

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



**CITY COUNCIL AGENDA
WEDNESDAY, SEPTEMBER 17, 2014
250 NORTH 5TH STREET
6:30 P.M. – ADMINISTRATION CONFERENCE ROOM
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

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

Call to Order
(7:00 P.M.)

Pledge of Allegiance
Invocation – Pastor Dan Russell, Appleton Christian Church

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

Presentations

August Yard of the Month – Forestry Board Member Shirley Nilsen

Homeward Bound Presentation – Doug Karl, Executive Director, Bill Wade, Board Vice Chair, and Daniel Kroetz, Director of Acquisition (Developer) will update the City Council on the remodel of the existing shelter and the design of the new Family Center and Apartment Building

Proclamations

Proclaiming the Week of September 17 through September 23, 2014 as "Constitution Week" in the City of Grand Junction [Attachment](#)

Proclaiming September 26, 2014 as "Legends of the Grand Valley – Chet and Vernie Enstrom Day" in the City of Grand Junction [Attachment](#)

Revised September 17, 2014

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

Certificates of Appointment

To the Parks and Recreation Advisory Board

To the Riverfront Commission

Citizen Comments

[Supplemental Document](#)

Council Comments

***** CONSENT CALENDAR ***®**

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

Action: Approve the Minutes of the September 3, 2014 Regular Meeting

- 2. **Setting a Hearing on the Fire Station No. 4 Annexation, Located at 2880 B ½ Road** [File #ANX-2014-341] [Attach 2](#)

A request to annex 4.760 acres located at 2880 B ½ Road. The Fire Station No. 4 Annexation consists of 1 parcel and 1.21 acres of B ½ Road right-of-way.

Resolution No. 27-14—A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, Fire Station No. 4 Annexation, Located at 2880 B ½ Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Fire Station No. 4 Annexation, Approximately 4.760 Acres, Located at 2880 B ½ Road

®Action: Adopt Resolution No. 27-14, Introduce Proposed Annexation Ordinance, and Set a Public Hearing for November 5, 2014

Staff presentation: Senta Costello, Senior Planner

3. **Purchase of a Portion of the Property Located at 2880 B ½ Road for the Relocation of Fire Station #4** [Attach 3](#)

The Staff seeks authorization from the City Council to purchase a portion of the property located at 2880 B ½ Road for the construction of a fire station.

Resolution No. 28-14—A Resolution Authorizing the City Manager to Purchase Real Property Located at 2880 B ½ Road, Grand Junction, Colorado

®Action: Adopt Resolution No. 28-14

Staff presentation: Rich Englehart, City Manager
John Shaver, City Attorney
Ken Watkins, Fire Chief

4. **Setting a Hearing on the South Dominguez Estates Rezone, Located at 2921 E ⅞ Road** [File #RZN-2014-260] [Attach 4](#)

Request to rezone 4.39 +/- acres from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac) zone district in anticipation of the proposed South Dominguez Estates residential subdivision.

Proposed Ordinance Rezoning the Proposed South Dominguez Estates Subdivision from R-4 (Residential - 4 Du/Ac) to R-8 (Residential - 8 Du/Ac), Located at 2921 E ⅞ Road

Action: Introduce a Proposed Ordinance and Set a Public Hearing for October 1, 2014

Staff presentation: Scott D. Peterson, Senior Planner

5. **CDBG Subrecipient Contract with the Counseling and Education Center for Previously Allocated Funds within the 2014 Community Development Block Grant (CDBG) Program Year** [File #CDBG 2014-03] [Attach 5](#)

The Subrecipient Contract formalizes the City's award of \$3,000 to the Counseling and Education Center allocated from the City's 2014 CDBG Program as previously approved by Council. The grant funds will be used to provide counseling services to low and moderate income individuals and families.

Action: Authorize the City Manager to Sign the Subrecipient Contract with the Counseling and Education Center for \$3,000 for the City's 2014 CDBG Program Year Funds

Staff presentation: Kristen Ashbeck, Community Services Coordinator/CDBG Administrator

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

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

6. **Matchett Park Master Plan** [Attach 6](#)

Matchett Park is a 205 acre site that the City has owned since 1996. The City applied and received a grant for the development of a Master Plan for development of a park on this site. The Master Plan being presented is the result of work with the public and other stakeholders. The Parks and Recreation Department is seeking approval of the 2014 Matchett Park Master Plan.

Resolution No. 29-14—A Resolution Adopting the 2014 Matchett Park Master Plan

®Action: Adopt Resolution No. 29-14

Staff presentation: Rob Schoeber, Parks and Recreation Director
Traci Wieland, Recreation Superintendent

7. **Public Hearing – Amending the 12th Street Medical Plaza and Hospice Care Planned Development and Amend the Comprehensive Plan Future Land Use Map, Located at 3030, 3040, 3045, and 3050 N. 13th Street** [File #PLD-2014-115 and CPA-2014-116] [Attach 7](#)

Request approval to amend the 12th Street Medical Plaza and Hospice Care Planned Development (HopeWest PD) to include four additional lots, zoning the four lots to PD (Planned Development) with a default zone of B-1 (Neighborhood Business) and also to amend the Comprehensive Plan from Residential Medium (4 - 8 du/ac) to Business Park Mixed Use for three of the four lots, located at 3030, 3040, 3045, and 3050 N. 13th Street.

Resolution No. 30-14—A Resolution Amending the Comprehensive Plan Future Land Use Map of the City of Grand Junction for Three Properties from Residential Medium (4 – 8 Du/Ac) to Business Park Mixed Use for the Hopewest

and Primary Care Partners Planned Development, Located at 3030, 3040, and 3050 N. 13th Street

Ordinance No. 4638—An Ordinance Amending the 12th Street Medical Plaza and Hospice Care Planned Development to Include Additional Land Area and Zoning the Additional Land Area PD (Planned Development) with a Default B-1 (Neighborhood Business) Zone District to be Known as the Hopewest and Primary Care Partners Planned Development, Located at 3030, 3040, 3045, and 3050 N. 13th Street

®Action: Adopt Resolution No. 30-14 and Adopt Ordinance No. 4638 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Scott D. Peterson, Senior Planner

8. **Sales Tax Management Software System** [Attach 8](#)

This request is for the development of a sales tax management software system that will account for and report on the City’s most significant single source of revenue. This system will also provide a new convenience feature for businesses that will allow them to access their license account information, file returns, and remit taxes collected via a secure hosted site on the internet.

Action: Authorize the Purchasing Division to Enter into a Contract with Statewide Internet Portal Authority (SIPA) to Develop and Implement a Sales Tax Management Software System in the Amount of \$165,000

Staff presentation: Jodi Romero, Financial Operations Director
Jim Finlayson, Information Technology Director

9. **Non-Scheduled Citizens & Visitors**

10. **Other Business**

11. **Adjournment**



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, our Founding Fathers, in order to secure the blessings of liberty for themselves and their posterity, did ordain and establish a Constitution for the United States of America; and

WHEREAS, it is of the greatest importance that all citizens fully understand the provisions and principles contained in the Constitution in order to support, preserve, and defend it against all enemies; and

WHEREAS, signing of the Constitution provides an historic opportunity for all Americans to realize the achievements of the Framers of the Constitution and the rights, privileges, and responsibilities it affords; and

WHEREAS, the independence guaranteed to American citizens, whether by birth or naturalization, should be celebrated by appropriate ceremonies and activities during Constitution Week, September 17 through 23, as designated by proclamation of the President of the United States of America in accordance with Public Law 915.

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the week of September 17 through September 23, 2014 as

"CONSTITUTION WEEK"

in the City of Grand Junction and urge all our residents to reflect during that week on the many benefits of our Federal Constitution and American citizenship.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 17th day of September, 2014.

Mayor





Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, *the Grand Junction community has been shaped throughout its history by the wide-ranging vision of many colorful and interesting men and women; and*

WHEREAS, *the stories of these significant men and women are to be told and retold through a walking tour of history for the benefit of those who love Grand Junction – its current and future children, residents, visitors, and history-seekers; and*

WHEREAS, *the many and distinctive people who create Grand Junction's unique sense of place have come and gone, and will continue to do so; and*

WHEREAS, *the people and their deeds fade into the mists of the past; and leaders act, the future unfolds, and people, time, and events create the future; and*

WHEREAS, *the City of Grand Junction was Colorado's first municipality to win the prestigious Governor's Award for wide-ranging use of arts and culture to build community; and*

WHEREAS, *a team of local citizens has worked with the local arts and historical communities to create The Legends of the Grand Valley historic sculpture project; and*

WHEREAS, *The Legends of the Grand Valley annually will commemorate another key local figure by erecting a sculpture depicting that man or woman; and*

WHEREAS, *these sculptures will be held in public trust as part of downtown Grand Junction's Art on the Corner; and*

WHEREAS, *the seventh of these sculptures, honoring the Prinster Brothers and their building of the City Market grocery store empire, is being installed on October 18, 2013*

NOW, THEREFORE, I, Sam Susuras, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim Friday, October 18, 2013 as

"LEGENDS OF THE GRAND VALLEY DAY – PRINSTER BROTHERS DAY"

in the City of Grand Junction, and encourage the entire community to support The Legends of the Grand Valley in its efforts to both preserve the history and add to the beauty of our City.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 16th day of October, 2013.

Mayor



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

September 3, 2014

The City Council of the City of Grand Junction convened into regular session on the 3rd day of September, 2014 at 7:03 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Jim Doody, Duncan McArthur, Sam Susuras, Barbara Traylor Smith, and Council President Phyllis Norris. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. Councilmember Boeschstein led the Pledge of Allegiance, followed by an Invocation by Brother Jerry Graves, 1st Counselor, Fruita 1st Ward Bishop, Church of Jesus Christ of Latter Day Saints.

Proclamations

Proclaiming the Week of September 7, 2014 as “Direct Support Professionals Recognition Week” in the City of Grand Junction

Councilmember Traylor Smith read the proclamation. Present to receive the Proclamation were Doug Sorter, Director of Business Development for Strive; from Mosaic of Western Colorado, Theresa Burns-Fair, Executive Director, and Tamara Capp, Community Relations Manager. Ms. Capp thanked the City Council on behalf of Direct Support Professionals.

Proclaiming the Month of September 2014 as "Suicide Prevention Month" in the City of Grand Junction

Councilmember Doody read the proclamation. He mentioned he is a board member of the Western Colorado Suicide Prevention Foundation (WCSPF). Martha Graf, Executive Director, and Dave Fishell, board member on WCSPF, were present to receive the Proclamation. Ms. Graf thanked the Council for raising awareness of this issue and described some of the issues in Mesa County and the high rate of suicide and the number of attempts. The question of why is asked many times but she cautioned there is not one answer; it is a complicated issue. She encouraged a community response to help reduce the rate of suicide. Some of the efforts include decreasing the stigma of mental health issues; increasing the access to mental health services; and reducing the access to guns. On September 6th they are holding their annual golf tournament and all are welcome to participate.

Certificate of Appointment

Kyle Emert was present to receive his certificate of appointment to the Parks and Recreation Advisory Board. Mayor Pro Tem Chazen presented him with his certificate and booklet. Mr. Emert thanked the Council for the appointment and the opportunity.

Citizen Comments

Bruce Lohmiller, 445 Chipeta Avenue, #25, added to what Ms. Graf said; there is a suicide prevention hot line available. He said getting caught attempting suicide can land someone in jail for six months. He noted that he will be having a conference with City Attorney Shaver and attorney Colleen Scissors. He mentioned that he knows Al Klein who might be helpful regarding Whitman Park as he is familiar with Project Deep Freeze which gets people off the street.

Council President Norris asked the four students in attendance from the Colorado Mesa University (CMU) Public Administration Class to introduce themselves.

Justine Roof, one of the CMU students, urged the Western Colorado Suicide Prevention Foundation to not focus on keeping guns out of people's hands as that will cause push back but rather to focus on treating depression.

Council Comments

Councilmember Traylor Smith displayed the Grand Valley Magazine insert focusing on North Avenue. She complimented the issue and their efforts.

Councilmember Boeschstein attended the Epic Rides event which brought in mountain bike riders from all around the world. He also attended the car show at Canyon View Park and a Grand Junction Rockies game. Councilmember Boeschstein reminded everyone that the grand re-opening for the Avalon Theatre is September 17th and it begins with a film cutting. He attended the Business Incubator meeting that day; they would like to talk to the Council and County Commissioners. On Friday, September 5th, the new Monument View Riverfront Trail section will open and he will be in attendance.

Councilmember Chazen said he participated in the monthly Yard of the Month evaluation on August 25th. He complimented the properties nominated. The award will be made at the next Council meeting.

CONSENT CALENDAR

Councilmember Doody read Consent Calendar items #1 through #4 and then moved to adopt the Consent Calendar as read. Councilmember Traylor Smith seconded the

motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

Action: Approve the Summaries of the August 18, 2014 and the August 20, 2014 Workshops and the Minutes of the August 20, 2014 Regular Meeting

2. **Setting a Hearing on Amending Industrial Pretreatment Regulations Regarding Limits for Metals in Industrial Wastewater Discharge**

Reductions in metals discharged to the Persigo Wastewater Treatment Facility are necessary to meet State and Federal wastewater discharge permit requirements. Federal regulations require a City Council reading of the proposed changes to the Code, public notice by the US Environmental Protection Agency, and final approval in a hearing.

Proposed Ordinance Amending Section 13.04.370 (d) of the Grand Junction Municipal Code Pertaining to Industrial Pretreatment Regulations Concerning Mass-Based Local Limits

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for November 5, 2014

3. **Contract for the 27 Road and H Road Bridge Deck Replacement Project**

This request is to award a construction contract for the replacement of the existing bridge deck crossing the Government Highline Canal located approximately 75' east of 27 and H Road. This contract shall include the removal and replacement of the deteriorating steel decking material and pave the surface with hot mix asphalt.

Action: Authorize the City Purchasing Division to Enter into a Contract with G.A. Western Construction Co. of Palisade, CO for the 27 and H Road Bridge Deck Replacement Project in the Amount of \$70,100.50

4. **CDBG Subrecipient Contract with the Grand Junction Housing Authority for Previously Allocated Funds within the 2014 Community Development Block Grant (CDBG) Program Year**

The Subrecipient Contract formalizes the City's award of \$50,000 to the Grand Junction Housing Authority allocated from the City's 2014 CDBG Program as previously approved by Council. The grant funds will be used to rehabilitate 78 housing units in the Walnut Park Apartments complex.

Action: Authorize the City Manager to Sign the Subrecipient Contract with the Grand Junction Housing Authority for \$50,000 for the City's 2014 CDBG Program Year Funds

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing – Amendments the Grand Junction Municipal Code Adopting Rules and Regulations Regarding the Possession/Use of Alcohol, Marijuana, and Drug Paraphernalia by a Minor

In 2013, the State legislators modified the possible penalties concerning the possession, consumption, and use of marijuana by anyone, including those under the age of 21 years. The City of Grand Junction passed an ordinance in 2013 to be consistent with those State laws and penalties.

Over this past year, the legislators again reviewed the laws specifically related to minors (persons under 21 years of age) regarding marijuana and alcohol. The State then enacted new laws and this ordinance is proposed to be consistent with the State laws and penalties. In addition, the proposed ordinance will make the penalties for alcohol and marijuana violations for minors the same. Under the present law, a minor is treated more harshly for possessing or consuming alcohol.

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

John Shaver, City Attorney, presented this item. He explained the proposed ordinance and noted that Assistant City Attorney Jamie Beard is in attendance and can answer specific questions as she is the Court Administrator. The changes will bring the City Code into conformance with State law. It makes the penalties the same for both alcohol and marijuana possession by a minor.

Councilmember McArthur asked if State law requires the City to conform or does the City want to conform. Ms. Beard said the City is not required to pass this ordinance since this is a Home Rule community. However, Staff is recommending the City pass this ordinance to be consistent with the State so that local defendants would face the same statutes as in other courts which emphasizes education and treatment rather than penalties.

Councilmember Boeschstein asked how many arrests have been made in the City since the marijuana law passed. Ms. Beard said there has been a slight increase in marijuana possession by minors.

Councilmember Chazen asked if this change would be in line with the County. Ms. Beard said yes, as the County follows State law. The City and County use similar prosecution protocols, including deferral and diversion.

Councilmember Susuras referred to Section (e), Number (2), which allows minors to consume alcoholic beverages in their parent's home with the parent's knowledge and permission and asked if the State has the same exclusion. Ms. Beard said the State does have a similar exclusion; the City is more specific, stating this is limited to the parents' home. Councilmember Susuras asked what consequences would apply if police were called in due to the minor's alcohol consumption. Ms. Beard said the specifics of the situation and other laws would cover the situation. Councilmember Susuras then asked if this exclusion is the same for marijuana. Ms. Beard said this exclusion in the City Code only applies to alcohol.

City Attorney Shaver said charges for parents who allow their children to drink and become out of control may fall under contributing to the delinquency of a minor, which can be a felony.

Councilmember Doody asked how a minor can be defined as being under 21 years, when at 18 years they can vote and join the military. Ms. Beard said by presenting the law as written, the State has determined persons between 18 and 21 to be minors under certain circumstances, especially concerning alcohol and marijuana, and the City would like to conform to this stipulation.

Councilmember Traylor Smith asked what the outcome difference has been for those sentenced with a penalty versus those sentenced to treatment and/or rehabilitation. Ms. Beard said the previous law had the same options: education, treatment, and penalties such as jail time, fines, and/or useful public service. The difference with the new law is that it has more of an emphasis on education and treatment and has lessened the amounts and limits of the various penalties. The intent is to educate and encourage minors to make better and healthier choices. Councilmember Traylor Smith asked what results have been seen with the shift in philosophy. Ms. Beard said in some cases there has been improvement.

There were no public comments.

The public hearing was closed at 7:37 p.m.

Councilmember McArthur commented that it is a positive and appropriate thing to work toward the education and treatment of minors, as they can make decisions that could negatively impact the rest of their lives and their mental and physical development.

Ordinance No. 4637 — An Ordinance Amending Sections 9.04.220, 9.04.230, and 9.04.240 of the Grand Junction Municipal Code Regarding Alcohol, Marijuana, Drug Paraphernalia, and Persons Under the Age of 21 Years

Councilmember Traylor Smith moved to adopt Ordinance No. 4637 and ordered it published in pamphlet form. Councilmember Doody seconded the motion. Motion carried by roll call vote.

Colorado Law Enforcement and Emergency Services Training Center Grant Request

This request is for authorization to submit a request to the Mesa County Federal Mineral Lease District (MCFMLD) for a \$550,000 grant for the development of the Colorado Law Enforcement and Emergency Services Training Center. Funding from the grant along with the local match will be used to construct a water supply system sufficient to supply water for classroom buildings and fire training. The grant application is due September 5, 2014.

Ken Watkins, Fire Chief, presented this item. He explained the request is for a \$550,000 grant to construct a water supply system at the Colorado Law Enforcement and Emergency Services Training Center. He noted that Deputy Police Chief Mike Nordine was also present to answer any specific questions about the Training Center. He

displayed a site plan and explained the different elements of the Center. The development of the site is a partnership between the City, the County, and Colorado Mesa University (CMU) to train police officers and, in the future, to also train fire fighters. The grant funds would help pay to install a 7,400 foot water line system to the site and move two modular trailers on site for classrooms, and includes in-kind design and construction. There is also a cash match from the City and CMU. The upgraded water system and classroom trailers are necessary additions for fire training; there is currently not enough water pressure for burn training or classroom space.

Councilmember Traylor Smith asked if any other utilities are needed on the property that could be installed at the same time as the water line to save money.

City Manager Englehart said the Bureau of Land Management (BLM) dictates what type of development and services are allowed at that location. CMU has worked with the BLM and the County to identify the types of services allowed for that area. He also clarified that the City's responsibility is restricted to the training facility, but if other services are needed, they will be provided. Councilmember Traylor Smith asked specifically if electricity was already installed. City Manager Englehart stated electricity and other needed services have already been installed. Chief Watkins added that there is already a two inch water line, but noted that a larger line and an on-site sewer system will be needed to support the requirements for the fire training center. Chief Watkins noted they are investigating other options besides the 7,400 foot line, such as tying into an existing raw water line that is close to the site.

Councilmember Susuras complimented Chief Watkins on the presentation. He asked if the \$199,300 of in kind services would be provided only by the City. Chief Watkins provided more detail: the City is providing \$102,000 for the in-kind engineering, design, and construction management with CMU also contributing to the construction management. Councilmember Susuras asked if County agencies, such as the Sheriff's Department, would benefit from this project and if so, why is the County not helping to fund the project. Chief Watkins said all 11 fire agencies in the County as well as the Sheriff's Department will benefit from this facility.

City Manager Englehart explained that this is a district (Mesa County Federal Mineral Lease District aka MCFMLD) that has been set up and the County is required to be kept at an arm's length from the granting board, so they have elected not to participate in the funding because of their close ties to the district. However, the County has been heavily involved in the layout and development; they put the road in and used their millings. Councilmember Susuras wanted to clarify that the County would not help financially while funds are being requested from MCFMLD. City Manager Englehart confirmed this, but emphasized the County would continue to contribute through in-kind services. He also noted \$100,000 was set aside in this year's budget for a fire component, which is why it can be used for the water line.

Councilmember McArthur asked how much is available through the MCFMLD fund. City Manager Englehart said it is around \$890,000. Councilmember McArthur then asked if the City would be competing with the Drainage District for a grant. City Manager Englehart said the City will; the Drainage District has applied for a \$50,000 mini grant; the grants are set up in tiers. Councilmember McArthur asked if there is a back-up plan if the

full amount is not awarded to this project. City Manager Englehart said they would need to go back to the drawing board and look to do something else with the funds.

Councilmember Boeschstein noted this project is outside of the Urban Growth Boundary and the City would be making an exception to extend water and sewer lines for the City that it would not make for other developers.

City Attorney Shaver agreed it is an exception, but it is for an exceptional purpose. When the BLM granted the land, they stipulated that it be used for government educational purposes, not commercial development. Councilmember Boeschstein asked if anyone else would be able to tap into the water line. City Attorney Shaver said the agreement would be for a private line from Clifton Water, so others would not be able to request access to the line; Clifton Water would have exclusive servicing rights to the line. Councilmember Boeschstein asked if the size of line would be sufficient for fire hydrants. Chief Watkins stated it will be an eight inch pressurized line that will support fire hydrants and fire training. Councilmember Boeschstein asked if they anticipated needing a sewer line or any other utilities that require trenching. City Manager Englehart said a septic system will be installed, but it does not require a trench. Councilmember Boeschstein stated it would be advisable to do all the utilities at once.

Councilmember Doody asked Chief Watkins if a fire burn building is planned and stated a propane tank could be used for it. Chief Watkins agreed and added class A fires could use wood pallets. Councilmember Doody mentioned the property is close to the race track and skeet trap range. He supports this project and is glad to see it moving forward.

Councilmember Chazen asked if the trap range will tap into the existing water line. Chief Watkins said the original water line was intended to provide water to all the facilities in the area, which also includes the model airplane club. The Training Center will be located at the end of the two inch line and left with very little water pressure. Councilmember Chazen asked if the two inch line will be shut down when the eight inch line is available, thus making it necessary for the current users to tap into the new line. Chief Watkins said the two inch line will remain in operation. Councilmember Chazen said when he first saw the project cost, it was \$765,000. Tonight's presentation for the project stated the cost is \$891,000 with the City taking responsibility for most of the increase, and asked for the changes to be explained.

City Manager Englehart explained that a value has now been assigned to the use of the City trailers that will be used for classrooms, which is why the cost has increased and the City has taken on the responsibility for most of the increase.

Councilmember Chazen stated it is a good use of the trailers. He then asked, if the City receives the full grant funds, would construction start this fiscal year or next. Chief Watkins said it would be constructed in 2015; solicitation of bids would start in the spring and construction would start in summer. Councilmember Chazen asked if the \$100,000 would carryover to 2015. Chief Watkins said it would.

Council President Norris wanted to clarify that the water line would tap into Clifton water. Chief Watkins replied that is correct.

Council President Norris said that the City had applied for the MCFMLD grant before and had been turned down. One stipulation for this grant is that each entity could not apply for any other grant. She then asked if there are other grants for which the City could apply, but are not able to since the City is applying for this grant. Could the City or one of the other partners apply for them? City Manager Englehart said the City is the applicant for the MCFMLD grant on behalf of a number of entities. There have been discussions with the MCFMLD board letting them know that the City is the applicant for a group project; all entities have written letters of support to them. The challenge is to have the district board create a group category. City Manager Englehart feels they have been heard so there may be other options in the future.

Council President Norris expressed concern that other grant funds are not able to be sought to the detriment of this and other projects.

Councilmember McArthur commented that this project is not only unique to the area, but to the State and will benefit a lot of entities on the western slope. He asked if use fees will be charged to help offset the cost. Chief Watkins said the technical committee has already developed a use agreement that outlines a fee schedule for project partners and those outside of the partnership as there is interest from other agencies to use the track.

Councilmember Susuras commented on how important this project is for the region. He feels it is best to start the project knowing other grants will be available in the future for other facilities and projects at this facility. He will support this resolution.

Resolution No. 26-14 – A Resolution Authorizing the City Manager to Submit a Grant Request to the Mesa County Federal Mineral Lease District for the Development of the Colorado Law Enforcement and Emergency Services Training Center

Councilmember Susuras moved to adopt Resolution No. 26-14. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

Steven St. John, 4333 Blair Road, asked why, if the Training Center is important for the region, is the City applying for grants rather than setting aside or pooling monies with other entities. He expressed frustration that the City would allocate \$330,000 to upgrade one overpass but has not set aside enough money to set up a water line for the Training Center that would be of great value to the area.

Other Business

Councilmember Traylor Smith referred to the request for funds from the CDBG fund for the Housing Authority that was approved on the Consent Calendar. She mentioned that the Housing Authority has done a very good job maintaining their properties; keeping in mind safety factors for the residents that are elderly and cognitively challenged. The

monies will be put to good use keeping these properties safe for years to come, like at the Walnut Avenue Apartments.

Councilmember Doody asked if Deputy City Manager Tim Moore would talk with Mr. St. John.

Adjournment

The meeting was adjourned at 8:07 p.m.

Stephanie Tuin, MMC
City Clerk



Date: August 28, 2014
 Author: Senta Costello
 Title/ Phone Ext: Senior
Planner/x1442
 Proposed Schedule: Resolution
Referring Petition – September 17, 2014
 1st Reading Zoning: October 15, 2014
 2nd Reading (if applicable): November
5, 2014

Attach 2
CITY COUNCIL AGENDA ITEM

Subject: Fire Station No. 4 Annexation – Located at 2880 B ½ Road
Action Requested/Recommendation: Adopt a Resolution Referring the Petition and Exercising Land Use Control for the Fire Station No. 4 Annexation, Introduce a Proposed Annexation Ordinance, and Set a Hearing for November 5, 2014
Presenter(s) Name & Title: Senta Costello, Senior Planner

Executive Summary:

A request to annex 4.760 acres located at 2880 B ½ Road. The Fire Station No. 4 Annexation consists of 1 parcel and 1.21 acres of B ½ Road right-of-way.

Background, Analysis and Options:

The property contains one 3,999 square foot building constructed in 1968 and is used as a church. The property owner has applied to subdivide off a portion of the property.

Neighborhood meeting:

A neighborhood meeting was held September 9, 2014 at 2880 B ½ Road. Seven neighbors attended the meeting. The proposed annexation was the purpose of the neighborhood meeting; however, the neighbors’ concerns centered on the potential future use of a fire station. The issues discussed included how property values were affected by a fire station next door, reduced quality of life due to sirens and lights, high volume traffic from the school and the potential conflicts this could cause with a fire station, what other sites had been considered and why was this one chosen over other properties in the area.

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

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Policy A – City and County land use decisions will be consistent with the Comprehensive Plan Future Land Use Map

The proposed zoning of R-4 (Residential 4 dwelling units/ac) is consistent with the Residential Medium Low 2-4 dwelling units per acre Future Land Use Map designation.

How this item relates to the Economic Development Plan:

The purpose of the recently adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The requested annexation and zoning will allow for future residential development of up to 4 dwelling units per acre as well as residential support uses such as schools, churches, library, daycare and public safety services.

Board or Committee Recommendation:

The Planning Commission will consider the Zone of Annexation on October 14, 2014. Their recommendation will be forwarded for 1st Reading of the Zoning Ordinance on October 15, 2014.

Financial Impact/Budget:

The provision of municipal services will be consistent with adjacent properties already in the City.

Legal issues:

The proposed annexation is consistent with the 1998 Persigo Agreement and Colorado law. Jurisdiction is proper and the City Council may lawfully entertain the petition for annexation.

Other issues:

None

Previously presented or discussed:

This annexation has not been previously discussed.

Attachments:

1. Staff report/Background information
 2. Site Location Map; Aerial Photo Map
 3. Future Land Use Map; Existing City and County Zoning Map
 4. Resolution Referring Petition
 5. Annexation Ordinance
-

STAFF REPORT / BACKGROUND INFORMATION				
Location:		2880 B ½ Road		
Applicants:		Reorganized Church of Jesus Christ of Latter Day Saints		
Existing Land Use:		Church		
Proposed Land Use:		Subdivide, church remains, add fire station on new lot		
Surrounding Land Use:	North	Single Family Residential		
	South	Single Family Residential		
	East	Elementary School		
	West	Single Family Residential		
Existing Zoning:		County RSF-4 (Residential Single Family 4 du/ac)		
Proposed Zoning:		City R-4 (Residential 4 du/ac)		
Surrounding Zoning:	North	County RSF-4		
	South	County RSF-4		
	East	County RSF-4		
	West	County RSF-4		
Future Land Use Designation:		Residential Medium Low 2-4 du/ac		
Zoning within density range?		X	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 4.760 acres of land and is comprised of 1 parcel. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Fire Station No. 4 Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;

- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

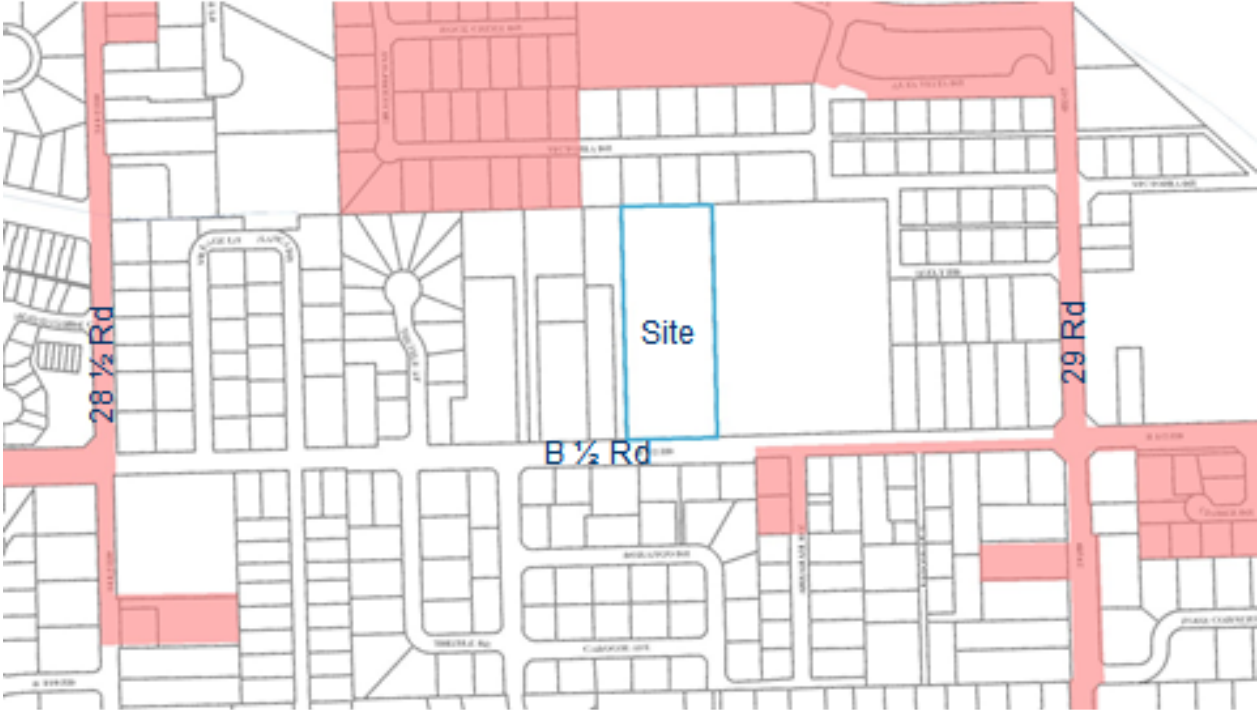
The following annexation and zoning schedule is being proposed.

<i>ANNEXATION SCHEDULE</i>	
September 17, 2014	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
October 14, 2014	Planning Commission considers Zone of Annexation
October 15, 2014	Introduction Of A Proposed Ordinance on Zoning by City Council
November 5, 2014	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
December 7, 2014	Effective date of Annexation and Zoning

FIRE STATION NO. 4 ANNEXATION SUMMARY

File Number:	ANX-2014-341	
Location:	2880 B ½ Rd	
Tax ID Number:	2943-301-00-951	
# of Parcels:	1	
Estimated Population:	0	
# of Parcels (owner occupied):	1	
# of Dwelling Units:	0	
Acres land annexed:	4.760 acres	
Developable Acres Remaining:	Approximately 2.7 acres	
Right-of-way in Annexation:	1.21 acres	
Previous County Zoning:	RSF-4	
Proposed City Zoning:	R-4	
Current Land Use:	Residential Medium Low 2-4 du/ac	
Future Land Use:	Residential Medium Low 2-4 du/ac	
Values:	Assessed:	\$149530
	Actual:	\$515610
Address Ranges:	2880 B ½ Rd even	
Special Districts:	Water:	Ute Water District
	Sewer:	Orchard Mesa Sanitation District
	Fire:	Grand Junction Rural Fire District
	Irrigation/Drainage:	Orchard Mesa Irrigation District
	School:	Mesa Co School District #51
	Pest:	Grand River Mosquito Control District

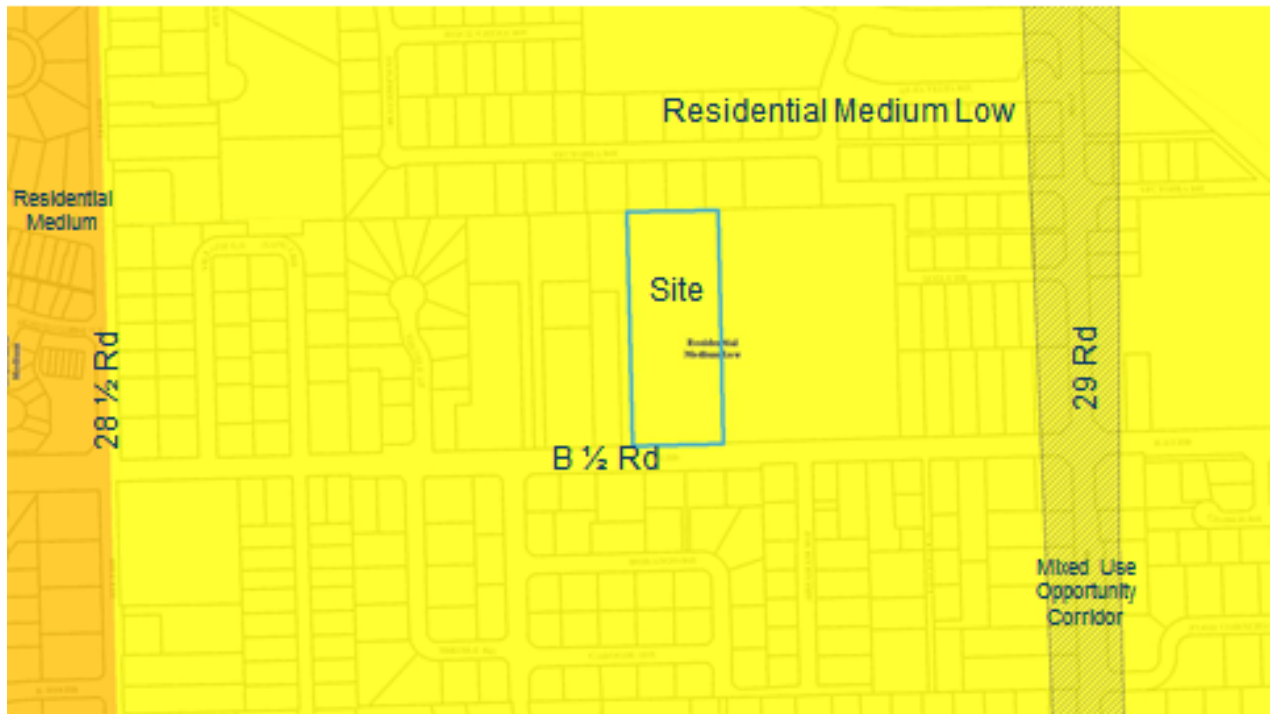
Location Map



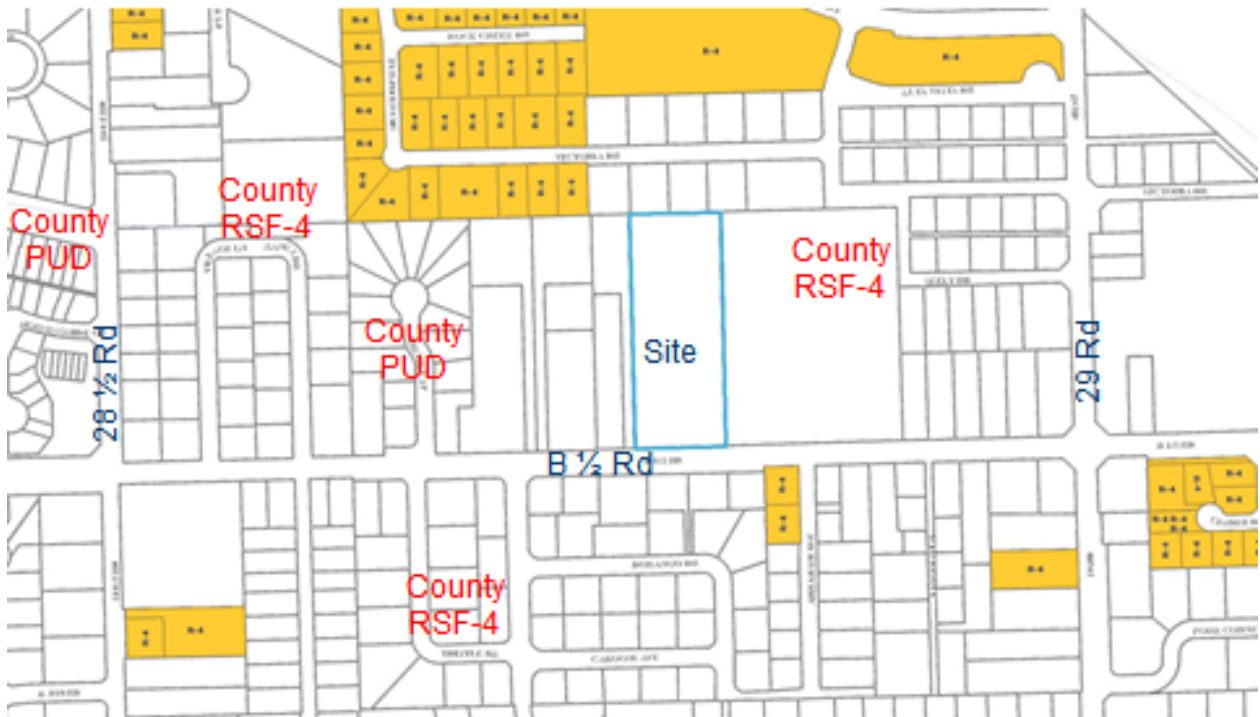
Aerial Map



Future Land Use Map



City and County Zoning Map



**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 17th of September, 2014, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
SETTING A HEARING ON SUCH ANNEXATION,
AND EXERCISING LAND USE CONTROL**

FIRE STATION NO. 4 ANNEXATION

LOCATED AT 2880 B ½ ROAD

WHEREAS, on the 17th day of September, 2014, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

FIRE STATION NO. 4 ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being a portion of Lot 15 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the East Quarter (E 1/4) Corner of said Section 30 and assuming the South line of the SE 1/4 NE 1/4 of said Section 30 bears S 89°56'51" W with all other bearings shown herein being relative thereto; thence from said Point of Commencement, S 89°56'51" W, along the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 58.60 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°56'51" W, along the South line of the SE 1/4 NE 1/4 of said Section 30, also being a line of the Rohner Annexation, Ordinance No. 4555, as same is recorded in Book 5376, Page 464, Public Records of Mesa County, Colorado, a distance of 810.11 feet; thence S 00°03'13" E, along a line of said Rohner Annexation, a distance of 40.00 feet to a point being the Northeast corner of Rio Grande Subdivision, as same is recorded in Plat Book 12, Page 94, Public Records of Mesa County, Colorado; thence S 89°56'51" W, along the North line of said Rio Grande Subdivision, being a line 40.00 feet South of and parallel with, the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 450.88 feet to a point on the West line of the NE 1/4 SE 1/4 of said Section 30; thence N 00°16'21" W, along the West line of the NE 1/4 SE 1/4 of said Section 30, a distance of 40.00 feet to a point being the Southwest corner of the SE 1/4 NE 1/4 of said Section 30; thence N 89°56'51" E, along

the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 101.86 feet; thence N 00°07'22" E, along the East line of that certain parcel of land described in Book 5002, Page 712 and the West line of that certain parcel of land described in Book 793, Page 208, all in the Public Records of Mesa County, Colorado, a distance of 663.38 feet, more or less, to the South line of Church Subdivision No. 2, as same is recorded in Plat Book 11, Page 9, Public Records of Mesa County, Colorado; thence N 89°56'51" E, along the South line of said Church Subdivision No. 2 and the South line of Church Subdivision, as same is recorded in Plat Book 9, Page 144, Public Records of Mesa County, Colorado, a distance of 244.00 feet; thence S 00°07'22" E, along the East line of that certain parcel of land described in Book 793, Page 208, a distance of 633.38 feet, more or less, to a point on the North right of way of B-1/2 Road; thence N 89°56'51" E, along said North right of way, being a line 30.00 feet North of and parallel with, the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 915.32 feet; thence S 00°03'09" E, along a line of said Rohner Annexation, a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINING 207,362 Square Feet or 4.760 Acres, more or less, as described hereon.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 5th day of November, 2014, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Division of the City.

ADOPTED the _____ day of _____, 2014.

Attest:

President of the Council

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

<i>DATES PUBLISHED</i>
September 19, 2014
September 26, 2014
October 3, 2014
October 10, 2014

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

FIRE STATION NO. 4 ANNEXATION

APPROXIMATELY 4.760 ACRES

LOCATED AT 2880 B ½ ROAD

WHEREAS, on the 17th day of September, 2014, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of November, 2014; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

FIRE STATION NO. 4 ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being a portion of Lot 15 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the East Quarter (E 1/4) Corner of said Section 30 and assuming the South line of the SE 1/4 NE 1/4 of said Section 30 bears S 89°56'51" W with all other bearings shown herein being relative thereto; thence from said Point of Commencement, S 89°56'51" W, along the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 58.60 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°56'51" W, along the South line of the SE 1/4 NE 1/4 of said Section 30, also being a line of the Rohner Annexation, Ordinance No. 4555, as

same is recorded in Book 5376, Page 464, Public Records of Mesa County, Colorado, a distance of 810.11 feet; thence S 00°03'13" E, along a line of said Rohner Annexation, a distance of 40.00 feet to a point being the Northeast corner of Rio Grande Subdivision, as same is recorded in Plat Book 12, Page 94, Public Records of Mesa County, Colorado; thence S 89°56'51" W, along the North line of said Rio Grande Subdivision, being a line 40.00 feet South of and parallel with, the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 450.88 feet to a point on the West line of the NE 1/4 SE 1/4 of said Section 30; thence N 00°16'21" W, along the West line of the NE 1/4 SE 1/4 of said Section 30, a distance of 40.00 feet to a point being the Southwest corner of the SE 1/4 NE 1/4 of said Section 30; thence N 89°56'51" E, along the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 101.86 feet; thence N 00°07'22" E, along the East line of that certain parcel of land described in Book 5002, Page 712 and the West line of that certain parcel of land described in Book 793, Page 208, all in the Public Records of Mesa County, Colorado, a distance of 663.38 feet, more or less, to the South line of Church Subdivision No. 2, as same is recorded in Plat Book 11, Page 9, Public Records of Mesa County, Colorado; thence N 89°56'51" E, along the South line of said Church Subdivision No. 2 and the South line of Church Subdivision, as same is recorded in Plat Book 9, Page 144, Public Records of Mesa County, Colorado, a distance of 244.00 feet; thence S 00°07'22" E, along the East line of that certain parcel of land described in Book 793, Page 208, a distance of 633.38 feet, more or less, to a point on the North right of way of B-1/2 Road; thence N 89°56'51" E, along said North right of way, being a line 30.00 feet North of and parallel with, the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 915.32 feet; thence S 00°03'09" E, along a line of said Rohner Annexation, a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINING 207,362 Square Feet or 4.760 Acres, more or less, as described hereon.

Be and is hereby annexed to the City of Grand Junction, Colorado.

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

ADOPTED on second reading the ____ day of _____, 2014 and ordered published in pamphlet form.

Attest:

President of the Council

City Clerk



Date: September 8, 2014
 Author: John Shaver
 Title/ Phone Ext: City Attorney
 Proposed Schedule:
September 17, 2014
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 3
CITY COUNCIL AGENDA ITEM

Subject: Purchase of a Portion of the Property Located at 2880 B1/2 Road for Relocation of Fire Station #4
Action Requested/Recommendation: Adopt Resolution Authorizing the City Manager to Purchase Property in an Amount Not to Exceed \$90,000
Presenter(s) Name & Title: Rich Englehart, City Manager John Shaver, City Attorney Ken Watkins Fire Chief

Executive Summary:

This request is for authorization from the City Council to purchase a portion of the property located at 2880 B 1/2 Road for the construction of a fire station.

Background, Analysis and Options:

City Council has previously been advised that City Staff has been looking for a site for the construction/relocation of Fire Station #4. This search has resulted in Staff recommending that City Council authorize the purchase of a portion of the property at 2880 B1/2 Road.

In 2008, the Fire Department conducted an extensive study to determine future fire station locations and coverage areas. Research determined that the relocation of Fire Station #4 was a cost effective way to increase coverage on Orchard Mesa while still meeting response time goals. As a result, Staff identified eight possible sites in the area and selected this site as the best to meet the need.

The property owner has petitioned to annex the property and once annexed, the parcel will be subdivided. The exact dimensions and legal description are yet to be determined. Once the plat is of record the City intends to purchase approximately 2.5 acres.

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

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

Policy A: The City 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.

Relocating Fire Station #4 to a more central location will better serve the Orchard Mesa and Pear Park areas now and as the population of these areas grow in the future. The relocation site reduces the large redundant coverage areas between the current Fire Station #4 and Fire Station #1, allowing for a greater overall coverage area and meeting response time goals. Additionally, with the construction of the 29 Road Bridge, this site provides a better interconnect of fire station coverage areas on the east side of the City.

How this item relates to the Economic Development Plan:

Public Safety is one of the Guiding Areas of Emphasis in the 2014 Economic Development Plan and one of the roles of the City is to invest in the development of public amenities with a goal of creating and maintaining a safe community through professional, responsive and cost effect public safety services. The specific Action Step is to improve response times of emergency responders through the planning and construction of fire stations in areas without adequate coverage.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

There is \$475,000 budgeted for the land purchase and design in the Capital Improvements Fund. The costs of design are offset by a DOLA grant in the amount of \$175,000.

Legal issues:

If the City Council authorizes the purchase, the form of any and all agreements will be reviewed and approved by the City Attorney.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This project and funding has been discussed at City Council retreats and budget workshops over the last two years.

Attachments:

Proposed Resolution

RESOLUTION NO. __-14

A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE REAL PROPERTY LOCATED AT 2880 B 1/2 ROAD, GRAND JUNCTION, COLORADO

RECITALS:

The City's 2014 budget includes funds for the purchase of property for the relocation of Fire Station 4. Over the course of many months the Fire Chief and Department staff have evaluated many sites and determined that 2880 B1/2 Road is the preferred location. City staff has negotiated with the property owner and have agreed on a price with the final legal description/acreage of the purchase to be determined but in no event will the City buy more than 3 acres.

With this resolution the City Council authorizes City Manager Rich Englehart to further negotiate and sign, once the property is fully described, a purchase contract.

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

1. The City Council authorizes the purchase of a portion of the property located at 2880 B1/2 Road with the description to be determined by mutual agreement of the buyer and seller, by general warranty deed, for a price of \$30,000.00 per acre with the total authority not to exceed \$90,000.00.
2. All actions heretofore taken by the officers, employees and agents of the City relating to the purchase of the property, which are consistent with the provisions of the authority granted by this Resolution are hereby ratified, approved and confirmed.
3. The officers, employees and agents of the City and specifically the City Manager are hereby authorized and directed to take all actions necessary or appropriate to complete the purchase. Furthermore, City staff is directed to effectuate this Resolution, including the execution and delivery of a contract, deed and such documents as are necessary to complete the purchase.

PASSED and ADOPTED this _____ day of _____, 2014.

President of the Council

ATTEST:

City Clerk



Attach 4

CITY COUNCIL AGENDA ITEM

Date: [September 10, 2014](#)
Author: [Scott D. Peterson](#)
Title/ Phone Ext: [Senior Planner/1447](#)
Proposed Schedule: [1st Reading: September 17, 2014](#)
[2nd Reading: October 1, 2014](#)
File #: [RZN-2014-260](#)

Subject: South Dominguez Estates Rezone, Located at 2921 E 7/8 Road
Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for October 1, 2014
Presenter(s) Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

Request to rezone 4.39 +/- acres from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac) zone district in anticipation of the proposed South Dominguez Estates residential subdivision.

Background, Analysis and Options:

The applicant, South Dominguez Estates LLC, wishes to rezone an unplatted 4.39 +/- acre parcel of land from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac) in anticipation of future residential development for the purpose of eventually developing a new subdivision of up to 17 two-family dwellings (34 units total) which would equate to a residential density of 7.74 du/ac.

The existing single-family residence and accessory structures on the property will ultimately be demolished to make way for the 17 duplexes. The property owner is requesting review of the rezone application prior to formal submittal of the subdivision application in order to determine overall density and lot layout.

The Comprehensive Plan Future Land Use Map designation is Residential Medium which allows zoning for up to 8 dwelling units an acre.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on March 24, 2014 with eight citizens attending the meeting along with City staff, the applicant and its representative. Neighborhood concerns expressed at the meeting were additional traffic impacts and how the subdivision was going to be accessed. Most in attendance agreed that E 7/8 Road should not be utilized for ingress/egress for the new subdivision as presently this is only a single lane width road. The applicant and representative stated that they

would meet with City staff to discuss the possibility of placement of a barrier adjacent to the new subdivision to prevent vehicular ingress/egress from E 7/8 Road and utilize Dawn Drive and Bookcliff Avenue for access to and from the subdivision. Access will be addressed in detail once the subdivision application is submitted.

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

The Comprehensive Plan Future Land Use designation of Residential Medium (4 – 8 du/ac) encourages the proposed R-8 zoning. The rezone request is also consistent with the following Goals and Policies of the Comprehensive Plan:

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

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.

How this item relates to the Economic Development Plan:

The purpose of the recently adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed rezone for South Dominguez Estates meets with the goal and intent of the Economic Development Plan by creating construction jobs through the subdivision development for both public infrastructure and new home construction and will thus give more housing options to perspective and existing residents of the community.

Board or Committee Recommendation:

The Planning Commission recommended approval of the rezone application at their September 9, 2014 meeting on a 4-2 vote with Commissioners Couch and Tolle voting against.

Financial Impact/Budget:

The proposed rezone has no financial impact.

Legal issues:

The proposed rezone has been reviewed by the Legal division.

Other issues:

There are no other issues.

Previously presented or discussed:

This item has not been presented or discussed at a previous City Council meeting or workshop.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing Zoning Map
Correspondence Received
Ordinance

BACKGROUND INFORMATION					
Location:		2921 E 7/8 Road			
Applicant:		South Dominguez Estates LLC, Owner Ciavonne, Roberts & Associates, Representative			
Existing Land Use:		Single-family detached home along with various accessory buildings			
Proposed Land Use:		Two-family attached residential subdivision			
Surrounding Land Use:	North	Single-family detached and vacant land			
	South	Single-family detached and multi-family residential			
	East	Single-family detached			
	West	Single-family detached and two-family residential			
Existing Zoning:		R-4 (Residential - 4 du/ac)			
Proposed Zoning:		R-8 (Residential - 8 du/ac)			
Surrounding Zoning:	North	R-4 (Residential - 4 du/ac)			
	South	RMF-8 (Residential Multi-Family - 8 du/ac) (County)			
	East	R-5 (Residential - 5 du/ac) and R-4 (Residential - 4 du/ac)			
	West	RSF-4 (Residential Single-Family - 4 du/ac) and PUD (Planned Unit Development) (County)			
Future Land Use Designation:		Residential Medium (4- 8 du/ac)			
Blended Residential Land Use Categories Map (Blended Map):		Residential Medium (4 - 16 du/ac)			
Zoning within density range?		X	Yes		No

Section 21.02.140 of the Grand Junction Zoning and Development Code

Zone requests must meet at least one of the following criteria for approval:

(1) Subsequent events have invalidated the original premise and findings;

Subsequent events have not invalidated the original premises and findings. The requested R-8 zone district implements the same Comprehensive Plan Future Land Use Map designation of Residential Medium (4 - 8 du/ac) as the current zoning of R-4. The property owner wishes to up-zone and develop the property in the near future for a residential subdivision close to 8 dwelling units an acre which is considered appropriate development within the existing Residential Medium category, thereby supporting Goal #5 of the Comprehensive Plan.

This criterion has not been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan;

The residential character of this area has not changed. The area is surrounded by single-family detached, two-family and multi-family dwelling units on all three sides of the property. The applicant wishes to zone the property R-8 in order to develop a two-family residential subdivision. The Comprehensive Plan supports the potential for increased residential densities where applicable along with the desire for development of more infill properties, which is what the applicant is proposing. The proposed R-8 zone is consistent with the Comprehensive Plan and the residential character of the area will remain the same.

This criterion has not been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed;

Adequate public and community facilities and services are available to the property and are sufficient to serve residential land uses within the proposed R-8 density. Ute Water, City sanitary sewer, Xcel Energy electric and gas are all presently available to the site. Nearby within walking distance at the intersection of 29 Road and Patterson Road is a local neighborhood shopping center of Patterson Marketplace which includes a Safeway grocery store, restaurant and other retail shops. Public transit bus stops are also located along 29 Road and Patterson Road. Fruitvale Elementary School is located nearby at 30 Road.

This criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use;

While there are other R-8 zoned properties within the near vicinity between the City and County jurisdictions, the proposed rezone of this property adds more residential density to this parcel as encouraged by the Comprehensive Plan and the promotion of infill development. The requested R-8 zone district implements the same Comprehensive Plan Future Land Use Map designation of Residential Medium (4 – 8 du/ac) as the current zoning of R-4. The 4.39 +/- acre property is currently occupied by a single-family detached home which will be demolished when future phases of the proposed subdivision would be developed. The proposed rezone will also provide the City's resident's with more housing choices.

This criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The community will derive benefits from the proposed rezone because it supports the goals and objectives of the Comprehensive Plan, specifically Goals 3 and 5, promotes in-fill development and will provide area residents with more housing options within the community.

This criterion has been met.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Comprehensive Plan designation for the subject property.

- a. R-4 (Residential - 4 du/ac) - current zoning
- b. R-5 (Residential - 5 du/ac)
- c. R-12 (Residential - 12 du/ac)
- d. R-16 (Residential - 16 du/ac)
- e. R-O (Residential Office)

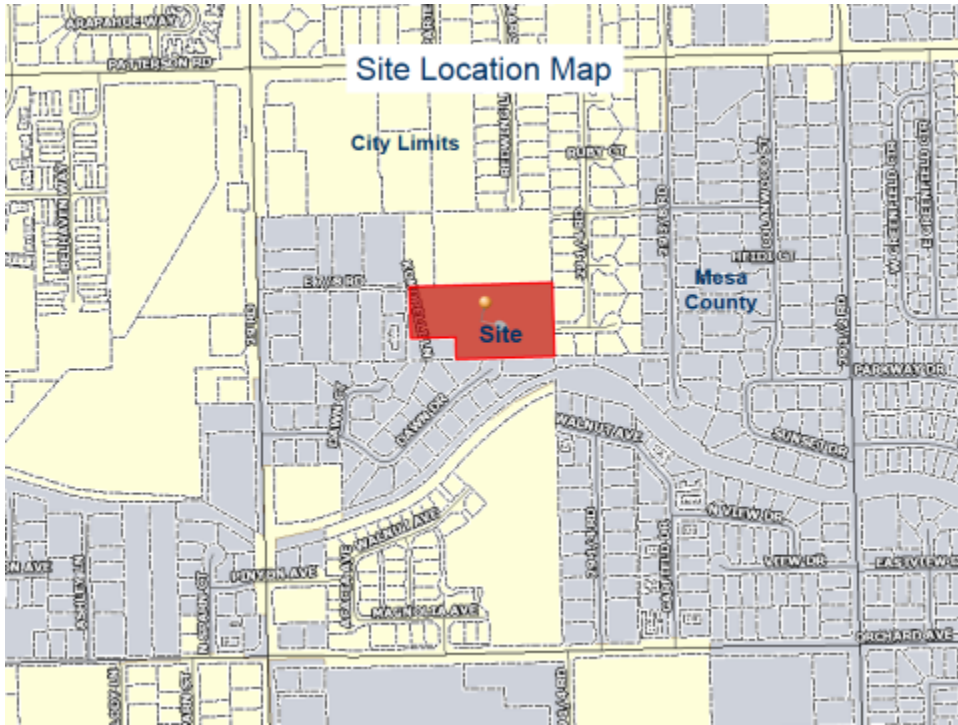
In reviewing the other zoning district options, the existing R-4 only allows a maximum of 4 dwelling units an acre while the R-5 only allows 5. The applicant is proposing a residential density closer to 8 dwelling units, so the proposed zoning of R-8 would be the desired option. The R-O zone district would not be a desired choice as it allows an unlimited residential density located within an office type neighborhood or setting. The other zoning districts of R-12 and R-16 are available under the Comprehensive Plan Blended Land Use Map, but offer higher residential density than what the applicant wishes to incorporate into their subdivision design.

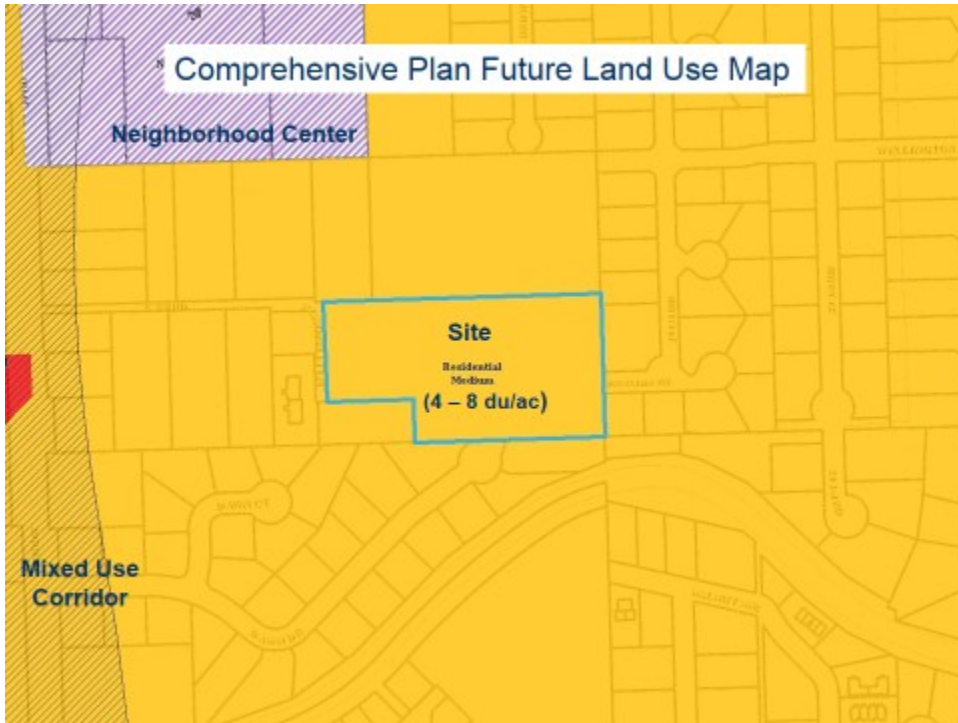
If the Planning Commission chooses to recommend one of the alternative zone designations, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation the City Council.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the South Dominguez Estates Rezone, RZN-2014-260, a request to rezone the property from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac), the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan, specifically Goals 3 and 5.
2. The review criteria, items 3, 4 and 5 in Section 21.02.140 of the Grand Junction Municipal Code have been met.
3. The requested zone of R-8 implements the existing Comprehensive Plan Future Land Use Map designation of Residential Medium (4 - 8 du/ac).





March 23, 2014

Gentlemen:

My name is Robert J. Juarez and my wife, Colleen, and I live at 2916 E 7/8 Rd. We are presently in Tucson, AZ and will not be able to attend your meeting on the 24th.

My biggest concern for any proposal that you have is E 7/8 Rd. As you no doubt have noticed it is at best a single lane road. Large trucks are bad and on refuse days the large trucks completely block traffic. Some of the trucks that are picking up on Kokapelli Ln have to back down both roads. Not a pretty thought for any increased traffic.

Making a left turn onto 29 Road can be hazardous at best. Hazardous a guess to the time when 29 Road is opened all of the way to I-70 I would say anything other than a right turn will be practically impossible.

I would propose that any movement of traffic from you project should be directed into Redwing Lane and or into Wellington Ave and then into F Road. I would assume that a traffic light would be required at one place or the other.

From: Teresa Anderson <teresaleeanderson@gmail.com>
To: <scottp@gjcity.org>
Date: 7/8/2014 11:40 AM
Subject: Comments on RZN-2014-260 - South Dominguez Estates Rezone, 2921 E 7/8 road

Mr. Peterson:

I am writing in regards to your solicitation of comments regarding RZN-2014-260 - South Dominguez Estates Rezone, 2921 E 7/8 road. I live at 2910 E7/8 Road and my adult dependent daughter lives at 2908 E7/8 road. I oppose this rezone effort for various reasons as laid out below:

1) Increased traffic: My adult daughter is developmentally delayed and one of the reasons we moved onto this small dead end street almost 25 yrs ago - and then bought a second house here - was so that she could live in a quiet neighborhood where she could walk freely without much danger. The increased traffic which would come with this rezone would significantly increase the danger to her when walking in this neighborhood.

2) Increased crime: I am very concerned that doubling the number of residences per the rezone will result in a situation such as on dawn drive (one street down). There is a large amount of low-income housing and there is constant crime on this street. Putting large living complexes on E7/8 road could very likely lead to increased crime on our street as well. Given that my daughter is developmentally delayed, I am very concerned about the possibility of increased crime on our street and the effect it could have on her.

3) Change of Character: I, like many of the residents on E7/8 road, have lived here for over 20 yrs. We all enjoy the quiet nature of our dead-end road and the feeling of "living in the country" despite being in the middle of the city. The proposed rezone will surely damage the character of our neighborhood.

4) Property Value: The property value of the two residences I own (2908 and 2910) are heavily dependent on the top three variables I laid out (low traffic, low crime, and character). Finally, as I am retired and have almost paid of both of the homes, it is incredibly important for me to retain value in the property that I own. If the proposed rezone goes through, I believe it will surely damage the property value of my two residences.

Given the above reasons, I am strongly opposed to the rezone proposed in RZN-2014-260. I would appreciate anything that you can do to stop this rezone from going forward.

Regards,

Teresa Anderson
Owner of 2908 and 2910 E 7/8 road.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING THE PROPOSED
SOUTH DOMINGUEZ ESTATES SUBDIVISION
FROM R-4 (RESIDENTIAL - 4 DU/AC) TO
R-8 (RESIDENTIAL - 8 DU/AC)**

LOCATED AT 2921 E 7/8 ROAD

Recitals:

The applicant, South Dominguez Estates LLC, wishes to rezone an unplatted 4.39 +/- acre parcel of land from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac) in anticipation of future residential development for the purpose of eventually developing a new subdivision of up to 17 two-family dwellings (34 units total) which would equate to a residential density of 7.74 du/ac.

The existing single-family residence and accessory structures on the property will ultimately be demolished to make way for the 17 duplexes. The property owner is requesting review of the rezone application prior to formal submittal of the subdivision application in order to determine overall density and lot layout.

The Comprehensive Plan Future Land Use Map designation is Residential Medium which allows zoning for up to 8 dwelling units an acre.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the South Dominguez Estates property from R-4 (Residential - 4 du/ac) to the R-8 (Residential - 8 du/ac) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Residential Medium (4 – 8 du/ac) and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-8 zone district to be established.

The Planning Commission and City Council find that the R-8 zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned R-8 (Residential - 8 du/ac).

The South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 1 South Range 1 East of the Ute Meridian EXCEPT the West 20 feet thereof ALSO EXCEPT beginning 660 feet East of the Southwest corner of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 1 South Range 1 East of the Ute Meridian, Thence North 99 feet, Thence East 220 feet, Thence South 99 feet, Thence West 220 feet to the POINT OF BEGINNING

Introduced on first reading this ___ day of _____, 2014 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2014 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Date: September 3, 2014
 Author: Kristen Ashbeck
 Title/ Phone Ext: Community Services
 Coordinator / x1491
 Proposed Schedule: Approval
September 17, 2014; Execute
agreement following approval
 File : CDBG 2014-03

Attach 5
CITY COUNCIL AGENDA ITEM

Subject: CDBG Subrecipient Contract with the Counseling and Education Center for Previously Allocated Funds within the 2014 Community Development Block Grant (CDBG) Program Year
Action Requested/Recommendation: Authorize the City Manager to Sign the Subrecipient Contract with the Counseling and Education Center for \$3,000 for the City’s 2014 CDBG Program Year Funds
Presenter(s) Name & Title: Kristen Ashbeck, Community Services Coordinator/CDBG Administrator

Executive Summary: The Subrecipient Contract formalizes the City’s award of \$3,000 to the Counseling and Education Center allocated from the City’s 2014 CDBG Program as previously approved by Council. The grant funds will be used to provide counseling services to low and moderate income individuals and families.

Background, Analysis and Options:

CDBG 2014-03 CEC Counseling Services

The Counseling and Education Center (CEC) provides counseling services for low income citizens. CDBG funds will be used to help pay for 44 more counseling sessions to benefit low income clients otherwise unable to access this assistance. In 2013, CEC served 417 low income clients with 3,224 hours of counseling and expects to provide services to about the same number of low income clients but with 3,400 hours of counseling in the next year.

CEC is considered a “subrecipient” to the City. The City will “pass through” a portion of its 2014 CDBG Program Year funds to CEC but the City remains responsible for the use of these funds. The contract outlines the duties and responsibilities of the agency and ensures that the subrecipient complies with all Federal rules and regulations governing the use of these funds. The contract must be approved before the subrecipient may obligate or spend any of these Federal funds. Exhibit A of the contract (Attachment 1) contains the specifics of the project and how the money will be used by the subrecipient.

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

This project funded through the 2014 CDBG program year allocation addresses steps towards the City’s Comprehensive Plan Goal listed below.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy. The CDBG project discussed above will help the Counseling and Education Center to continue to provide affordable services to low income persons in our community.

How this item relates to the Economic Development Plan: This project funded through the 2014 CDBG program year allocation indirectly addresses steps towards the City's Economic Development Plan in that the services provided by the Counseling and Education Center supports individuals and households to attain and maintain a stable living environment including housing and employment.

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

Financial Impact/Budget: Previously approved 2014 CDBG Program Year Budget

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

Other issues: There are no other issues regarding this request.

Previously presented or discussed: City Council discussed and approved the allocation of CDBG funding for this project at its May 21, 2014 meeting.

Attachments:

1. Exhibit A, Subrecipient Contract – CEC Low Income Counseling Services

**2014 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
COUNSELING AND EDUCATION CENTER (CEC)**

**EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, \$3,000.00 from its 2014 Program Year CDBG Entitlement Funds for counseling services provided by CEC. The general purpose of the entire program and this project is to meet the special needs of low income to moderate income individuals and/or families that have no insurance or are underinsured and in need of assistance with a variety of mental health problems.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income clientele benefit (570.201(c)). It shall meet this objective by providing the above-referenced services to low/moderate income persons in Grand Junction, Colorado. In addition, this project meets CDBG eligibility requirements under section 570.201(e), Public Services.
3. CEC operates from its location at 2708 Patterson Road in Grand Junction. CEC has no client eligibility requirements and a sliding scale payment is used for counseling services for low income individuals and families. CDBG funds will supplement fees paid by clients, with \$3,000 providing approximately 44 counseling hours to benefit low-income clients otherwise unable to access this assistance. It is understood that the City's grant of \$3,000 in CDBG funds shall be used towards counseling services only and for clients who live in the City limits of Grand Junction.
4. This project shall commence upon the full and proper execution of the 2014 Subrecipient Agreement and the completion of all appropriate environmental, Code, State and Local permit review and approval and compliance. The project shall be completed on or before December 31, 2015.
5. The total projected budget for the program is \$245,325 including funds from private entities and client fees paid.
6. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance
7. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.

_____ CEC

_____ City of Grand Junction

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

_____ CEC

_____ City of Grand Junction



Date: Sept 3, 2014
 Author: Traci Wieland
 Title/ Phone Ext: 3846
 Proposed Schedule: Sept. 17, 2014
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 6
CITY COUNCIL AGENDA ITEM

Subject: Matchett Park Master Plan
Action Requested/Recommendation: Adopt Resolution Approving the 2014 Master Plan for Matchett Park
Presenter(s) Name & Title: Rob Schoeber, Parks and Recreation Director Traci Wieland, Recreation Superintendent

Executive Summary:

Matchett Park is a 205 acre site that the City has owned since 1996. The City applied and received a grant for the development of a Master Plan for development of a park on this site. The Master Plan being presented is the result of work with the public and other stakeholders. The Parks and Recreation Department is seeking approval of the 2014 Matchett Park Master Plan.

Background, Analysis and Options:

The Matchett Park property was acquired through a ten year lease purchase agreement in 1996 thanks to assistance from the Trust for Public Lands. Of the 205 acre property, 75 acres is encumbered by Indian Wash, one of two major natural drainage channels through Grand Junction, with the remainder being flat farmland. Also, a “floating” 14 acres is owned by Mesa County Valley School District 51.

In June of 2012, City Council directed staff to complete a master plan for the 205 acre Matchett Park. A \$75,000 Great Outdoors Colorado planning grant was submitted in spring of 2013 and secured in June of 2013. A landscape architectural firm, Design Workshop, was selected to assist with the process after a solicitation was completed in late summer of 2013. Ciavonne, Roberts and Associates of Grand Junction was secured as an owner’s representative. In addition, a stakeholder group was compiled to assist with the technical components of the planning process. These stakeholders included representatives from Parks and Recreation, Parks and Recreation Advisory Board, City Council, Fire, Police, Traffic, Planning, Public Works, and Economic Development and Sustainability.

The master planning process included a rigorous community participation component with three public meetings, two online surveys, a dedicated web and Facebook page, an email newsletter, and extensive outreach to neighbors, community groups, boards,

and regional residents. The first step was a visioning exercise for the community to provide feedback on what elements should and should not be included in the plan. From this initial feedback, three alternatives were developed and then critiqued by the community. The major themes and concepts from the alternatives helped to move the plan to one preferred concept that was presented to the community in March of 2014. The feedback was largely supportive with additional questions about phasing, cost estimates, and development timelines.

Overall cost estimates have been developed for the park and total \$36 million. Phasing opportunities have been developed which have been broken down into four major phases: southern phase, the center, eastern edge, and infrastructure. Each phase is structured so that components can be further broken down into smaller, more financially realistic projects. Ongoing maintenance costs have also been developed along with revenue projections.

Recommendations for a first phase of development include the southern portion of the park to include amenities such as: irrigation/fishing pond, restroom/shelter, trails, parking, Hawthorn connection to 28 ¼ Road, extension of 28 ¼ Road to parking, Grand Valley Water Users Association pipe relocation and burying, picnic tables, benches, and other basic park amenities. In addition, staff is currently building a partnership with the Tamarisk Coalition to bring impact to the eastern edge with potential removal of tamarisk and Russian olive to clear Indian Wash and prepare it for revegetation and additional use.

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

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

Any suggested improvements at the currently undeveloped site would enhance the visual appeal from Patterson Road as well as the dense neighborhoods that surround it.

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

Once developed, Matchett Park will be the City's largest park serving neighborhood and regional uses. The park would provide much needed active park amenities currently overloaded at other parks, in addition to passive amenities not currently found in any other park.

How this item relates to the Economic Development Plan:

Goal 1.6: Investing in and Developing Public Amenities

The master plan for Matchett Park will serve as a blueprint for the development of Matchett Park. Development will strengthen the existing system of regional, neighborhood, and community parks for recreational and competitive uses.

Board or Committee Recommendation:

City Council has discussed the plan in workshops on May 19 and July 15, 2014. Parks and Recreation Advisory Board has discussed the plan over the course of the last 12 months and officially recommended the plan for approval on September 4, 2014.

Financial Impact/Budget:

The adoption of this plan does not authorize or commit the City to future spending for this project. Phased development projects will be presented to council in the future as funding sources are identified and secured.

Legal issues:

The adoption of this plan is consistent with the City Council's authority under its ordinances and the laws of the State of Colorado.

Other issues:

No other issues have been identified.

Previously presented or discussed:

City Council heard updates regarding the plan on May 19 and July 14, 2014.

Attachments:

Proposed Resolution
Master Plan (Separate Link on gjcity.org under City Council Agendas)

RESOLUTION NO. __-14

A RESOLUTION ADOPTING THE 2014 MATCHETT PARK MASTER PLAN

The Matchett Park Master Plan was prepared by City staff, Design Workshop, and Ciavonne, Roberts, and Associates.

The plan has received rigorous review from the community. The plan was also reviewed by the Parks and Recreation Advisory Board on September 4, 2014 and was recommended for approval.

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

The 2014 Matchett Park Master Plan, prepared by City staff, Design Workshop, and Ciavonne, Roberts, and Associates, and recommended for approval by the Grand Junction Parks and Recreation Advisory Board, be adopted by the Grand Junction City Council (attached).

Passed and adopted this _____ day of _____, 2014.

President of the Council

ATTEST:

City Clerk



Attach 7
CITY COUNCIL AGENDA ITEM

Date: September 5, 2014
Author: Scott D. Peterson
Title/ Phone Ext: Senior Planner/1447
Proposed Schedule: 1st Reading: August 20, 2014
2nd Reading: September 17, 2014
File #: PLD-2014-115 and CPA-2014-116

Subject: Amend the 12th Street Medical Plaza and Hospice Care Planned Development and Amend the Comprehensive Plan Future Land Use Map, Located at 3030, 3040, 3045, and 3050 N. 13th Street

Action Requested/Recommendation: Approve a Resolution to Change the Comprehensive Plan Future Land Use Map and Adopt on Final Passage and Order Final Publication in Pamphlet Form the Planned Development Ordinance

Presenter(s) Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

Request approval to amend the 12th Street Medical Plaza and Hospice Care Planned Development (HopeWest PD) to include four additional lots, zoning the four lots to PD (Planned Development) with a default zone of B-1 (Neighborhood Business) and also to amend the Comprehensive Plan from Residential Medium (4 - 8 du/ac) to Business Park Mixed Use for three of the four lots, located at 3030, 3040, 3045, and 3050 N. 13th Street.

Background, Analysis and Options:

Applicants, HopeWest and Primary Care Partners, wish to amend the Planned Development (PD) adopted in 2003 by Ordinance No. 3534 to annex four additional properties (3030, 3040, 3045, 3050 N. 13th Street) into the PD zoning district with an underlying default zone of B-1 (Neighborhood Business). Applicants also wish to amend the Comprehensive Plan Future Land Use Map for three of the four properties (3030, 3040 and 3050 N. 13th Street) from Residential Medium (4 – 8 du/ac) to Business Park Mixed Use to accommodate the proposed Planned Development and underlying default zone. The fourth lot (3045 N. 13th Street) is presently designated as Business Park Mixed Use.

Once the HopeWest PD is amended and the lots rezoned, HopeWest plans to submit a site plan for review establishing the land use for the four added properties which will comply with the Code requirements for off-street parking, landscaping, screening, etc., for neighborhood business properties. Currently, HopeWest is proposing to utilize the property at 3030 N. 13th Street as storage, 3040 N. 13th as housing and storage, 3045 N. 13th as office space and counseling

services and 3050 N. 13th as storage. The applicant intends to utilize these four properties in the future for the following uses; staff and visitor housing, inside storage (with no outside storage allowed), office space, staff and visitor parking lot and counseling services.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on January 6, 2014 with two citizens attending the meeting along with City Staff and representatives from HopeWest. No one in attendance indicated any major dissatisfaction with the proposed Planned Development Amendment and Comprehensive Plan Future Land Use Map Amendment.

City Project Manager has received a few calls from the neighborhood concerning additional traffic impacts to the neighborhood along Bonito Avenue and N. 13th Street and one call in favor of the requests. It is anticipated that HopeWest will be utilizing the parking lot on-site at 3090 N. 12th Street for any public parking necessary that would utilize the existing four properties on N. 13th Street.

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

The HopeWest PD amendment and Comprehensive Plan amendment meets the following goals and policies from the Comprehensive Plan by encouraging preservation of existing buildings and their appropriate reuse and by enhancing the provision of services for the health care industry as a regional center.

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

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.

Economic Development Plan:

The purpose of the recently adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Planned Development and Future Land Use Map Amendment for HopeWest meets with the goal and intent of the Economic Development Plan by supporting an existing business expansion and marketing one of the strengths of our community as being a regional medical provider.

Board or Committee Recommendation:

The Planning Commission conditionally approved the applications at their August 12, 2014 meeting.

Financial Impact/Budget:

The proposed amended Planned Development and Comprehensive Plan Amendment have no financial impact.

Legal issues:

The proposed amended Planned Development and Comprehensive Plan Amendment has been reviewed by the Legal division.

Other issues:

There are no other issues.

Previously presented or discussed:

Consideration of the Planned Development Ordinance was on August 20, 2014.

Attachments:

Site Location Map/Aerial Photo Map
Comprehensive Plan Future Land Use Map/Existing Zoning Map
Letter of Support from Primary Care Partners
Ordinance No. 3534
Resolution
Planned Development and Rezone Ordinance
Planned Development Site Sketch
Outline Development Plan

BACKGROUND INFORMATION					
Location:		3030, 3040, 3045, and 3050 N. 13 th Street			
Applicants:		HopeWest, Owner Primary Care Partners, Owner Apex Consulting Engineers, Representative			
Existing Land Use:		HopeWest medical facilities and patient care, Spoons Bistro, Artful Cup, Primary Care Partners medical offices, 4 single-family detached homes.			
Proposed Land Use:		Medical campus, medical facilities/patient care, restaurant, coffee shop, storage, office space, staff and visitor housing, counseling services and parking lots			
Surrounding Land Use:	North	The Atrium Retirement Village			
	South	Single-family detached residential			
	East	The Fountains, Assisted Living Center and Single-family detached residential			
	West	Multi-family residential condominiums (Lakeside)			
Existing Zoning:		PD (Planned Development) and R-8 (Residential – 8 du/ac)			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	North	R-24 (Residential – 24 du/ac)			
	South	R-8 (Residential – 8 du/ac)			
	East	PD (Planned Development) and R-8 (Residential – 8 du/ac)			
	West	PD (Planned Development) and R-8 (Residential – 8 du/ac)			
Future Land Use Designation:		Business Park Mixed Use and Residential Medium (4 – 8 du/ac)			
Zoning within density range?		X	Yes		No

ANALYSIS:

Access:

It is anticipated that access to the four properties will be primarily pedestrian access from the existing large parking lot at 3090 N. 12th Street. There is already a pedestrian connection from HopeWest to N. 13th Street. So the same access that serves Primary Care Partners and HopeWest from N. 12th Street could serve these four lots. There will be some vehicle traffic on Bonito Avenue and/or 13th Street to the lots, because the applicant is proposing a parking lot, among other

uses, on the four N. 13th Street lots and there is no vehicular access directly between the 12th Street parking lot and the N. 13th Street lots. It is anticipated however that traffic to these four lots would be less trips per day than if the properties were still utilized as single-family detached homes.

Landscaping:

Extensive landscaping and pedestrian paths already serve the rest of the PD area and will serve the four N. 13th Street lots. HopeWest also plans to submit a site plan for review for the four lots that may include additional landscaping on the lots.

Signage:

Signage for the four properties on N. 13th Street would be limited to a sign area of no larger than 25 sq. ft. for building and monument signs. Monument signs shall not exceed 8' in height.

Phasing:

No phasing plan is proposed for the properties on N. 13th Street. The previous plan approved by Ordinance No. 3534 included future development of a 24,000 sq. ft. medical building for Primary Care Partners and a 20,238 sq. ft. building for HopeWest, both of which have not yet been constructed. No time deadline for that development has been established, but Site Plan Review applications will be required for all projects described in the Planned Development.

Community Benefit:

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.070 of the Zoning and Development Code. The Zoning and Development Code also states that PD zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The HopeWest PD amendment offers the following long-term community benefits:

1. Effective infrastructure design by consolidating needed medical services into one centralized location and enhancing the only in-patient hospice care facility in the Grand Valley. HopeWest will be able to reallocate existing resources that are not critical to patient care to the properties on N. 13th Street, such as office space and interior storage areas, thereby creating more interior space in the main HopeWest building located at 3090 N. 12th Street.
2. Continue to provide neighborhood accessibility and a network of off-street trails on-site through existing pedestrian connections from N. 12th Street to N. 15th Street with a connection to N. 13th Street.
3. Providing extensive existing on-site landscaping.
4. By the reuse and utilization of existing buildings with existing infrastructure as encouraged by Goal 6 of the Comprehensive Plan.

Default Zoning:

The HopeWest PD has a default zoning district of B-1 (Neighborhood Business). All future and anticipated development must adhere to the bulk and performance standards of the B-1 zone district.

List of Allowed Land Uses for the N. 13th Street Properties:

The properties located at 3030, 3040, 3045 and 3050 N. 13th Street are only to be utilized for the following permitted land uses:

- a. Staff and visitor housing
- b. Inside storage (with no outside storage allowed)
- c. Office space
- d. Counseling Services
- e. Staff and visitor parking lot

**Comprehensive Plan Future Land Use Map Amendment
Section 21.02.130 of the Zoning and Development Code:**

The City may amend the Comprehensive Plan if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and meets one or more of the following criteria:

- a. *Subsequent events have invalidated the original premises and findings.*

The three lots located at 3030, 3040 and 3050 N. 13th Street are designated on the Future Land Use Map as Residential Medium (4 - 8 du/ac). The adjacent properties to the west are designated as Business Park Mixed Use. Changing these properties to Business Park Mixed Use and zoning to PD (Planned Development) will allow the applicant to use the properties specifically in accordance with the HopeWest PD as residential housing for staff and visitors, inside storage, office space and counseling services etc., which would be compatible uses with the neighboring residential area, thereby supporting the social infrastructure by enhancing a facility that provides comprehensive healthcare and the only inpatient hospice facility in the Grand Valley.

Therefore this criterion has been met.

- b. *The character and/or condition of the area has changed such that the amendment is consistent with the plan.*

There has not been a change of character in the neighborhood as all properties to the south, west and east are residential. However, HopeWest has recently acquired these four properties as overall demand for their services continue to grow so that they can expand their services on-campus to the community in this location, providing needed ancillary services in a residential setting.

Therefore this criterion has been met.

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

Adequate public facilities and services (water, sewer, utilities, etc.) are available to serve the entire PD area including the four N. 13th Street lots. The existing properties at the end of N. 13th Street are within easy walking distance to the existing HopeWest and Primary Care Partner's sites through existing pedestrian connections. Also, a short distance to the south is Patterson Road and N. 12th Street for availability of public transit connections, restaurants and retail opportunities.

Therefore this criterion has been met.

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

While there may be other available vacant Business Park Mixed Use designated properties, expanding the business elsewhere would entail

new construction costs and disconnection from HopeWest's operations on this campus, unnecessarily increasing road congestion as staff members commute to and from the main campus to different locations around the community to perform different functions. Having ancillary facilities next door and on-campus on N. 13th Street will benefit not only HopeWest, but also the community as need for medical services continues to grow.

Therefore this criterion has been met.

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

The community and area will derive benefits from the proposed amendment by the reuse and utilization of existing buildings with existing infrastructure as encouraged by Goal 6 of the Comprehensive Plan. HopeWest will be able to reallocate existing resources that are not critical to patient care to the properties on N. 13th Street, such as office and interior storage areas, thereby creating more interior space in the main HopeWest building located at 3090 N. 12th Street.

Therefore this criterion has been met.

Planned Development Amendment
Section 21.02.150 of the Zoning and Development Code:

Requests to amend a Planned Development must demonstrate conformance with all of the following:

- a. *The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies.*

The proposed amended Planned Development and Future Land Use Map amendments comply with the Comprehensive Plan (once the Plan is amended as requested by the applicant), Grand Valley Circulation Plan and other applicable adopted plans and policies. The proposed amendment to incorporate four properties into the HopeWest PD will continue to provide support and comprehensive healthcare and the only inpatient hospice facility in the Grand Valley.

- b. *The rezoning criteria provided in Section 21.02.140 of the Zoning and Development Code. See above discussion of Section 21.02.130.*

- c. *The planned development requirements of Section 21.05 of the Zoning and Development Code.*

The proposed amended Planned Development is in conformance with the requirements of Section 21.05 of the Zoning and Development Code through the use of long-term community benefits such as the following; consolidating needed medical services into one centralized location and enhancing the only in-patient hospice facility in the Grand Valley, the re-use of existing buildings, providing neighborhood accessibility to the site through existing pedestrian connections from N. 12th Street to N. 15th Street and providing extensive on-site landscaping, etc.

- d. *The applicable corridor guidelines and other overlay districts in Chapter Seven.*

None are applicable.

- e. *Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.*

Adequate public facilities and services currently exist or will be provided concurrent with the projected impacts of development. Ute water and City sewer lines are presently located within the N. 13th Street right-of-way. Xcel Energy provides electric and gas service to the area.

- f. *Adequate circulation and access shall be provided to serve all development pods/areas to be developed.*

Adequate circulation and access currently serves the entire HopeWest PD area, including the four N. 13th Street lots. Each lot is located adjacent to N. 13th Street and has easy access to N. 12th Street, a Minor Arterial, via connections from Bonito and Hermosa Avenues. HopeWest staff and the public will be encouraged to utilize the N. 12th Street parking lot and use the existing pedestrian connection to N. 13th Street. This will help alleviate traffic concerns of residential neighbors.

- g. *Appropriate screening and buffering of adjacent property and uses shall be provided.*

Screening and buffering will be addressed during the Site Plan Review process for the four N. 13th Street lots. The Zoning and Development Code requires a minimum 6' tall fence to be

constructed between the default B-1 zone district and the adjacent R-8 zone district.

- h. *An appropriate range of density for the entire property or for each development pod/area to be developed.*

The applicant proposes some staff and visitor housing which will not exceed the allowed density range.

- i. *An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed.*

The default zoning district for HopeWest PD is B-1 (Neighborhood Business); the same default zone will be applied to the four added lots. The applicant is not proposing any deviations from the default standards.

- j. *An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.*

No phasing schedule is proposed. Proposed future development on the N. 12th Street properties (discussed above) will be in accordance with Ordinance No. 3534. Allowed uses of the N. 13th Street properties shall be in accordance with the above list of allowed land uses as indicated above.

FINDINGS OF FACT/CONCLUSIONS/CONDITIONS OF APPROVAL:

After reviewing the HopeWest, Primary Care Partners application, PLD-2014-115, CPA-2014-116, to amend the HopeWest PD and the Comprehensive Plan, and to rezone properties located at 3030, 3040, 3045 and 3050 N. 13th Street to PD (Planned Development) with a default zone of B-1 (Neighborhood Business), the Planning Commission makes the following findings of fact, conclusions and conditions:

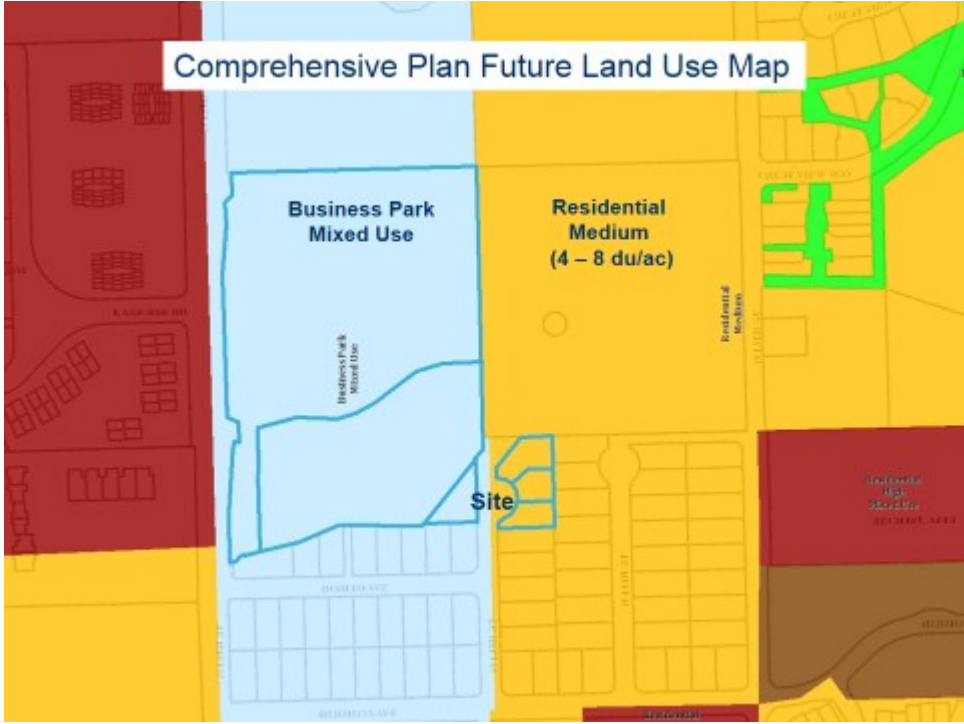
1. The requested amendments to the Planned Development and Comprehensive Plan Future Land Use Map are consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.130 and 21.02.150 of the Zoning and Development Code have been met.
3. Applicant shall submit a site plan for review for the N. 13th Street properties prior to establishment of allowed land use(s).

4. Allowed uses of the N. 13th Street properties (3030, 3040, 3045 and 3050 N. 13th Street) being added to the HopeWest PD are limited to the following:
 - a. Staff and visitor housing
 - b. Inside storage (with no outside storage allowed)
 - c. Office space
 - d. Counseling Services
 - e. Staff and visitor parking lot

5. Default zone shall be B-1 (Neighborhood Business).



Comprehensive Plan Future Land Use Map



Existing Zoning Map





P. O. Box 10700 • Grand Junction, CO 81502-5517

FAIRMOUNT HEALTH PARK • 3150 NORTH 12TH STREET
(970) 245-1220 • (970) 254-2637 FAX

December 23, 2013

APEX
Consulting Engineers
2476 Patterson Road, Suite 18
Grand Junction, CO 81505

RE: HOPEWEST APPROVAL REQUEST FOR REZONE OF PROPERTIES

Dear Mr. Marquez and Mr. Peterson,

HopeWest has been our neighbor for a number of years and we are very grateful for the much needed services they bring to our community.

HopeWest has our full support for their approval request of a rezone of the properties from R-8 to PD.

Sincerely,

Lawrence Jokerst
Practice Administrator for Primary Care Partners, P.C.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3534

**AN ORDINANCE ZONING TWO PARCELS LOCATED AT 3090 AND 3150 NORTH
12TH STREET FROM PD (FOR MILLER HOMESTEAD) TO PD FOR THE 12TH
STREET MEDICAL PLAZA AND HOSPICE CARE PLANNED DEVELOPMENT**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the Planned Development zone and amends Ordinance No. 3391.

After public notice and public hearing before the Grand Junction City Council, City Council approves the PD zone district with the following findings:

- This zone district meets the criteria of Chapter 5 of the Zoning and Development Code regarding Planned Developments by providing substantial community benefits and amenities in excess of what would otherwise be required by the Code.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.
- The zoning is consistent with the Growth Plan.

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

The following property shall be zoned Planned Development (PD) zone district with a default zone of B-1, with exceptions as follows:

1. Uses allowed include medical offices and typical ancillary uses such as a pharmacy, medical supplies and equipment, health food store and day care, and professional offices and a nursing home for Hospice.
2. The site is not located on the intersection of an arterial or collector street with another arterial or collector.
3. The site is located closer than eight-tenths of a mile from another business or commercial zone district.

The Outline Development Plan for this Planned Development includes the following:

Lot	User	Use	Max. Square Feet	Size in Acres
1	Primary Care Partners	Medical Offices	78,719 (phase 1)	8.43
	Primary Care Partners	Medical Offices	24,000 (phase 2)	
2	Hospice – west bldg.	Offices	20,238	3.80

	Hospice – east bldg.	Care Facility	28,236	
	Hetland House (existing)	Conference and Office area	2,400	

Includes the following tax parcels: 2945-013-00-008 and 2945-013-00-010.

Parcel 1: The north 9 acres of the SW ½, W ½, NW1/4, SW1/4 Section 1 T.1S., R1.W, Ute Meridian excepting therefrom right-of-way described in book 2536, pages 90 and 93 and book 2592, page 947.

Parcel 2: Lots 53, 54, 55 and 56, Block 15 and the W1/2 of vacated road between Blocks 15 and 16 and the road adjoining Block 15 on the North thereof; AND beginning at the NW cor Lot 54, thence N 30'; thence W 10', thence S to a pt 10' W of SW cor Lot 53, thence E 10' thence N to pob; All in Fairmont Subdivision; And the S 1 acre of the W ½ NW ¼ SW ¼ Section 1 T.1.S, R.1W Ute Meridian; exception therefrom the following: Beg at a pt 30' E and 30' N of SW cor of NW ¼, SW1/4, SW ¼ Sec 1, T.1.S, R.1.W, Ute Meridian; thence N 320' to drain ditch; thence N 44°30' E 50', thence N 78°10' E 147', thence N 68°25E 103', thence S88°05' E 201', thence N40°E 240' to pt 30' E of NE cor Lot 55, Block 15, Fairmont Subdivision thence W 630' to pob, and excepting right-of-way described in Book 2521, page 567 and 569 and book 2592, page 950.

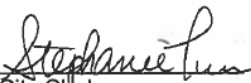
Introduced on first reading this 7th day of May, 2003.

PASSED and ADOPTED on second reading this 21st day of May, 2003.

Attest:



 President of the Council



 City Clerk

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF GRAND JUNCTION FOR THREE PROPERTIES FROM RESIDENTIAL MEDIUM (4 – 8 DU/AC) TO BUSINESS PARK MIXED USE FOR THE HOPEWEST AND PRIMARY CARE PARTNERS PLANNED DEVELOPMENT

LOCATED AT 3030, 3040, AND 3050 N. 13TH STREET

Recitals:

A request for a Comprehensive Plan Future Land Use Map Amendment has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 0.55 +/- acres, located at 3030, 3040 and 3050 N. 13th Street be redesignated from Residential Medium (4 – 8 du/ac) to Business Park Mixed Use on the Future Land Use Map.

In a public hearing, the City Council reviewed the request for the proposed Comprehensive Plan Future Land Use Map Amendment and determined that it satisfied the criteria as set forth and established in Section 21.02.130 of the Zoning and Development Code and the proposed amendment is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REDESIGNATED FROM RESIDENTIAL MEDIUM (4 – 8 DU/AC) TO BUSINESS PARK MIXED USE ON THE FUTURE LAND USE MAP.

HOPEWEST AND PRIMARY CARE PARTNERS PLANNED DEVELOPMENT

Lots 1, 2 and 3, Block 1, Fairmount North Subdivision

Said parcels contain 0.55 +/- acres (24,263 +/- square feet), more or less, as described.

PASSED on this _____ day of _____, 2014.

ATTEST:

City Clerk

President of Council

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE 12TH STREET MEDICAL PLAZA AND HOSPICE CARE PLANNED DEVELOPMENT TO INCLUDE ADDITIONAL LAND AREA AND ZONING THE ADDITIONAL LAND AREA PD (PLANNED DEVELOPMENT) WITH A DEFAULT B-1 (NEIGHBORHOOD BUSINESS) ZONE DISTRICT TO BE KNOWN AS THE HOPEWEST AND PRIMARY CARE PARTNERS PLANNED DEVELOPMENT,

LOCATED AT 3030, 3040, 3045, AND 3050 N. 13TH STREET

Recitals:

The applicants, HopeWest and Primary Care Partners wish to amend the Planned Development (PD) adopted in 2003 by Ordinance No. 3534 to annex four additional properties (3030, 3040, 3045, 3050 N. 13th Street) into the PD zoning district with an underlying default zone of B-1 (Neighborhood Business). Applicants also wish to amend the Comprehensive Plan Future Land Use Map for three of the four properties (3030, 3040 and 3050 N. 13th Street) from Residential Medium (4 – 8 du/ac) to Business Park Mixed Use to accommodate the proposed Planned Development and underlying default zone. The fourth lot (3045 N. 13th Street) is presently designated as Business Park Mixed Use.

Upon approval, HopeWest plans to submit a site plan for review establishing the land use for the four added properties which will comply with the Code requirements for off-street parking, landscaping, screening, etc., for neighborhood business properties. Currently, HopeWest is proposing to utilize the property at 3030 N. 13th Street as storage, 3040 N. 13th as housing and storage, 3045 N. 13th as office space and counseling services and 3050 N. 13th as storage. The applicant intends to utilize these four properties in the future for the following uses; staff and visitor housing, inside storage (with no outside storage allowed), office space, staff and visitor parking lot and counseling services.

This Planned Development zoning ordinance will establish the standards, default zoning (B-1), deviations and conditions of approval for the amended Plan for the HopeWest and Primary Care Partners Planned Development (Lots 1 and 2, Primary Care Partners' Services / Hospice Campus, Lot 9, Block 2 Eagleton Subdivision and Lots 1, 2 and 3, Block 1, Fairmount North Subdivision).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amended Planned Development and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the

proposed Plan has achieved “long-term community benefits” by consolidating needed medical services into one centralized location and enhancing the only in-patient hospice facility in the Grand Valley, providing neighborhood accessibility to the site through existing pedestrian connections from N. 12th Street to N. 15th Street and providing extensive on-site landscaping (See Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PLANNED DEVELOPMENT FOR THE HOPEWEST AND PRIMARY CARE PARTNER’S PLANNED DEVELOPMENT IS AMENDED WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. This Ordinance applies to the following described properties: Lots 1 and 2, Primary Care Partners’ Services / Hospice Campus, Lot 9, Block 2 Eagleton Subdivision and Lots 1, 2 and 3, Block 1, Fairmount North Subdivision (See Exhibit B).

(Properties) Said parcels contain 13.01 +/- acres more or less.

- B. Ordinance No. 3534 dated May 21, 2003 for the 12th Street Medical Plaza and Hospice Care Planned Development will remain in effect and is still valid.

- C. These Properties are zoned PD (Planned Development) with the following standards, deviations and requirements:

- 1. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the B-1 (Neighborhood Business) Zoning District.

- 2. Access:

It is anticipated that access to the four properties will be primarily pedestrian access from the existing large parking lot at 3090 N. 12th Street. There is already a pedestrian connection from HopeWest to N. 13th Street. So the same access that serves Primary Care Partners and HopeWest from N. 12th Street could serve these four lots. There will be some vehicle traffic on Bonito Avenue and/or 13th Street to the lots, because the applicant is proposing a parking lot, among other uses, on the four N. 13th Street lots and there is no vehicular access directly between the 12th Street parking lot and the N. 13th Street lots.

3. Landscaping:

Extensive landscaping and pedestrian paths already serve the rest of the PD area and will serve the four N. 13th Street lots. HopeWest also plans to submit a site plan for review for the four lots that may include additional landscaping on the lots.

4. Signage:

Signage for the four properties on N. 13th Street would be limited to a sign area of no larger than 25 sq. ft. for building and monument signs. Monument signs shall not exceed 8' in height.

5. Phasing:

No phasing plan is proposed for the properties on N. 13th Street. The previous plan approved by Ordinance No. 3534 included future development of a 24,000 sq. ft. medical building for Primary Care Partners and a 20,238 sq. ft. building for HopeWest, both of which have not yet been constructed. No time deadline for that development has been established, but Site Plan Review applications will be required for all projects described in the Planned Development.

6. Community Benefit:

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.070 of the Zoning and Development Code. The Zoning and Development Code also states that PD zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The HopeWest PD amendment offers the following long-term community benefits:

1. Effective infrastructure design by consolidating needed medical services into one centralized location and enhancing the only in-patient hospice care facility in the Grand Valley. HopeWest will be able to reallocate existing resources that are not critical to patient care to the properties on N. 13th Street, such as office space and interior storage areas, thereby creating more interior space in the main HopeWest building located at 3090 N. 12th Street.
2. Continue to provide neighborhood accessibility and a network of off-street trails on-site through existing pedestrian connections from N. 12th Street to N. 15th Street with a connection to N. 13th Street.
3. Providing extensive existing on-site landscaping.
4. By the reuse and utilization of existing buildings with existing infrastructure as encouraged by Goal 6 of the Comprehensive Plan.

7. Default Zoning:

The HopeWest PD has a default zoning district of B-1 (Neighborhood Business). All future and anticipated development must adhere to the bulk and performance standards of the B-1 zone district.

8. List of Allowed Land Uses for the Properties located on N. 13th Street:

The properties located at 3030, 3040, 3045 and 3050 N. 13th Street are only to be utilized for the following permitted land uses:

- a. Staff and visitor housing
- b. Inside storage (with no outside storage allowed)
- c. Office space
- d. Counseling Services
- e. Staff and visitor parking lot

9. Condition of Approval:

Applicant's will be required to submit for a Site Plan Review application for each individual lot for the properties located on N. 13th Street to officially establish the land use and bring the property(s) into compliance with off-street parking, landscaping, screening, etc., as neighborhood business properties.

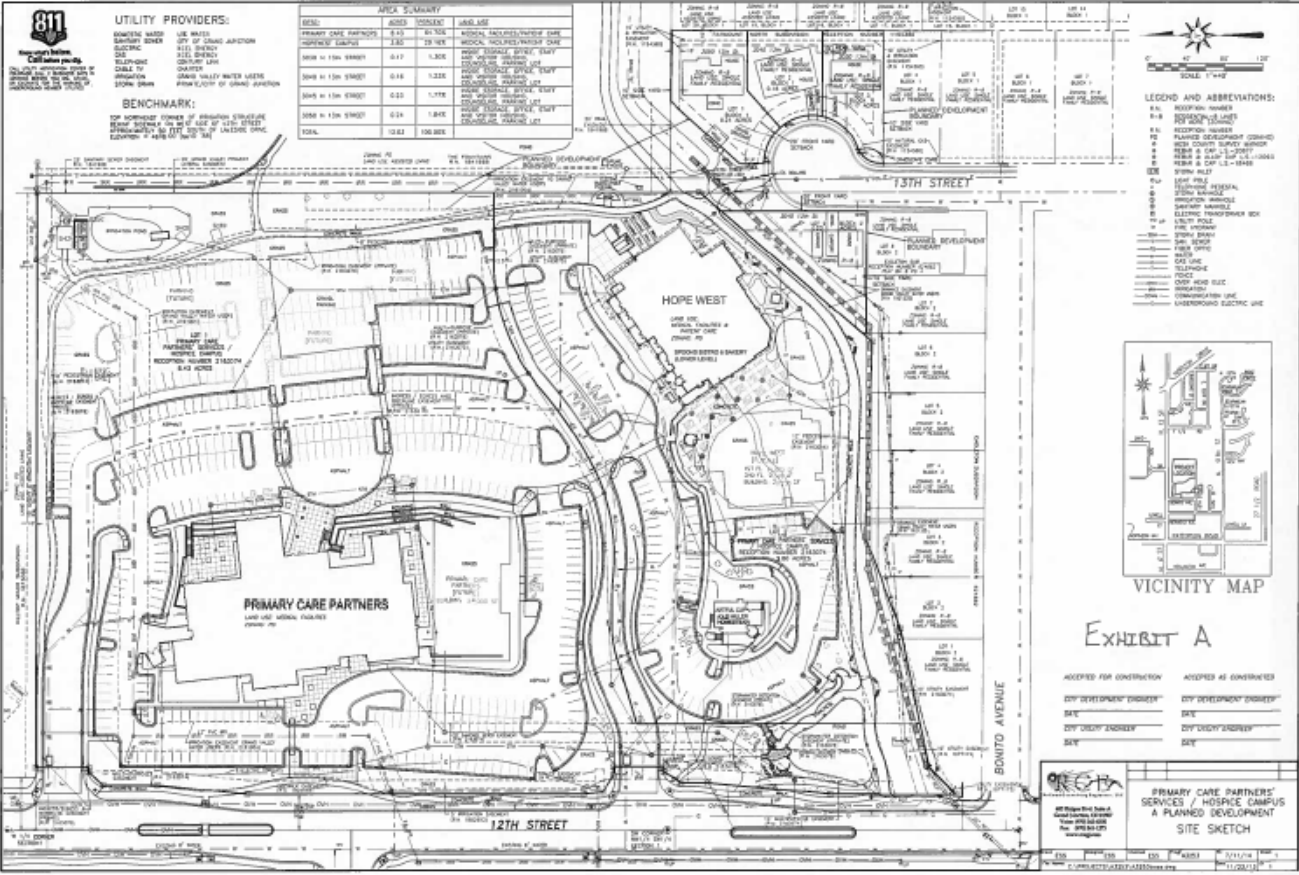
Introduced for first reading on this 20th day of August, 2014 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of _____, 2014 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

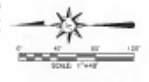


811
 Oregon 811
 Call before you dig
 1-800-452-5734
 www.oregon811.com

UTILITY PROVIDERS:
 GAS: WASTE
 WATER: WASTE
 SANITARY SEWER: CITY OF GRAND AVENION
 ELECTRIC: WELLS ENERGY
 GAS: WELLS ENERGY
 CABLE TV: QUARTER
 TELEPHONE: GRAND VALLEY WATER USERS
 FIBER OPTIC: CITY OF GRAND AVENION
 STORM SEWER: GRAND VALLEY WATER USERS

BENCHMARK:
 THE BENCHMARK POINTS OF THIS DEVELOPMENT ARE:
 1. THE CORNER OF 12TH STREET AND BONITO AVENUE
 2. THE CORNER OF 13TH STREET AND BONITO AVENUE
 3. THE CORNER OF 14TH STREET AND BONITO AVENUE
 4. THE CORNER OF 15TH STREET AND BONITO AVENUE

AREA SUMMARY			
ITEM	AREA	PERCENT	AMOUNT
TRUNK ONE PARALLEL	1.15	10.15%	1.15
TRUNK TWO PARALLEL	1.15	10.15%	1.15
TRUNK THREE PARALLEL	1.15	10.15%	1.15
TRUNK FOUR PARALLEL	1.15	10.15%	1.15
TRUNK FIVE PARALLEL	1.15	10.15%	1.15
TRUNK SIX PARALLEL	1.15	10.15%	1.15
TRUNK SEVEN PARALLEL	1.15	10.15%	1.15
TRUNK EIGHT PARALLEL	1.15	10.15%	1.15
TRUNK NINE PARALLEL	1.15	10.15%	1.15
TRUNK TEN PARALLEL	1.15	10.15%	1.15
TRUNK ELEVEN PARALLEL	1.15	10.15%	1.15
TRUNK TWELVE PARALLEL	1.15	10.15%	1.15
TRUNK THIRTEEN PARALLEL	1.15	10.15%	1.15
TRUNK FOURTEEN PARALLEL	1.15	10.15%	1.15
TRUNK FIFTEEN PARALLEL	1.15	10.15%	1.15
TRUNK SIXTEEN PARALLEL	1.15	10.15%	1.15
TRUNK SEVENTEEN PARALLEL	1.15	10.15%	1.15
TRUNK EIGHTEEN PARALLEL	1.15	10.15%	1.15
TRUNK NINETEEN PARALLEL	1.15	10.15%	1.15
TRUNK TWENTY PARALLEL	1.15	10.15%	1.15
TRUNK TWENTY ONE PARALLEL	1.15	10.15%	1.15
TRUNK TWENTY TWO PARALLEL	1.15	10.15%	1.15
TRUNK TWENTY THREE PARALLEL	1.15	10.15%	1.15
TRUNK TWENTY FOUR PARALLEL	1.15	10.15%	1.15
TRUNK TWENTY FIVE PARALLEL	1.15	10.15%	1.15
TRUNK TWENTY SIX PARALLEL	1.15	10.15%	1.15
TRUNK TWENTY SEVEN PARALLEL	1.15	10.15%	1.15
TRUNK TWENTY EIGHT PARALLEL	1.15	10.15%	1.15
TRUNK TWENTY NINE PARALLEL	1.15	10.15%	1.15
TRUNK THIRTY PARALLEL	1.15	10.15%	1.15
TRUNK THIRTY ONE PARALLEL	1.15	10.15%	1.15
TRUNK THIRTY TWO PARALLEL	1.15	10.15%	1.15
TRUNK THIRTY THREE PARALLEL	1.15	10.15%	1.15
TRUNK THIRTY FOUR PARALLEL	1.15	10.15%	1.15
TRUNK THIRTY FIVE PARALLEL	1.15	10.15%	1.15
TRUNK THIRTY SIX PARALLEL	1.15	10.15%	1.15
TRUNK THIRTY SEVEN PARALLEL	1.15	10.15%	1.15
TRUNK THIRTY EIGHT PARALLEL	1.15	10.15%	1.15
TRUNK THIRTY NINE PARALLEL	1.15	10.15%	1.15
TRUNK FORTY PARALLEL	1.15	10.15%	1.15
TRUNK FORTY ONE PARALLEL	1.15	10.15%	1.15
TRUNK FORTY TWO PARALLEL	1.15	10.15%	1.15
TRUNK FORTY THREE PARALLEL	1.15	10.15%	1.15
TRUNK FORTY FOUR PARALLEL	1.15	10.15%	1.15
TRUNK FORTY FIVE PARALLEL	1.15	10.15%	1.15
TRUNK FORTY SIX PARALLEL	1.15	10.15%	1.15
TRUNK FORTY SEVEN PARALLEL	1.15	10.15%	1.15
TRUNK FORTY EIGHT PARALLEL	1.15	10.15%	1.15
TRUNK FORTY NINE PARALLEL	1.15	10.15%	1.15
TRUNK FIFTY PARALLEL	1.15	10.15%	1.15



- LEGEND AND ABBREVIATIONS:**
- 1.00 RECEPTION NUMBER
 - 1.01 PLANNED DEVELOPMENT CORNER
 - 1.02 HIGH COUNTY SURVEY MONUMENT
 - 1.03 REVISION NUMBER
 - 1.04 PLANNED DEVELOPMENT CORNER
 - 1.05 REVISION NUMBER
 - 1.06 PLANNED DEVELOPMENT CORNER
 - 1.07 PLANNED DEVELOPMENT CORNER
 - 1.08 PLANNED DEVELOPMENT CORNER
 - 1.09 PLANNED DEVELOPMENT CORNER
 - 1.10 PLANNED DEVELOPMENT CORNER
 - 1.11 PLANNED DEVELOPMENT CORNER
 - 1.12 PLANNED DEVELOPMENT CORNER
 - 1.13 PLANNED DEVELOPMENT CORNER
 - 1.14 PLANNED DEVELOPMENT CORNER
 - 1.15 PLANNED DEVELOPMENT CORNER
 - 1.16 PLANNED DEVELOPMENT CORNER
 - 1.17 PLANNED DEVELOPMENT CORNER
 - 1.18 PLANNED DEVELOPMENT CORNER
 - 1.19 PLANNED DEVELOPMENT CORNER
 - 1.20 PLANNED DEVELOPMENT CORNER
 - 1.21 PLANNED DEVELOPMENT CORNER
 - 1.22 PLANNED DEVELOPMENT CORNER
 - 1.23 PLANNED DEVELOPMENT CORNER
 - 1.24 PLANNED DEVELOPMENT CORNER
 - 1.25 PLANNED DEVELOPMENT CORNER
 - 1.26 PLANNED DEVELOPMENT CORNER
 - 1.27 PLANNED DEVELOPMENT CORNER
 - 1.28 PLANNED DEVELOPMENT CORNER
 - 1.29 PLANNED DEVELOPMENT CORNER
 - 1.30 PLANNED DEVELOPMENT CORNER
 - 1.31 PLANNED DEVELOPMENT CORNER
 - 1.32 PLANNED DEVELOPMENT CORNER
 - 1.33 PLANNED DEVELOPMENT CORNER
 - 1.34 PLANNED DEVELOPMENT CORNER
 - 1.35 PLANNED DEVELOPMENT CORNER
 - 1.36 PLANNED DEVELOPMENT CORNER
 - 1.37 PLANNED DEVELOPMENT CORNER
 - 1.38 PLANNED DEVELOPMENT CORNER
 - 1.39 PLANNED DEVELOPMENT CORNER
 - 1.40 PLANNED DEVELOPMENT CORNER
 - 1.41 PLANNED DEVELOPMENT CORNER
 - 1.42 PLANNED DEVELOPMENT CORNER
 - 1.43 PLANNED DEVELOPMENT CORNER
 - 1.44 PLANNED DEVELOPMENT CORNER
 - 1.45 PLANNED DEVELOPMENT CORNER
 - 1.46 PLANNED DEVELOPMENT CORNER
 - 1.47 PLANNED DEVELOPMENT CORNER
 - 1.48 PLANNED DEVELOPMENT CORNER
 - 1.49 PLANNED DEVELOPMENT CORNER
 - 1.50 PLANNED DEVELOPMENT CORNER
 - 1.51 PLANNED DEVELOPMENT CORNER
 - 1.52 PLANNED DEVELOPMENT CORNER
 - 1.53 PLANNED DEVELOPMENT CORNER
 - 1.54 PLANNED DEVELOPMENT CORNER
 - 1.55 PLANNED DEVELOPMENT CORNER
 - 1.56 PLANNED DEVELOPMENT CORNER
 - 1.57 PLANNED DEVELOPMENT CORNER
 - 1.58 PLANNED DEVELOPMENT CORNER
 - 1.59 PLANNED DEVELOPMENT CORNER
 - 1.60 PLANNED DEVELOPMENT CORNER
 - 1.61 PLANNED DEVELOPMENT CORNER
 - 1.62 PLANNED DEVELOPMENT CORNER
 - 1.63 PLANNED DEVELOPMENT CORNER
 - 1.64 PLANNED DEVELOPMENT CORNER
 - 1.65 PLANNED DEVELOPMENT CORNER
 - 1.66 PLANNED DEVELOPMENT CORNER
 - 1.67 PLANNED DEVELOPMENT CORNER
 - 1.68 PLANNED DEVELOPMENT CORNER
 - 1.69 PLANNED DEVELOPMENT CORNER
 - 1.70 PLANNED DEVELOPMENT CORNER
 - 1.71 PLANNED DEVELOPMENT CORNER
 - 1.72 PLANNED DEVELOPMENT CORNER
 - 1.73 PLANNED DEVELOPMENT CORNER
 - 1.74 PLANNED DEVELOPMENT CORNER
 - 1.75 PLANNED DEVELOPMENT CORNER
 - 1.76 PLANNED DEVELOPMENT CORNER
 - 1.77 PLANNED DEVELOPMENT CORNER
 - 1.78 PLANNED DEVELOPMENT CORNER
 - 1.79 PLANNED DEVELOPMENT CORNER
 - 1.80 PLANNED DEVELOPMENT CORNER
 - 1.81 PLANNED DEVELOPMENT CORNER
 - 1.82 PLANNED DEVELOPMENT CORNER
 - 1.83 PLANNED DEVELOPMENT CORNER
 - 1.84 PLANNED DEVELOPMENT CORNER
 - 1.85 PLANNED DEVELOPMENT CORNER
 - 1.86 PLANNED DEVELOPMENT CORNER
 - 1.87 PLANNED DEVELOPMENT CORNER
 - 1.88 PLANNED DEVELOPMENT CORNER
 - 1.89 PLANNED DEVELOPMENT CORNER
 - 1.90 PLANNED DEVELOPMENT CORNER
 - 1.91 PLANNED DEVELOPMENT CORNER
 - 1.92 PLANNED DEVELOPMENT CORNER
 - 1.93 PLANNED DEVELOPMENT CORNER
 - 1.94 PLANNED DEVELOPMENT CORNER
 - 1.95 PLANNED DEVELOPMENT CORNER
 - 1.96 PLANNED DEVELOPMENT CORNER
 - 1.97 PLANNED DEVELOPMENT CORNER
 - 1.98 PLANNED DEVELOPMENT CORNER
 - 1.99 PLANNED DEVELOPMENT CORNER
 - 2.00 PLANNED DEVELOPMENT CORNER



EXHIBIT A

- ACCEPTED FOR CONSTRUCTION
- ACCEPTED AS COMPLETED
- DTY DEVELOPMENT ENGINEER
- DTY DEVELOPMENT ENGINEER
- DATE
- DATE
- DTY DEVELOPMENT ENGINEER
- DTY DEVELOPMENT ENGINEER
- DATE
- DATE

811
 Oregon 811
 Call before you dig
 1-800-452-5734
 www.oregon811.com

PRIMARY CARE PARTNERS SERVICES / HOSPICE CAMPUS A PLANNED DEVELOPMENT SITE SKETCH



Date: 8/29/14
 Author: Jodi Romero
 Title/ Phone Ext: 1515
 Proposed Schedule: September 17, 2014
 2nd Reading
 (if applicable): _____

 File # (if applicable): _____

Attach 8
CITY COUNCIL AGENDA ITEM

Subject: Sales Tax Management Software System
Action Requested/Recommendation: Authorize the Purchasing Division to Enter into a Contract with Statewide Internet Portal Authority (SIPA) to Develop and Implement a Sales Tax Management Software System in the Amount of \$165,000
Presenter(s) Name & Title: Jodi Romero, Financial Operations Director Jim Finlayson, Information Technology Director

Executive Summary:

This request is for the development of a sales tax management software system that will account for and report on the City’s most significant single source of revenue. This system will also provide a new convenience feature for businesses that will allow them to access their license account information, file returns, and remit taxes collected via a secure hosted site on the internet.

Background, Analysis and Options:

The system is a critical component to the City because it manages over 4,600 business accounts licensed to collect the City’s sales tax. The system will account for revenues reported and remitted as well as monitor for compliance with filing requirements. It will tie directly with the City’s Geographical Interface System (GIS) which will allow for improved information and reporting of retail businesses within the area.

The current sales tax system has been in place for fourteen years and the platform/operating system has become outdated and difficult to support and use. For the last two years finance and information technology staff have evaluated potential replacement systems, however because the national market for this type of system is limited, few software developers have invested in a “canned” system. In fact it was found that many municipalities have written their own software in-house.

The recommended solution for the City is to contract with SIPA to develop a custom system for the City that will be hosted on the web and provide easy access to licensed

businesses. SIPA was established by the State in 2003 to create a statewide internet portal for citizens to access state government information, products, and services as well as provide e-Government services to government entities. They are self-funded and operate similar to an enterprise fund in the City. For this project the City contracts with SIPA who will then contract with the software implementation company, Vertiba, for the specific design and implementation work. The City will then work directly with Vertiba to develop the system to the City's specifications. Finally the system itself is hosted on a Salesforce.com platform, with whom the City will license annually for access to the site. City IT and Finance staff will be directly involved in all phases of the development (plan, analyze, design, build, validate, and deploy). It is expected that this opportunity to directly influence the design of the system will result in a robust system that will much improve the internal operations, support of the retail business community, and reporting and analysis of the information.

One more advantage to this project is that the City will own the intellectual rights to the end software system and could feasibly sell the system to other municipalities in the future; potentially recouping a portion of the original investment.

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.

A sales tax software system that manages the data effectively can provide information and reporting that will aide in the evaluation of the local economy and the impacts of being a regional provider of goods and services. regional provider role. will support the retail businesses that are a significant component of the economy as well as provide the information and reporting that will

How this item relates to the Economic Development Plan:

An efficient and effective sales tax system will ***“support existing business”*** by providing additional options for reporting and remitting taxes. Sales tax revenues are the City's single largest resource and are used in ***“providing infrastructure that enables and supports private investment”*** as well as ***“investing in and developing public amenities”***.

Financial Impact/Budget:

Currently there is \$30,000 budgeted in the 2014 CIP fund for a new sales tax system, if approved the budget will be amended by \$138,500 and supplemental appropriations will be requested if necessary.

The budget for this system is as follows:

Sources

2014 Budgeted Capital	
\$ 30,000	
2014 Information Technology Budget	25,320
2014 General Fund Revenues	<u>138,500</u>
Total Sources	\$193,820

Expenditures

<i>Professional Services Contract - SIPA</i>	\$165,000
Travel Costs (estimated)	3,500
2014/2015 Annual License Fees	<u>25,320</u>
Total Expenditures	\$193,820

Legal issues:

If the City Council authorizes the purchase the form of any and all agreements will be reviewed and approved by the City Attorney. The agreement(s) will specifically reserve to the City the right to sell and/or license the software and/or protect the value of the intellectual property developed or derived under the contract.

Other issues:

No other issues have been identified.

Previously presented or discussed:

Not previously presented, new sales tax system has been discussed as part of budget process.

Attachments:

None

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 10/17/14
Citizen's Name: Bruce Solemiller
Address: 445 Chesnut #25
Phone Number: _____
Subject: Fire Deference

Please include your address, zip code and telephone number. They are helpful when we try to contact you in response to your questions, comments or concerns. Thank you.