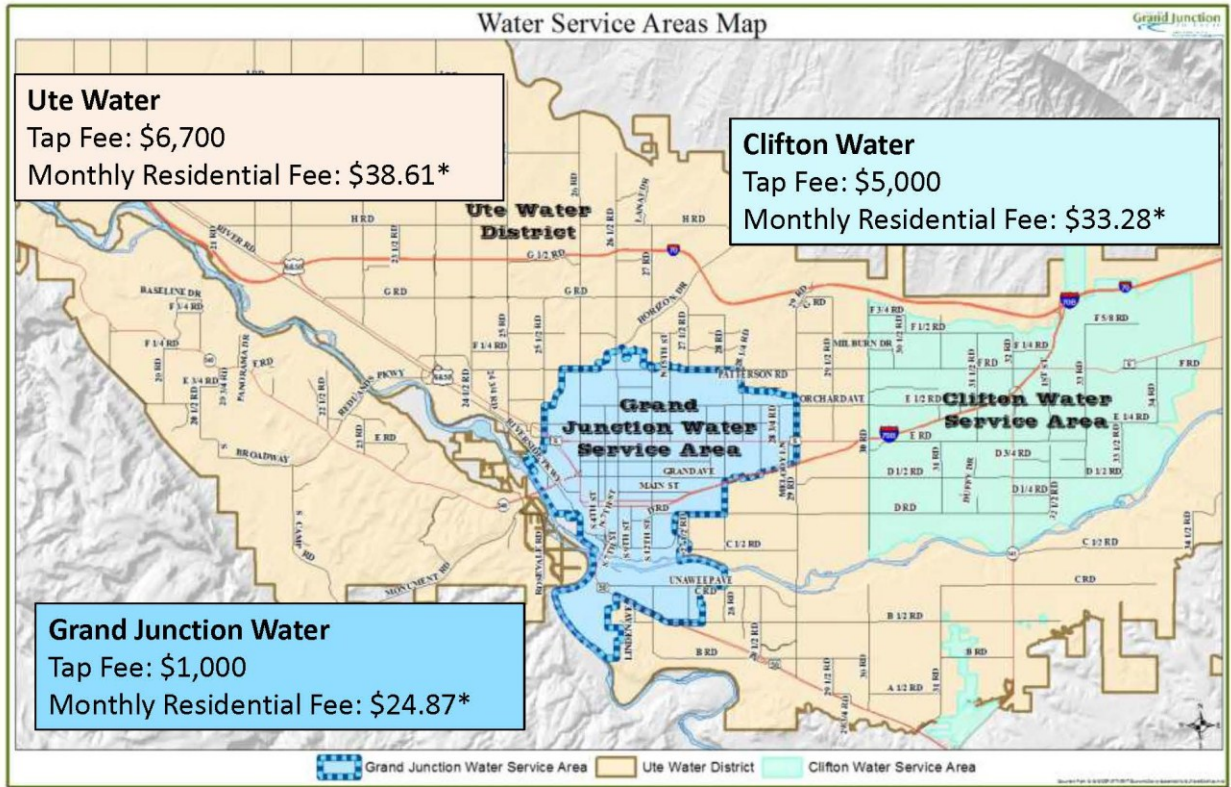
- 9 Municipalities tax building contractors for not-for-profit and government projects
- Only city that allows an Alternative Use Tax Rate
- 1 of 4 cities that do not require pre-payment of construction use tax

## Essentials:

- 1 of 3 municipalities that exempt Residential Fuel and Energy
- 1 of 7 municipalities that exempt Food for Home Consumption

# Industrial and C-2 Zoning w/Vacant & Infrastructure Needed Parcels

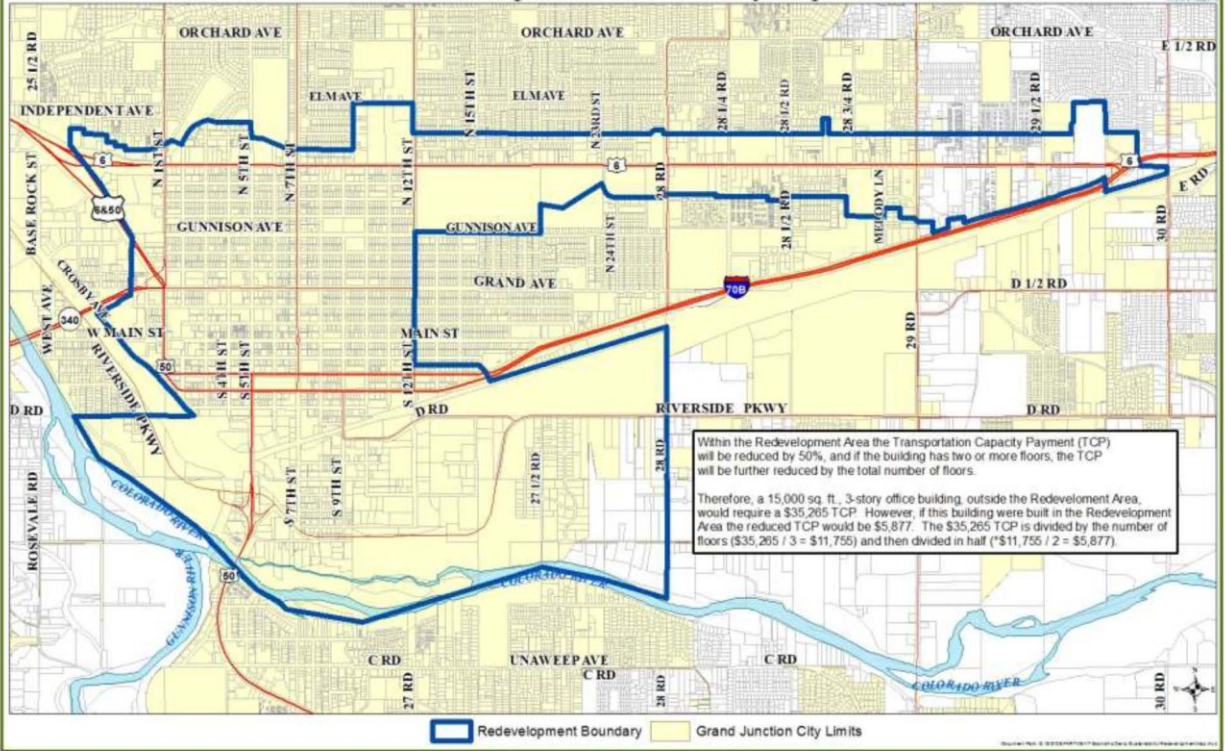




\* Monthly Residential Fee based upon average usage of 8,300 gallons

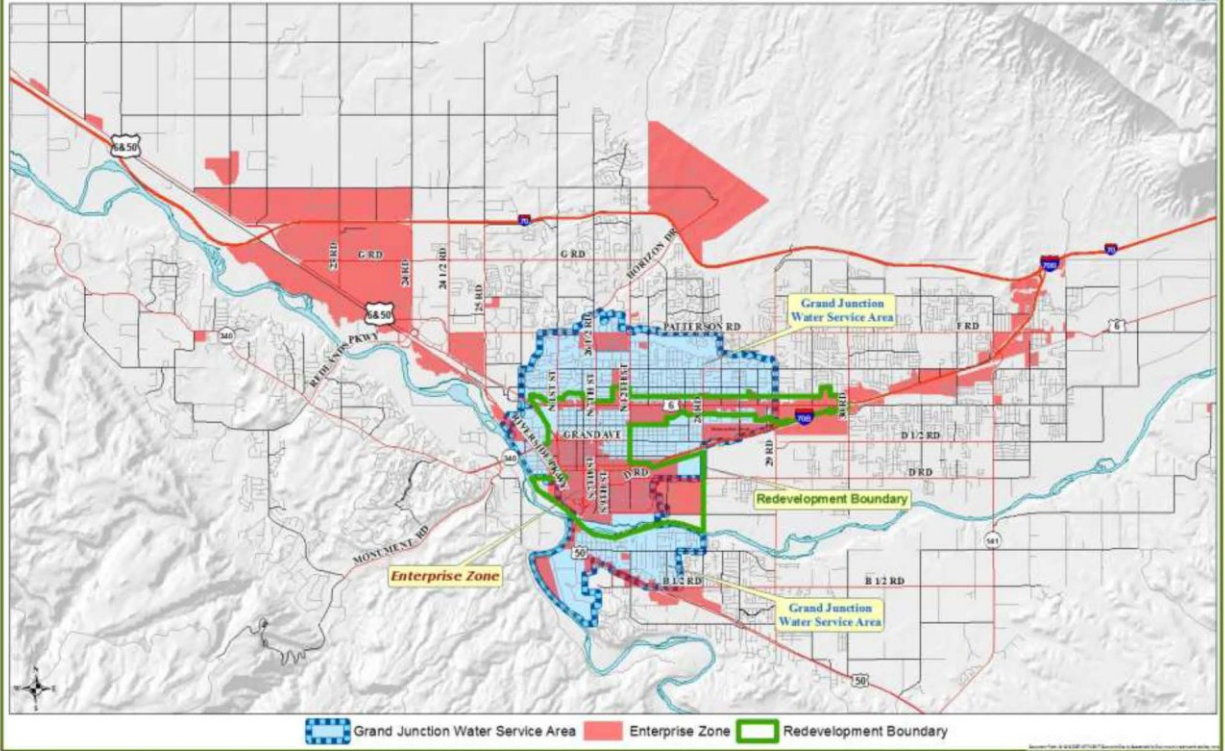


# Redevelopment Area Boundary Map

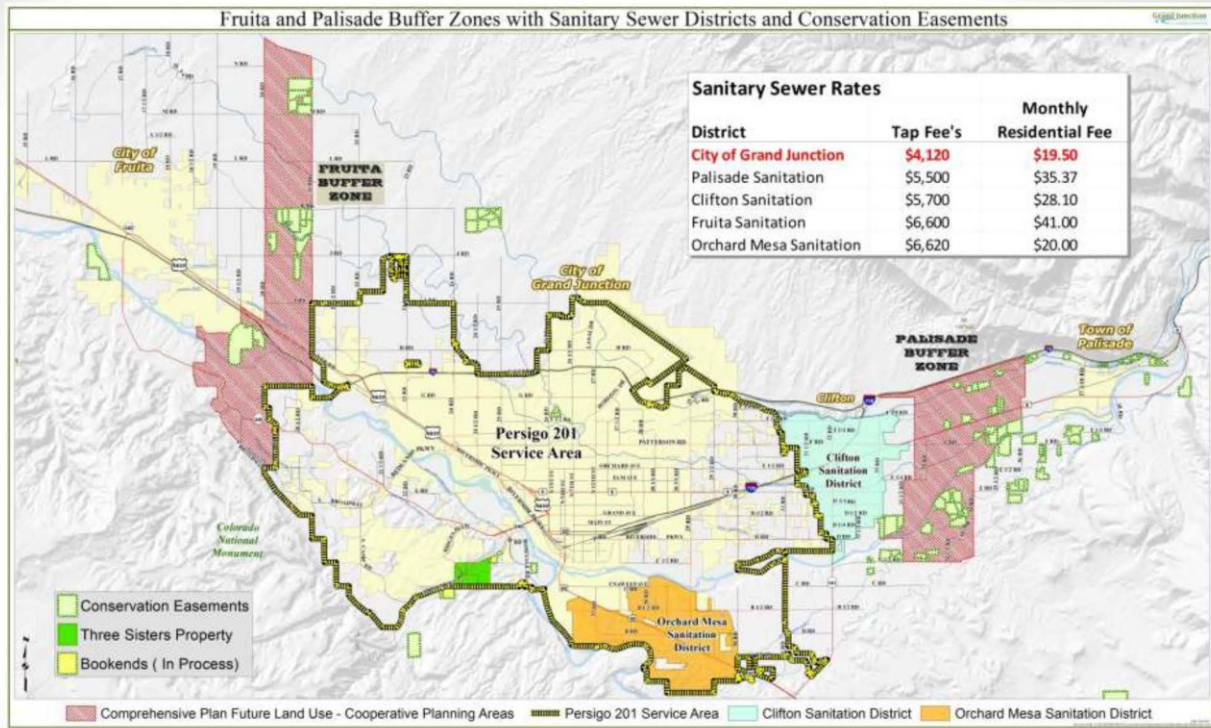


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# Combined Incentives



Source: City of Grand Junction, Grand Junction, Colorado, 2011



\* Monthly Residential Fee based upon average usage of 8,300 gallons

# Impact Fees

## **Of the 18 cities Grand Junction is:**

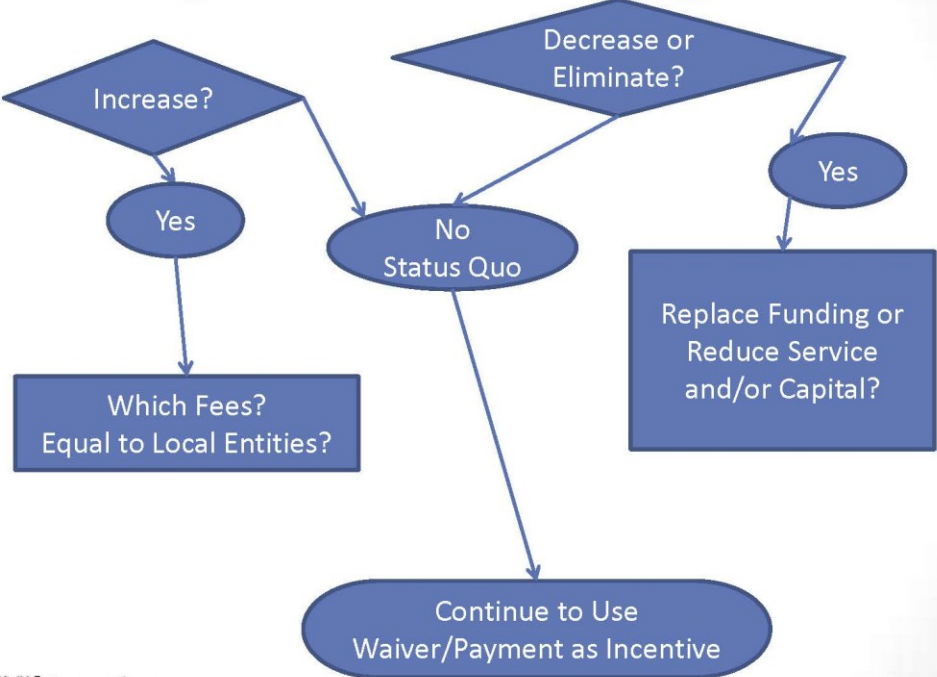
- 2<sup>nd</sup> lowest total fee for residential
- 4<sup>th</sup> lowest total fee for industrial
- 35% below average monthly water rate for residential
- 30% below average for combined water and sewer industrial tap fees

# Duncan Study Update

CDOT Construction Cost Index						
Base Year	Fee Study Completed					
1987	2002	2012	2002 to 2012			
100	150.1	285.6	90% Increase in Construction Cost Index			
Land Use		2002 Study	Discounted Fee (-47.4%)	2012	Discounted Fee (-47.4%)	Grand Junction 2013 Fee
Single family dwelling		\$ 2,854	\$ 1,500	\$ 5,430	\$ 2,856	\$ 2,554
Convenience store with gas		\$ 10,191	\$ 5,360	\$ 19,391	\$ 10,200	\$ 6,841

Consumer Price Index						
Base Year	Fee Study Completed					
1982	2002	2012	2002 to 2012			
100	182.4	228.9	25.5% Increase in Consumer Price Index			
Land Use		2002 Study	Discounted Fee (-47.4%)	2012	Discounted Fee (-47.4%)	Grand Junction 2013 Fee
Single Family dwelling		\$ 2,854	\$ 1,500	\$ 3,582	\$ 1,884	\$ 2,554
Convenience store with gas		\$ 10,191	\$ 5,360	\$ 12,789	\$ 6,727	\$ 6,841

# Impact Fees-Changes



# Incentive Types

## Type:

- Revenue Sharing
- Loans
- Rebates and Fee Waivers
- Grants
- Cash Incentives

## Process:

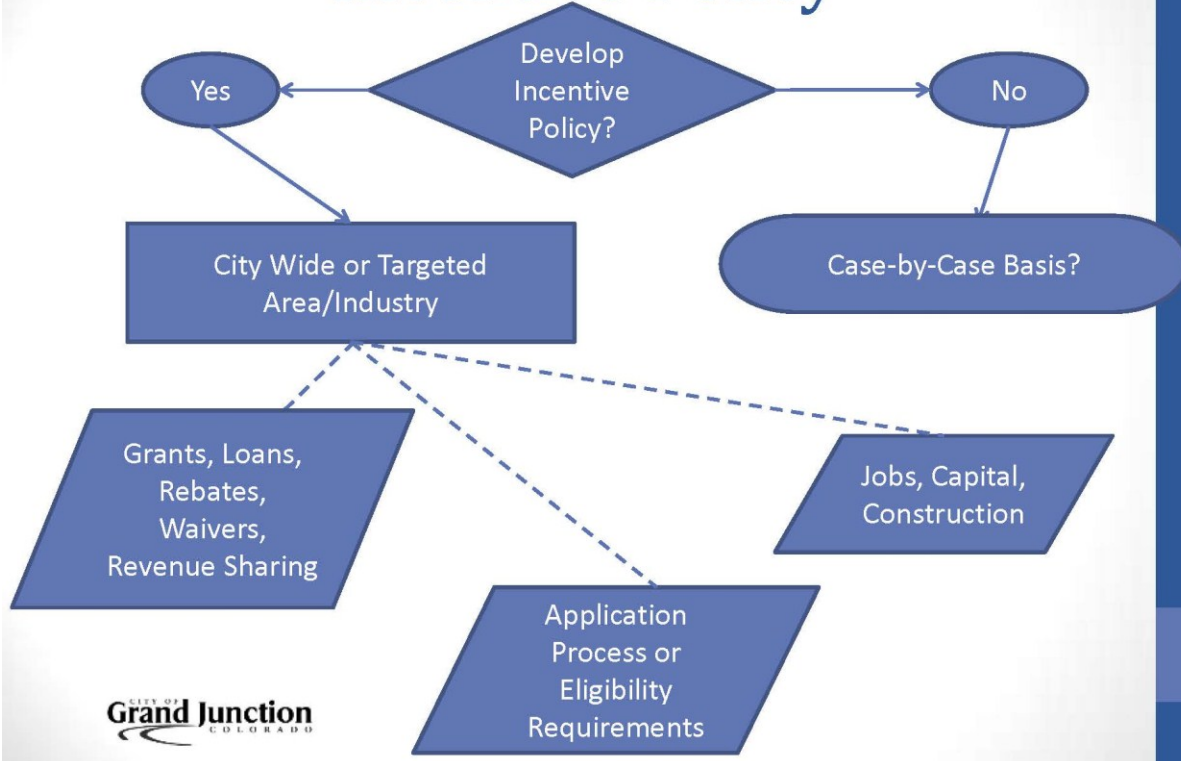
- Application
- Application with Council Discretion
- Case-by-Case
- Timing & Funding

# Business Personal Property Tax (BPPT) Refund Policy

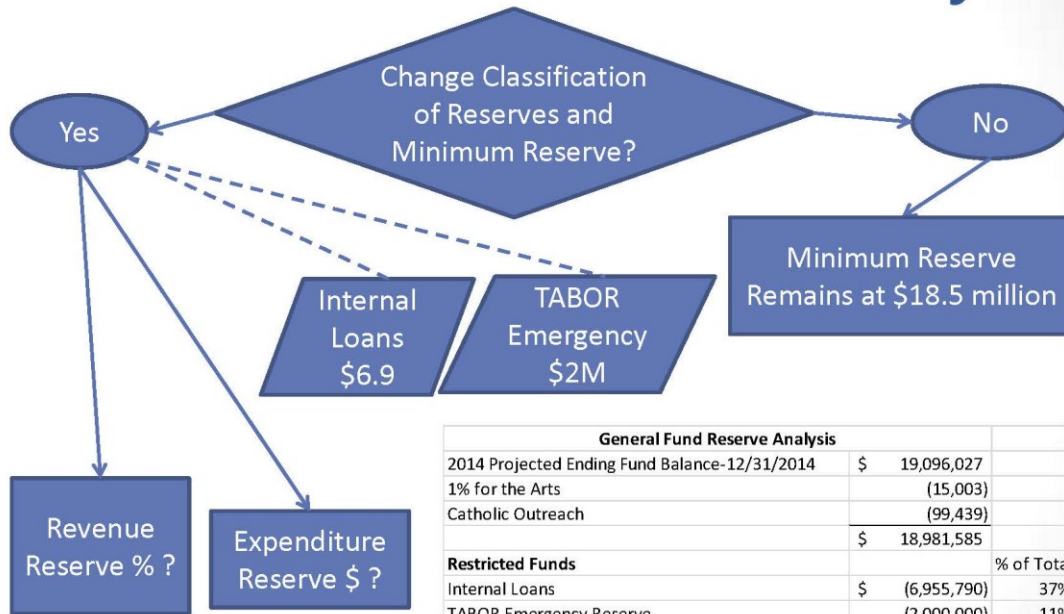
- Assessed and Collected by County
  - City's 8 mills (.8%) on 29% of actual value
  - Equipment, Furniture, Machinery, Signs
- In 2013 1,692 businesses paid \$730,000 in BPPT
  - Median remittance is \$84
  - Oil & Gas and Manufacturing businesses are top two largest contributors of BPPT
- Across the Board Refund
  - Authorized upon application-commit to spend locally
  - Benefits all business types
  - Most local businesses would receive 100% refund
  - Immediate benefit to local economy



# Incentive Policy

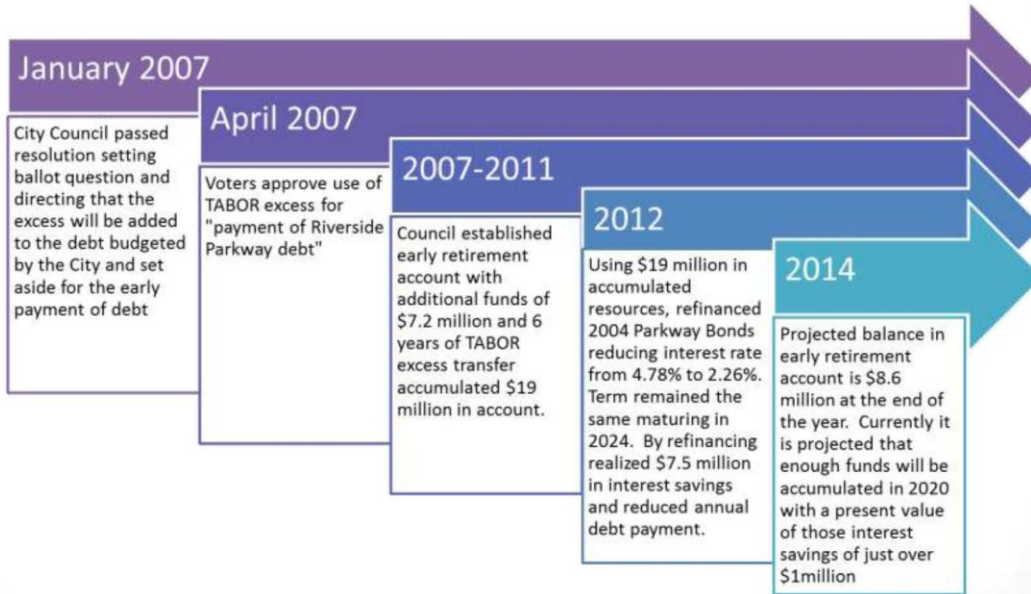


# General Fund Reserve Policy

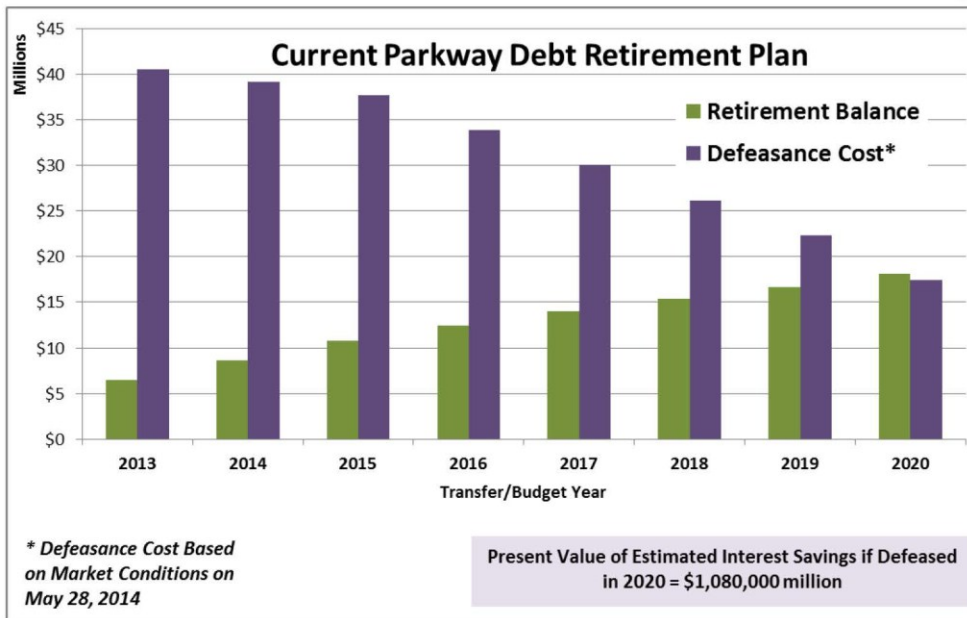


General Fund Reserve Analysis		
2014 Projected Ending Fund Balance-12/31/2014	\$	19,096,027
1% for the Arts		(15,003)
Catholic Outreach		(99,439)
	\$	18,981,585
<b>Restricted Funds</b>		<b>% of Total</b>
Internal Loans	\$	(6,955,790) 37%
TABOR Emergency Reserve		(2,000,000) 11%
6% Revenue Uncertainty Reserve		(2,850,000) 15%
Expenditure/Project Reserve		(3,000,000) 16%
Minimum Reserve	\$	(14,805,790) 78%
Available Funds	\$	4,175,795 22%

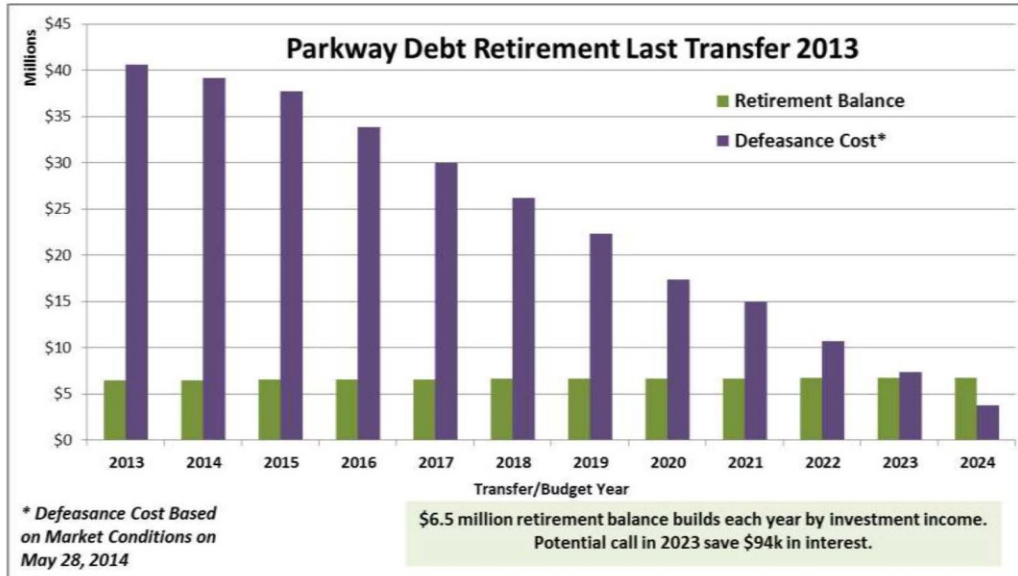
# Parkway Debt Retirement



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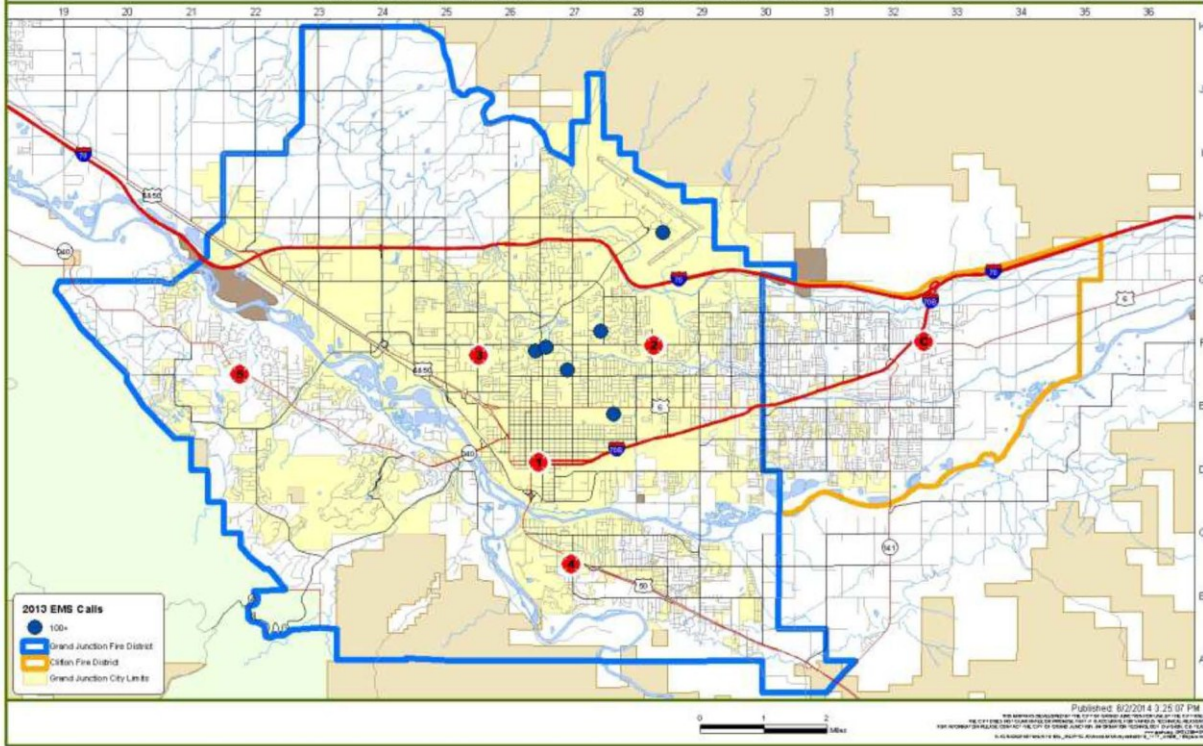


# Fire Service Update

- Pear Park Fire & EMS Steering Committee Report
- Station #4 Update
- Airport
  - ARFF Services
  - Joint Facility
- EMS & Fire Call Density and Coverage

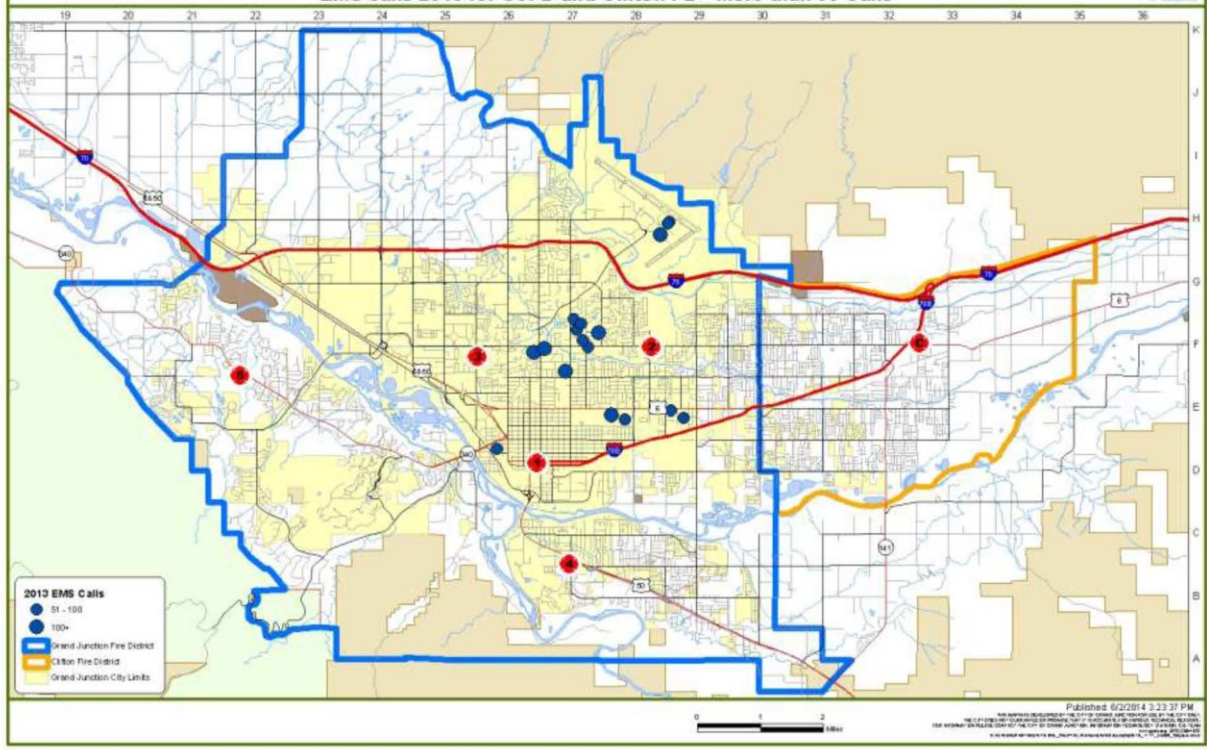
EMS calls 2013 for GJFD and Clifton FD - More than 100 Calls

Grand Junction



### EMS calls 2013 for GJFD and Clifton FD - More than 50 Calls

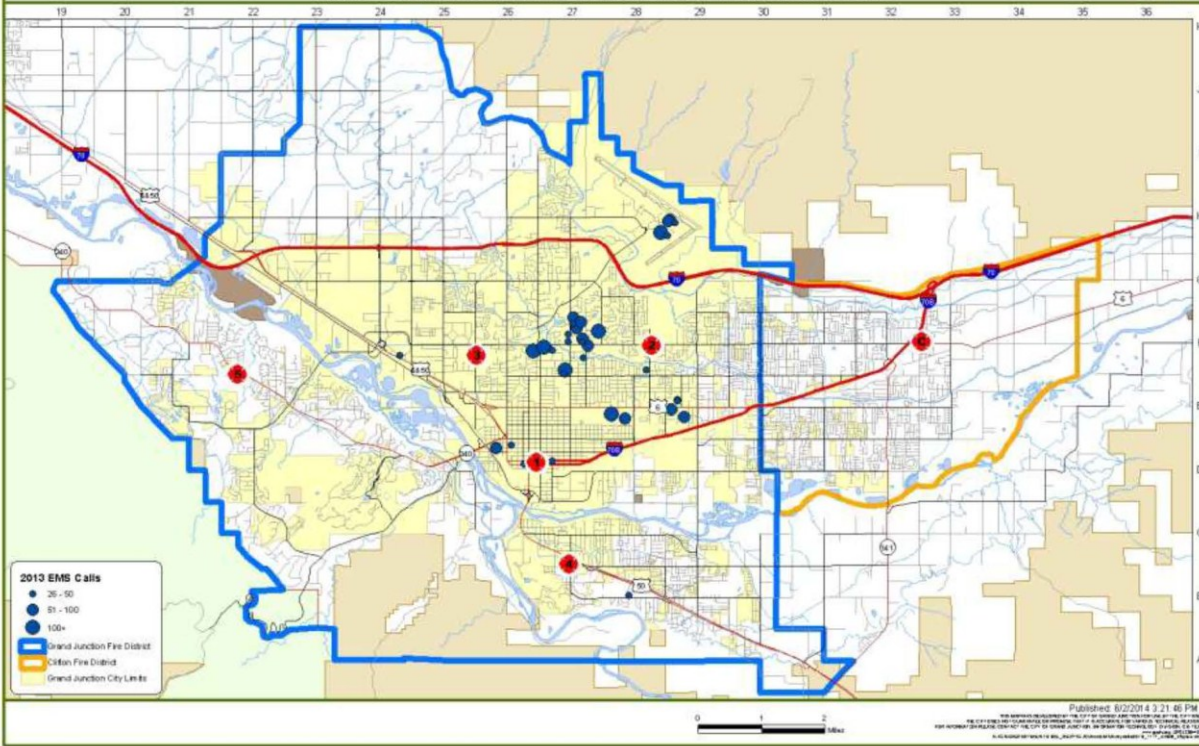
Grand Junction





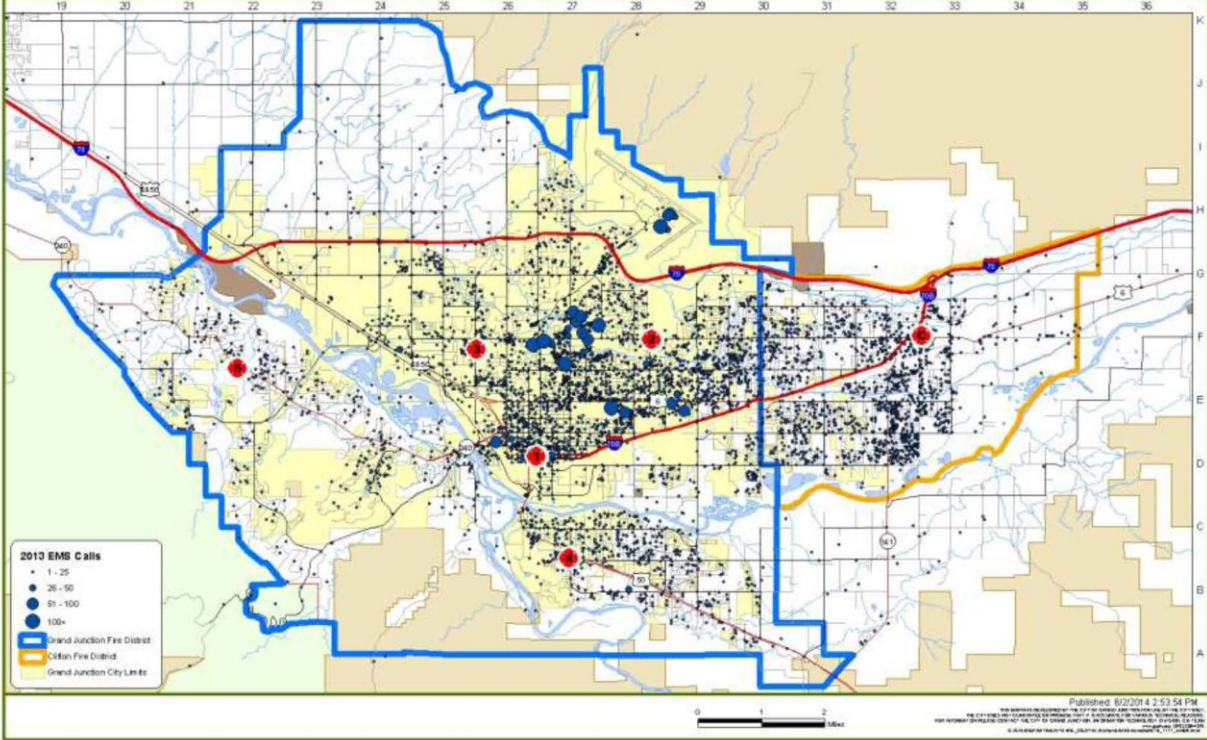
### EMS calls 2013 for GJFD and Clifton FD - More than 25 Calls

Grand Junction



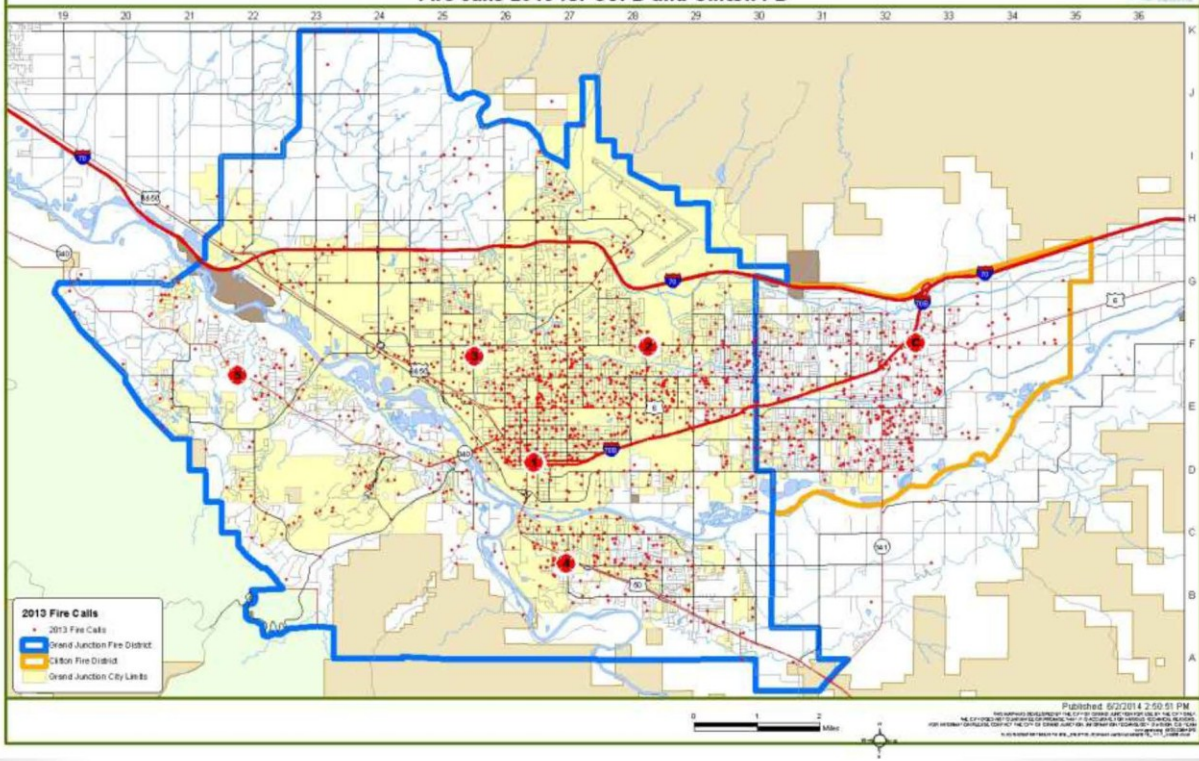
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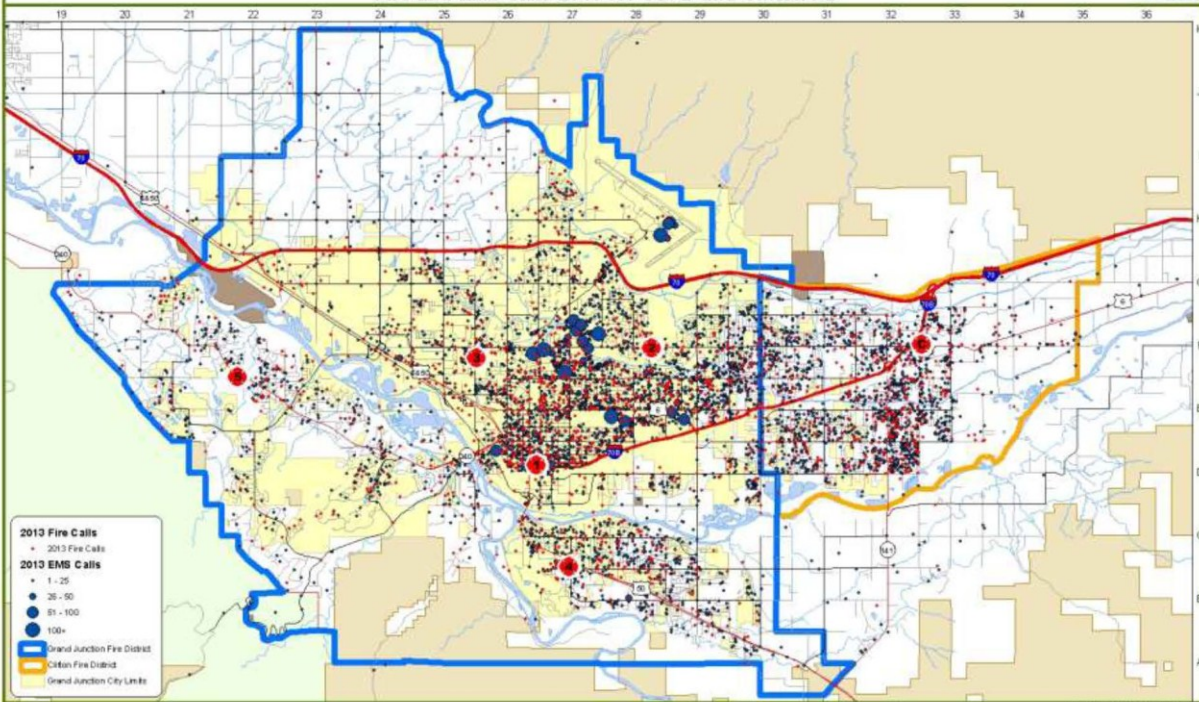
### Fire calls 2013 for GJFD and Clifton FD

Grand Junction



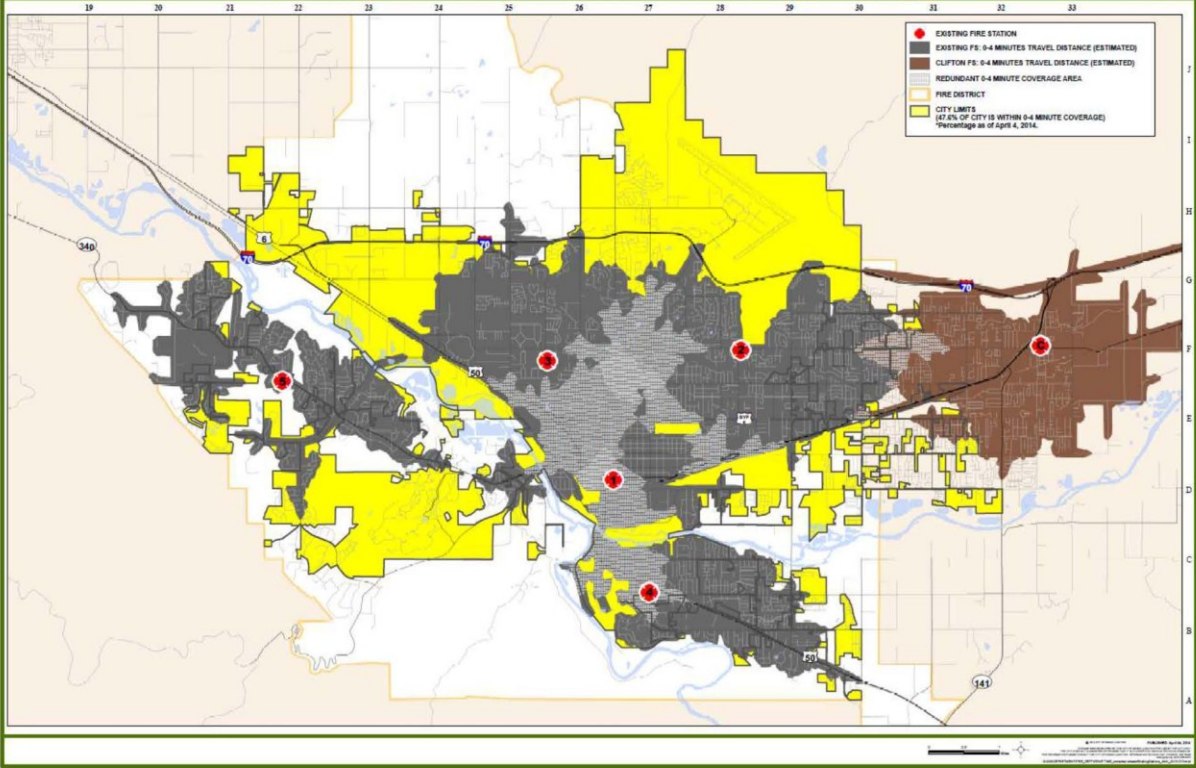
# Fire and EMS calls 2013 for GJFD and Clifton FD

Grand Junction  
CO

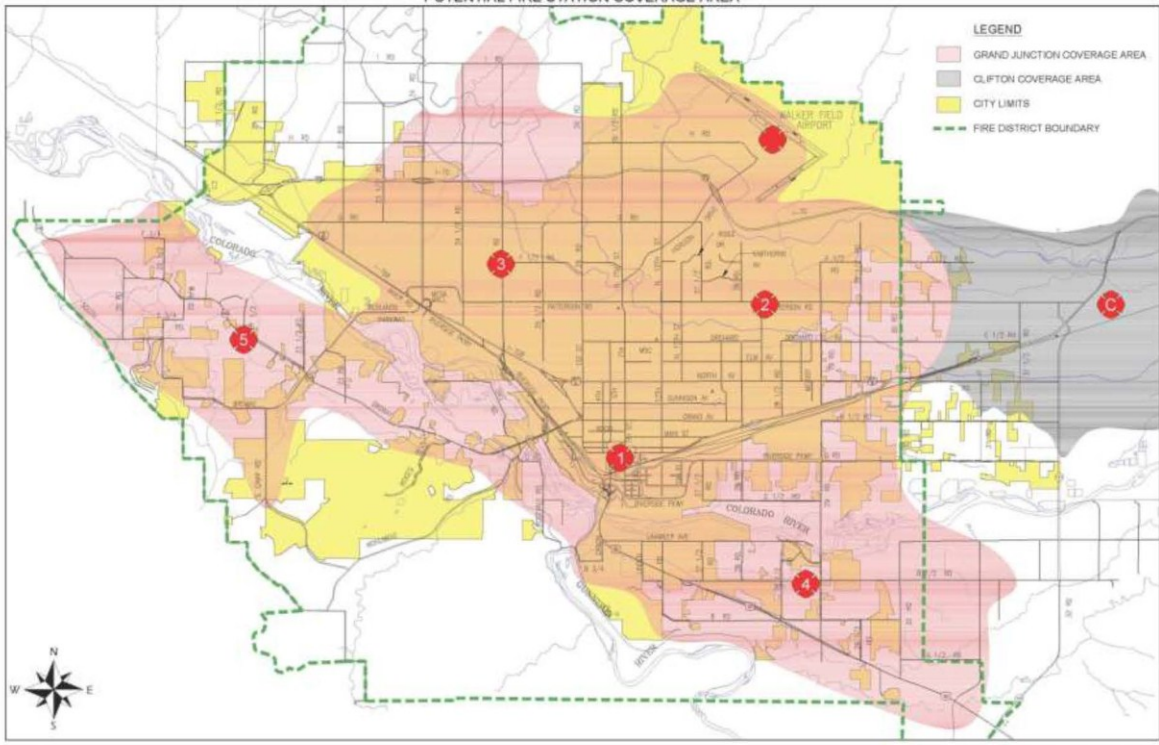


# EXISTING FIRE STATION COVERAGE AREAS (4 Minutes)

grain junction



POTENTIAL FIRE STATION COVERAGE AREA



# City Hall Security

## **Progress to Date**

- Added ballistic barrier to the daises in the auditorium.
- Added the presence of a uniformed police officer at City Council meetings.
- Limited the points of access into the building.
- Install barriers at the North and West entrances to limit the risk of, or deter breaching the building with a vehicle.
- Installed a key card access system on the hallway door into Budget and Accounting.
- Service window and key card access installed at Clerk's office.
- Installed additional duress buttons at identified areas.
- Employee Training.

# City Hall Security – Option 1

## Security Guard, Metal Detector, Video System

### Pros

- Ultimate level of security.

### Cons

- Unfriendly & Uninviting.
- Costs projected at over \$125,000 annually.

### Other Considerations

- This level of security is not being used in any of the cities surveyed.



# City Hall Security – Option 2

## Security Guard & Video Monitoring System

### Pros

- Presence of security guard and video monitoring is a deterrent.
- Customer service could be enhanced by a “front doors ambassador.”

### Cons

- Costs projected at over \$50,000 annually.

### Other Considerations

- 2 of the 7 cities surveyed used some form of “front door ambassador.”
- 6 of the cities have some form of video surveillance.

# City Hall Security – Option 3

## Target Hardening of Individual Areas & Video

### Pros

- Maintains open building appearance.
- Limits access to potential targets.
- Scalable.

### Cons

- One-time costs can range from \$9,000 - \$85,000.

### Other Considerations

- 5 of the 7 cities surveyed have protected or “hardened” specific offices in the building.
- 2 of 5 have reconfigured entry areas in some departments to restrict access.

# City Hall Security – Option 4

No Change

Continue Staff Training Only

## Pros

- Continual updates on security plans and safety concerns.
- Costs are minimal.

## Cons

- Training is geared more towards reacting rather than deterring.

## Other Considerations

- 5 of the 7 cities surveyed have completed at least some form of training with employees.

# Marijuana Draft Ordinance

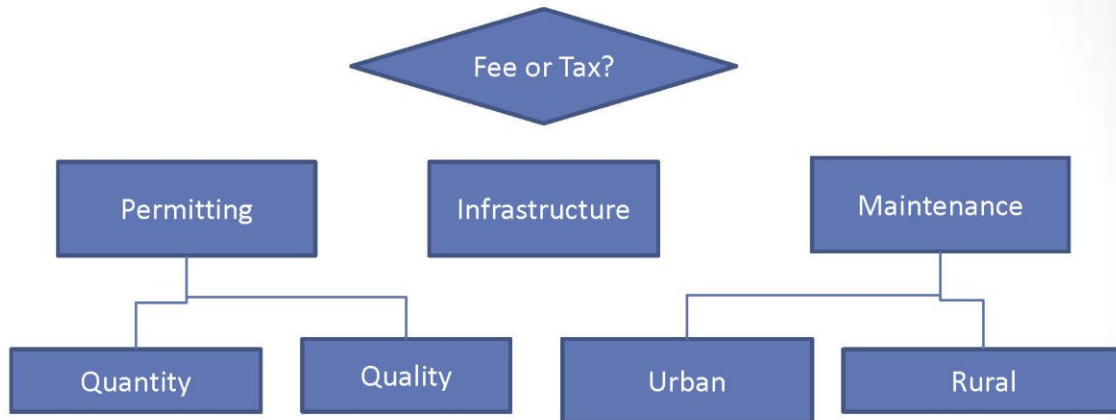
- What's allowed and What isn't?
  - Recreational
  - Medical
  - Types of Licenses
  - Cultivation
  - Manufacturing
- Concerns
  - Odor
  - Hash Oil Explosions

# Marijuana Draft Ordinance

- Current enforcement options
- Proposed enforcement options
  - Option A, addresses:
    - Location, size, safety, and 'nuisance' of grow operations
    - Prohibits use of gasses/solvents for processing (i.e., hash oil)
  - Option B, addresses:
    - Extraction of THC (i.e., hash oil)
    - Accessibility to juveniles
    - Prevention of injury

# Valley Wide Drainage

2050 Model



**Notes:**

5-2-1 may impose a fee, but could be problems...

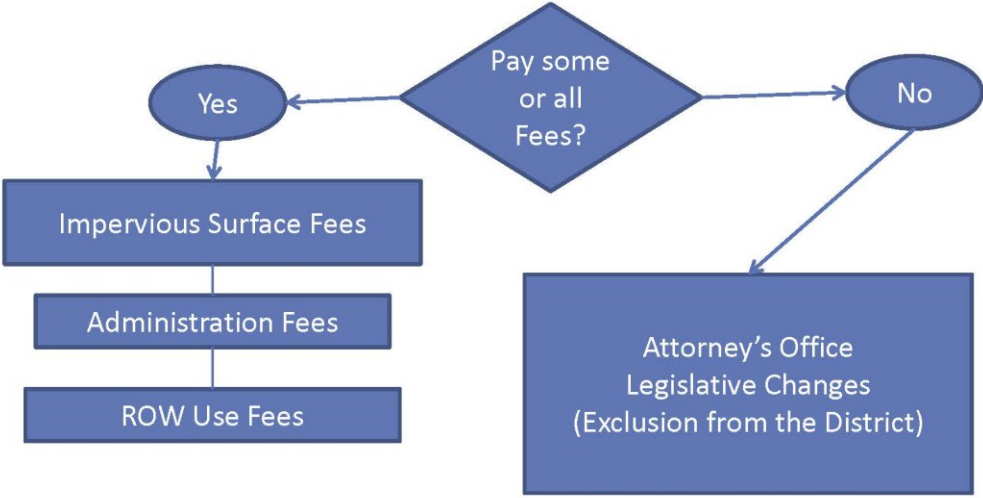
**\* Ballot Question \***

1. Subdistrict and/or additional mill levy for Ag
2. Increase mill levy for GVDD

# Grand Valley Drainage District (GVDD)

- Summary of April 24 Resolution and Fees
- Legal
- Financial
- Effect on Development Community

# GVDD

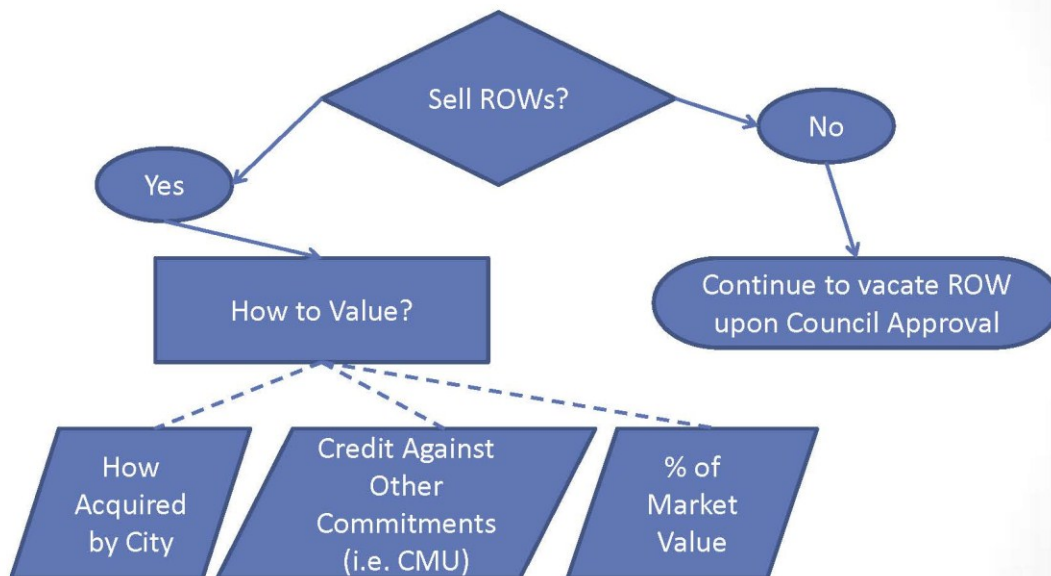




# Pavement Management

- Review of Pavement Management Program
  - Latest received 2 weeks ago – Currently evaluating
  - Will be evaluating specific areas/locations
  - Will match up with Utility Work
- Full report at Departmental Review
  - Findings and Options for Council consideration
  - Assess where money best spent - Optimize
  - New or different pavement applications

# Right of Way (ROW) Policy



# Budget Process



## Cost of Doing Business Matrix

### Sales Tax Rates

City	Sales Tax Rate	Total Combined Rate	Vendors' Compensation	Lodging Tax Rate	Additional Taxes	Sales Tax Application Fee
Commerce City	4.50%	9.25%	2%/100			\$ 20.00
Broomfield	4.15%	8.15%	3%/200			\$ -
Castle Rock	4.00%	7.90%	3.33%/\$200			\$ 10.00
Westminster	3.85%	8.60%	-	7.0%	1,2,3	\$ -
Aurora	3.75%	8.50%	0.50%	8.0%	1,2,3,4,6	\$ 25.00
Glenwood Springs	3.70%	8.60%	-	2.5%	2	\$ 50.00
Boulder	3.56%	8.21%	-	7.5%	1,2,6	\$ 25.00
Englewood	3.50%	7.75%	-	2.0%	2,3	\$ 25.00
Pueblo	3.50%	7.40%	-	0.4%	1,2,3	\$ 50.00
Arvada	3.46%	8.21%	3%/100 max	2.0%	1,2,3	\$ -
Greeley	3.46%	0.00%	-	3.0%		\$ -
Montrose	3.30%	7.95%	1.33%	0.9%		\$ 35.00
Longmont	3.275%	8.08%	3%/25 max		2,3	\$ 25.00
Golden	3.00%	7.50%	-		2,3	\$ 20.00
Lakewood	3.00%	7.50%	-	3.0%	2,3	\$ 15.00
Littleton	3.00%	7.25%	2.5/\$100%	1.6%	2,3	\$ -
Loveland	3.00%	6.50%	2%/150	3.0%		\$ 20.00
Fort Collins	2.85%	7.35%	-	3.0%		\$ -
<b>Grand Junction</b>	<b>2.75%</b>	<b>7.65%</b>	<b>3.33%</b>	<b>6.0%</b>		<b>\$ 10.00</b>
Colorado Springs	2.50%	7.63%		2.0%	1,2,5,7,8	\$ 20.00
Ogden	1.00%	6.85%	1.31% (monthly)	5.8%	1,2,6	\$ 83.00

- (1) Admission
- (2) Transit or Transportation
- (3) Cultural Tax
- (4) Occupational Privilege Tax
- (5) Auto Rental Tax
- (6) Restaurant Tax
- (7) Commercial Stables Tax
- (8) Bicycle Tax

### Cost of Doing Business Matrix

#### Sales and Use Tax Exemptions

City	Mfg. Equipment	Consumable Mfg. Supplies	Commercial Packaging	Industrial Energy	Residential Energy	Food for Home Consumption	Tax Exempt Construction Projects	Alternative Use Tax Rate	Building Use Tax at Permit
<b>Grand Junction</b>	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Yes	No
Arvada	Exempt	Taxable	Exempt	Exempt	Taxable	Taxable	Exempt	No	Yes
Aurora	Exempt	Taxable	Exempt	Taxable	Taxable	Exempt	Taxable	No	Yes
Boulder	Taxable	Taxable	Exempt	Taxable	Taxable	Taxable	Taxable	No	Yes
Broomfield	Taxable	Taxable	Exempt	Exempt	Taxable	Taxable	Exempt	No	Yes
Castle Rock	Taxable	Taxable	Exempt	Exempt	Taxable	Taxable	Exempt	No	Yes
Colorado Springs	Taxable	Taxable	Exempt	Exempt	Exempt	Exempt	Taxable	No	No
Commerce City	Taxable	Taxable	Exempt	Exempt	Taxable	Exempt	Taxable	No	Yes
Englewood	Taxable	Taxable	Taxable	Taxable	Taxable	Exempt	Taxable	No	Yes
Fort Collins	Taxable	Taxable	Taxable	Exempt	Taxable	Taxable	Exempt	No	Yes
Glenwood Springs	Taxable	Taxable	Exempt	Exempt	Exempt	Taxable	Exempt	No	Yes
Golden	Taxable	Taxable	Exempt	Exempt	Taxable	Taxable	Exempt	No	Yes
Greeley	Taxable	Taxable	Exempt	Exempt	Taxable	Taxable	Taxable	No	Yes
Lakewood	Taxable	Taxable	Exempt	Exempt	Taxable	Exempt	Taxable	No	Yes
Littleton	Taxable	Taxable	Exempt	Exempt	Taxable	Taxable	Exempt	No	Optional
Longmont	Exempt	Taxable	Exempt	Taxable	Taxable	Taxable	Exempt	No	Yes
Loveland	Taxable	Taxable	Exempt	Taxable	Taxable	Taxable	Exempt	No	Yes
Montrose	Taxable	Taxable	Exempt	Exempt	Taxable	Taxable	Exempt	No	Yes
Ogden	Exempt	Taxable	Exempt	Exempt	Taxable	Taxable	Exempt	No	No
Pueblo	Taxable	Taxable	Exempt	Exempt	Taxable	Exempt	Taxable	No	Yes
Westminster	Taxable	Taxable	Exempt	Taxable	Taxable	Taxable	Taxable	No	Yes

## Cost of Doing Business Matrix

### Property Tax

City	County	City Property Tax Mill	County General	County Total	Residential % of Total Assessed Value	Average Mill Levy County Wide
Commerce City	Adams	3.2800	22.9050	26.8150	42%	108.6716
Westminster	Adams	3.6500	22.9050	26.8150	42%	108.6716
Castle Rock	Douglas	1.7030	1.3965	1.9774	58%	105.3336
Aurora	Arapahoe	10.2920	22.9050	26.8150	50%	103.2375
Englewood	Arapahoe	8.1240	13.1340	17.1300	50%	103.2375
Littleton	Arapahoe	6.6620	13.1340	17.1300	50%	103.2375
Broomfield	Broomfield	11.4570	15.2610	28.9680	40%	102.9142
Arvada	Jefferson	4.3100	17.4990	25.8460	58%	99.6875
Golden	Jefferson	12.3400	17.4990	25.8460	58%	99.6875
Lakewood	Jefferson	4.7110	17.4990	25.8460	58%	99.6875
Pueblo	Pueblo	15.6330	24.2610	31.6670	34%	90.9170
Loveland	Larimer	9.5640	18.5930	22.4240	54%	88.4057
Fort Collins	Larimer	9.7970	18.5930	22.4240	54%	88.4057
Boulder	Weld	11.9810	19.7290	25.1200	56%	87.3940
Colorado Springs	El Paso	4.2790	7.7140	7.7140	55%	70.2414
Greeley	Weld	11.2740	16.8040	16.8040	16%	67.7996
Longmont	Weld	13.4200	19.7290	25.1200	16%	67.7996
<b>Grand Junction</b>	<b>Mesa</b>	<b>8.0000</b>	<b>9.4450</b>	<b>12.2720</b>	<b>40%</b>	<b>62.2791</b>
Montrose	Montrose	0.0000	17.1810	19.6810	40%	60.9874
Glenwood Springs	Garfield	7.0510	5.9550	13.6550	12%	45.6223
Ogden	Weber	3.4980	3.8830	3.8830		

Development Impact Fees 2014

Single Family Home: Single Family Home - 2,000 sq. ft. bedrooms, 5000 sq. ft.	sewer	Water	Transportation	Parks/Open Space	School	Utility Undergrading	Homeowner	Other	Total Fees	Transportation Improvements Required	Water Monthly Rate	Sewer Monthly Rate	Notes	
Englewood	Connection Charge \$1400 + Collection System Fee = \$1200 + \$2000	Inside City Limits - \$4360, Outside City Limits - \$6540		\$ 460.00	None				\$ 7,420.00		\$ 4.00/gal	\$ 2.00/gal	Remainder \$2,020/1000 gal Call for Month - \$3,340/7000 gal - \$2,740/1000 gal - Inside City Limits - \$1,400/1000 gal - Outside City Limits - \$2,280/1000 gal - In City's Call for Month - \$1,400/1000 gal - \$2,280/1000 gal - \$1,400/1000 gal	
City of Grand Junction	\$ 4,120.00	\$ 1,000.00	\$ 2,554.00	\$ 225.00	\$ 560.00	N/A	N/A		\$ 8,459.00		\$ 11.50/gal used	\$ 2.94	On-site detention is required or discharge as per State Regulations	
Denver	\$1,960.00 / \$410.00 Total/Unit \$4370	\$3,030	\$1,033.00	\$587.00			\$45.28 + \$615.44	Administrative Fee + \$86.26, Fire Fee \$165.00	\$ 9,933.98	Developer responsible for adjacent street improvements	\$1.91/2000 gal used	\$ 29.84		
Montrose	\$/ft <sup>2</sup> = \$4465 (water service provided for off-site), \$/ft <sup>2</sup> = \$6163	\$ 2,425.00	None	\$ 1,575.00	\$ 679.00	No Fee - improvements req'd	No fee - state reg	Other fees that may be applicable to certain properties in the City of Montrose are Street Improvements, Sewer District Surcharges, & E-Utility Fees. \$1000	\$ 11,951.00	Typically, yes	\$18.09 base rate + \$2.95/1000 gal	\$21.75 flat rate	On-site detention is required or discharge as per State Regulations	
Aurora	\$ 2,400.00	\$893.11 based on 5 baths	\$ 524.00	Construct park or cash in lieu of based on acreage	Depends on school district - there are 3		\$8.16, if owner does not utilize a city owned detention facility. \$60.00 per lot	Administrative & Migration Permits - \$50.25; Street Tree Fee - \$5.25/linear ft; \$12,943.56	\$ 12,391.86	Developer responsible for adjacent street improvements	\$9.27 per 20,000 gal used (\$6.00 per 20,000 gal, \$0.000000/17350 over 40,000 and above)	\$8.29 base rate - per 1,000 gallons	\$28.30	Aurora Tap fees consist of three components, water service, and/or sewer service & Metro Wastewater District fee. District Fee \$2660
Clifton Water and Sanitation	\$5,700	\$5,000	\$ 2,554.00	\$ 225.00	\$ 560.00	N/A	N/A		\$ 14,099.00		\$ 10.00/gal + \$19.95, 3,000-10,000 - \$2.60/1000 gal, \$2.50/1000 gal above that fee	\$ 28.30		
Colorado Springs	\$ 1,864.00	\$ 2,950.00		\$1761/unit if = 0 ft <sup>2</sup> /ac; \$1264 ft <sup>2</sup> = 0 ft <sup>2</sup> /ac	\$1573/unit if = 0 ft <sup>2</sup> /ac; \$1866/unit if = 0 ft <sup>2</sup> /ac	\$14.95/linear foot (electric only)	Varies depending on basin, highest fee is \$11,404/ac, some basins are "closed" and no fee is required		\$ 14,260.00		Inside City Limits - \$18.00 (\$9.000 per day + \$9.00 per 17 up to 199 (173 gallons); Outside City Limits - \$23.00 (\$9.7800 per day + \$18 + \$9.9504 per 17 up to 199 (173 gallons) or \$20.00 per day	Inside City Limits - \$15.20 (\$5.000 per day x XX) + \$0.0246 per 0'; Outside City Limits - \$22.00 (\$0.7000 per day x XX) + \$0.0100 per 0'	Utilities (electric, gas, water, sewer) provided by Colorado Springs Utilities	
Palisade	\$ 5,500.00	\$1,500 + Labor & Mat of \$78 + \$6,200	\$ 2,554.00	\$ 1,800.00	\$ 820.00	N/A	Per 5-2-1 Drainage Authority		\$ 14,174.00	Developer responsible for adjacent street improvements	\$40/1000 gal	\$18.97 (\$46.24 w/ w/ a LHM Station)	On-site detention is required	
Legionist	\$ 6,880.00	\$ 2,270.00	\$ 876.84	\$ 4,750.00			\$ 777.00	\$ 1,120.95	\$ 14,684.89		\$4.36 service charge + \$0.2000 gal + \$1.89, 5,000-6,900 = \$2.96/1000 gal; 7,000-20,900 = \$3.87/1,000 gal	\$9.50 + \$4.11/gal		
Greenwood Springs	\$ 3,097.50	\$ 6,740.25	None (see sales tax)	\$ 4,309.24	\$ 2,471.33	determined by the city	No	Fire & Emergency Services Impact Fee = \$2800.00	\$ 13,025.29	Unknown	\$11.97 + \$2.74 per 1000 gallons (5500-17500 gallons)	\$11.97 + \$2.74 per 1000 gallons (5500-17500 gallons); outside rate - \$8.30/1000 gallons (minimum = \$87.55)	On-site detention is required	
Fruita	\$ 6,800.00	\$ 6,700.00	\$ 3,200.00	\$ 1,800.00	\$ 820.00	N/A	\$ 265.00	On-site \$1.85/ft <sup>2</sup> of new arterial roads	\$ 18,536.00	Yes	\$19.00/1,000 gal, \$3.75/1,000 gal + 1,000	\$41.00		
Lakewood	\$2400.00/ft <sup>2</sup> + \$1360/bedroom Waterwerer = \$6,560	\$1,300 + \$1140 Denver System Development Fee = \$14440	N/A	\$200 unless land dedicated for park	\$1800 unless land dedicated for school	Encouraged but not required			\$ 28,800.00		\$8.00/monthly - \$25.00 + First 2,000 gallons are billed at \$4.87 per 1,000 gallons used, Next 88,000 gallons are billed at \$5.94 per 1,000 gallons used @	\$8.00/mo + \$8.67/1000 gal		
Dreeley	\$6,600 MF, \$225 negotiation	\$10,600 MF, \$432 meter/Installation	\$ 2,185.13	\$1,104 Neighborhood Park + \$1,700 Community Park = \$2,800			\$ 940.00	Trails = \$198.25, Fire & Rescue = \$275, Police = \$133	\$ 21,012.09					
Westminster	\$ 5,934.00	\$ 28,896.00		\$ 1,804.00	\$ 878.00			Public Irrigation Tap Fees for common areas and commercial landscaped turf - \$2.05, Medium \$3.32, Low = \$5.51;	\$ 28,870.00		Inside City Limits - 1000-4000 gal = \$2.50/1000 gal, 5000-20000 = \$4.24/1000 gal, 20000 gal = \$6.28/1000 gal, Outside City Limits - 1000-4000 gal = \$3.20/1000 gal, 5000-20000 = \$5.00/1000 gal, 20000 gal = \$7.80/1000 gal	Inside City Limits - \$4.70/unit, Outside City Limits - \$5.87/unit (unit = avg monthly water consumption from Jan-May)/1000; New residential rate inside City Limits - \$16.90, Outside City Limits - \$29.47		

Arvika	\$ 1,579.00	\$18,965 - in city; \$36,467.50 - out of city	N/A	\$ 1,488.48	Density Factor X (Total Dwelling Units Proposed / Divided by 250) + Required Acreage Deduction. Required Acreage Deduction X Per Acre Land Value + Cash Fee-In-Lieu	N/A	\$50 - \$125 disturbance of 10,000 ft or more	Meters Waste water Fee - \$396, Irrigation water tap fee - \$48 \$1.77/ft, non-sod. \$1.77/ft inside City limits, and \$2.74/ft non-sod \$1.37/ft (outside City limits)	\$ 30,493.48	Developer/Property owner is responsible for the street improvements including the curbs, gutter and sidewalks. Specific requirements would be dictated by staff within the Traffic Department.	\$ 5.89	\$2.44 service charge; \$4.36 usage/1,000 gal	There is no Transportation Impact/Capacity Fee for developments however our Traffic Department will request developer to have a Traffic Impact Study/Analysis be performed for new developments.
Linwood	\$ 2,418.00	\$ 5,868.00	\$ 2,279.81	\$ 6,840.00	\$ 1,362.00	N/A	\$ 141.20(\$1.00/ft of previous areas + 2000), \$7.50 monthly	\$ 14,769.84	\$ 30,626.80	Developer is responsible for subject street improvements	\$11.89 + \$1,362.00/gal used	\$ 28.89	On-site definition required after 4/2/2009 assumption - impervious surface calculation does not include driveway/side-walks, etc. Average Water Consumption (used to determine monthly rate)
Boomer	\$130.99 (4" PVC) + \$4,473 PF	\$216.62 (3/4" PVC) + \$583.13 for water meters + \$54,407 PF	\$ 2,175.50	\$3147/unit (Park & Rec) + \$1,115.83 (Park land - excise tax)				\$ 20,355.00	\$ 37,419.00	Service Expansion Fee (transportation, parks, community facilities, stormwater, etc) \$1.00/ft of total floor area = \$1,900	\$ 218.72/mo. monthly rate		
Bloomfield	\$ 12,609.88	Water License Fee \$22,454.74 Equipment, Tap and Meter Fee \$256.80											

1

Commercial / Industrial Warehouse - \$250 if office, \$1,000 if shop on .80 acres	Sewer	Water	Transportation	Parks/Open Space	School	Utility Undergridding	Stormwater	Other	Total Fees	Transportation Improvements Required	Notes		
Englewood	Connection Charge \$1400 + Collection System Fee - \$1,200 + \$2000	Inside City Limits- 1st 125 future units - \$38, Next 250 units - \$36, over 375 units - \$26. Outside City Limits - 1st 125 units - \$124.50, next 250 units - \$92.50, over 375 units - \$26		N/A	None				\$ 2,693.00	80% of quarter - inside City limits - \$9.71 + \$3.29/1000 gal 1st 400,000 gal, \$2.04/1,000 gal over 400,000 gal. Outside City limits - \$9.22 + \$4.42/1,000 gal 1st 400,000 gal, \$3.29/1,000 gal over 400,000 gal	Fireman's \$2.07/1,000 gal. Call Sys Maint - \$3,349/72000 gal. \$2,978/1000 gal. Inside City - \$1.61/1,000 gal. In City's Call Sys Maint - \$4.14/ rate - \$130.94, Mtd min - \$119.14,		
Montrose	3/4" - \$4187 (water services provided by others); 3/4" - \$6162	\$ 2,695.00	None	N/A	N/A	No Fee - Improvements req'd	No Fee - State Regs	Fire Line Fee \$750	\$ 7,648.00	Typically, yes	On-site definition is required or discharge as per State Regulations		
Blisswood Springs	\$ 3,979.00	\$ 6,780.25	No (see sales tax)	N/A	N/A	Determined by the City	no	Fire & Emergency Services - \$5,389.80 (\$8.62/26987ft)	\$ 14,078.00	Unknown	On-site definition is required		
City of Grand Junction	\$ 4,000.00	\$ 1,000.00	\$ 10,189.00	N/A	N/A	\$26,469.45, \$1,130	\$ 1,920.81		\$22,298		On-site definition is required		
Palouse	\$ 5,500.00	\$1,500 + labor @ \$6.200 = \$10,947.00	\$ 10,947.00	N/A	N/A	N/A	N/A	Per S-2-1, Drainage Authority	\$ 22,247.00		46.24		
Fruita	6600	\$ 6,500.00	\$ 7,248.82	N/A	N/A	N/A	\$ 3,195.00	Chp and \$1.85/ft of in internal rd.	\$ 21,544.82	Yes	\$19.00/1,000 gal, \$8.79/1,000 gal + \$1,000	550/5,000 gal	



Colorado Springs	22004 (15" meter) Outside City Limits + 50% higher	22022 (15" meter) Outside City Limits + 50% higher		N/A	N/A	114.90/linear foot (electric only)	Varies depending on basin, higher fee is \$13,400/acre, some basins are "closed" and no fee is required		\$ 26,963.92	Inside City Limits - \$15.60 (\$0.3000 per day) + \$0.0054 per CF (1000-2499) up to 10000 gallons; Outside City Limits - \$28.40 (\$0.7000 per day x 30) + \$0.0061 per CF (1000-2499) up to 10000 gallons	Inside City Limits - \$15.470 (\$0.3000 per day x 30) + \$0.0054 per CF (1000-2499) up to 10000 gallons; Outside City Limits - \$22.264 (\$0.7000 per day x 30) + \$0.0059 per CF (1000-2499) up to 10000 gallons	Littles (electric, gas, water, sewer) provided by Colorado Springs Utilities	
Clifton Water and Sanitation	\$ 5,700.00	\$ 6,080.00	\$ 10,188.00	N/A	N/A	55.130	\$ 1,920.00	\$ 27,800.00	\$11,500,000 gal. \$2,400,000 gal. up to 16,000,000 gal. \$2.50 system replacement fee	\$28,000,000 gal. \$2,900 gal. 4,000 gal.			
Levittown	90,770.00	\$ 6,800.00	\$ 10,375.00	\$ 1,566.50	N/A		\$ 4,223.89	\$ 28,705.59	\$11.98 + \$1.90/1000 gal + \$0.72/1000 gal surcharge	\$12.48 + \$8.00 base + \$3.22/gal			
Louisville	25,870.00	\$ 1,260.00	\$ 7,351.50	N/A	N/A		1600.24	\$ 2,964.26	\$ 30,200.00	\$8.94 + \$6.11/gal			
Lakewood	\$5000 for first 20 future units plus Metro Wastewater \$7524 = \$10,524	\$5,540 + \$15,000 Development Fee + \$20,390					Encouraged but not required. It may be eligible for 50% fund reimbursement if part of a larger undergrounding project.	Customers who use fire fire protection service pay an additional bi-monthly amount, based on the size of service starting at 1/2" = \$15.00	\$26.08 + winter (November 28 to May 14) usage is billed at \$4.87 per 1,000 gallons used; summer (May 15 to November 15) usage is billed at \$5.84 per 1,000 gallons used	\$3.87 per 1000 gal of water used plus \$8 bi-monthly service charge			
Broomfield	\$1,609/Equivalent Residential Unit (ERU), 129 gal of avg. daily flow	Water hook fee \$22,454.70 eq. Equivalent Tap and meter fee \$380.00						\$ 35,483.00	\$12.41 flat rate, \$5.00/1000 gal	\$18.72 / equipment residential unit	Developer responsible of needed infrastructure improvements		
Denver	\$17,820.00 / \$1946.00 Total \$19,666.00	\$25,170	24,637	2630.00			\$ 4,035.47	\$ 48,204.05	Administrative Fee - 205.58, Fee Fee - 2568.00	Developer responsible for adjacent street improvements			
Boulder	\$230.00 SF PWS + \$1597 (based on 50% of annual water budget; see water #8)	\$238.62 (10" PWS) + \$583.13 for water meter + \$4006 (based on 50% of annual water budget for 10,000 gal)	\$15,500 (\$2,487/ft)	N/A			\$26,322 (25' dia x 12776' if of impervious surface), monthly fee individually included	Impaction - \$9.580 for outdoor use (2005 of min - \$2.67), Municipal Facilities - \$705 (\$12.24/ft), Police - \$102.50 (10.00 gal), Housing Extra Fee (affordable housing) - \$477.58 (\$0.07/ft), \$1657.58 (\$0.51/ft)	\$ 58,473.10	Developer responsible for adjacent street improvements	Inside City Limits - \$9.80 + \$3.20/1000 gal (up to 100% of annual water budget); Outside City Limits - \$14.20 + \$3.20/1000 gal (up to 100% of annual water budget)	Inside City Limits - \$11.10 + \$4.42/1000 gal, \$1.66 + \$4.67/1000 gal	On-site detention required after 4/2/2005. Assumption, total of 6200 of categorized entirely as light industrial. Non-residential customers select an annual water budget that determines their PWS and future monthly rates
Arvada	\$ 1,579.00	\$12,000 in City; \$8,300 - out of City	N/A	N/A	N/A	N/A	\$50 - \$125 disturbance of 10,000 sq ft or more	\$ 65,460.00	Metro Wastewater Fee - \$704, Irrigation water fee - \$40 (\$1.37/ft, non-sod - \$1.37/ft inside City, non-sod \$1.37/ft outside City Limits)	\$34.6/1,000 gal - 0 to 170; \$4,367,000 gal - 170 to 360; \$5,202,000 gal - 360 to 510; \$6,922,000 gal - All over 510	\$244 service charge, \$4.36 usage/1,000 gal	There is no Transportation Impact/Capacity Fee for developments; however our Traffic Department will request developer to have a Traffic Impact Study Analysis be performed for new developments.	
Greedy	25,600 PP, 5225 installation	\$16,600 PP, \$432 meter Fee/Installation	Industrial rate of @ \$1,524.30 \$22.8" + \$56,265.86				\$0.084 / impervious sf + \$1,189.00/ft (\$12,449.82 of impervious surface)	Fee B. Reuse = \$902,000 sf + \$1,051.25, Police = \$200/1000 sf + \$1,266.25	\$ 81,149.11	\$10.00 fixed charge, \$3.66/1000 gal	\$11.95 fixed charge, \$110/1000 gal depending on type of use		

**City of Grand Junction Colorado**  
**Transportation Capacity Payment (Transportation Impact Fee) Program**

As of May 2014

**Executive Summary**

The City requires new development to pay a Transportation Capacity Payment (TCP) to help defray the cost to the City for the impact of development on City Streets.

**Policy:** The current TCP policy became effective July 4, 2004. The policy is based on a study conducted by Duncan and Associates out of Austin Texas in 2002. Similar to sewer residential equivalent units (EQUs), the TCP policy is based on a residential transportation equivalent. Commercial development fees are established in accordance with Institute of Transportation Engineers (ITE) Trip Generation Manual and/or a formula included in the TCP ordinance.

The TCP eliminated the requirements that developers construct "1/2 street" and other off-site improvements (i.e. signals, turn lanes, etc) that benefitted larger community and not just the development. Under the TCP policy the City pays for safety and off-site improvements. The TCP policy eliminated a number of "surprises" for developers and made fees highly predictable.

**Setting the Fee:** The study recommended a fee of \$2,854 per residential equivalent unit. The fee was set at 52% (\$1500.00) of the recommendation and stayed at that amount for a number of years.

Although the \$1,500 fee was consistent in Fruita, Mesa County, Grand Junction and Palisade, only Grand Junction does not add on other transportation fees and/or building requirements.

**Inflation:** The TCP includes the U.S. Department of Labor's Consumer Price Index Urban (CPI-U) Western Region for inflation adjustments. In the years following the adoption of the TCP ordinance, the cost of road construction inflated at a considerably higher rate than did the CPI. Thus as time passed, the purchasing power of TCP fees eroded considerably and the funding source has not kept up with the cost of transportation improvements necessitated by development and paid by the City.

**Variation in fees:** Over time, all local agencies have adjusted their fees in different ways; however because of the requirements of those agencies the fee is not "apples to apples":

Land Use	Fruita	Mesa County	Grand Junction	Palisade
Single Family Dwelling:	\$3,200	\$1,759	\$2,554	\$2,554

The current City single family fee (\$2,554) has been in effect since 2008. The commercial fee remained at \$1,589 until April 2013 when Council increased it to \$2,554 over three years (2014 is equivalent to \$1,910). An inflation index was also approved in 2013 by Council tying adjustments to the CDOT construction cost index. \$2,554 is based on the original fee of \$1,500 plus a CDOT construction cost index of inflation from 2004 to 2006 (now 8 years old). These costs only reflect the increase cost of construction and do not attempt to incorporate right-of-way costs.

The Duncan Study recommended a 56% Developer / 44% General Fund distribution for constructing new roads. At \$2,554 the split is 37% Developer / 63% General Fund.

In early April 2014, the RTPO had offered to update the 2002 Duncan Study, but to date has not received firm direction from the RTPO partners to move forward. The RTPO did however provide the following table to show the difference in how the fee would have been calculated based on the CDOT

construction cost index (shown in the top half of the table) and the Consumer Price Index (shown on the bottom half of table):

**Inflated Transportation Impact Fees  
based on 2002 Study by Duncan and Associates**

CDOT Construction Cost Index				
Base Year	Fee Study Completed			
1987	2002	2012	2002 to 2012	
100	150.1	285.6	90% Increase in Construction Cost Index	
Land Use	2002 Study	Discounted Fee (-47.4%)	2012	Discounted Fee (-47.4%)
Single family dwelling	\$ 2,854	\$ 1,500	\$ 5,430	\$ 2,856
Convenience Store with Gas	\$ 10,191	\$ 5,360	\$ 19,391	\$ 10,200
Consumer Price Index				
Base Year	Fee Study Completed			
1982	2002	2012	2002 to 2012	
100	182.4	228.9	25.5% Increase in Consumer Price Index	
Land Use	2002 Study	Discounted Fee (-47.4%)	2012	Discounted Fee (-47.4%)
Single family dwelling	\$ 2,854	\$ 1,500	\$ 3,582	\$ 1,884
Convenience Store with Gas	\$ 10,191	\$ 5,360	\$ 12,789	\$ 6,727



**RESOLUTION NO. 13-07**

**A RESOLUTION SETTING A TITLE AND SUBMITTING TO THE ELECTORATE ON  
APRIL 3, 2007 A MEASURE TO RETAIN AND SPEND REVENUES AS DEFINED BY  
ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION**

**RECITALS.**

In 1992, the Colorado electorate amended the Colorado Constitution by the passage of the "Taxpayers Bill of Rights" (TABOR Amendment). The Amendment requires, among other things that any time fiscal year revenues exceed the limitation imposed by the Amendment for the fiscal year, then the local government must refund the excess revenues unless the voters approve otherwise.

It has been shown in recent studies that a significant portion of the City's general government revenue is derived from sales tax paid by visitors, shoppers and tourists. Because the City is principally funded by sales tax, the tax burden on City residents is reduced. Sales tax funding of municipal services provides a means of sharing the cost of services among all users. Sales tax will be the primary source of excess revenues under those revenue limits imposed by the TABOR Amendment. As a result, approval of the ballot question would allow the City of Grand Junction to retain this important tax revenue, for use to pay a portion of the Riverside Parkway Bonded Debt.

The ballot question does not repeal the TABOR provisions, especially those that require voter approval of any future government debt or tax increases.

The ballot question will not increase taxes or tax rates.

The passage of this ballot question will provide assistance with the Riverside Parkway Bonded Debt and is intended to result in the early payment of these bonds.

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

1. The ballot question will maximize resources for the accelerated payment of the Riverside Parkway Bonded Debt.
2. Principal and interest from all retained excess revenues will be added to debt service payments budgeted by the City and allocated solely for additional payment toward the Riverside Parkway debt at the earliest possible date
3. The following question be submitted to the registered electors on Tuesday, April 3, 2007.

City of Grand Junction A

**“SHALL THE CITY OF GRAND JUNCTION, COLORADO, WITHOUT ANY INCREASE IN TAXES, BE AUTHORIZED TO RETAIN ALL REVENUES IN EXCESS OF AMOUNTS WHICH THE CITY IS PERMITTED TO SPEND UNDER ARTICLE X, SECTION 20 (TABOR) OF THE COLORADO CONSTITUTION FOR 2006 AND SUBSEQUENT YEARS UNTIL THE RIVERSIDE PARKWAY BONDED DEBT IS PAID IN FULL, WITH ALL AMOUNTS RETAINED TO BE USED FOR PAYMENT OF THE RIVERSIDE PARKWAY BONDED DEBT?”**

YES

NO

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Adopted this 17<sup>th</sup> day of January, 2007.

/s/ James J. Doody  
President of the Council

ATTEST:

/s/ Stephanie Tuin  
City Clerk

**SAMPLE BALLOT**  
**REGULAR MUNICIPAL ELECTION – CITY OF GRAND JUNCTION, COLORADO**  
**April 3, 2007**

ONLY VOTERS RESIDING WITH IN THE CITY LIMITS OF GRAND JUNCTION WILL BE ELIGIBLE TO VOTE FOR THE FOLLOWING CANDIDATES AND ISSUES:

**DISTRICT B**  
**FOUR-YEAR TERM**  
(Vote for One)

- Kent Baughman  
 Linda Romer Todd

**DISTRICT C**  
**FOUR-YEAR TERM**  
(Vote for One)

- Joe Gardner  
 Gregg Palmer

**AT-LARGE**  
**FOUR-YEAR TERM**  
(Vote for One)

- Bruce Hill

A ballot will be mailed to your mailing address if you are an active voter inside the Grand Junction City Limits starting March 9 – 16, 2007. If you do not receive your ballot by Monday, March 19, or you need more information, call 244-1662 or visit the following Web site: [vote.mesacounty.us](http://vote.mesacounty.us).

**"WARNING: Any person who, by use of force or other means, unduly influences an eligible elector to vote in any particular manner or to refrain from voting, or who falsely makes, alters, forges, or counterfeits any mail ballot before or after it has been cast, or who destroys, defaces, mutilates, or tampers with a ballot is subject, upon conviction, to imprisonment, or to a fine, or both."**

**CITY OF GRAND JUNCTION A:**

SHALL THE CITY OF GRAND JUNCTION, COLORADO, WITHOUT ANY INCREASE IN TAXES, BE AUTHORIZED TO RETAIN ALL REVENUES IN EXCESS OF AMOUNTS WHICH THE CITY IS PERMITTED TO SPEND UNDER ARTICLE X, SECTION 20 (TABOR) OF THE COLORADO CONSTITUTION FOR 2006 AND SUBSEQUENT YEARS UNTIL THE RIVERSIDE PARKWAY BONDED DEBT IS PAID IN FULL, WITH ALL AMOUNTS RETAINED TO BE USED FOR PAYMENT OF THE RIVERSIDE PARKWAY BONDED DEBT?

- YES  
 NO

**CITY OF GRAND JUNCTION B:**

Shall there be amendments to the Grand Junction City Charter, Sections 36, 38, 45, 48, 54, 57, 70, 72, 88, 93, 101, 103, 105, 107, 108, 121, 123, 143, 148, 149, 152, and 153 and the repeal of Sections 63, 66, 76, 85, 86, 87, 96, 104, 112, 114, 122, 140, 150, 154, 155, and 156 concerning the elimination of obsolete and conflicting provisions?

- FOR THE AMENDMENTS  
 AGAINST THE AMENDMENTS

**CITY OF GRAND JUNCTION C:**

Shall there be an amendment to the Grand Junction City Charter Section 28, Petition for Recall, to the number of registered electors required to sign a recall petition?

- FOR THE AMENDMENT  
 AGAINST THE AMENDMENT

**CITY OF GRAND JUNCTION D:**

Shall there be an amendment to the Grand Junction City Charter Section 51, Publication of Ordinances, to allow for the publication of ordinances by title only?

- FOR THE AMENDMENT  
 AGAINST THE AMENDMENT

**CITY OF GRAND JUNCTION E:**

Shall there be an amendment to the Grand Junction City Charter Section 125, City May Purchase, Operate or Sell—Procedure, relative to franchises, to change the number of signatures required on a petition to ascertain whether or not the City shall acquire said property?

- FOR THE AMENDMENT  
 AGAINST THE AMENDMENT

**END OF SAMPLE BALLOT**

**Last day to register to vote is March 5, 2007. Ballots will be mailed to voters beginning March 9, 2007. Election Day is April 3, 2007. Voted ballots MUST BE IN THE POSSESSION of the Elections Division no later than 7:00 p.m. on April 3, 2007. Voted ballots may be returned to the Elections Division by mail or hand delivered to any of our convenient drop box locations listed below:**

- Mesa County Elections Office, Old Mesa County Courthouse  
544 Rood Avenue, Grand Junction
- City Clerk's Office  
City Hall, 250 N 5th St, Grand Junction
- Mesa County Clerk's Office, Mesa Mall DMV  
2424 Hwy 6 & 50, JC Penney Wing, Grand Junction
- Mesa County Clerk's Office, Fairgrounds DMV  
2775 Hwy 50, Grand Junction, Orchard Mesa

**ELECTIONS TELEPHONE: (970) 244-1662**

## MARIJUANA GROW OPERATIONS

### RECREATIONAL MARIJUANA (personal use):

- Must be 21 years of age or older
- May grow up to six plants, three mature (flowering) and three immature (non flowering and smaller than eight inches)
- Plants must be enclosed on all sides, including above, and secured
  - A house may be considered an enclosure
  - May be in a house, garage, shed, greenhouse, etc
  - Plants must be secured from any resident under 21 years of age. If the grow is in a house it must be in a secured room.
  - Must make an effort to keep secured from visitors under 21 years of age
- Plants may not be visible to the public
- May possess all processed marijuana produced by the plants even though it is more than one ounce, as long as the marijuana is kept in the same location as the plants.
- On average a plant will produce one pound of marijuana

### MEDICAL MARIJUANA:

- Patients may grow marijuana for themselves or have a caregiver
- Caregivers may grow for themselves but may not have their own caregiver
- Caregivers may have up to five patients, must have the patient's current license on location where the marijuana is being grown
- Plants may not be visible to the public
- Typically the allowed grow is six plants per patient, three mature and three immature, however, a doctor may prescribe any number of plants per patient
- May possess up to two ounces of processed marijuana per patient unless the patients doctor recommends more
- The drug task force often finds prescriptions for anywhere from 10-20 plants per patient and found one prescription for 99 plants for one patient
- The supposed purpose for the high number of plants is because they use edibles
- As a caregiver a person is not allowed to profit from their transactions. The caregiver must sell the marijuana for cost and provide other services, such as physical therapy, massage, etc.

### MEDICAL AND RETAIL MARIJUANA LICENSES:

Four types of licenses for both medical and retail marijuana

- Retail store or medical marijuana center
- Marijuana cultivation facility
- Marijuana product manufacturing facility
- Marijuana testing facility
- Requires a separate license for each facility



#### **MARIJUANA CULTIVATION FACILITY:**

##### Medical marijuana:

- Must have a medical marijuana center license or a medical marijuana product license to obtain a medical marijuana cultivation license
- May only supply marijuana to associated medical marijuana center or medical marijuana product facility

##### Retail marijuana:

- Must have a marijuana retail center license or a marijuana product license to obtain a medical marijuana cultivation license
- Up to Oct 1<sup>st</sup> 2014 May only supply marijuana to associated marijuana retail center or marijuana product facility
- After Jan 1<sup>st</sup> 2015 does not need retail center or product license
- May sell/distribute to any marijuana retail center, marijuana product facility or other marijuana cultivation facility

#### **MARIJUANA PRODUCT MANUFACTURING FACILITY:**

##### Medical marijuana:

- Must have medical marijuana product manufacturing license
- Must be on licensed property used exclusively with equipment used exclusively for the manufacture and preparation of medical marijuana products
- May not have more than 500 plants at its facility or at an optional cultivation facility

##### Retail marijuana:

- Must obtain a license for retail marijuana product manufacturing
- May cultivate their own retail marijuana with license or may purchase retail marijuana from licensed retail marijuana cultivation facility
- Must be on licensed property used exclusively with equipment used exclusively for the manufacture and preparation of marijuana products

Add a new section (v) to §21.04.030 (Use-specific standards) of the Grand Junction Municipal Code, as follows: A

(v) Marijuana cultivation or processing for personal use.

(1) Legislative Intent, Findings and Purpose:

- (i) Article XVIII, Section 16 of the Colorado Constitution (Amendment 64) legalizes personal use of marijuana, with certain limitations, in Colorado.
- (ii) Operation of marijuana cultivation facilities, marijuana establishments, marijuana product manufacturing facilities, marijuana testing facilities, and retail marijuana stores, as well as the establishment of any land use, home occupation, business or commercial activity involving marijuana, is prohibited in the City pursuant to City Ordinance No. 4599 and consistent with Amendment 64.
- (iii) Ordinance No. 4599 does not prohibit personal use of marijuana or non-commercial marijuana cultivation or processing for personal use within the prescribed limits of Amendment 64 and state law.
- (iv) Proliferation of marijuana growing in residential neighborhoods has been an unintended consequence of the prohibition of commercial marijuana operations, resulting in deleterious effects including noxious odors, excessive traffic, and other unsafe and hazardous conditions affecting neighbors of the home operations.
- (v) Cottage industries relating to marijuana cultivation and processing are arising in other Colorado communities, including, by way of example, co-ops, community gardens, and businesses leasing space for marijuana cultivation and processing for the personal use of the lessees. Regulation of these activities is necessary to minimize the threat to public safety from fire and other hazards and criminal activity.
- (vi) The General Assembly has adopted enabling legislation that provides for local licensing of marijuana activities; however, the state law is not intended to, and does not, address the local impacts of marijuana operations, making it appropriate for local regulation.

- (vii) Use, distribution, cultivation, production, possession, and transportation of marijuana remain illegal under federal law, and marijuana remains classified as a "Level 1 Controlled Substance" by federal law.
- (viii) Operation of recreational and/or medical marijuana business is prohibited in the City.
- (ix) There is no property right for an individual or business to have marijuana in the City.
- (x) The provisions of this section are necessary to protect the public health, safety and welfare of the residents of the City and to minimize negative impacts of marijuana cultivation and processing for personal use in the City.
- (xi) The purpose of this section is to protect the public health, safety, and welfare of residents in the City by prescribing the manner in which recreational and medical marijuana can be grown for personal use in residential zones in the City. Nothing in this section is intended to promote or condone the production, distribution, or possession of marijuana in violation of any applicable law.

(2) Definitions: For purposes of this section:

*Adult* means a person twenty-one years of age or older;

*Fully enclosed and secure structure* means a space within a building or other structure which has a complete roof enclosure supported by connecting walls extending from the ground to the roof, which is secure against unauthorized entry, provides complete visual screening, and which is accessible only through one or more lockable doors and inaccessible only to adults;

*Outdoors* means any location within the City that is not within a fully enclosed and secure structure;

*Property* means a parcel of land assigned a separate parcel number by the Mesa County assessor;

*Residential zone* refers to the following zone districts within the City of Grand Junction: R-E, R-1, R-2, R-4, R-5, R-8, R-16, and R-24 ... others?

*Sale* means giving in exchange for money or other remuneration.

(3) Prohibitions. It shall be unlawful and a public nuisance for any person to grow, cultivate or process marijuana or to allow his or her property to be used to grow, cultivate or process marijuana:

- (i) outdoors in any residential zone;
- (ii) in any building, structure, container or area that is not a fully enclosed and secure structure;
- (iii) In an area exceeding 25 square feet per residence;
- (iv) In an area exceeding 400 cubic feet on any one property;
- (v) on any carpeted area;
- (vi) using compressed, flammable gases and/or solvents (including but not limited to butane, diethyl ether, hexane, naphtha, petroleum ether, propane or natural gas or super-critical CO<sub>2</sub>);
- (vii) using lighting exceeding 1,200 watts;
- (viii) using pesticides or insecticides which are prohibited by applicable law for fertilization or production of edible produce;
- (ix) such that the odor of marijuana, marijuana plant(s) or chemical(s) used to cultivate, process or fertilize marijuana or marijuana plant(s), can be detected by a person with a normal sense of smell beyond any boundary line of the property on which the marijuana is grown, cultivated or processed;
- (x) such that more than six marijuana plants or more than three flowering marijuana plants are present on the property per each adult permanently residing on the property at a given time;
- (xi) such that more than 24 plants are present at any single address;
- (xii) for sale;
- (xiii) so as to adversely affect the health or safety of nearby residents by creating dust, odor, glare, heat, smoke, traffic, vibration or other impacts;
- (xiv) so as to create a hazard due to use or storage of materials, processes, products or wastes;
- (xv) so that it is visible from a public right-of-way or in such a manner that there is exterior evidence of marijuana cultivation visible or otherwise detectable with normal senses from a public right-of-way;
- (xvi) so as to create a public nuisance. A public nuisance may be deemed to exist if such activity produces:
  - (a) odor(s) which are disturbing to people of normal sensitivity residing or present on adjacent or nearby property or areas open to the public;
  - (b) repeated responses (more than three times in a one-year time period) to the parcel from law enforcement officers;
  - (c) repeated disruption no more than three (3) times in a one-year period) to the free passage of persons or vehicles in the

- neighborhood; excessive noise in violation of applicable the GJMC standards;
- (d) any other impacts on the neighborhood which are unreasonably disruptive of normal activity in the area.

(4) Requirements.

(i) Any residence used to grow, cultivate or process marijuana shall be occupied and is required to maintain a functioning kitchen and bathroom(s). These rooms shall not be used for marijuana cultivation.

(ii) Tenants shall obtain the written permission of the property owner prior to cultivating marijuana on the property.

(5) Violation.

(i) of this section shall constitute a misdemeanor punishable in accordance with Section 1.04.090 of the Grand Junction Municipal Code. A person committing a violation shall be guilty of a separate offense for each and every day during which the offense is committed or continued to be permitted by such person and shall be punished accordingly.

(ii) The establishment, operation and/or continuation of any activity in violation of this section is specifically determined to constitute a public nuisance and may be abated by the City as a nuisance and may be enjoined by the City in an action brought before the municipal court.

(iii) The remedies set forth in this section are and shall be deemed cumulative and shall be in addition to any other remedy or remedies at law or in equity that the City may possess or assert.

(6) Severability. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the City. If any provision of this ordinance is found to be unconstitutional or illegal, such finding shall only invalidate that part or portion found to violate the law. All other provisions shall be deemed severed or severable and shall continue in full force and effect.

B

Add a new section (v) to §21.04.030 (use-specific standards) of the Grand Junction Municipal Code, as follows:

(v) (1) Legislative Intent, Findings and Purpose:

(i) Article XVIII, Section 16 of the Colorado Constitution (Amendment 64) legalizes personal use of marijuana, with certain limitations, in Colorado.

(ii) Operation of marijuana cultivation facilities, marijuana establishments, marijuana product manufacturing facilities, marijuana testing facilities, and retail marijuana stores, as well as the establishment of any land use, home occupation, business or commercial activity involving marijuana, is prohibited in the City pursuant to City Ordinance No. 4599 and consistent with Amendment 64.

(iii) Ordinance No. 4599 does not prohibit personal use of marijuana or non-commercial marijuana cultivation or processing for personal use within the prescribed limits of Amendment 64 and state law.

(iv) Proliferation of marijuana growing and/or the extraction of marijuana concentrate in residential neighborhoods has been an unintended consequence of the prohibition of commercial marijuana operations, resulting in deleterious effects including noxious odors, excessive traffic and other unsafe and hazardous conditions affecting neighbors of those operations.

(v) Cottage industries relating to marijuana cultivation and processing are arising in other Colorado communities, including, by way of example, co-ops, community gardens, and businesses leasing space for marijuana cultivation and processing for the personal use of the lessees. Regulation of these activities is necessary to minimize the threat to public safety from fire and other hazards and criminal activity.

(vi) The General Assembly has adopted enabling legislation that provides for local licensing of marijuana activities; however, the state law is not intended to, and does not, address the local impacts of marijuana operations, making it appropriate for local regulation.

(vii) Use, distribution, cultivation, production, possession, and transportation of marijuana remain illegal under federal law, and marijuana remains classified as a "Level 1 Controlled Substance" by federal law.

(viii) Operation of recreational and/or medical marijuana business is prohibited in the City.

(ix) There is no property right for an individual or business to have marijuana in the City.

(x) The provisions of this section are necessary to protect the public health, safety and welfare of the residents of the City and to minimize negative impacts of marijuana cultivation and processing for personal use in the City.

(xi) The purpose of this section is to protect the public health, safety, and welfare of residents in the City by prescribing the manner in which recreational and medical marijuana can be grown for personal use in residential zones in the City. Nothing in this section is intended to promote or condone the production, distribution, or possession of marijuana in violation of any applicable law.

(2) Definitions: For purposes of this section:

Adult means a person twenty-one years of age or older;

Fully enclosed and secure structure means a space within a building or other structure which has a complete roof enclosure supported by connecting walls extending from the ground to the roof, which is secure against unauthorized entry, provides complete visual screening, and which is accessible only through one or more lockable doors and inaccessible to minors;

Outdoors means any location within the City of Grand Junction that is not within a fully enclosed and secure structure;

Property means a parcel of land assigned a separate parcel number by the Mesa County assessor;

Residential zone refers to the following zone districts within the City of Grand Junction: R-E, R-1, R-2, R-4, R-5, R-8, R-16, and R-24 .....

Sale means giving in exchange for money or other remuneration.

(3) Prohibitions. It shall be unlawful and a public nuisance for any person to grow, cultivate or process marijuana or to allow his or her property or premises to be used to grow, cultivate or process marijuana; any person in possession of marijuana or a marijuana product shall possess, store and dispose of such

marijuana or marijuana product in a responsible manner and at a reasonable location so that:

- (i) persons that are not Adults are prevented from gaining possession of marijuana, marijuana products and any containers, equipment or other means used for or in the extraction of THC or other cannabinoids from marijuana and/or the creation of marijuana concentrate; and
  - (ii) the use of marijuana, marijuana product(s) does not result in injury(ies) to third parties; and,
  - (iii) the extraction of THC or other cannabinoids from marijuana and/or the creation of marijuana concentrate by the combination of marijuana with any form of compressed, flammable gases and/or solvents (including but not limited to butane, diethyl ether, hexane, naphtha, petroleum ether, propane or natural gas or super-critical CO<sub>2</sub>) in or on any residentially zoned property in the City is unlawful and presumed to be unsafe and a violation of this ordinance; and,
  - (iv) It shall further be unlawful to use marijuana concentrate in an open and public manner and/or in a public place.
- (4) Violation.
- (i) of this section shall constitute a misdemeanor punishable in accordance with Section 1.04.090 of the Grand Junction Municipal Code. A person committing a violation shall be guilty of a separate offense for each and every day during which the offense is committed or continued to be permitted by such person and shall be punished accordingly.
  - (ii) The establishment, operation and/or continuation of any activity in violation of this section is specifically determined to constitute a public nuisance and may be abated by the City as a nuisance and may be enjoined by the City in an action brought before the municipal court.



(iii) The remedies set forth in this section are and shall be deemed cumulative and shall be in addition to any other remedy or remedies at law or in equity that the City may possess or assert.

(5) Severability. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the City. If any provision of this ordinance is found to be unconstitutional or illegal, such finding shall only invalidate that part or portion found to violate the law. All other provisions shall be deemed severed or severable and shall continue in full force and effect.

**GRAND VALLEY DRAINAGE DISTRICT (GVDD)  
RESOLUTIONS AND FEES**

April 24, 2014

RESOLUTION	FEE TYPE		COST
2014-109  <i>Amended Urban Storm Water Policy Regarding Use of District Facilities and Rights-of-way</i>			
2014-110  <i>Amending Resolution 2014-107; Regarding the District's Urban Stormwater Enterprise</i>	Time and Review Fees	a) Manager's Time b) Asst mgr's Time c) Mapping, Surveying, Data Retrieval d) District Employees e) Professional Fees +20% f) Equipment	
	Right-of-Way Fee		\$1.00/LF of ROW
	Future Fees	a) Application Fee b) Administrative Fees c) Plant Investment d) O&M e) Capacity f) Local government – Impervious Surfaces	
2014-111  <i>Regulated Water Fee Schedule</i>  (Effective March 1, 2014)			
	Application Fee		\$ 150

<b>Regulated Water Fee Schedule (cont.)</b>	Administrative Cost Fees	i) Manager ii) Asst Mgr iii) Clerk iv) Surveyor v) Admin Asst vi) GIS/Tech vii) Mapping/Data viii) Tech Equipment ix) Attorney	\$ 50/Hr \$ 35/Hr \$ 30/Hr \$ 35/Hr \$ 25/Hr \$ 41.50/Hr \$ 30/Hr 20% \$ 50		
	Consultant Fees		Invoice + 15%		
	Equipment Fees		TBA/Hr		
	ROW Fees		\$1.00/LF		
	Local Government Impervious Surface Fees		See Resolution 2014-112		
<b>2014-112</b>	Regulated water from Streets, highways, alleys, roads, public bldgs., public parks and other impervious real estate interests	Aka - 'Base Fee'	\$1/Month/2500 SF (EQU)		
	Interest	30 Days	12%		
	Late Charges		5%		
	Attorney Fees	After 60 Days of non-payment	\$ 150/Hr		
	Appeal Fee		\$ 150		
<b>Footnote 1</b>					
<b>Rationale for Imposition of an Urban Storm Water Fee Based on Impervious Surfaces Owned or Controlled by Local Governments</b>	EQU Fee  (Beginning June 1, 2014)		2014 \$1.00/EQU	2015 \$2.50/EQU	2016 \$5.00/EQU
		GJ	\$ 71,464.80	\$ 357,324.00	\$ 714,648.00
		MC	\$ 79,502.40	\$ 397,512.00	\$ 795,024.00
		Fruita	\$ 25,665.60	\$ 128,328.00	\$ 256,656.00
		Palisade	\$ 1,125.74	\$ 10,628.68	\$ 21,257.35