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**CITY COUNCIL AGENDA
WEDNESDAY, OCTOBER 1, 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
Moment of Silence

Proclamations

Proclaiming October 4, 2014 as “Oktoberfest Day” in the City of Grand Junction

[Attachment](#)

Proclaiming the Month of October as “Walk to School Month” in the City of Grand Junction

[Attachment](#)

Proclaiming October 2014 as “Housing America Month” in the City of Grand Junction

[Attachment](#)

Citizen Comments

[Supplemental Documents](#)

Council Comments

***** CONSENT CALENDAR ***®**

1. **Minutes of the Previous Meeting**

[Attach 1](#)

Action: Approve the Minutes of the September 17, 2014 Regular Meeting

Revised October 2, 2014

** Indicates Changed Item

*** Indicates New Item

® Requires Roll Call Vote

2. **Setting a Hearing on the Proietti Annexation, Located at 782 24 Road** [File # ANX-2014-321] [Attach 2](#)

A request to annex 8.939 acres, located at 782 24 Road. The Proietti Annexation consists of one parcel and no public right-of-way.

Resolution No. 31-14—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, Proietti Annexation, Located at 782 24 Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Proietti Annexation, Approximately 8.939 Acres, Located at 782 24 Road

®Action: Adopt Resolution No. 31-14 and Introduction of a Proposed Annexation Ordinance and Set a Public Hearing for November 5, 2014

Staff presentation: Brian Rusche, Senior Planner

3. **Design Services Contract for Fire Station #4** [Attach 3](#)

This request is for authorization from the City Council to contract for architect design services for a new fire station to be constructed on a portion of the property located at 2880 B ½ Road.

Action: Authorize the City Purchasing Division to Enter into a Contract with Chamberlin Architects in the Amount of \$153,840

Staff presentation: Ken Watkins, Fire Chief
Jay Valentine, Internal Services Manager

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

* * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * *

4. **Public Hearing—South Dominguez Estates Rezone, Located at 2921 E 7/8 Road** [File #RZN-2014-260] [Attach 4 Supplemental Documents](#)

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.

Ordinance No. 4639—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

®Action: Adopt Ordinance No. 4639 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Scott D. Peterson, Senior Planner

5. **CDBG Subrecipient Contracts with St. Mary's Senior Companion Program, Marillac Clinic, and HomewardBound of the Grand Valley for Previously Allocated Funds within the 2014 Community Development Block Grant (CDBG) Program Year** [File #CDBG 2014-02, 2014-05, and 2014-10] [Attach 5](#)

The Subrecipient Contracts formalize the City's award of \$10,000 to St. Mary's Senior Companion Program; \$60,000 to the Marillac Clinic; and \$1,500 to HomewardBound of the Grand Valley allocated from the City's 2014 CDBG Program as previously approved by Council. The grant funds will be used to reimburse gas and mileage expenses to senior volunteers; rehabilitate the Marillac Clinic; and provide energy improvements to the community homeless shelter.

Action: Authorize the City Manager to Sign the Subrecipient Contracts with St. Mary's Senior Companion Program for \$10,000; Marillac Clinic for \$60,000; and HomewardBound of the Grand Valley for \$1,500 from the City's 2014 CDBG Program Year Funds

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

6. **Contract for the Safe Routes to Schools Improvement Project** [File #CDBG 2013-14 and CDBG 2014-12] [Attach 6](#)

This request is to award a construction contract for the installation of curb, gutter, and sidewalk on Orchard Avenue and 28 ³/₄ Road adjacent to Nisley Elementary and B ¹/₂ Road near Dos Rios Elementary. These areas are primary walking routes that currently do not have sidewalk, thus presenting safety concerns.

Action: Authorize the City Purchasing Division to Enter into a Contract with All Concrete Solutions, LLC of Grand Junction, CO for the Safe Routes to Schools Improvement Project in the Amount of \$254,600.69

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

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



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, in October, 1982, the first "Oktoberfest Celebration" was held on Main Street in the City of Grand Junction, Colorado; and

WHEREAS, the Harvest Festival event has been celebrated by many organizations with food booths, arts and crafts, a beer garden, entertainment, and dancing; and

WHEREAS, Bürgermeister Isaiah Repetti has been chosen to serve as this year's Bürgermeister because of his dedication to learning the German language and about the German culture. He is currently in Level 3 German at Fruita Monument High School and will be going to Germany at the end of his school year as a participant in the German Exchange Program. He is interested in engineering and music and plans to travel the world; and

WHEREAS, the proceeds from the annual Oktoberfest help support the German Language Programs in the local schools and through the support of the community are able to augment the exchange programs that enable some of our American students to visit their peers in Germany and to host their peers from Germany who come here.

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim October 4, 2014 as

"OKTOBERFEST DAY"

in the City of Grand Junction, and be it further proclaimed that Bürgermeister Isaiah Repetti is hereby appointed Honorary Mayor of Grand Junction and of the Oktoberfest celebration.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Official Seal of the City of Grand Junction this 1st day of October, 2014.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, *the lives of hundreds of children could be saved each year if communities take steps to make pedestrian safety a priority; and*

WHEREAS, *a lack of physical activity plays a leading role in rising rates of obesity, diabetes, and other health problems among children, and being able to walk or bicycle to school offers an opportunity to build activity into daily routine; and*

WHEREAS, *driving students to school by private vehicle contributes to traffic congestion and air pollution; and*

WHEREAS, *an important role for parents and caregivers is to teach children about pedestrian safety and to become aware of the difficulties and dangers that children face on their trip to school each day including the health and environmental risks related to physical inactivity and air pollution; and*

WHEREAS, *the City of Grand Junction is an active participant in the local Safe Routes to School programs to assess walkability and educate students on safely walking and biking to school and is funding infrastructure improvements to extend walking and biking routes to schools; and*

WHEREAS, *community members are participating in the 2040 Regional Transportation Planning process to ensure all modes of transportation are considered; and*

WHEREAS, *communities that accommodate and promote active transportation result in improved citizens' health, well-being, and quality of life, increased sense of community, improved traffic safety, and reduced pollution and congestion, all of which contribute to Grand Junction "Becoming the Most Livable Community West of the Rockies"; and*

WHEREAS, *School District 51 elementary schools will join schools around the world to celebrate International Walk to School Month throughout October with approximately 1,500 students from Rocky Mountain, Lincoln Orchard Mesa, and Tope Elementary walking and rolling to school on Wednesday October 15th and 29th, along with parents, teachers, and community leaders.*

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the month of October, 2014 as

"WALK TO SCHOOL MONTH"

in the City of Grand Junction and call upon all citizens to participate in the activities and to consider the safety and health of children this month and throughout the year.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 1st day of October 2014.

Mayor





Grand Junction

State of Colorado

PROCLAMATION

- WHEREAS, *for more than 75 years it has been the policy of this nation to promote the general welfare of the nation by employing its resources to assist states and local communities to remedy the unsafe and unsanitary housing conditions and the acute shortage of decent, safe and sanitary dwellings for families and individuals of lower income; and*
- WHEREAS, *the National Low-Income Housing Coalition's "Out of Reach 2014" report reveals that minimum wage earners working full time in the Grand Junction area are unable to afford a one-bedroom home at Fair Market Rents and would need to work 1.84 full time minimum wage jobs to be able to afford a two-bedroom apartment at Fair Market Rents, and*
- WHEREAS, *according to the U. S. Census Bureau, over half of the 16,642 renter households, in the Grand Junction area, pay more than 30% of their monthly gross income for rent, causing them to be housing burdened, and*
- WHEREAS, *access to safe, stable and affordable housing throughout the Grand Junction area improves the lives of individuals and strengthens the economic vitality of our community; and*
- WHEREAS, *increasing the availability of affordable housing and entry-level homeownership opportunities is paramount to the health, prosperity, and growth of our community; and*
- WHEREAS, *the City of Grand Junction is fortunate to benefit from the efforts of the Grand Junction Housing Authority, Housing Resources of Western Colorado, Grand Valley Catholic Outreach, Hilltop Community Resources, and Rocky Mountain Communities each of which works with families and individuals to provide a range of affordable homeownership options and rental housing options in the Grand Junction area.*

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as the Mayor of the City of Grand Junction do hereby proclaim the month of October 2014 as

"HOUSING AMERICA MONTH"

and encourage all citizens to learn about the benefits of safe, affordable housing for all residents of the Grand Junction area.

IN WITNESS WHEREOF, I hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 1st day of October, 2014.

Mayor



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

September 17, 2014

The City Council of the City of Grand Junction convened into regular session on the 17th day of September, 2014 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Jim Doody, Duncan McArthur, Sam Susuras, Barbara Traylor Smith, and Council President Pro Tem Martin Chazen. Absent was Council President Phyllis Norris. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Pro Tem Chazen called the meeting to order. Councilmember McArthur led the Pledge of Allegiance, followed by an Invocation by Pastor Dan Russell, Appleton Christian Church.

Council President Pro Tem Chazen conveyed Council President Norris's regret that she was not able to attend the meeting.

Presentations

August Yard of the Month

Shirley Nilsen, Forestry Board Member, presented the Yard of the Month for August to Joy and Tyne Bush who live at 2616 Aster Court. She described the reasons why the yard was selected and thanked them. Mrs. Bush said that the yard is a team effort; Mr. Bush does all the irrigation, major pruning, and digs the large holes. He is very excited that the pressure is now off since they have been awarded Yard of the Month.

HomewardBound 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

Bill Wade, Vice Chair of the Board for HomewardBound, introduced the presentation. He introduced Doug Karl, Executive Director for HomewardBound, who thanked the City Council for the opportunity. Mr. Karl provided statistics on the number of nights and meals provided and the number of individuals served. He gave an overview of the renovation project at the existing shelter, noting the specific grants HomewardBound of

the Grand Valley (HBGV) has received and upgrades to the facility. There will be new ADA (Americans with Disabilities Act) compliant restrooms, showers, and a family bath. There is a new roof, a remodeled entry, light-emitting diode (LED) lighting, heating, ventilation, and air conditioning. The remaining projects to be completed are the flooring, reinstalling kitchen equipment, finishing the administrative area, cabinets, installing the new lighting, and completing the covered patio. These need to be finished in order to get the Certificate of Occupancy and be able to move back in on the planned date of October 3rd. Mr. Wade said the existing facility serves men, women, and families, which doesn't work well and is why they are beginning a new project. This project will be the only facility between Denver and Salt Lake City that will serve families and single women. It will include a three story multifamily building with 40 units and a two story family center that will include an emergency shelter, service provider offices and work areas, training centers, and medical and respite services. The selected site is 564 29 Road. He showed the site layout and explained how it is really two projects that will be built concurrently. He then introduced the project manager for the contract developer, Daniel Kroetz of Cardinal Capital Management, Inc. They have the expertise to develop many types of specialized housing. The Pathways Village and HBGV Family Center site layout was displayed. The apartments will be one, two, and three bedroom units; they anticipate the projects to be completed by fourth quarter 2015. The estimated cost of the Family Center is \$2.3 million and the Apartment Complex is \$7.61 million. Funding through HUD (Housing and Urban Development) Section 8 is a key element, since the average resident income will be \$10,000 or less. Mr. Wade said the beginning of this process was the Community Development Block Grant funding from the City that was used to help buy the property. They have raised \$1.2 million so far.

Councilmember Traylor Smith thanked them and is looking forward to seeing the completed project.

Councilmember Boeschstein also thanked them and is happy to see a project that will help the homeless in the area.

Council President Pro Tem Chazen said he has been following this project and it is a great plan that has created many partnerships within the community. They should be proud.

Proclamations

**Proclaiming the Week of September 17 through September 23, 2014 as
"Constitution Week" in the City of Grand Junction**

Councilmember Traylor Smith read the proclamation. Present to receive the Proclamation was Lori Parrott, Regent, Mount Garfield Chapter, National Society Daughters of the American Revolution. Peggy Allen, Katie Kelly, and Lena Watts were also in attendance. Ms. Parrot thanked the City Council for the proclamation and encouraged all citizens to appreciate this great document.

Proclaiming September 26, 2014 as "Legends of the Grand Valley - Chet and Vernie Enstrom Day" in the City of Grand Junction

Councilmember Susuras read the proclamation. Present to receive the Proclamation from the Legends of the Grand Valley Committee were Miffie Blozvich, Co-Chair and committee members Garry Brewer, Tess Carmichael, and Greg Kampf. Ms. Blozvich thanked the Council for the proclamation and for recognizing this sculpture. She listed the previous seven year's sculptures and said they have all been labors of love. She invited everyone to the unveiling at 5:30 p.m. on September 26th at 7th and Main Streets. A reception will follow the unveiling on the terrace at the Avalon Theatre.

Certificate of Appointments

To the Parks and Recreation Advisory Board

Scott McBrayer was present to receive his certificate of reappointment to the Parks and Recreation Advisory Board. Councilmember Jim Doody presented him with his reappointment certificate. Dr. McBrayer thanked the City Council for his reappointment and for everything they do. He recognized the Parks and Recreation Staff for all that they do and their passion; as a board member that makes it very exciting to serve.

To the Riverfront Commission

Karen Jefferson, Clifton Sprinkle, and Frank Watt were present to receive their certificates of reappointment to the Riverfront Commission. Councilmember Boeschstein presented them with their certificates. Brad Taylor was not able to attend; Mr. Watt accepted his certificate on Mr. Taylor's behalf. Mr. Watt said they are all excited to be reappointed and are having a very exciting year; the completion of the Fruita trail has been one of the highlights and they are looking forward to other trail improvements such as the addition of trail signs. Ms. Jefferson and Mr. Sprinkle also thanked the Council.

Citizen Comments

Bruce Lohmiller, 445 Chipeta #25, addressed the City Council regarding due diligence. He suggested City Attorney John Shaver stipulate that there be due diligence and finish documents and order them to Judge Bottger. He also wanted to remind Council of his interest in Whitman Park.

Council Comments

Councilmember Susuras was invited to give a welcome and invocation at the Spanish Christian concert at Grand Junction High School on August 31st. This concert was sponsored by Western Colorado of Spanish Churches and there were great performances of Spanish music, singing, and dancers. It was a fun and inspirational experience and he was privileged to be able to attend.

Councilmember Traylor Smith said she went to the Fruita Riverfront Trail opening; it was a great event, but will let Councilmember Boeschenstein speak about it in more detail.

Councilmember McArthur attended a presentation by local attorney Lloyd Quesenberry on real estate issues and concerns. Topics included federal financing and how local marijuana laws are not recognized under federal loan covenants, and how property values are impacted. Following the presentation, there were left over sandwiches; he dropped them off at HomewardBound and encouraged others to do the same. He attended the Hispanic Heritage Month Kick-off event on September 16th. Although his name is Scottish, he is half Latino and it was enjoyable to be reminded of his childhood and see this event grow each year. He also noted Western Colorado Latino Chamber of Commerce is one of the partners of this excellent event.

Councilmember McArthur also went to an energy update presented by Nucor, the largest steel recycling company in the nation. Nucor is the parent company of Van Gundy's Recycling and they have partnered with Encana Oil and Gas. The steel recycling process uses a tremendous amount of electricity and natural gas energy and Nucor has been touring the valley and buying a supply of natural gas to maintain their operations at the Van Gundy site. He encouraged the public to tour the site and realize the benefits of recycling steel.

Councilmember Boeschenstein first spoke to the grand re-opening of the Avalon Theatre that began with the film cutting and then listed many of the partners. He also attended the Hispanic Heritage Month Kick-off event that was held at the Mesa County Public

Library and the opening of the Riverfront Trail section to Fruita. He recognized the partnerships involved in the completion of the new eight mile trail section.

Council President Pro Tem Chazen remarked there were two events that many Councilmembers, including him, attended: the Municipalities Dinner and the Grand Junction Economic Partnership (GJEP) annual meeting. At the Municipalities Dinner, a transportation update was given and at the GJEP meeting, John Frank gave an informative speech on economic development, which tied in nicely to the City's economic development plan. Council President Pro Tem Chazen noted the City currently has two RFP's (requests for proposal) open that will move that plan forward. On the 12th, he attended a Forestry Board meeting; they are planning for a big event that will be held on December 4th. This event will pull in a lot of people to the area and they are looking forward to it.

Consent Calendar

Councilmember Doody read Consent Calendar items #1 through #5 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 the Previous Meeting**

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]

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

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

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

4. **Setting a Hearing on the South Dominguez Estates Rezone, Located at 2921 E 7/8 Road** [File #RZN-2014-260]

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 7/8 Road

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

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]

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

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Matchett Park Master Plan

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.

Rob Schoeber, Parks and Recreation Director, introduced this item and thanked the community for their input (thousands have been involved), and the Staff for their work. He also thanked the Parks and Recreation Advisory Board, the Parks Improvements Advisory Board, the City Council, and especially Council President Pro Tem Chazen for being the Council liaison. He then recognized Traci Wieland, Recreation Superintendent, and Ted Ciavonne of Ciavonne, Roberts, and Associates, Inc. He described the location of the property; 205 acres, 14 of which are owned by School District 51 (SD51), it is double the size of Canyon View Park. It was acquired by the City in 1996; current uses are disc golf, trails, and farmland. He described the timeline for the development of the Master Plan including the communication and the methods used for the community meetings, and the number of citizens attending.

Councilmember McArthur inquired if the citizens were specifically asked if they supported the proposal and if they will use the facilities. Mr. Schoeber said there will be more meetings asking those specific questions when they get into the actual design. He also added that type of inquiry was made when they redesigned Lincoln Park and Rocket Park. He emphasized that this Plan will very likely change all the way up to the ground breaking.

Traci Wieland, Recreation Superintendent, addressed the final preferred conceptual plan and said transportation elements drove a lot of the design. Neighbors were concerned with traffic flow and use, so one of the first changes to be made was moving 28 ¼ Road to an interior boulevard. This allowed them to move the intense uses to the interior of the park which divided the park into three distinct areas. She described each area and its elements. The Plan is a concept that will allow them to move forward to find funding sources. Questions will continue to be asked for the final design. Part of the Master Plan includes four phases with infrastructure identified separately. There are a few elements that make sense for the first phase; the irrigation pond, and the clearing and re-vegetation of the Indian Wash area which contains invasive plant species.

The cost estimates are just a road map and will need to be fine-tuned as they move forward. The cost estimates have a 25% contingency built in. Also, there is a 3-5% inflationary rate that should be added for each year the project has to wait for further developments. Ms. Wieland provided a cost estimate by phase noting that a significant amount is for the infrastructure. The estimate is \$180,000 per acre, but this does not include the Community Center. She also had a list of potential revenues per year.

There are still ongoing topics that need to be discussed with Grand Valley Water Users Association and SD51 regarding watering and use respectively. Also, future funding opportunities are being explored through Fishing is Fun, Great Outdoors Colorado (GOCO), and the Land and Water Conservation Fund. In conclusion, she said the process has been educational and fun and she looks forward to continued discussions.

Councilmember Traylor Smith expressed concerns about parking at Matchett Park since it will be twice the size of Canyon View Park. Ms. Wieland said they have learned from Canyon View and have incorporated two solutions for Matchett. One is in how the park is programmed and instructing Staff not to overbook the Park at any one time. The other solution is to double the parking and make use of parking at the SD51 site, which can be built in through Intergovernmental Agreements.

Councilmember Boeschstein complimented Ms. Wieland on the good job she has done and said it is an excellent plan; he noted how difficult it is to plan a large city-wide park and how forward thinking the Parks Department and the Matchett's have been to not subdivide the property and how they have continued farming even when it was surrounded by subdivisions. Now the City has this gem that will be a wonderful amenity. Councilmember Boeschstein then asked if up to 50% of the costs will be absorbed by GOCO and Fishing is Fun grants. Ms. Wieland said GOCO has funding up to 70%, but the cycles are extremely competitive, so the 50% mark is more likely. Fishing is Fun will be more difficult to nail down; their funding has changed over the past few years. However, she does feel the majority of the costs will be funded by grants, as all the pieces of Matchett Park are eligible for GOCO funding except the Community Center. She also noted GOCO will get a copy of the Master Plan, so when funding requests are submitted, they will have knowledge of the plan.

Councilmember McArthur wanted to know exactly what Council is being asked to approve. Mr. Schoeber explained they would like the Plan to be adopted which will allow them to move forward with specific design elements and help in applying for grants. The adoption will not provide for any development, those requests will come to Council piece by piece. Councilmember McArthur asked if the Community Center is not part of the plan. Mr. Schoeber said it is not part of the Plan at this time. Councilmember McArthur asked from where the other 50% of the funding will come. Mr. Schoeber said they have not yet explored sources for the additional funding. The most readily accessible funding is from GOCO and the annual lottery proceeds; these funding sources will be used to leverage other potential grants. Councilmember McArthur asked if there was a preliminary timeline for the phases. Mr. Schoeber said they anticipate it will take up to ten years to fully develop the Park. Councilmember McArthur asked if the Park will be developed according to the numbered phases. Mr. Schoeber said the development

schedule will likely change, but infrastructure, such as utilities, irrigation, and transportation will be completed first.

Councilmember Doody commented that it is both interesting and pleasing that the conversation includes a recreation center. He then asked if there would be an opportunity for a private investor to build the recreation center. Mr. Schoeber said every opportunity is still on the table; at this time only space has been set aside. No ideas have been put forward.

Councilmember Susuras said he has been looking forward to this presentation for over four years and thanked Mr. Schoeber and Ms. Wieland. He understands that this project will come together slowly, but in the end it will be a great regional park, and help alleviate the overuse of Canyon View Park. Councilmember Susuras predicts this Park will be in full use within a year of its opening. As for the Community Center, he said they will have to look at different financing options, but in the meantime he is confident Staff will find a way to fund the four phases and he will support the adoption.

Council President Pro Tem Chazen thanked Staff for including him in the process and complimented them on the open and transparent meetings; he truly appreciates all the hard work every department in the City has done for this project; it has been a group effort. He noted that his property abuts this Park and he too was concerned about the traffic. He asked for details on how the side streets would tie into the Park and how the traffic concerns were addressed.

Ms. Wieland explained that at the first community meeting, traffic concerns were raised. Staff listened to the residents in order to understand their concerns and help them prepare and address the issues at future community meetings and in the plans. Many of the matters raised revolved around connecting the streets: 28 ¼ Road, Hawthorne and Cortland Avenues, and a Patterson Road entrance. The Traffic Division assisted with the Hawthorne Avenue connection, but most of the other solutions came from the residents.

Council President Pro Tem Chazen noted the estimated annual revenue is \$80,000 and operating costs are \$810,000; he then asked if the operating costs included all the maintenance and staffing costs. Ms. Wieland said that figure included all costs including seasonal staff.

Councilmember Boeschstein stated that the curved linear road solutions would create a calming traffic flow and help keep speeds down; it is a good and beautiful road design. He then noted that Canyon View Park took almost ten years to fully develop and it is a great success story; it is to be expected that Matchett Park and Las Colonias will have a similar phased process and take time to complete.

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

Councilmember Susuras moved to adopt Resolution No. 29-14. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

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]

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.

The public hearing was opened at 8:32 p.m.

Scott Peterson, Senior Planner, presented this item. He described the proposed request. The Planning Commission did recommend conditional approval at the August 12, 2014 meeting. He described the location, the current uses, and the buildings on the properties. He explained the purpose of a Planned Development is to provide flexibility in exchange for additional community benefits. He listed those benefits: more effective infrastructure and design, reduced traffic demands, greater quality and quantity of public and/or private open space, recreational amenities, to provide landscaping, and to reuse existing buildings. He described the site plan and the process the applicant will go through next. Mr. Peterson identified the proposed uses. Calls Mr. Peterson received from the neighborhood were mostly on increased traffic. It is anticipated that HopeWest will be using parking on site. No phasing has been proposed to amend the land use of the properties. Both HopeWest and Primary Care Partners had proposed new buildings in the previous application; neither has proceeded with those plans. Mr. Peterson then listed the findings, facts and conclusions of the plan: it is consistent with the goals and policies of the Comprehensive Plan (CP), the review criteria have all been met, the applicant will submit a site plan for review, and allowed uses are limited (staff and visitor housing, inside storage, office space, counseling services, and staff and visitor parking lot). The default zone will be B-1. The request does meet the requirements of the CP and the Zoning and Development Code. The applicant is present to answer any questions.

Councilmember Susuras asked what the reasons are for reverting the zoning to B-1. Mr. Peterson said the 2003 plan created a PD zone. These zones set bulk standards, but if anything is not specifically addressed, the underlying zone, which is B-1, would set the

standard. Councilmember Susuras asked if there is a time element by which to start the PD. Mr. Peterson answered there is no time frame. Primary Care Partners and HopeWest still have plans for additional buildings; these will require a review of the site plan, however the PD states they will not need to come back before City Council.

Councilmember Boeschstein asked what the off street parking requirements are for this type of development and commented that it would look better if green areas were added. Mr. Peterson referred to an aerial photo and pointed out numerous off-street trails, and extensive landscaping along N. 12th Street and on both sites. The off-street parking requirement is one space per 400 square feet for general business offices, and one space per 250 square feet for medical offices. Parking requirements have been met. Councilmember Boeschstein asked if the requirement is different for hospitals. Mr. Peterson answered hospital parking is based on the number of patient beds; he did not have the exact number.

Councilmember McArthur asked where they plan to locate the staff and visitor parking. Mr. Peterson said the plan is to demolish the single family house at 3050 N. 13th and use that space for parking. Councilmember McArthur asked if the plan was to utilize the other existing structures. Mr. Peterson said yes, they plan to reconfigure the interiors for use as office space, counseling services, and interior storage, which will free up space in the existing HopeWest building. Councilmember McArthur noted the existing zoning is R-8, but it does not look like it is being used as R-8. He then asked what the density is. Mr. Peterson answered he did not calculate the density since they wanted to change it to a PD zone, but it would probably be equal to R-5 zoning.

Mr. Peterson referred to Councilmember Boeschstein's question on hospital parking requirements and answered it is one space per two beds plus one space per employee. This site will have more than enough parking to meet the requirements. Councilmember Boeschstein commented the parking area could be reduced. Mr. Peterson said parking requirements could be revised when HopeWest has their site plan review for the new building.

Councilmember McArthur said he is concerned that increased traffic may create a need for on street parking.

Councilmember Traylor Smith mentioned she does sit on the HopeWest Planned Giving Council, but there is no conflict of interest. She also said she knows people in the neighborhood, and contacted them to find out how they felt about the prospective changes; they are very supportive of HopeWest.

Christy Whitney, President and Chief Executive Officer of HopeWest, expressed her appreciation of the Planning Department; without them this project would not exist. She mentioned they purchased these properties for the future use, they only approached one owner regarding a purchase; owners of the other three properties approached them. Of particular need now is office space, a place for teens to do art, and a place for out of town guests to stay. The future has come more rapidly than they predicted. Although there is no immediate need for a 24,000 square foot building, their Care Center is full every day and they would like to add six more beds.

There were no public comments.

The public hearing was closed at 8:50 p.m.

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

Councilmember Traylor Smith moved to adopt Resolution No. 30-14 and adopt Ordinance No. 4638 on final passage and order final publication in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Sales Tax Management Software System

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.

Jodi Romero, Financial Operations Director, introduced this item. She said it is a contract opportunity with the Statewide Internet Portal Authority (SIPA) to develop, design, and implement a sales tax management system. The current system is 14 years old; it is outdated, hard to support, and hard to use. They have looked for a canned system, but have not found one that meets the City's specialized needs. SIPA was created to help governments solve software issues. A solution was worked out for SIPA to contract with

Vertiba to develop software that meets the City's specifications and administer the project. This will improve services to the sales taxpayers. The new system will also integrate with the Geographic Information System (GIS) allowing the City's Finance Department to develop better trending and reporting. The City will own the intellectual rights to this software which will allow other municipalities similar to Grand Junction to purchase the system from the City.

Councilmember Traylor Smith noted the total cost of \$193,000, then asked what the listed cost of \$165,000 included. Ms. Romero said the \$165,000 is for Vertiba to develop, produce, and implement the software. Councilmember Traylor Smith clarified that there will be a \$25,000 annual fee for licensing, but the \$165,000 will be a one-time cost. She then asked if this software will help Staff work more efficiently and prevent a need for additional staff. Ms. Romero agreed with the clarification and said processing is currently very time consuming; she believes the new software will not reduce staff, but will save time allowing Staff to do more high level things for which they currently do not have time.

Councilmember Chazen asked if the current system is a paper system. Ms. Romero said the City currently does not have an on-line filing system; there is no automation, all payments are processed by hand. Councilmember Chazen asked how many payments are processed per month. Ms. Romero said the City has a total of 4,600 accounts; 2,500 are processed monthly, the remaining are processed quarterly or annually.

Councilmember Chazen asked if this new system will help with compliance, collection, and bad debt. Ms. Romero said the current compliance rate is good, but the new software will help Staff be more efficient. It is a more robust system and the non-compliance reporting will be easier and more efficient. It will also have an audit component that will make it easier to identify anomalies. Councilmember Chazen asked if the \$165,000 is a hard number since the specifications for the system have not been finalized. Ms. Romero answered from a user standpoint; a business process evaluation has been completed so Vertiba knows the City's specific needs and the contract will state that the price shall not exceed \$165,000.

Jim Finlayson, Information Technology Director, presented additional information. Two full days were spent on the business process review enabling them to come up with a solid estimate. He appreciated the depth the company went into for the review; it was necessary for them to understand what it will take to develop the software. Their process is well staged with checkpoints along the way and good controls in place so that details can be closely reviewed in order to remain on budget. If they find a needed element they did not envision during the business process review, there would be an additional cost, but that is not something they foresee. Council President Pro Tem Chazen asked if the annual licensing fee includes hosting. Mr. Finlayson said it will be hosted and the

licensing fee includes hosting. The only other fee is for SIPA to manage the on-line reporting. All statewide agencies use SIPA for on line payments, which is why they were chosen. The user fees are paid by those that make payments on line. Council President Pro Tem Chazen asked how confident they are that SIPA can manage the process and who will write the Vertiba contract. Mr. Finlayson said a statement of work has been developed by Vertiba and then forwarded through SIPA. The City will need a contract with SIPA because they will manage the on-line processing portion and there are no fees charged by SIPA because they are a nonprofit. SIPA will provide contract management and an in house analyst will be assigned to be in charge of project management and developing the code with Vertiba. Council President Pro Tem Chazen noted the proposal stated the sources for the funding: \$30,000 was budgeted for the project, \$25,000 from the Information Technology (IT) budget, and \$138,000 from general fund revenues. He then asked from where the general fund revenues were coming. Ms. Romero answered currently sales tax revenues are in excess over budget in the amount of \$420,000 and there are additional funds available from the audit program. Council President Pro Tem Chazen asked if the amount from the IT budget had been set aside for software. Mr. Finlayson answered yes.

Councilmember McArthur asked if they anticipate any additional expenses for updates. Mr. Finlayson said no; because the City is developing the software and will own the rights, any enhancements would be developed and paid for in-house or contracted with Vertiba. The hope is the City's in-house analyst would be able to develop any future enhancements.

Councilmember Susuras reiterated that the City would own the intellectual rights. Mr. Finlayson confirmed.

Councilmember Traylor Smith asked if the City will need to make technology changes to accommodate the new software. Mr. Finlayson said because Sales Force will be used and they operate independently, the City will not be required to make technology changes. Council President Pro Tem Chazen asked how this would tie into the GIS system. Mr. Finlayson said the tie in will verify addresses, called GeoVerify. As addresses are entered into the system, they will be tied specifically to an address point that is identified in the GIS. This allows the creation of maps that show things like where sales tax is collected; this will provide great capabilities to use all the other layers in the GIS.

Councilmember Susuras moved to 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. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:07 p.m.

Stephanie Tuin, MMC
City Clerk



Date: September 10, 2014

Author: Brian Rusche

Title/ Phone Ext: Senior Planner/4058

Proposed Schedule: Resolution Referring
Petition, October 1, 2014

1st Reading Zoning: October 15, 2014

2nd Reading: November 5, 2014

File #: ANX-2014-321

Attach 2

CITY COUNCIL AGENDA ITEM

Subject: Proietti Annexation, Located at 782 24 Road
Action Requested/Recommendation: Adopt a Resolution Referring the Petition and Exercising Land Use Control for the Proietti Annexation, Introduce a Proposed Annexation Ordinance and Set a Hearing for November 5, 2014
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to annex 8.939 acres, located at 782 24 Road. The Proietti Annexation consists of one parcel and no public right-of-way.

Background, Analysis and Options:

The property is located north of I-70 on the east side of 24 Road. The property has a single-family residence, which is no longer occupied. The owners have begun planting lavender on the property and would eventually like to open a distillery here. The property owners have requested annexation into the City and a zoning of C-1 (Light Commercial) to facilitate their ideas. Under the 1998 Persigo Agreement with Mesa County proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

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.

Annexation of this property will allow for efficient provision of municipal services.

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

The property is located within a Village Center, so its annexation and concurrent commercial zoning will implement the “centers” concept within the Comprehensive Plan.

How this item relates to the Economic Development Plan:

The proposed annexation and zoning is an economic development opportunity as it proactively prepares the property for future commercial development consistent with the Comprehensive Plan (Goal 1.5 – Page 9).

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. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation.

Legal issues: The proposed annexation is consistent with the 1998 Persigo Agreement and Colorado law. The City Council has jurisdiction and may lawfully entertain the petition for annexation.

Other issues: None.

Previously presented or discussed:

A Neighborhood Meeting was held on May 6, 2014. A copy of those in attendance is attached, along with a summary of the meeting.

Attachments:

1. Staff report/Background information
2. Neighborhood Meeting summary
3. Annexation Map
4. Aerial Photo
5. Comprehensive Plan Future Land Use Map
6. Existing City and County Zoning Map
7. Resolution Referring Petition
8. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION					
Location:		782 24 Road			
Applicants:		Dave and Lisa Proietti d/b/a Blu Cellar Door, LLC			
Existing Land Use:		Single-Family Residential			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Single-Family Residential / Agricultural			
	South	Agricultural			
	East	Agricultural			
	West	Single-Family Residential / Agricultural			
Existing Zoning:		County RSF-R (Residential Single-Family Rural)			
Proposed Zoning:		C-1 (Light Commercial)			
Surrounding Zoning:	North	County RSF-R (Residential Single-Family Rural)			
	South	C-1 (Light Commercial)			
	East	County RSF-R (Residential Single-Family Rural)			
	West	County RSF-R (Residential Single-Family Rural) R-E (Residential Estate)			
Future Land Use Designation:		Village Center			
Zoning within density/intensity range?		X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation area consists of 8.939 acres of land and is comprised of one parcel and no public right-of-way.

The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement with Mesa County proposed development within the Persigo Wastewater Treatment Facility 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 Proietti 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:

<u>ANNEXATION SCHEDULE</u>	
October 1, 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

PROIETTI ANNEXATION SUMMARY

File Number:	ANX-2014-321	
Location:	782 24 Road	
Tax ID Number:	2701-332-00-094	
# of Parcels:	1	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	1	
Acres land annexed:	8.939	
Developable Acres Remaining:	8.939	
Right-of-way in Annexation:	None	
Previous County Zoning:	County RSF-R (Residential Single Family – Rural)	
Proposed City Zoning:	C-1 (Light Commercial)	
Current Land Use:	Single-Family Residential	
Future Land Use:	Commercial	
Values:	Assessed:	\$19,920
	Actual:	\$250,290
Address Ranges:	782 24 Road	
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	Persigo 201 sewer service boundary
	Fire:	Grand Junction Rural Fire District
	Irrigation/ Drainage:	Grand Valley Irrigation Company/ Grand Valley Drainage District
	School:	Mesa County Valley School District #51
	Pest:	Grand River Mosquito Control District

A ■ C ■ G

Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services

May 7, 2014

Dear Brian,

On May 6, 2014 a neighborhood meeting was held at the Monument Smiles building located at 2558 Patterson Road in Grand Junction, Colorado by Dave and Lisa Proietti and Mark Austin with 8 neighbors attending (please see attached sign in sheet).

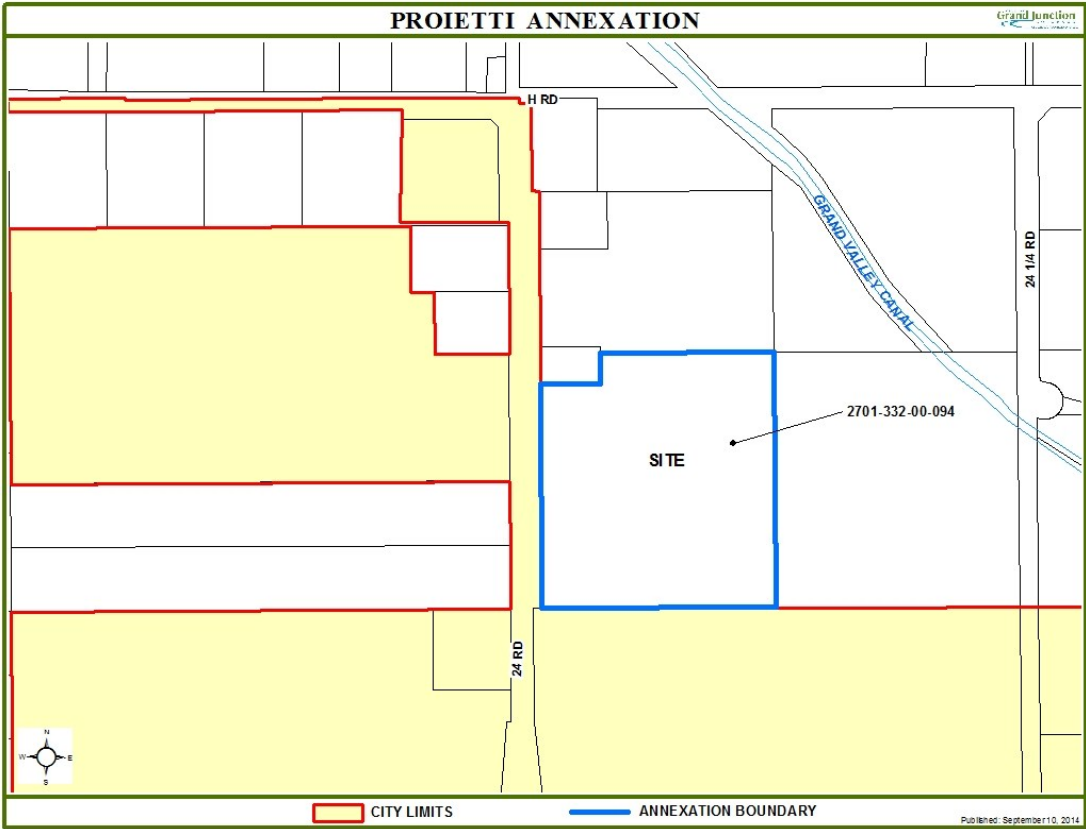
The question of irrigation was discussed and noted that no disruption of irrigation water will happen. There were no negative comments and the meeting was adjourned at 7:00 P. M.

Respectfully submitted,

Mark Austin, P.E.
President

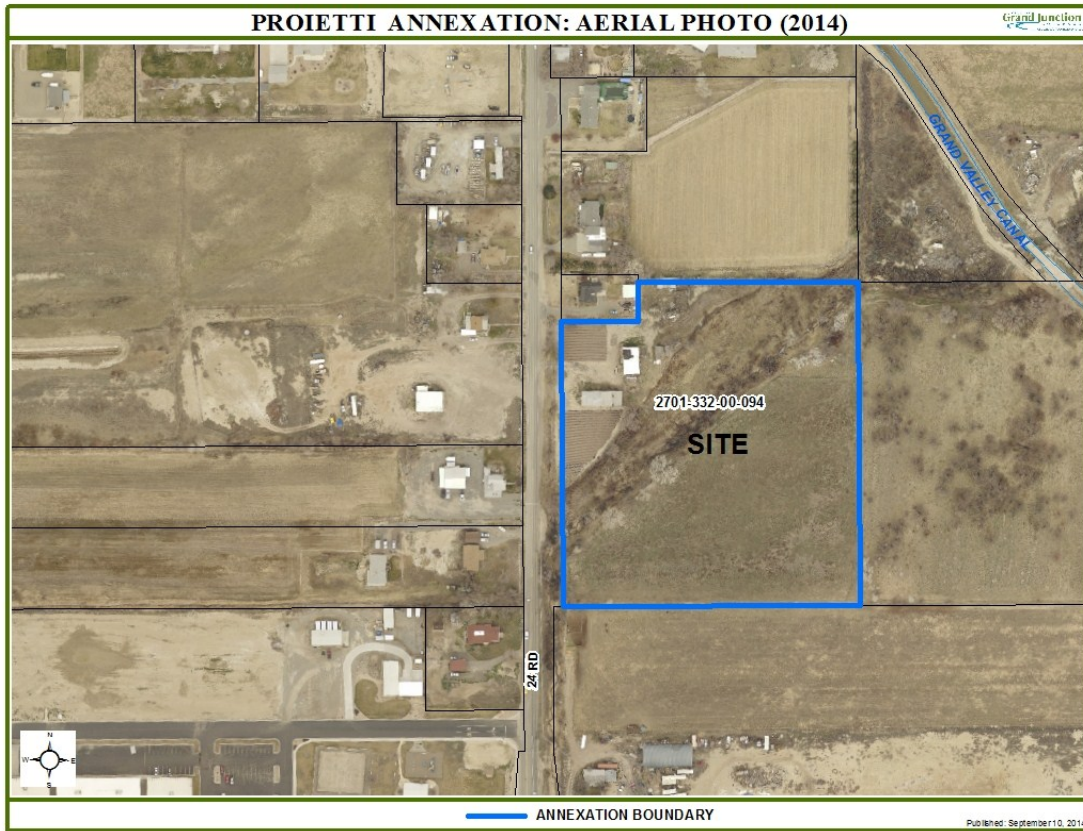
Annexation Map

Figure 1

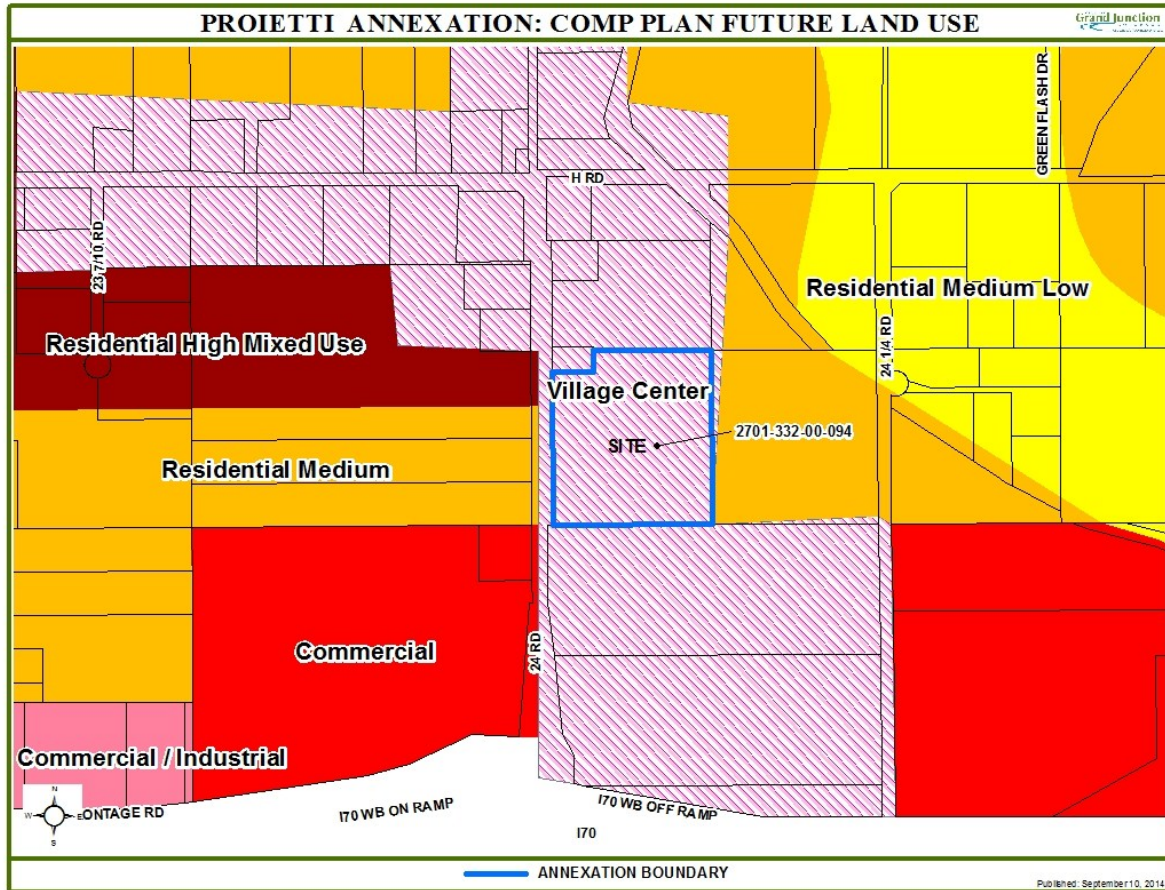


Aerial Photo

Figure 2

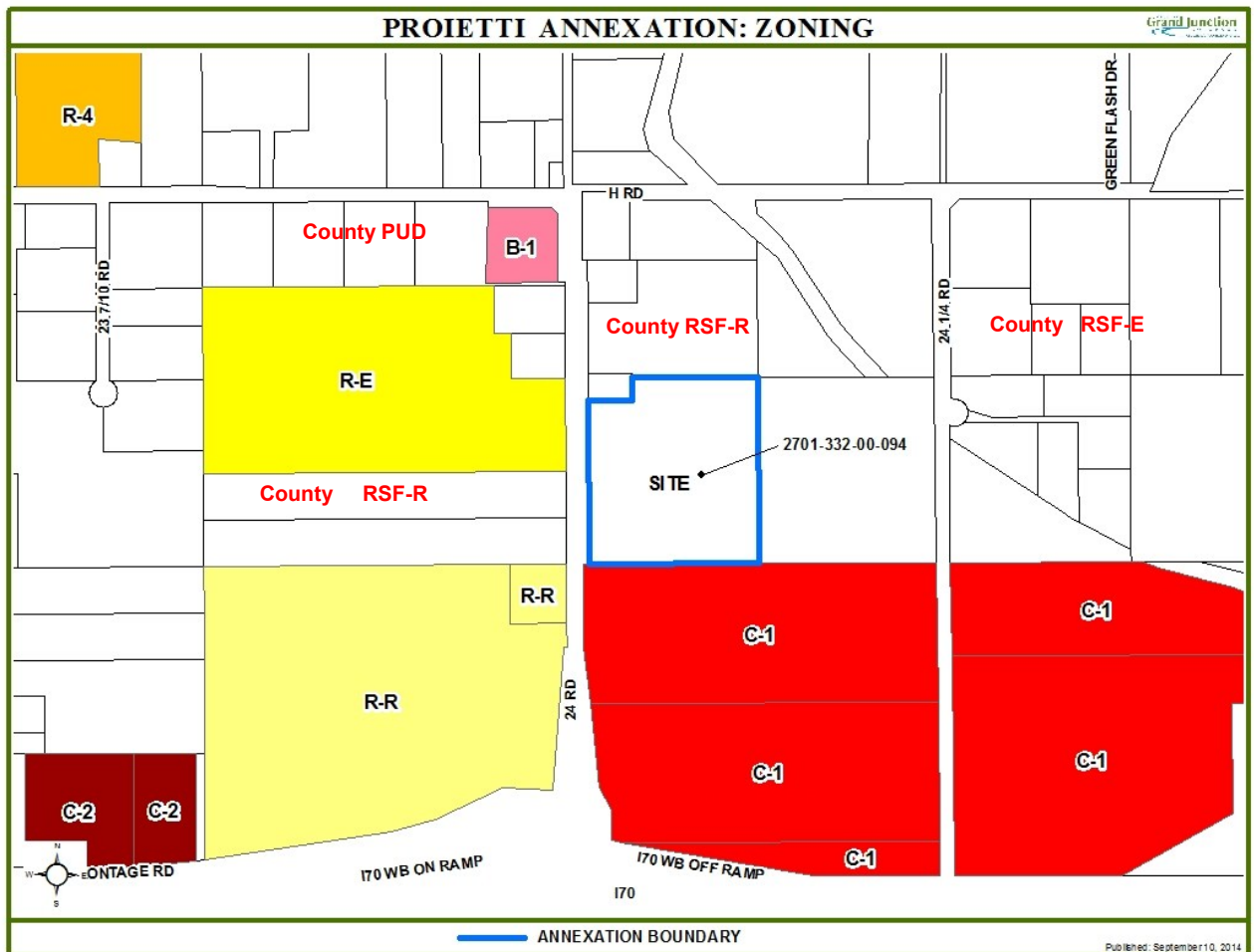


Comprehensive Plan – Future Land Use Map Figure 3



Existing City and County Zoning Map

Figure 4



**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 1st day of October, 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**

PROIETTI ANNEXATION

LOCATED AT 782 24 ROAD

WHEREAS, on the 1st day of October, 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:

PROIETTI ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 33, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being a portion of Lot 5, Pomona Park, as same is recorded in Plat Book 1, Page 24, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the NW 1/4 NW 1/4 of said Section 33 and assuming the West line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°03'00" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°50'33" E, along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 50.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°03'00" E along the East right of way for 24 Road, as same is described in Book 1041, Page 325, Public Records of Mesa County, Colorado, a distance of 580.39 feet; thence S 89°48'31" E, along the South line of that certain parcel of land described in Book 3462, Page 933, Public Records of Mesa County, Colorado, a distance of 155.12 feet; thence N 00°07'49" E, along the East line of said parcel of land, a distance of 80.03 feet to a point on the North line of said Lot 5, Pomona Park; thence S 89°49'34" E, along the North line of said Lot 5, a distance of 453.17 feet to a point being the Northeast corner of Lot 5, Pomona Park; thence S 00°01'23" W, along the East line of Lot 5, Pomona Park, a distance of 660.20 feet to a point being the Southeast corner of said Lot 5, Pomona Park; thence N 89°50'33" W, along the South line of Lot 5, Pomona Park, a distance of 608.71 feet, more or less, to the Point of Beginning.

CONTAINING 389,405 Sq. Ft. or 8.939 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 Department 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>
October 3, 2014
October 10, 2014
October 17, 2014
October 24, 2014

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

PROIETTI ANNEXATION

APPROXIMATELY 8.939 ACRES

LOCATED AT 782 24 ROAD

WHEREAS, on the 1st day of October, 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:

PROIETTI ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 33, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being a portion of Lot 5, Pomona Park, as same is recorded in Plat Book 1, Page 24, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the NW 1/4 NW 1/4 of said Section 33 and assuming the West line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°03'00" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°50'33" E, along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 50.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°03'00" E along the East right of way for 24 Road, as same is described in Book 1041, Page 325, Public Records of Mesa County, Colorado, a distance of 580.39 feet; thence S 89°48'31" E, along the South line of that certain parcel of land described in Book 3462, Page 933, Public Records of Mesa County, Colorado, a distance of 155.12 feet; thence N 00°07'49" E, along the East line of said parcel of land, a distance of 80.03 feet to a point on the North line of said Lot 5, Pomona Park; thence S 89°49'34" E, along the North line of said Lot 5, a distance of 453.17 feet to a point

being the Northeast corner of Lot 5, Pomona Park; thence S 00°01'23" W, along the East line of Lot 5, Pomona Park, a distance of 660.20 feet to a point being the Southeast corner of said Lot 5, Pomona Park; thence N 89°50'33" W, along the South line of Lot 5, Pomona Park, a distance of 608.71 feet, more or less, to the Point of Beginning.

CONTAINING 389,405 Sq. Ft. or 8.939 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 18, 2014
 Author: J. Bright
 Title/ Phone Ext: Deputy Chief/5802
 Proposed Schedule: October 1, 2014
 2nd Reading (if applicable):
 File # (if applicable):

Attach 3

CITY COUNCIL AGENDA ITEM

Subject: Design Services Contract for Fire Station #4
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with Chamberlin Architects in the Amount of \$153,840
Presenter(s) Name & Title: Ken Watkins, Fire Chief Jay Valentine, Internal Services Manager

Executive Summary:

This request is for authorization from the City Council to contract for architect design services for a new fire station to be constructed on a portion of the property located at 2880 B 1/2 Road.

Background, Analysis and Options:

In 2008, the Fire Department conducted a 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. City Council has authorized the City Manager to proceed with the purchase of a portion of the property at 2880 B1/2 Road.

In conjunction with land purchase and the annexation and subdivision process, Staff has proceeded with a Request for Proposal for architectural design services for the fire station. The design services Request for Proposals was advertised in the Daily Sentinel, posted on the City’s website, and released via BidNet (an online government solicitation distribution site). The top three rated firms were Chamberlin Architects, Blythe Group, and Allred and Associates. These three firms were interviewed, and Chamberlin Architects, Grand Junction, was chosen based on experience, references and fees.

The design fees including expected reimbursable expenses proposed were:

Firm	Location	Fee
Chamberlin Architects	Grand Junction, CO	\$153,840
Allred & Associates	Broomfield, CO	\$157,450
Blythe Group	Grand Junction, CO	\$158,225

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 of contracting with Chamberlin Architects provides the ability to meet these public safety goals with an experienced firm that has designed fire stations in this community and others. In addition, Chamberlin will be utilizing other local firms for their design team helping to keep economic development funding in the community.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

There is \$175,000 budgeted for the design of this fire station in the Capital Improvements Fund. The costs of design are offset by a DOLA grant that will fund up to \$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:

None

Date: September 19, 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: Adopt on Final Passage and Order Final Publication in Pamphlet Form the Proposed Ordinance

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:

First Reading consideration of the Rezone Ordinance was on September 17, 2014.

Attachments:

Site Location Map / Aerial Photo Map

Comprehensive Plan Map / Existing Zoning Map

Correspondence Received

DRAFT Minutes from September 9, 2014 Planning Commission Meeting

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)

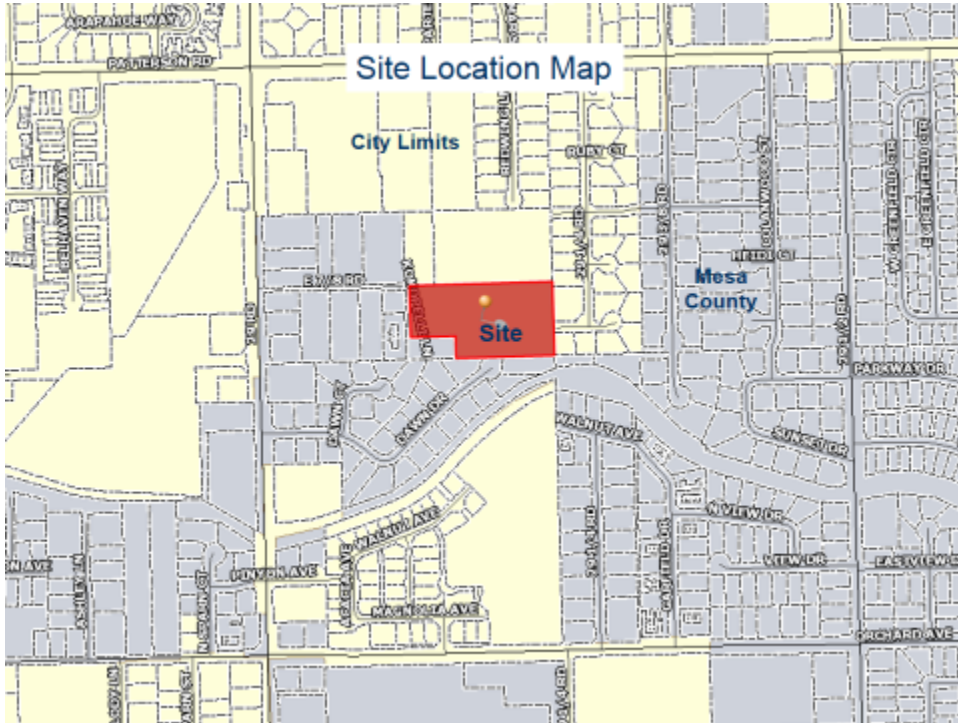
In reviewing the other zoning district options, the existing R-4 only allows a maximum of 4 dwelling units an acre while the R-5 only allows 5. The applicant is proposing a residential density closer to 8 dwelling units, so the proposed zoning of R-8 would be the desired option. The R-O zone district 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.

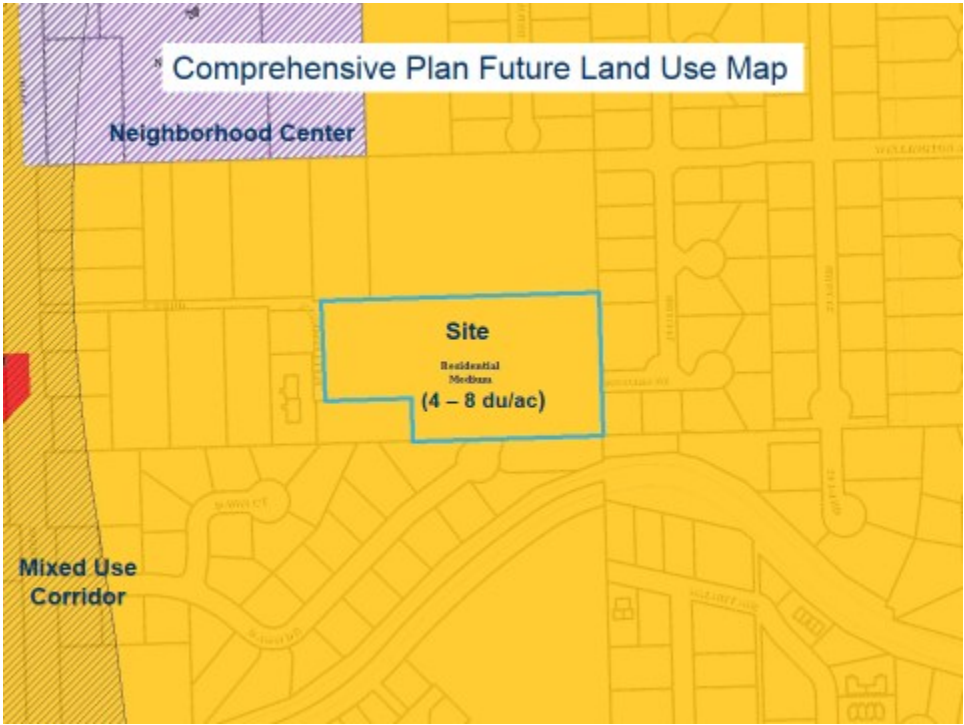
If the Planning Commission chooses to recommend one of the alternative zone designations, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation the City Council.

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.

GRAND JUNCTION PLANNING COMMISSION
September 9, 2014 MINUTES
6:00 p.m. to 7:39 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Reece. The public hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

In attendance representing the City Planning Commission were Christian Reece (Chairman), Ebe Eslami (Vice-Chairman), Jon Buschhorn, Loren Couch, Steve Tolle, and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, were Greg Moberg, (Planning Supervisor) and Scott Peterson (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 10 citizens in attendance during the hearing.

Announcements, Presentations And/or Visitors

None

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes from the August 12, 2014 regular meeting.

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted on item pulled for a full hearing. With no amendments to the Consent Agenda, Chairman Reece called for a motion.

MOTION: (Commissioner Wade) "I move that we approve the Consent Agenda as read."

Commissioner Tolle seconded the motion. A vote was called and the motion passed unanimously by a vote of 6- 0.

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

Public Hearing Items

2. South Dominguez Estates Rezone - Rezone

Forward a recommendation to City Council to rezone 4.39 +/- acres from a City R-4 (Residential 4 du/ac) to a City R-8 (Residential 8 du/ac) zone district.

FILE #: RZN-2014-260

APPLICANT: Jim Cagle - South Dominguez Estates LLC

LOCATION: 2921 E 7/8 Rd.

STAFF: Scott Peterson

Staff's Presentation

Scott Peterson, Senior Planner provided a PowerPoint presentation that explained the request for a recommendation to rezone 4.39 +/- acres from a City R-4 (Residential 4 du/ac) to a City R-8 (Residential 8 du/ac) zone district located at 2921 E 7/8 Rd.. Mr. Peterson stated that 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.

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 Rd. should not be utilized for ingress/egress for the new subdivision as presently this is only a single lane width road and is considered to have no additional capacity. 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 Rd. and utilize Dawn Dr. to the south and Bookcliff Avenue to the east with a connection to up 29 Rd. and up to Patterson Ave. for access to and from the subdivision. Access will be addressed in detail once the subdivision application is submitted for the type of barrier to be proposed along E 7/8 Rd.

Consistency with the Comprehensive Plan

The Comprehensive Plan Future Land Use designation of Residential Medium (4 – 8 du/ac) encourages the proposed R-8 zoning. Looking at the review criteria for a rezone, Mr. Peterson suggested that the community would benefit from the rezone as it

supports the goals and objectives of the comprehensive plan, specifically goals 3 and 5, promotes infill development and will provide area residents with more housing options.

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.

Mr. Peterson explained adequate public and community facilities and services are available to the property and are sufficient to serve residential land uses with the proposed R-8 density. Ute water, city sanitary sewer, Xcel energy (electric and gas) are presently available to the site. Nearby within walking distance, at the intersection of 29 Rd. and Patterson Rd. is Patterson Marketplace, a local neighborhood shopping center. This commercial site includes a Safeway grocery, a restaurant and other retail shops. Public transit bus stops are also located along both 29 Rd. and Patterson Rd. Fruitvale Elementary School is also located nearby on 30 Rd.

Mr. Peterson showed a slide of the existing zoning map. The proposed rezone area is currently surrounded by single family detached, two family and multifamily dwelling units on three sides. There are some County RSF-4 zoned properties to the west and east, along with a County PUD to the West.

Findings of Facts/Conclusions

Mr. Peterson stated that 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).

Mr. Peterson stated that there were two written comments received and have been provided in the report. Primarily, the comments addressed concerns of increased traffic and more density being added to the area.

Questions for Staff

Commissioner Couch asked if there was a difference between the County RSF-8 and the City R-8 zoning and suggested that maybe it would be beneficial to have them the same. Mr. Peterson explained that both of the zoning districts equate to up to 8 dwelling units per acre.

Commissioner Eslami asked if the two roads that are shown as ingress/egress are currently in place and functional. Mr. Peterson stated that Dawn Dr. and Bookcliff Ave. are existing residential streets.

Commissioner Wade noted that to the west is a PUD and asked Mr. Peterson to explain that zoning. Mr. Peterson clarified that the PUD is a site specific county zoning designation. The PUD property to the west of the proposed rezone is a duplex.

Commissioner Wade asked if it is known at this time, where the barrier to block E 7/8 Rd. is proposed to be located. Mr. Peterson stated that the barrier would be located at the intersection of E 7/8 Rd. and Kokopelli Ln. to prevent an east-west connection into the future proposed subdivision.

Commissioner Tolle suggested considering having the city and county codes one in the same, to avoid confusion during the review process.

Chairman Reese asked although there is not a site plan proposed yet, how will parking be addressed, assuming that Dawn Dr. would eventually connect to Wellington. Mr. Peterson stated that the requirement for off street parking for a single family home is 2 spaces. The applicant plans to propose 17 lots with 34 dwelling units, requiring a total of 68 off street parking spaces.

Chairman Reese inquired if there were plans to put a traffic light in the area. Mr. Peterson believed that a traffic light in this area would be too close to 29 Rd. and Patterson Rd. due to spacing requirements.

Applicant's Presentation

Ted Ciavonne, with Ciavonne, Roberts & Assoc. (land planners and landscape architects) stated that he is representing the owner who is present. Mr. Ciavonne stated that he has no formal presentation and the staff presentation presented was spot on. Mr. Ciavonne remarked that at the general meeting for the project, it was noted that there would be a requirement for an access from this property to the parcel to the north and eventually would connect to Wellington Ave. to the east.

Questions for Applicant

Chairman Reese asked Mr. Peterson if the northern connection would be deferred until the vacant lot to the north is developed. Mr. Peterson stated that if the applicant's property develops first, there would need to be a stub street created at that time much like Wellington Ave. and Bookcliff Ave. has now.

Mr. Ciavonne added that it is difficult to separate design issues from zoning issues and if this application is approved, they would be coming through with a site plan where some of the comments can be addressed. Mr. Ciavonne stated that they are very aware of the traffic concerns and they would be working with staff to address them. Mr. Ciavonne commented that he would like to reserve the opportunity for discussion after they have heard from the public.

Commissioner Eslami stated that he is interested in the design discussion as well as the rezone as it helps them to understand the process.

Commissioner Couch asked Mr. Ciavonne how the City's rezone process has been for his firm. Mr. Ciavonne stated that he would put it into the context that it is the best in the valley. He further stated that it can be challenging working with other communities as well as the County. Mr. Ciavonne stated that he thinks the City's system has greatly improved over the last 5 years. The merging of the code with the zoning and comprehensive plan has given more tools for the toolbox that really help to make his work easier as well as for the Planning Commission and City Council.

Public Comment

Chairman Reese opened the meeting for the public comment portion and asked anyone in favor of the project to line up at the podium. Having no one respond, Chairman Reese asked for those against the proposal to sign in and speak.

Mr. Vernon Neiswender, 576 Kokopelli Ln., stated that Dawn Dr. is a mess. Mr. Neiswender explained that there are eight 4-plexes, two stories high and people are already crawling over his fence to get to Safeway. He stated that there are always cops sitting on Dawn Dr. and development will just increase crime rate around the neighborhood. Mr. Neiswender said people are already throwing trash over the fences now. He further expressed concerns over two story units blocking views of the Mesa.

Commissioner Wade asked if the concern was based on the amount of units in the potential development and would therefore equate to a situation like Dawn Dr. Mr. Neiswender responded yes, that was his concern.

Commissioner Couch inquired where people were jumping the fence. Mr. Neiswender said foot traffic is coming off of Dawn Ct. Commissioner Couch stated that he is aware of the area and felt it is a concern.

Robert Juarez, 2916 E 7/8 Rd., said he would be adjacent to the proposed barrier. He stated that traffic is a concern with the increase of residents as well as trash. Hopefully this site will have traffic run to the North. Mr. Juarez inquired about the goals 3 and 4.

Teresa Anderson, 2910 E 7/8 Rd. and owner of 2908 E 7/8 Rd., stated that her disabled daughter lives at 2908 E 7/8 Rd. Ms. Anderson has owned the properties for about 30 years and expressed how quiet and well-kept this section of street has been. She feels there is a lot of pride among the homeowners there and is concerned about the additional people that may walk up and down the road. She chose the place for its safety and is concerned for her daughter's safety with foot traffic that may be generated. Ms. Anderson stated that she believes the negative aspects of Dawn Dr. will spill over into the new development within 5 years. Ms. Anderson stated that she feels the owner is only interested in the money. Ms. Anderson asked if there will be an HOA with the future development.

Commissioner Tolle expressed that he is usually against barriers of any kind that may impede emergency vehicles. Commissioner Tolle asked Ms. Anderson if she would like to see an upgrade of E 7/8 Rd. to city standards, to increase safety. Ms. Anderson said she would not want that.

Zane Reeves, 2909 E 7/8 Rd., stated that he has lived there about 30 years. Mr. Reeves asked if as neighbors, do citizens actually have an impact on the decision making process. Mr. Reeves stated that often a high density development starts out as high end and then develops issues over time. Mr. Reeves stated that he and his neighbors try to maintain their properties so their property values will grow in concert with other property values in the Grand Junction area. He feels Dawn Dr. and Dawn Ct. already diminish his property values.

Mr. Reeves questioned Mr. Peterson's reference that a traffic light between Dawn Dr. and Patterson would be too close in spacing. Mr. Reeves asked if a spacing would be an issue for a traffic light between 29 Rd. and 29 ¼ Rd. to accommodate the additional traffic. Mr. Reeves has noticed more accidents on 29 Rd. since the expansion into Orchard Mesa. One of Mr. Reeves concerns is that E 7/8 Rd is underdeveloped to handle the proposed foot traffic impact, as there are no sidewalks. Mr. Reeves would like clarity on the stub street proposed.

Chairman Reese stated that Dawn Dr. would stub into the subdivision to the North. There is a barrier proposed for E 7/8 Rd. to prevent automobile traffic to connect to the west. Mr. Reeves believes E 7/8 Rd. will become a shortcut for foot traffic to Safeway and the other stores to the North.

Mary Stewart, 2911 E 7/8 Rd., expressed shock that their neighborhood was the only one in attendance and wondered if the folks along 29 ¼ Rd. also received notification. She feels it affects them almost more than it does her. She believes 29 ¼ Rd. will have increased traffic especially to the east. Ms. Stewart stated that she is also concerned

about tall 4-plexes blocking her view. Ms. Stewart wondered why the people on Dawn Dr. don't have to trim their trees and do other maintenance.

Sharon Carter, 577 Kolopelli Ln., stated that she is concerned about foot traffic. She has had problems with people from Dawn Dr. pushing her fence over and stepping over it. She has stopped confronting people because she is leery of some of the people that pass through. She is concerned that the character of the area will extend to the new proposed development. Ms. Carter has lived there 25 years and feels the Dawn Dr. area is a real safety concern.

Planning Commission Discussion

Chairman Reese asked Mr. Peterson to review goals 3 and 5. After Mr. Peterson reviewed goals 3 and 5, Chairman Reese asked if there would be an HOA (Home Owners Association). Mr. Peterson stated that it is not known at this time if there would be an HOA, however, he indicated that most likely there would be a requirement for tracts of land to be used as water detention and/or an auto court that would require an HOA ownership.

Chairman Reese asked Eric Hahn, Development Engineer, to address some of the traffic concerns, noting that it is understood that traffic will be addressed at the time of the subdivision plan and not part of the rezone. Mr. Hahn stated that it was never intended to have additional traffic access E 7/8 Rd. It was initially considered a good idea to have a pedestrian connection, however that not necessarily is a requirement and can be reviewed as part of the future subdivision design if needed. Typically the spacing of traffic lights on 29 Rd and Patterson Rd. are at ½ mile intervals to allow optimal traffic flow. Mr. Hahn noted that there has been a plan on the books to have a study of Patterson Rd. done to evaluate and analyze options; however it is not funded at this time. Mr. Hahn stated that the same is true for 29 Rd where minimal ½ mile intervals will allow for future capacity options if needed and can be reviewed as part of a study of the larger corridor.

Commissioner Couch asked how doubling the density of a subdivision effects the traffic of an area. Mr. Hahn stated that this particular project and its density is not expected to create traffic issues in relation to the 29 Rd and Patterson Rd. corridors. Mr. Hahn added that the 29 ¼ Rd. intersection will need to be monitored closely as development continues.

Commissioner Couch asked if emergency vehicles could access the barrier if installed at the north end of Kokopelli Ln. and the east end of E 7/8 Rd. Mr. Hahn stated that the bollards would only be removable if designed that way and at the Fire Departments request. He also noted that the developer would be the one to install them and the City would maintain them. As of now, the Fire Department has not requested a third point of access and it is not anticipated that they would, due to E 7/8 Rd. being so narrow. Mr. Hahn noted that he bases this assumption on similar situations in the past.

Commissioner Tolle expressed concern that lack of funding to study traffic development from the 28 Rd thru 30 Rd area creates a fundamental disconnect for development. Commissioner Tolle stated that a study needs to be done soon.

Commissioner Wade inquired who was invited to the public meeting. Mr. Peterson stated that everyone within 500 feet of the property received a notification. Mr. Peterson stated that he did receive one phone call from a citizen who lives on 29 ¼ Rd. This neighbor understood the inevitable increase of traffic when buying her home and was neither for nor against the proposed rezone.

Referring to the extreme crime related conditions of the County properties to the south, Commissioner Couch asked what the City's responsibility for crime and fence climbing would be if a requested change in the City backs up to County property.

Mr. Peterson responded that this area is included in the Persigo Wastewater Treatment Boundary and will eventually be include into the City in the future. Mr. Peterson added that Dawn Dr. is a county right-of-way and it is up to Mesa County to maintain. As far as weeds, junk properties etc., Mr. Peterson stated that those would fall under the Mesa County Code Enforcement jurisdiction.

Commissioner Tolle referenced the Grand Junction Zoning Code stating that public transit stops are located at Patterson Rd. and 29 Rd. Commissioner Tolle noted that Fruitvale Elementary School is located at 30 Rd., therefore school kids in this area would have to cross 29 Rd. Mr. Peterson responded that the walking route to school would be north on 29 Rd to Patterson Rd. and down Patterson Rd. to 30 Rd. The bus stops are GVT (Grand Valley Regional Transit). Commissioner Tolle requested that schools and bus stops be added to development presentations.

Commissioner Buschhorn asked Mr. Hahn about the vehicle capacity that Dawn Dr. has and how many vehicle trips could be generated with 34 units. Mr. Hahn estimated that Dawn Dr., as a standard residential street, probably has about 1,000 ADT (Average Daily Trips) at capacity. He added that you would probably never see that unless you had over 100 units accessing that road. Mr. Hahn estimated that there are 9.5 ADTs coming from a single family residence, therefore an average of 323 trips over the course of the whole day could be anticipated.

Commissioner Wade asked if 29 ¼ Rd. had sidewalks, noting that Dawn Dr. does not. Mr. Peterson stated that 29 ¼ Rd. has sidewalks on both sides.

Applicants Rebuttal

Chairman Reese asked Mr. Ciavonne if there will be an HOA. Mr. Ciavonne stated that there would be an HOA due to dedicated land tracts for landscaping buffers, and detention areas.

Mr. Ciavonne stated that there is a lot of carry-over from Dawn Dr. issues. Mr. Ciavonne said that nobody would want to create or perpetuate the situation at Dawn Dr. Mr. Ciavonne stated that anyone who would develop the property would be looking at a higher quality of development that would likely increase property values whereas Dawn Dr. has decreased the values. Mr. Ciavonne noted that the density that occurred at Dawn Dr. (RSF-8) does not equate to the density of the City's R-8 zoning which is less.

Mr. Ciavonne noted that the comprehensive plan does call for more density as a practical measure to utilize existing infrastructure and decrease sprawl. Inter-connectivity is another objective of the Comprehensive Plan with both streets and pedestrian routes. Mr. Ciavonne stated that they do not necessarily want to connect to E 7/8 Rd. Mr. Ciavonne mentioned that he has heard varying comments about pedestrians, however, he tends to support sidewalk connections. A sidewalk to the north would make sense to allow people to walk to the commercial areas as well as to work.

Mr. Ciavonne explained that there is a life estate in the northwest corner of the site that currently accesses off of E 7/8 Rd. At the point when the life estate is gone, the house would be demolished and units could be added that would have access to the east.

Based on a citizen comment, Commissioner Wade asked if a site plan had been shown to the neighbors. Mr. Ciavonne said that since a neighborhood meeting was required, he felt it was best to show an illustration of what may be proposed as a courtesy.

Commissioner Wade asked if a sidewalk to the north was proposed, where it would be located. Mr. Ciavonne said the sidewalk would most likely extend north from the stub street created.

Chairman Reese asked if the rezone was not approved, would the project likely move forward with the lower density rate. Mr. Ciavonne said not at this point.

Commissioner Discussion

Commissioner Couch stated that some of the comments appeared to be mixed. He stated that there were comments about fence climbers, cops on Dawn Dr. personal / property safety concerns and trash issues. He noted that one resident said their property was quiet, secure and safe but if development occurred it would become unsafe. Commissioner Couch noted the proximity to 29 Rd and Patterson Rd. and was inclined to vote no for more density. Commissioner Couch felt that increasing density in this particular area would not be a benefit to the City.

Commissioner Buschhorn stated that it is clear there are long term residents on E 7/8 Rd. Commissioner Buschhorn also noted that several of the problem parcels on Dawn Ct. and Dawn Dr. have the same out of town owners. Commissioner Buschhorn was concerned with stereotyping developments and assuming that because one multifamily development has issues, the other one is bound to have issues as well. Commissioner

Buschhorn stated that his vote would be based on the density and zoning and not a site plan. He felt traffic would not be an issue and the pedestrian connections could be addressed at site plan review if the rezone is approved.

Commissioner Wade added that he is not basing the decision on what goes on with another parcel. He noted that it is possible that good development in the surrounding area could be an impetus for redevelopment of the areas of concern. He stated that the decision should be based on the rezone and the comprehensive plan at this time, and not an anticipated development.

Chairman Reese reiterated that as part of the process, the decision is based on the zoning and development code and the comprehensive plan and not on a traffic plan. Chairman Reese expressed hope that there will be a lot of community input on the site plan development stage for issues such as where sidewalks would be etc.

Commissioner Tolle stated that he intends to vote no because he feels there is a major problem and a traffic study should be conducted.

MOTION: Commissioner Eslami - Madam Chairman, on Rezone, RZN-2014-260, I move that the Planning Commission forward a recommendation of approval for the South Dominguez Estates Rezone from R-4 to R-8, with the findings of fact and conclusions listed in the staff report.

Commissioner Wade seconded the motion. A vote was called and the motion passed by a vote of 4-2.

Mr. Peterson stated that the rezone will be heard at the City Council meeting on Wed. Oct. 1st at 7:00 pm.

General Discussion/Other Business

Mr. Moberg announced that there will not be a Planning Commission meeting on Sept. 23rd, however, there will be a workshop on Thursday, September 18th as staff moves forward with the discussion of the Code amendments.

Nonscheduled Citizens and/or Visitors

None

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 7:39 p.m.

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 17th day of September, 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

CITY COUNCIL AGENDA ITEM

Date: September 17, 2014
Author: Kristen Ashbeck
Title/ Phone Ext: Community Services
Coordinator / x1491
Proposed Schedule: Approval
October 1, 2014; Execute
agreements following approval
Files: CDBG 2014-02; 2014-05 and
2014-10

Subject: CDBG Subrecipient Contracts with St. Mary's Senior Companion Program, Marillac Clinic and HomewardBound of the Grand Valley 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 Contracts with St. Mary's Senior Companion Program for \$10,000; Marillac Clinic for \$60,000; and HomewardBound of the Grand Valley for \$1,500 from the City's 2014 CDBG Program Year Funds

Presenter(s) Name & Title: Kristen Ashbeck, Community Services Coordinator/CDBG Administrator

Executive Summary: The Subrecipient Contracts formalize the City's award of \$10,000 to St. Mary's Senior Companion Program; \$60,000 to the Marillac Clinic; and \$1,500 to HomewardBound of the Grand Valley allocated from the City's 2014 CDBG Program as previously approved by Council. The grant funds will be used to reimburse gas and mileage expenses to senior volunteers; rehabilitate the Marillac Clinic; and provide energy improvements to the community homeless shelter.

Background, Analysis and Options:

CDBG 2014-02 St. Mary's Hospital Senior Companion Program

The Senior Companion Program enables low to moderate income active seniors to assist other low income frail, elderly persons so that these persons can continue to live at home rather than in an assisted living facility. CDBG funds will be used to reimburse volunteers for mileage expenses incurred for traveling to and from their clients' homes and for travel to provide other services to the clients. Additional funding in the amount of \$239,670 has been leveraged from other sources for this program.

CDBG 2014-05 Marillac Clinic Rehabilitation

Marillac Clinic serves low and moderate income, uninsured and underinsured individuals and families who pay a portion of the cost of medical and dental services. Funding is requested to rehabilitate the interior of the clinic to improve the client lobby and the administration space for client assistance/intake.

CDBG 2014-10 Shelter Energy Improvements

HomewardBound of the Grand Valley (HBGV) provides year-round overnight emergency shelter for up to 160 individuals nightly. They are in the middle of a rehabilitation project that includes improvements to increase energy efficiency of the building through replacement of the front door and windows and installing three new rooftop HVAC units. CDBG funds will be used for the door replacement.

These agencies are considered subrecipients to the City. The City will pass through portions of its 2014 CDBG Program Year funds to the agencies but the City remains responsible for the use of these funds. The contracts outline the duties and responsibilities of the agencies and ensures that the subrecipients comply with all Federal rules and regulations governing the use of these funds. The contracts must be approved before the subrecipients may obligate or spend any of these Federal funds. Exhibit A of each of the contracts (see attachments) contains the specifics of the projects and how the funds will be used by the subrecipients.

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

These projects funded through the 2014 CDBG program year allocation address 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 projects discussed above will help these agencies continue to provide services to low income and homeless persons in our community.

How this item relates to the Economic Development Plan: These projects funded through the 2014 CDBG program year allocation indirectly address steps towards the City's Economic Development Plan in that the services provided by the agencies support 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 these projects at its May 21, 2014 meeting.

Attachments:

1. Exhibit A, Subrecipient Contract – St. Mary's Senior Companion Program
2. Exhibit A, Subrecipient Contract – Marillac Clinic
3. Exhibit A, Subrecipient Contract – HomewardBound of the Grand Valley

Attachment 1
2014 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
ST. MARY'S FOUNDATION FOR THE SENIOR COMPANION PROGRAM

EXHIBIT "A"
SCOPE OF SERVICES

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, \$10,000.00 from its 2014 Program Year CDBG Entitlement Funds for reimbursement of mileage expenses for program volunteers. The general purpose of the entire program and this project is to enable frail elderly persons to keep their independence as long as possible. Volunteer Senior Companions help their clients with grocery shopping, medical appointments, other errands out of the home and socialization and companionship.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income clientele benefit (570.201(e)). It shall meet this objective by providing the above-referenced services to low/moderate income persons in Grand Junction, Colorado.
3. The Senior Companion Program enables low to moderate income active seniors to assist other low income frail, elderly persons so that those persons can continue living at home rather than in an assisted living facility. It is understood that the City's grant of \$10,000 in CDBG funds shall be used to reimburse volunteers for mileage expenses incurred for traveling to and from their client's home and for travel to provide other services to the clients.
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 project budget for the Senior Companion program is estimated to be \$239,670. CDBG funds shall be utilized exclusively for mileage reimbursement.
6. The Senior Companion Program estimates it will serve 308 homebound elderly persons with 40 volunteers for the 2013-2014 fiscal year and expect the program to grow by 14 percent in the coming year.
7. 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

_____ St. Mary's Foundation

_____ City of Grand Junction

8. 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.
9. 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.
10. 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.
11. A formal project notice will be sent to the Subrecipient once all funds are expended and a final report is received.

_____ St. Mary's Foundation

_____ City of Grand Junction

Attachment 2
2014 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
Marillac Clinic

EXHIBIT "A"
SCOPE OF SERVICES

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, \$60,000.00 from its 2014 Program Year CDBG Entitlement Funds for the rehabilitation of the Marillac Clinic located at 2333 North 6th Street in Grand Junction, Colorado ("Property") to rehabilitate the existing clinic building which provides medical and dental services to homeless and low and moderate income persons.
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 homeless and low/moderate income persons in Grand Junction, Colorado.
3. The project consists of capital construction/improvement to the existing medical and dental clinic located at 2333 North 6th Street. CDBG funds will be used to remodel the interior of the clinic to improve the client lobby and administration space. It is understood that the City's grant of \$60,000 in CDBG funds shall be used only for the remodel improvements described in this agreement. Costs associated with any other elements of the project shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 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 project budget for the project is estimated to be \$119,000 as outlined below.

Demolition	\$10,000
New Construction	\$60,000
Flooring	\$15,000
Furnishings	\$20,000
Electrical	\$7,000
Paint	\$7,000
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.

_____ Marillac Clinic

_____ City of Grand Junction

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.
8. During a period of five (5) years following the date of completion of the project the use of the Property improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the City's \$60,000 CDBG contribution. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
9. 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.
10. 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.
11. A formal project notice will be sent to the Subrecipient once all funds are expended and a final report is received.

_____ Marillac Clinic

_____ City of Grand Junction

Attachment 3
2014 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS WITH
HomewardBound of the Grand Valley

EXHIBIT "A"
SCOPE OF SERVICES

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, \$1,500.00 from its 2014 Program Year CDBG Entitlement Funds for rehabilitation of the community homeless shelter to improve energy efficiency of the building. The shelter provides year round overnight emergency shelter for up to 160 individuals nightly.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate limited clientele benefit (570.208(a)). It shall meet this objective by providing the above-referenced services to homeless persons in Grand Junction, Colorado. In addition, this project meets CDBG eligibility requirements under section 570.201(e), Public Services.
3. HomewardBound operates the Community Homeless Shelter at 2853 North Avenue. The project is to improve the existing building making it safer, more indestructible and more energy efficient. It is understood that the City's grant of \$1,500.00 in CDBG funds shall be used only for energy efficiency improvements, primarily the replacement of the front entry to the building. Costs associated with any other elements of the project or costs above the grant amount shall be paid for by other funding sources obtained by the Subrecipient.
6. 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 May 31, 2015. If the subrecipient fails to expend the funding on property acquisition on or before May 31, 2015 this agreement shall be null and void.
5. During a period until December 31, 2020 the use or planned use of the Property may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program and B) HomewardBound provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If HomewardBound decides, after consultation with affected citizens that it is appropriate to change the use of the Property to a use which the City determines does not qualify in meeting a CDBG National Objective, HomewardBound must reimburse the City. After December 31, 2020, the only City restrictions on use of the Property shall be those found within the City's laws, rules, codes and ordinances.
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.

_____ HomewardBound

_____ City of Grand Junction

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.
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.

_____ HomewardBound

_____ City of Grand Junction



Date: September 18, 2014
 Author: Jerod Timothy
 Title/ Phone Ext: 1565
 Proposed Schedule: October 1, 2014
 2nd Reading
 (if applicable): _____
 File # (if applicable): CDBG 2013-14
and CDBG 2014-12

Attach 6

CITY COUNCIL AGENDA ITEM

Subject: Contract for the Safe Routes to Schools Improvement Project
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with All Concrete Solutions, LLC of Grand Junction, CO for the Safe Routes to Schools Improvement Project in the Amount of \$254,600.69
Presenter(s) Name & Title: Greg Lanning, Public Works and Utilities Director Jay Valentine, Internal Services Manager

Executive Summary:

This request is to award a construction contract for the installation of curb, gutter, and sidewalk on Orchard Avenue and 28 ¾ Road adjacent to Nisley Elementary and B ½ Road near Dos Rios Elementary. These areas are primary walking routes that currently do not have sidewalk, thus presenting safety concerns.

Background, Analysis and Options:

The Safe Routes to School Project is comprised of the following two activities funded through 2013 and 2014 Community Development Block Grant (CDBG) funds.

Project 2013-14 Nisley Elementary Neighborhood Pedestrian Improvements.

There are no busses that serve Nisley Elementary School thus, all students must walk or bicycle to school or find alternate transportation. There are segments of both Orchard Avenue and 28-3/4 Road that are primary walking routes to the school that do not have sidewalks along them, thus present a safety concern in the neighborhood. 2013 and 2014 CDBG funds have been allocated to construct 1,100 linear feet of curb, gutter and sidewalk along the south side of Orchard Avenue and the east side of 28-3/4 Road near the school. In conjunction with sidewalk installation approximately 650 linear feet of 12” irrigation pipe along with appurtenances will be installed.

Project 2014-12 B-1/2 Road Sidewalk

There is currently no curb, gutter and sidewalk on either side of B-1/2 Road between approximately 27 Road and the Highway 50 frontage road on Orchard Mesa. This segment is a walking route for students attending Dos Rios Elementary School but it also will eventually create a pedestrian connection between this neighborhood and the Orchard Mesa City Market shopping area when a portion of the B-1/2 Road overpass is

converted to provide a pedestrian crossing of Highway 50. CDBG funds will be used to construct 1,400 linear feet of curb, gutter and sidewalk along the south side of B-1/2 Road which is the more heavily travelled side of the street for pedestrians walking to and from the school because of the adjacent 127-unit manufactured housing development. In conjunction with sidewalk installation approximately 220 linear feet of 12” irrigation pipe along with appurtenances will be installed.

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

Firm	Location	Amount
All Concrete Solutions, LLC	Grand Junction, CO	\$254,600.69
Vista Paving Corporation	Grand Junction, CO	\$380,881.42

This project is scheduled to begin October 13, 2014 with an expected final completion date of December 31, 2014.

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

These projects funded through the 2014 CDBG program year allocation address steps towards the City’s Comprehensive Plan Goal listed below.

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

The CDBG projects discussed above will improve the transportation system for multi-modal use in the vicinity of Dos Rios and Nisley Elementary schools.

How this item relates to the Economic Development Plan:

These projects funded through the 2013 and 2014 CDBG program year allocation indirectly address steps towards the City’s Economic Development Plan in that the new construction will continue to improve the general safety and infrastructure, thereby indirectly strengthening the marketability of the community.

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

Financial Impact/Budget:

Sources

2013 CDBG Carry Forward	\$ 68,707
2014 CDBG Allocation	184,582
Curb, Gutter & Sidewalk Budgeted Funds	<u>1,312</u>
Total Project Sources	\$254,601

Expenditures

<i>Construction Contract - All Concrete Solutions</i>	\$254,601
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Legal issues:

A Memorandum of Understanding has been executed between the Administration Department Community Development Division and the Public Works and Utilities Department as required by HUD for each of the projects. The memorandums describe the details of Federal regulations that must be adhered to, the amount of CDBG funding allocated and the scope of work of each project. The City Attorney has reviewed and approved the form of memorandum.

Other issues:

There are no other issues regarding this request.

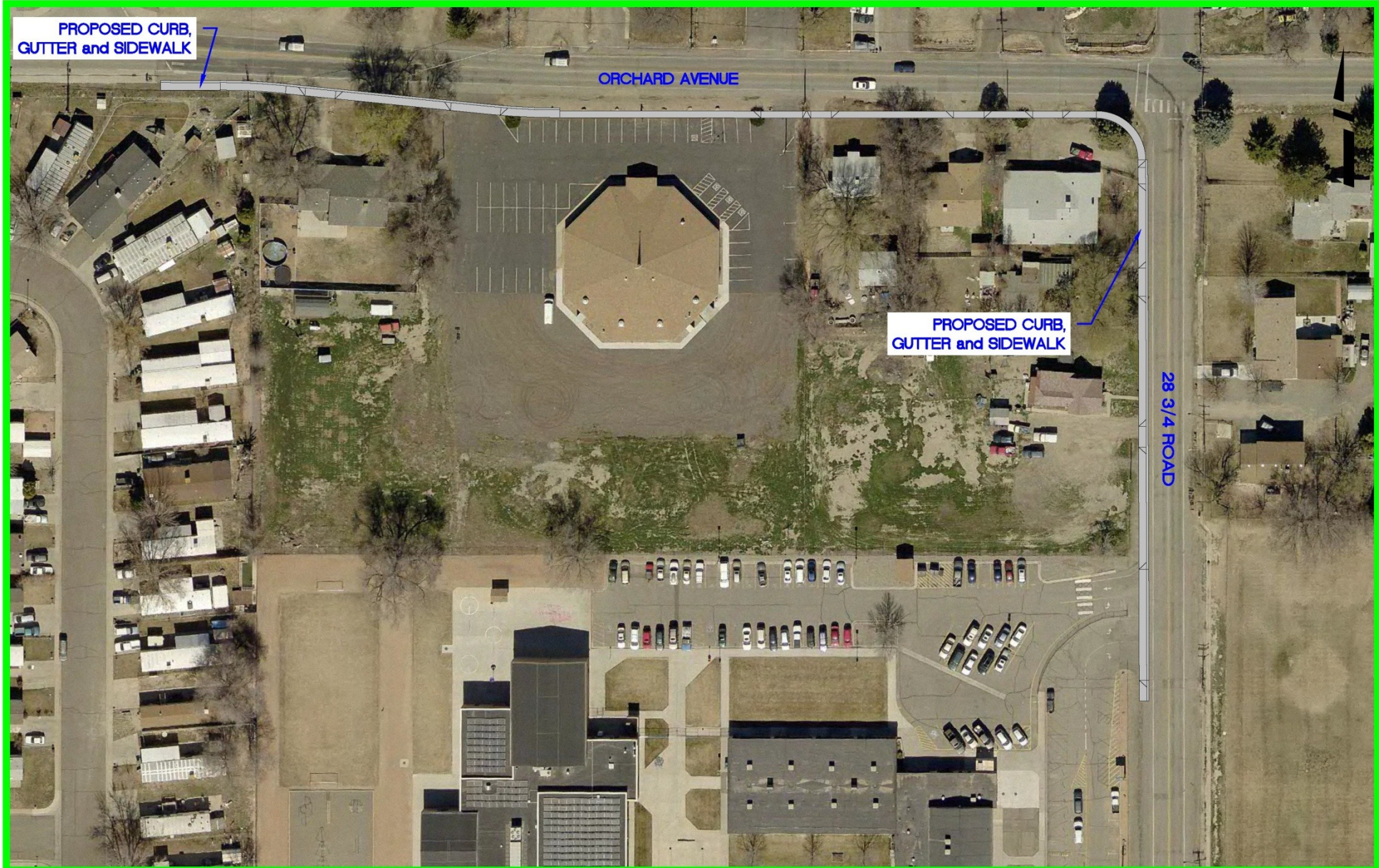
Previously presented or discussed:

City Council discussed and approved the allocation of CDBG funding for these projects at its May 21, 2014 meeting.

Attachments:

Vicinity Maps

Orchard Avenue & 28 3/4 Road



B 1/2 and 27 Roads



CITY COUNCIL MEETING
CITIZEN PRESENTATION

Date: 10/1/14
Citizen's Name: Brent Britton
Address: 373 Ridges Blvd Grand Jct, CO
Phone Number: [REDACTED]
Subject: high irrigation assessment FOR HOA

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.

CITY COUNCIL MEETING
CITIZEN PRESENTATION

Date: Oct 1/14
Citizen's Name: Druce Holmiller
Address: 445 Chipeta Avenue
Phone Number: [REDACTED]
Subject: Freedom of speech and Press

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.

CITY COUNCIL MEETING
CITIZEN PRESENTATION

Date: 10/11
Citizen's Name: Poppy Woody
Address: 3406 Elk Rd Palisade
Phone Number: [REDACTED]
Subject: Thank you

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.

Oct 1, 2014

To The Grand Junction City Council,

My name is Debra Miles, my husband and I own a home in the New Beginnings Subdivision located at Patterson Road and 29 1/4 Road. We are strongly opposed to the rezoning for the South Dominquez Estates property at 2921 E 7/8 Road from R4 to R8.

We currently enjoy a quite well kept family friendly neighborhood. That is part of what attracted us to this area. Over the past 40 years we have watched the traffic on Patterson become increasingly congested. We have lived and owned all our homes in the Grand Valley for the most part of the last 40 years. We are western slope natives. In the 12 years we have lived in our current home we have dealt with the increasing difficulty getting out onto Patterson especially when making a left turn going west. The lights at 29 Road and 29 1/2 Road are timed perfectly so that there is rarely a break in traffic from both directions.

When we heard the estimated numbers for traffic this development is likely to bring to 29 1/4 Road we were shocked and bewildered that the City would even consider such a change in this small area with street that does not appear designed to accommodate it. Over the years we have seen the results of developments such as this around the valley and the impact to the surround neighborhoods.

It will forever change our neighborhood for the worse. It will no longer be a quite friendly safe street where the children can ride their bikes and folks can walk their dogs. It will become a busy congested unpleasant place to live. We fear that we will have constant traffic with far more traffic during the night hours. We fear as time passes the crime rate will increase and our property values will decrease. This could result in difficulty selling our homes and possibly the loss of any increase in value. This would then make it difficult to replace the home with another of what would be equal value in another area of the valley.

We know development will come however we ask that you consider the current neighborhood style. Please help us keep this a pleasant neighborhood in which to live. When we purchased our current home we had no intention of moving again however with the rezoning and proposed development we may be forced into relocating.

Thank you for your time.

Sincerely,

Debra Miles
2925 Sapphire Ct.

Petition opposing the new possible Construction on Redwing!

To Whom it may concern,

Some very disappointing news has been brought to our attention which involves the consideration on building a new duplex on Redwing Lane. We think this is an atrocious idea because most of the people living on this street have moved here because of the quiet and peaceful neighborhood it has been for so many years. The construction would defeat the whole purpose of that. We love the fact that there is only one way in and out of here (no outlet) area and for those of us who have children that is a definite plus hence not very many people lingering in the area. We have gathered some thoughts from our neighbors and believe that there are so many reasons why this construction should not take place and why we oppose the entire project. Here are some of the most important reasons why this should not happen :

This new project will increase the crime rate in our neighborhood in drugs and theft.

Our personal properties will be devalued.

Our children will take more risks and they will not be able to play in the street. This compromises the safety of our children.

There will be more pollution.

We will not be able to leave anything out because it will be a risk of having it stolen.


If they build duplex or even houses there will be more traffic flowing through our street contradicting the entire idea of why most of us moved here; for the peaceful atmosphere.

Such duplexes would ruin the look of the entire residential area.

There will be way more additional people and traffic

Please know we believe there are much better suited areas for multi-family developments and this street is not one of them.

Signature:



Angel Gonzalez

Date:

9/30/14

9/30/14

~~Stacy Parker~~

20/1/14.

