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**CITY COUNCIL AGENDA  
WEDNESDAY, OCTOBER 15, 2014  
250 NORTH 5<sup>TH</sup> 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

**Presentations**

September Yard of the Month, Forestry Supervisor Tom Ziola to present

American Planning Association, Colorado Chapter, Merit Award Recognizing the City for the Overlay Zone District for North Avenue [Attachment](#)

**Proclamations**

Proclaiming October 19<sup>th</sup>, 2014 as “CROP Hunger Walk Day” in the City of Grand Junction [Attachment](#)

Proclaiming October 15<sup>th</sup> through 24<sup>th</sup>, 2014 as “Teen Driver Safety Week” in the City of Grand Junction [Attachment](#)  
[Supplemental Documents](#)

Proclaiming the Week of November 2<sup>nd</sup> through 8<sup>th</sup>, 2014 as “Childhood Cancer Awareness Week” in the City of Grand Junction [Attachment](#)

**Citizen Comments**

[Supplemental Documents](#)

*Revised October 16, 2014  
\*\* Indicates Changed Item  
\*\*\* Indicates New Item  
® Requires Roll Call Vote*

**Council Comments**

**\*\*\* CONSENT CALENDAR \*\*\***

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

*Action: Approve the Minutes of the October 1, 2014 Regular Meeting*

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

A request to zone the 4.760 acre Fire Station No. 4 Annexation, located at 2880 B ½ Road, to R-4 (Residential 4 du/ac). This property is being annexed into the City.

Proposed Ordinance Zoning the Fire Station No. 4 Annexation to R-4 (Residential 4 DU/Ac), Located at 2880 B ½ Road

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

Staff presentation: Senta Costello, Senior Planner

3. **Setting a Hearing on Zoning the Proietti Annexation, Located at 782 24 Road** [File #ANX-2014-321] [Attach 3](#)

A request to zone the Proietti Annexation, consisting of one parcel of 8.939 acres, located at 782 24 Road, to a C-1 (Light Commercial) zone district.

Proposed Ordinance Zoning the Proietti Annexation to C-1 (Light Commercial), Located at 782 24 Road

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

Staff presentation: Brian Rusche, Senior Planner

4. **CDBG Subrecipient Contract with Hilltop Community Resources, Inc. for Previously Allocated Funds within the 2014 Community Development Block Grant (CDBG) Program Year** [File #CDBG-2014-04] [Attach 4](#)

The Subrecipient Contract formalizes the City's award of \$10,320 to Hilltop Community Resources, Inc. allocated from the City's 2014 CDBG Program as previously approved by Council. The grant funds will be used to expand services at the Latimer House, particularly for children's programs and activities.

*Action: Authorize the City Manager to Sign the Subrecipient Contract with Hilltop Community Resources, Inc. for \$10,320 from the City's 2014 CDBG Program Year Funds*

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

5. **2014 Street Overlay and Paving Project – Change Order #2** [Attach 5](#)

The City contracted with United Companies for the 2014 Street Overlay and Paving Project. This request is to authorize the second change order to the contract for repair of a portion of 29 Road between Kathy Jo Lane and 241 29 Road damaged in part by a Ute Water Conservancy District water line break. The City has negotiated and recently finalized an agreement with Ute Water to pay their portion of the damage due to the water line break. If approved, this work will be completed this month.

*Action: Authorize the City Manager to Sign Change Order #2 with Old Castle SW Group Inc., dba United Companies, in the Amount of \$182,429.71*

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

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

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

6. **Ambulance Billing Services Contract** [Attach 6](#)

This request is to authorize the City Purchasing Division to contract with Wittman Enterprises of Rancho Cordova, California for ambulance billing services at a cost of 4.9% of net collections.

*Action: Authorize the City Purchasing Division to Enter into a Contract with Wittman Enterprises for Ambulance Billing Services*

Staff presentation: Ken Watkins, Fire Chief  
Jodi Romero, Financial Operations Director

7. **Economic Development Branding and Marketing Plan Contract**      [Attach 7](#)

This request is to authorize the Purchasing Division to award a contract to North Star Destination Strategies for an Economic Development Branding and Marketing Plan.

*Action: Authorize the Purchasing Division to Enter into a Contract with North Star Destination Strategies for an Economic Development Branding and Marketing Plan in an Amount of \$137,000*

Staff presentation: Elizabeth Tice, Management and Legislative Liaison

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

9. **Other Business**

10. **Adjournment**



Attachment

## CITY COUNCIL AGENDA ITEM

Date: October 8, 2014  
 Author: David Thornton  
 Title/ Phone Ext: Principal Planner  
/ 1450  
 Proposed Schedule: October 15,  
2014  
 2nd Reading (if applicable): N/A  
 File # (if applicable): N/A

<b>Subject:</b> Presentation of the American Planning Association (APA) Colorado Chapter 2014 Merit Award Honoring the City for its North Avenue Zoning Overlay District and Public Process
<b>Action Requested/Recommendation:</b> No Action requested
<b>Presenter(s) Name &amp; Title:</b> David Thornton, Principal Planner

### Executive Summary:

City Staff is honored to present to City Council a 2014 American Planning Association Colorado Merit Award recognizing the North Avenue Overlay Zone District adopted by City Council in 2013. This award honors the hard work by the City and the North Avenue Advisory Committee, the public process, and the incentive based approach of the overlay zone, and how it encourages community investment in North Avenue and realizes the community vision of making North Avenue a “Complete Street” with the vision of an attractive streetscape. The overlay process was done with in-house staff, abundant community input, and with a very small budget.

### Background, Analysis and Options:

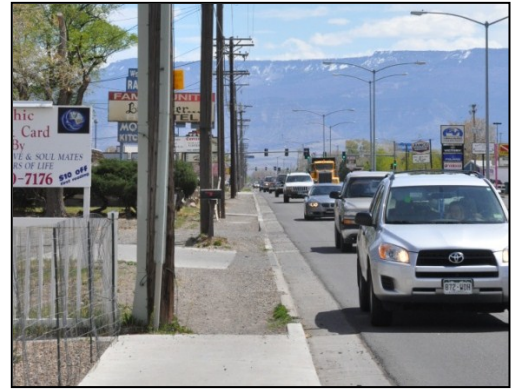
APA Colorado has recognized the City of Grand Junction for the work that was done in 2012/13 to create and adopt an overlay zone district for the North Avenue corridor. In a letter notifying the City of this award they write, “The Award Committee would like to honor the process you undertook that lead to the identification of tailored incentives to encourage reinvestment and desired community character and design. Urban renewal is a challenging topic to address and proposing new zoning is rarely a simple process. We would like to acknowledge the community approach you undertook and the support received from stakeholders. Completing this project in roughly a one-year time period with all in-house staff provides inspiration to other communities regarding their potential to create a zoning overlay for a subarea. The progress toward achievement of redevelopment and occupancy goals is a testament to the success of this undertaking.”

### Attachments:

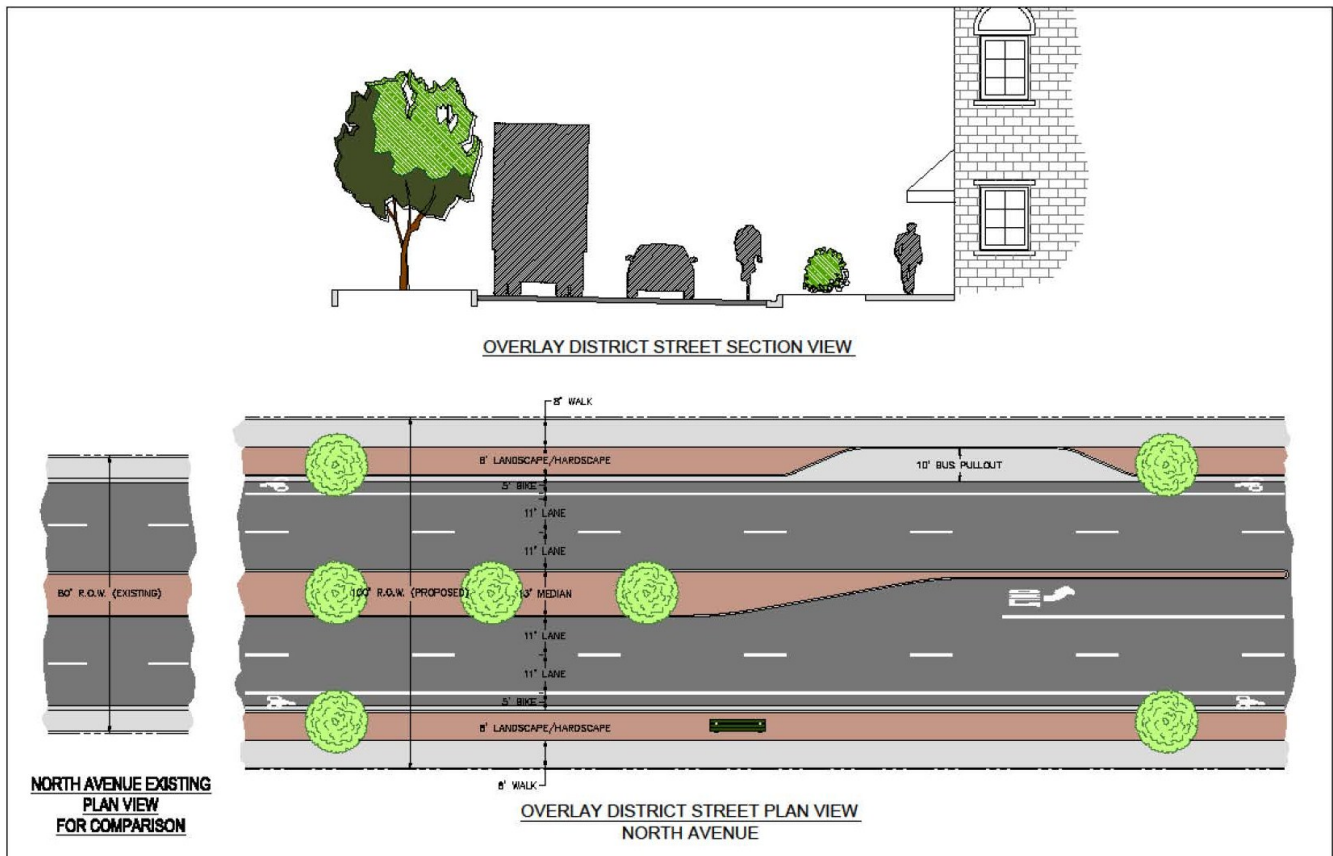
- Additional background information
- Copy of Letter notifying City of the award
- Copy of Award Certificate

## Additional Background Information

In 2011 the City of Grand Junction completed its corridor planning for North Avenue, a four-lane Colorado Department of Transportation (CDOT) highway (US-6) with a center median. The Plan established the need for an overlay zone district that would implement the corridor vision. That vision included buildings located near the street, front doors facing North Avenue that are inviting and readily accessible, business signage on buildings, safe pedestrian facilities, and an inviting streetscape creating an environment of vitality and livability. It will be a “Complete Street” that supports the Plan’s corridor cross section utilizing 8 ft. detached walks, on-street bike lanes on both sides of four traffic lanes, and retains the center median. Bus pull-outs and streetscape features that create a visually interesting corridor with safer pedestrian and transit experience will be created. The North Avenue Overlay Zone District was adopted by the Grand Junction City Council and applies to all properties abutting the four miles of North Avenue right-of-way. As a State highway, CDOT was involved in the planning process and is an important partner.



An advisory committee, made up of property and business owners along the corridor, was happy with the corridor vision established by the corridor plan. As zoning concepts were introduced, such as requiring new development to build their buildings close to the street, reducing access points, building new parking lots to the rear and side of buildings, and restricting signage, it was very clear that mandating such regulations were not acceptable to the Committee. The Committee’s response was that the City should provide incentives







to property owners to provide these improvements. With that direction the North Avenue Overlay Zone District became incentive based.

Until the 1980's North Avenue was a primary retail tax generator for the City. Over the last two decades it has experienced a dramatic loss in revenue and seen a significant increase in commercial building vacancy (as high as 13% in 2012) in part associated with extensive new development of large commercial and retail centers along the western edge of the City.

With the Corridor Plan and Overlay Zone in place North Avenue can reestablish itself with improvements that support a community environment, make it uniquely different, and bring people back. Rather than mimic the developments occurring on the City's western edge, it can reclaim its identity by promoting developments that

combine retail, office and residential with civic components (including Veteran's Hospital and Colorado Mesa University campuses) to establish a distinctive character and sense of place.

The North Avenue Overlay Zone District was created with "Opt-In" standards, containing built-in incentives and a point system. A landowner/developer may choose to use the "Opt-In" standards and receive the incentives or they may choose to develop under the standards and regulations found in the underlying commercial zone district.

The mandatory standards of the Overlay Zone are required of all new development to establish the right-of-way width and streetscape features for the corridor. The Opt-In standards include incentives which relax some of the commercial base-zone standards (landscaping and setback requirements, for example) in exchange for meeting specific goals which will shape the desired character of the built environment. The point system allows a landowner to improve their site in specific ways which will help create the desired character of the built environment. The Overlay Zone does not establish financial incentives, but establishes a point system for distributing such funds if and when funds become available.

**What makes the North Avenue Overlay Zone District outstanding?**

- It created Opt-In standards in the Overlay that are incentive based.
- The work and support of the property/business owners Advisory Committee.
- The establishment of a new non-profit North Avenue Owners Association (NAOA) partnering with the City and taking a lead role in revitalization of the corridor.
- It established the structure of a point system that can be used when incentive funds are available.



The concept of using opt-in standards and a point system for constructing certain improvements can be used in any overlay district in any community. Incentives encourage property to develop in a way that supports a vision. Certain standards may need to be mandatory, such as dedicating necessary right-of-way.

Lots of attention was garnered during the planning process. This included

extensive media coverage with all three local television stations, local newspapers and an open house where corridor stakeholders and the general public were invited to review and comment on the overlay concepts.

Since the Plan's adoption a renewed interest in North Avenue has occurred. The commercial vacancy rate fell to 7.5% in 2014. A new Taco Johns Restaurant was approved using the Opt-In standards (currently under construction). The Salon Professional Academy located into a vacant building and partnered with the City and Grand Valley Transit to construct an 8 ft. detached sidewalk, landscaping and bus pull-out. Other businesses have expressed an interest in the Opt-in standards. By providing an opportunity for reduced setbacks to improve façades and entrances, a desire for detached sidewalks to improve pedestrian traffic and an overall improved streetscape, the North Avenue Overlay Zone benefits the existing and future business community.

The overlay zone planning process was a catalyst for engaging the community to step up and be partners in improving North Avenue. As a result the North Avenue Owners Association (NAOA) made up of business and landowners along North Avenue was created in late 2012. Their mission is to be "committed to the promotion, economic revitalization, beautification and upkeep of the North Avenue Corridor as a vibrant business and residential area of the City of Grand Junction." The NAOA has increased its membership and efforts in marketing and partnering with the City to revitalizing the corridor.

The City received a 2013 Federal grant for \$1.19 million from the Federal Transportation, Community, and System Preservation Program. The grant will design streetscape improvements for three miles of the corridor and construct a three-quarter-mile section in the first phase. Proposed improvements include detached sidewalks, bus pull-outs, pedestrian crosswalks, improved street and pedestrian lighting, and landscaping for aesthetic improvements along the corridor. Construction is planned for early 2015.

The Planning Process lasted approximately one year, beginning in early 2012 with adoption by ordinance on February 22, 2013. Budgeted costs were \$480. The Overlay was managed and completed by using existing City Staff.





American Planning Association  
Colorado Chapter

*Making Great Communities Happen*

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August 28, 2014  
David Thornton, AICP  
City of Grand Junction  
250 N. Fifth Street Grand Junction, CO 81501  
davidt@gjcity.org

Dear Mr. Thornton,

On behalf of the Awards Committee, I am pleased to inform you that your submittal of the *North Avenue Zoning Overlay District* was selected as a 2014 APA Colorado Merit Award in the category of Project with a Small Budget! The Award Committee would like to honor the process you undertook that led to the identification of tailored incentives to encourage reinvestment and desired community character and design. Urban renewal is a challenging topic to address and proposing new zoning is rarely a simple process. We would like to acknowledge the community approach you undertook and the support received from stakeholders. Completing this project in roughly a one-year time period with all in-house staff provides inspiration to other communities regarding their potential to create a zoning overlay for a subarea. The progress toward achievement of redevelopment and occupancy goals is a testament to the success of this undertaking.

Please join us for the Awards Reception Thursday, October 2<sup>nd</sup> from 5:30pm to 7:30pm during the APA-CO Annual Conference in Crested Butte, Colorado. The reception will honor award recipients with a certificate and plaque. As an award recipient, we will be asking you to prepare a poster highlighting your project for display during the award reception and a short article for the fall *Planning Matters* newsletter. APA-CO seeks to learn from the great work going on in our State and advance the planning profession through the sharing of best practices and noteworthy achievements.

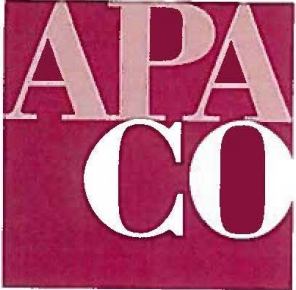
Please consider joining us for the entire conference (<http://www.apacolorado.org/annual-conference> for more information); however, if you are planning to only attend the reception, one free ticket will be given to your team. Additional tickets may be purchased for a nominal price. Please contact Shelia Booth (Admin@apacolorado.org) by September 3<sup>rd</sup> to provide: a) the name of the person receiving the free ticket; b) the names of any persons attending the conference or reception; and c) the number of additional reception-only tickets needed.

Congratulations on your Award Winning Project!  
Sincerely,

A handwritten signature in black ink, appearing to read 'Anna Gagne'.

Anna Gagne, AICP  
APA CO Awards Program Chair

[www.apacolorado.org](http://www.apacolorado.org)  
PO Box 49573 - Colorado Springs - CO - 80949



# American Planning Association

## Colorado Chapter

Making Great Communities Happen

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MERIT  
AWARD

The Colorado Chapter of the American Planning Association presents

The City of Grand Junction

with a

2014 APA Colorado Merit Award in the Category of Project with a Small Budget

for

North Avenue Zoning Overlay District

in recognition of outstanding professional achievement.

2014

Awards Committee Chair:

Date: 10/02/2014



# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, at the end of World War II many people wanted to share our country's abundance with European war victims; and Church World Service and CROP's first purpose was to gather wheat and other crops from U.S. farms for shipment to Europe; and*

*WHEREAS, today locally-organized Church World Service-sponsored CROP Hunger Walks are an important part of community life for more than 2,000 towns and cities in the United States, bringing together people of different faiths, diverse cultures, and all age groups; and*

*WHEREAS, in the last 15 years alone, CROP Hunger Walks have raised over \$200 million to bring help and hope to people in need around the world and in the U.S.; and*

*WHEREAS, each year CROP Hunger Walks help more than 3,200 local food pantries, food banks, and meal sites in the U.S. provide food to neighbors in need, including our own Community Food Bank, Agape Food Bank, Catholic Outreach's food pantry, and Child and Migrant Services in the Grand Valley; and*

*WHEREAS, the annual CROP Hunger Walk will be held on Sunday October 19th at Grand Junction's Canyon View Park; and*

*WHEREAS, the CROP Hunger Walk will raise funds and awareness to help with hunger both locally and globally.*

*NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as the Mayor of the City of Grand Junction do hereby proclaim the day of October 19, 2014 as*

### **"CROP HUNGER WALK DAY"**

*in the City of Grand Junction and urge the citizens of Grand Junction to support this CROP Hunger Walk.*

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

\_\_\_\_\_  
Mayor





# Grand Junction

State of Colorado

## PROCLAMATION

WHEREAS, *"Celebrate My Drive" encourages teens to make positive choices as they begin driving, like 2N2 -- 2 eyes on the road, 2 hands on the wheel; and*

WHEREAS, *more teens die from car crashes than any other cause and the first year is the most dangerous; we are engaging teens while they learn to drive in a supportive and positive way; and*

WHEREAS, *U.S. National Teen Driver Safety Week is October 15-24, 2014; and*

WHEREAS, *High school students age 14 and over, along with their schools, communities, friends and families, are uniting to take part in local "Celebrate My Drive" events and make safe driving commitments. The 100 high schools with the most commitments will be awarded a total of \$3.25 million in grants; and*

WHEREAS, *R-5 High School as sponsored by Steve Kendrick State Farm Insurance, has committed to safe teen driving by avoiding the four riskiest teen driving behaviors: speeding, impaired driving, distracted driving, and not wearing a seat belt; and*

WHEREAS, *Grant monies are awarded to schools who obtain the greatest number of votes and commitments to safe driving. This requires community support. The "Commitment Period" of the program runs from October 15, 2014 to October 24, 2014. During this time, students, parents, faculty and staff, and community members will log onto [celebratemydrive.com](http://celebratemydrive.com), find their high school among those listed, and make a daily commitment to stay safe on the road; and*

WHEREAS, *R-5 High School could be a recipient of a grant from \$25,000 to \$100,000. Ten percent of each grant award must be spent in support of teen driver safety programs; the other 90% would be spent on R5's school related needs to include paving the parking lot and seeking additional classroom space.*

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim October 15th through 24th, 2014, as

"TEEN DRIVER SAFETY WEEK"

in the City of Grand Junction and encourage citizens to go on-line and vote for R-5 High School for the "Celebrate My Drive" awards.

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

\_\_\_\_\_  
Mayor





# Grand Junction

State of Colorado

## PROCLAMATION

- WHEREAS, the American Cancer Fund for Children and Kids Cancer Connection report cancer is the leading cause of death by disease among U.S. children between infancy and age 15. There are more than 15,000 children diagnosed each year; and*
- WHEREAS, one in five of our nation's children loses his or her battle with cancer. Many others suffer long-term effects of comprehensive treatment, including secondary cancers; and*
- WHEREAS, founded over twenty years ago, the American Cancer Fund for Children, Inc. and Kids Cancer Connection, Inc. are dedicated to helping these children and their families. These organizations provide a variety of vital patient psychosocial services to children undergoing cancer treatment at participating hospitals in Colorado and throughout the country, thereby enhancing the quality of life for these children and their families; and*
- WHEREAS, the American Cancer Fund for Children and Kids Cancer Connection also sponsor Courageous Kid Recognition Award ceremonies, community Get Well cards, and hospital celebrations in honor of a child's determination and bravery to fight the battle against childhood cancer; and*
- WHEREAS, here locally, a young girl Delaney Clements, who herself is fighting childhood cancer, has created a foundation called "Delaney Donates" which accepts donations to fight childhood cancer and provides comfort services to other children and their families fighting childhood cancer; and*
- WHEREAS, Fire Departments throughout Mesa County are selling purple shirts to raise awareness on childhood cancer. All the proceeds go to the Delaney Donates foundation.*

*NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as the Mayor of the City of Grand Junction do hereby proclaim the week of November 2nd through 8th, 2014 as*

### **"CHILDHOOD CANCER AWARENESS WEEK"**

*in the City of Grand Junction and urge all citizens to contribute to the American Cancer Fund or locally to Delaney Donates with the hope of putting an end to childhood cancer and providing comfort and services to those children and families going through treatment.*

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

\_\_\_\_\_  
Mayor



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

**October 1, 2014**

The City Council of the City of Grand Junction convened into regular session on the 1<sup>st</sup> day of October, 2014 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Duncan McArthur, Sam Susuras, Barbara Traylor Smith, and Council President Phyllis Norris. Councilmember Jim Doodly was absent. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

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

**Proclamations**

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

Councilmember Boeschstein read the proclamation. Present to receive the proclamation were Jim Witt, President of the German American Club of Western Colorado, and Isaiah Repetti, German Student from Fruita Monument High School and this year’s Burgermeister. Mr. Witt, on behalf of the German American Club, thanked the City Council and announced this is the 34<sup>th</sup> year of the festival. He described some of the music and food that will be available. The festival will be held Saturday, October 4<sup>th</sup> from 11 a.m. to 7 p.m. He acknowledged Isaiah's mom Amy Rogers. Isaiah thanked Jami Jones, the teacher who nominated him, and said he will be at the German booth all day.

**Proclaiming the Month of October as "Walk to School Month" in the City of Grand Junction**

Councilmember Traylor Smith read the proclamation. Present to receive the proclamation were Sharon Tenace, Physical Education Teacher for Thunder Mountain Elementary, and Elizabeth Collins, Co-chair of Urban Trails Committee. Ms. Collins, who is also the coordinator of the Safe Routes to Schools Program, announced that by the end of the school year over half of School District 51 elementary schools will have taught courses in safe ways to walk to school. She introduced Ms. Tenace and explained her role in Walk to School Month. Ms. Tenace said they are working on safe routes, education, and safe areas. She said two children have been hit by cars in the last three years. She thanked the City and the Safe Routes to School Committee.



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

Councilmember McArthur read the proclamation. Present to receive the proclamation was Jody Kole, Grand Junction Housing Authority (GJHA) Director. Ms. Kole said the GJHA and several other non-profit organizations are partnering this month to recognize and celebrate what they do. She described some of the efforts to educate the public as to what they do and how the community benefits. On October 30<sup>th</sup> there will be a tour of some affordable housing units in the valley. Information will be coming out soon. Other activities are scheduled throughout the month and information can be found on the GJHA website.

### **Citizen Comments**

Brent Britton, 373 Ridges Blvd., addressed the City Council concerning the high irrigation assessment for the Desert Ridge Homeowners Association (HOA) in the Ridges. He represents the HOA. This HOA is a 40 unit multi-family subdivision and each month they pay \$438.90 in fees for 3.59 acres. That is \$10.97 per month per unit. Desert Ridge is one of the only multi-family HOA's in the Ridges and are paying a higher percentage even in the months the irrigation isn't used. He asked if their rates or the districts pay structure could be changed.

Bruce Lohmiller, 445 Chipeta Avenue #25, addressed the City Council regarding Freedom of Speech and Press and said he has been in contact with City Attorney John Shaver about some of these issues. Mr. Lohmiller also mentioned the newspaper printed a prayer for due diligence and one from his brother and sister-in-law about honoring their father's last wishes.

Poppy Woody, 3406 C ½ Road, Palisade, a property and business owner along North Avenue and President of the North Avenue Owners Association (NAOA), thanked Council and the City for the recent median clean-up between 1<sup>st</sup> and 12<sup>th</sup> Streets. She, along with the NAOA, are looking forward to working with the City on future enhancements and revitalizations along the North Avenue corridor.

### **Council Comments**

Councilmember McArthur attended the grand re-opening of the Avalon Theatre and the unveiling of the Legends of the Grand Valley sculpture honoring the Enstrom's. At the sculpture unveiling, someone mentioned it would have been nice to have had past Councilmembers that were involved in the acquisition of the Avalon recognized. He listed those Councilmembers: Linda Afman, Jim Baughman, David Graham, R.T. Mantlo, Ron Maupin, Reford Theobold, and John Tomlinson. Councilmember McArthur

also participated and volunteered at the Grand Valley Catholic Outreach Soup Kitchen on September 28<sup>th</sup>. He mentioned that one doesn't have to be Catholic to help at the Catholic Outreach Soup Kitchen.

Councilmember Boeschstein also attended the Avalon Theatre grand re-opening. He agreed and appreciated what Councilmember McArthur said about the previous Councilmembers; many have contributed over the years. The Avalon Theatre is a wonderful thing for the community and he is glad to be a part of it. There are a number of events Council has attended recently, one of which was the dedication of the Bookends Project on Monument Road. October 1<sup>st</sup> he attended the Business Incubator meeting; they invited the Council to attend their meetings or have a meeting at the Incubator facility.

Councilmember Chazen attended the Associated Governments from Northwest Colorado meeting in Rifle on September 18<sup>th</sup>. Frank Hutfless, the Garfield County Attorney, had an interesting presentation about RS-2477 and Garfield County's approach to access over government lands. They are working with the Bureau of Land Management and energy companies in a collaborative approach. The Grand Junction Rotary Clubs purchased an Avalon Theatre paver and celebrated with a nice ceremony called Rotary on the Rooftop, which was held on the Avalon Theatre terrace. On September 23<sup>rd</sup> Councilmember Chazen attended the Grand Junction Economic Partnership quarterly meeting where Elizabeth Tice, Management and Legislative Liaison for the City, had a great presentation on one of the City's Requests for Proposal for marketing services. He also had the opportunity to spend an hour with three third grade classes from Pomona Elementary School on September 24<sup>th</sup>. They had really good questions; he thanked the school for the invitation.

Councilmember Traylor Smith attended a Colorado Mesa University (CMU) presentation on HB 14-1319 on September 18<sup>th</sup>. This is sweeping legislation that determines how higher education will be paid. She said it was interesting to hear the perspective of CMU staff on how to balance maintaining accessibility and increasing graduation rates. September 20<sup>th</sup> she went to the Wine Fest in Palisade and the Grand Junction Symphony's first performance at the newly re-opened Avalon Theatre. On September 25<sup>th</sup> Councilmember Traylor Smith went to Water Partner's thank you BBQ and thanked those that make the City's water safe. She also attended the Legends of the Grand Valley sculpture unveiling; it was a delightful event that ended on the rooftop terrace of the Avalon Theatre which made it very special.

Councilmember Susuras said he received an invitation from Steve Smith, GIS (Geographic Information Systems) Analyst for the City, to give a welcome address at the GIS GeCo conference that was held at Two Rivers Convention Center. They were 270 GIS professionals from a five state area who attended. Councilmember Susuras and his wife have taken two GIS classes from Mr. Smith and they consider him to be

the Guru of GIS. The City has a premier GIS system which is used by realtors and other professionals.

Council President Norris notified everyone that the joint City and County meeting scheduled for October 2<sup>nd</sup> had been canceled. She commented on what a great job and how quickly City crews updated the medians on North Avenue from 1<sup>st</sup> to 12<sup>th</sup> Streets. She attended third grade classes at Orchard Elementary. The kids had been studying city government and had good questions. Council President Norris mentioned how she appreciates all citizen comments; they are welcome anytime and Council is open to hearing them.

## CONSENT CALENDAR

Councilmember Susuras moved to adopt the Consent Calendar and then read Consent Calendar items #1 through #3. 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 17, 2014 Regular Meeting*

2. **Setting a Hearing on the Proietti Annexation, Located at 782 24 Road**

[File #\_ANX-2014-321]

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*

3. **Design Services Contract for Fire Station #4**

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*

## ITEMS NEEDING INDIVIDUAL CONSIDERATION

### **Public Hearing - South Dominguez Estates Rezone, Located at 2921 E 7/8 Road**

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.

The public hearing was opened at 7:41 p.m.

Tim Moore, Deputy City Manager, introduced this item. He explained the request and how and when it was identified for this density in the Comprehensive Plan (CP); the infrastructure has been planned in that area to support the proposed density. He noted the next step will be submission of a site plan application and Staff will then review the plan and all the elements that go along with that including site circulation, ingress and egress for emergency services, detention basins, and how storm water drains. These specific items will not be considered tonight. He then turned it over to Mr. Peterson.

Scott D. Peterson, Senior Planner, presented this item. He described the site, the location, and the request. The applicant is South Dominguez Estates, LLC. The Planning Commission (PC) did recommend approval at their September 9, 2014 meeting. This step is to gain approval of the overall density.

The applicant held a neighborhood meeting in March, 2014. There were eight in attendance. Concerns expressed were the impact of additional traffic, subdivision access, and density; these will be addressed in detail once the subdivision application is submitted. One of the roads, E 7/8 is only one lane, so they intend to prevent ingress and egress along E 7/8; Dawn Drive and Bookcliff Avenue will provide access. Mr. Peterson reviewed the road patterns in the area and noted the CP designates this area for four to eight units per acre.

Mr. Peterson stated the criteria and findings of the Planning Commission in recommending approval of the rezone: the rezone is consistent with the goals and policies of the CP, the review criteria has been met, and the requested zone of R-8 implements the existing Comprehensive Plan Future Land Use designation of Residential Medium. He also listed the facilities and services already available in the area, and described the existing zoning in the surrounding areas. Mr. Peterson also stated the request met the goals and intent of the Economic Development Plan.

He reported on the written comments received as well as the telephone calls (nine against the proposed density citing traffic concerns).

Councilmember Boeschstein asked if there is a plan to develop the two parcels to the north. Mr. Peterson said in 2008 the north property was named Dominguez Estates

and received preliminary plan approval but due to the economy those projects were not done and the allowed time has expired. Each of the two parcels now has new owners, and the owner of the south property would like to develop it, hence the rezone request. Councilmember Boeschstein asked if the parcel to the north will extend Wellington Avenue. Mr. Peterson said Wellington Avenue will connect through both properties, Dawn Drive, and out to 29 Road. Councilmember Boeschstein asked if a traffic study has been done. Mr. Peterson answered not yet. Councilmember Boeschstein then asked if the roads can handle the additional traffic. Mr. Peterson cited the CP; there is adequate infrastructure to handle the increase.

Councilmember McArthur questioned if the streets within the project will be private. Mr. Peterson said the streets will be dedicated to the City as public rights-of-way. Councilmember McArthur stated concerns had been raised regarding left hand turns onto Patterson Road; then asked if there will be an alternative route. Mr. Peterson said there will be.

Council President Norris asked what the zoning is in the adjacent neighborhoods. Mr. Peterson said the County zoning designation is a bit misleading in this area because there are four-plexes on both Dawn Drive and Dawn Court, which makes the density around 12 units per acre. According to the County, this area was zoned under an old Code allowing that density.

Council President Norris then asked if the area zoned R-5 is within the City limits. Mr. Peterson said it is and it is zoned for single family detached homes at 5 units per acre. Council President Norris asked what "PD" stood for on the map. Mr. Peterson said "PD" stands for planned development and represents the Safeway development that is zoned as a commercial district. Council President Norris asked if another area is zoned for residential single family detached homes. Mr. Peterson said it is.

Ted Ciavonne, Ciavonne, Roberts, and Associates, Inc. was present representing the owner and developer. He thanked Staff for the presentation. He did not have a lot to add, but felt Deputy City Manager Moore's introduction was important in distinguishing this solely as a rezone. At the PC meeting the neighbor's concerns about the site plan were apparent. Mr. Ciavonne said his client is offering to hold another neighborhood meeting during the site plan application process to address the issues with which the neighbors are concerned; these questions can't be answered at this time.

Teresa Anderson, 2908 E 7/8 Road and 2910 E 7/8 Road, said as a community, and some have signed paperwork, they truly believe this rezone is putting a high density situation in the middle of residential area with single family homes. The biggest concern is increased traffic on 29 1/4 and Patterson Roads, that are already congested, and with the development there may be another 300 cars during peak times. A traffic study should be done before the rezone approval. Wait times can be as much as 20 to 30 minutes to get out onto Patterson Road. Additional concerns are the dirty conditions and high crime rates on Dawn Court and Dawn Drive. Every night a police or ambulance is there; most

people will choose to use 29 ¼ Road rather than travel Dawn Drive. Ms. Anderson asked that the neighborhood meeting be held before the final decision on the rezoning is made.

Verda, 596 Redwing Lane, asked if the duplexes will be owner or renter occupied; her preference is owner occupied.

Debra Miles, 2925 Sapphire Court, is opposed to the rezoning based on the density issues. She is concerned if this rezone is approved, the property to the north will also be rezoned to R-8 which will increase density even more. She has signatures from many neighbors that would be directly impacted. She submitted that information to the City Clerk.

Lenore Zamudio, 591 ½ Redwing Lane, is concerned this will negatively impact the area, with an increased crime rate, drugs, and theft, which will devalue properties and compromise the safety of their children playing outside. Other concerns are pollution, traffic flow, and duplexes; all of these will contradict the idea of a peaceful, nice looking neighborhood. People and traffic are already a problem; getting on Patterson Road is difficult. There are much better areas for a multi-family development. She handed a letter to the City Clerk.

Mary Stewart, 2911 E ⅞ Road, said there are a lot of children who live on Dawn Court and Dawn Drive who walk to school, many by themselves. There are no sidewalks, and increased traffic will endanger those walking to Nisley Elementary. This needs to be addressed.

The public comment section was closed at 8:11 p.m.

Councilmember Traylor Smith asked Deputy City Manager Tim Moore if it is possible to schedule the next neighborhood meeting before the final rezone decision. Mr. Moore suggested that the next meeting would be most helpful if it is scheduled after the rezoning approval and during the site plan review, which is the next phase; neighborhood concerns would be able to be addressed more completely when this information is available. He also mentioned that once the rezoning is approved and the different studies are completed, there may be some findings that limit the number of units per acre; the study findings will be considered during the site plan review.

Councilmember Boeschstein feels Wellington Avenue needs to be connected to this property before any development. He reasoned average daily traffic is calculated at ten trips per dwelling unit, multiplied by 32, which is 320 more trips through these local streets, which none can handle that capacity. He will vote no.

Councilmember Chazen asked what Wellington Avenue connects to on the east side. Mr. Peterson responded it dead ends just past 29 ⅞ Road.

Council President Norris clarified that Wellington Avenue does not connect to 29 ½ Road. She said since the neighborhood does not want rezoning, she will vote no.



Councilmember McArthur noted traffic flow for the area is a design issue, and development of both properties is needed to connect Wellington Avenue to 29 ½ Road. This would provide additional access for higher traffic demands, and could provide relief to 29 Road alleviating some of the current wait times. The design issues are not part of the zoning review. The CP took five years to develop, and this rezoning meets the requirements. People need to be able to depend on the consistency of the process, and the criteria of the CP. There are design issues, and these issues can be addressed at the neighborhood meeting the property owner is willing to have. He will support the rezoning.

Councilmember Susuras asked Councilmember Boeschstein how he, as a planner, would connect Wellington Avenue. Councilmember Boeschstein said it was stated earlier that the property to the north will have a connection.

Councilmember Boeschstein said the CP is a guide to the future and zone changes but the impact of traffic and neighborhood issues also need to be considered. Unless the road connections can be improved, the impact for this rezone is negative.

Councilmember Susuras mentioned infill is also being promoted.

Councilmember Boeschstein agreed, but does not feel there will be adequate access to the site for this development.

Councilmember Traylor Smith asked for clarification to make sure the decision being asked for now is only for rezoning in accordance with CP, and the site plan will address all the issues heard tonight. Deputy City Manager Moore said that is correct.

Councilmember Boeschstein asked if this project would come back before the Council. Deputy City Manager Moore said there would be no other hearing before Council.

Ted Ciavonne said he and the property owner attended the first neighborhood meeting and provided full transparency. They could have just talked about rezone, not shown a site plan, not shown approved road connections, and possible future road connections to the north. Since they are not in control of the property to the north, the E 7/8 Road connection was deleted based on comments from the PC meeting. This property will have two connections and in the future will have three. Postponing the project until the north connection is available does not support the CP, and there has to be a starting point. Regarding the density of Dawn Court and Dawn Drive, even though the County says it is zoned R-8; the density is the same as R-12. A transition is needed and this project can help by raising the bar and possibly encourage some redevelopment of Dawn Drive solving some of the problems the County's zoning has caused. He appreciated Councilmember McArthur's comments on how the development may subtract traffic by adding options to turn left at lights. He restated they are following the process and are unable to address the specific issues until after the decision tonight because they won't know where they are going with the project yet. He asked Council for approval and to please keep in mind this request is only for rezoning.

Council President Norris asked Deputy City Manager Moore if the CP took into consideration the concerns of the neighborhood. Mr. Moore said the CP was adopted with a lot of community input and comment. The questions being posed tonight are suited to being answered during the site plan review.

Councilmember Traylor Smith asked Deputy City Manager Moore to describe the site plan process to help folks understand what will be considered and what input the community will have. Mr. Moore explained that access in and out for both residents and emergency vehicles will be scrutinized and be put into the site plan that is presented to the neighborhood.

Councilmember Chazen asked how the second community meeting will play into the approval process and if the comments from the meeting have any weight in the final site plan. Deputy City Manager Moore said the comments would be considered during the site plan review and the hope is to reach a consensus, giving credence to the issues they can deal with. Scott Peterson added, if the rezoning is approved the applicant will move forward with the subdivision application and those within 500 feet of the project boundaries will be notified. The public can appeal an administrative decision of the Planning Department for consideration by the PC.

Councilmember Boeschstein asked if Council could give a conditional approval subject to the site plan being brought back to Council for a public hearing.

Councilmember Susuras responded saying Staff needs to be trusted to look at all the concerns and know they won't do anything detrimental.

City Attorney John Shaver responded to a previous question regarding the CP and how it reflects the community's expectations. From a legal perspective the CP reflects those expectations having defined the property for medium density residential use of 4 to 8 units per acre. The inherent concepts of the CP are that if there is not adequate infrastructure or compatibility the density will be lower. At this time it is unknown what it is going to look like, but there is a process with options to develop a compatible site plan, and if approved tonight there will be opportunities to comment and appeal decisions; this decision does not have to be a "done deal". He reiterated the certainty that this property is zoned for residential use.

Council President Norris mentioned again that the CP is only a guide. City Attorney Shaver stated that in policy and legal precedent there is an "establishment of expectation" that areas remain similar in nature; not necessarily the same.

The public hearing was closed at 8:20 p.m.

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

Councilmember Susuras moved to adopt Ordinance No. 4639 and ordered it published in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote with Councilmember Boeschstein and Council President Norris voting NO.

**CDBG Subrecipient Contracts with St. Mary's Senior Companion Program, Marillac Clinic, and Homeward Bound of the Grand Valley for Previously Allocated Funds within the 2014 Community Development Block Grant (SDBG) Program Year**

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.

Kristen Ashbeck, Community Services Coordinator/CDBG Administrator, presented this item. She explained that this is the next step in the CDBG Program year. HUD (Housing and Urban Development) has released the funds so the next step is to finalize the contracts with the subrecipients. There are three before the City Council: \$10,000 for the Senior Companion Program to reimburse volunteer mileage expenses, \$60,000 for the Marillac Clinic to remodel their client lobby and administrative space, and \$1,500 for HomewardBound of the Grand Valley to replace the front door. Some representatives of the subrecipient agencies are in the audience.

Doug Karl, Executive Director of HomewardBound, said this is the final piece of a major renovation. There will now be one main entrance into the shelter on the south side of the building. The door will complete the energy improvements and he appreciates the opportunity to be able to have this done.

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

The City Council took a break at 8:39 p.m. The meeting reconvened at 8:43 p.m.

**Contract for the Safe Routes to Schools Improvement Project**

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

Greg Lanning, Public Works and Utilities Director, presented this item. He referred to the description of both projects that was provided in the materials for the meeting. One of the projects connects to the B ½ Road overpass; the City was just awarded a grant to complete that project. All Concrete Solutions, LLC had the lowest bid. Most of the funds are from the CDBG funds. The project should be completed by Christmas.

Councilmember Traylor Smith asked if the west side of the Orchard Avenue sidewalk and the section that goes to the school is connected to the existing sidewalk. Mr. Lanning said it will.

Councilmember Boeschstein commented it is a great project, and thanked Staff for bringing it forward.

Councilmember Susuras said it is not a solution to all the sidewalk needs, but it is a good start.

Councilmember Chazen mentioned the school staff has expressed their support and many parents have asked when the project will be completed.

Councilmember McArthur said this is a good solution, and asked if there were more of these projects in the wings. Mr. Lanning said the Safe Routes Program must have a long list of requests.

Kathy Portner, Community Development Manager, said the Urban Trails Committee would like to take on projects they see as priority needs, such as the Safe Routes to School Program. They will be sure to have some projects like this on next year's CDBG allocation list.

Councilmember Chazen moved to 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. 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 was adjourned at 8:52 p.m.

Stephanie Tuin, MMC  
City Clerk



Date: September 30, 2014  
 Author: Senta Costello  
 Title/ Phone Ext: Senior Planner / x 1442  
 1<sup>st</sup> Reading Zoning: October 15, 2014  
 2nd Reading (if applicable): November 5, 2014  
 File # (if applicable): ANX-2014-341

**Attach 2**  
**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Zoning the Fire Station No. 4 Annexation, Located at 2880 B ½ Road
<b>Action Requested/Recommendation:</b> Introduce Proposed Zoning Ordinance and Set Public Hearing for November 5, 2014
<b>Presenter(s) Name &amp; Title:</b> Senta Costello, Senior Planner

**Executive Summary:**

A request to zone the 4.760 acre Fire Station No. 4 Annexation, located at 2880 B ½ Road, to R-4 (Residential 4 du/ac). This property is being annexed into the City.

**Background, Analysis and Options:**

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

**Neighborhood meeting:**

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

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

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

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

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



**How this item relates to the Economic Development Plan:**

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

**Board or Committee Recommendation:**

On October 14, 2014 the Planning Commission will consider the rezone request for a R-4 (Residential 4 du/ac) zone district.

**Financial Impact/Budget:**

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

**Legal issues:**

The City Attorney's office has reviewed the request and had no concerns.

**Other issues:**

None

**Previously presented or discussed:**

The annexation was on the September 17, 2014 City Council agenda for Referral of the Petition and Exercising Land Use Control.

**Attachments:**

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

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

**Staff Analysis:**

Zone of Annexation: The requested zone of annexation to the R-4 (Residential 4 du/ac) zone district is consistent with the Comprehensive Plan designation of Residential Medium Low 2-4 du/ac. The existing County zoning is RSF-4 (Residential Single Family 4 du/ac). Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Comprehensive Plan or the existing County zoning.

Section 21.02.140(a) states: *In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:*

- 1) *Subsequent events have invalidated the original premises and findings; and/or*

The Comprehensive Plan, adopted in 2010, designated the property as Residential Medium Low 2-4 du/ac. The owner wishes to subdivide off a portion of the property to sell, necessitating annexation and rezoning consistent with the 2010 Plan.

This criterion has been met.

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

A majority of the neighboring properties in the area are zoned RSF-4 (Residential Single Family 4 du/ac) in the County or R-4 (Residential 4 du/ac) in the City.

This criterion has been met.

- 3) *Public and community facilities are adequate to serve the type and scope of land use proposed; and/or*

The property is situated with transportation connections to 29 Road and Highway 50 via B ½ Road. The neighborhood has shopping and restaurants in the vicinity and Lincoln Orchard Mesa Elementary School is directly to the east. The property has access to a 10" sewer line and a 4" and 18" water line within the B ½ Road right-of-way.

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; and/or*

The requested annexation and zoning will allow for future residential development of up to 4 dwelling units per acre, consistent with the neighborhood as well as residential support uses such as schools, churches, library, daycare and public safety services.

This criterion has been met.

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

The requested zoning supports the following goals of the Comprehensive Plan:

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

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

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

This criterion has been met.

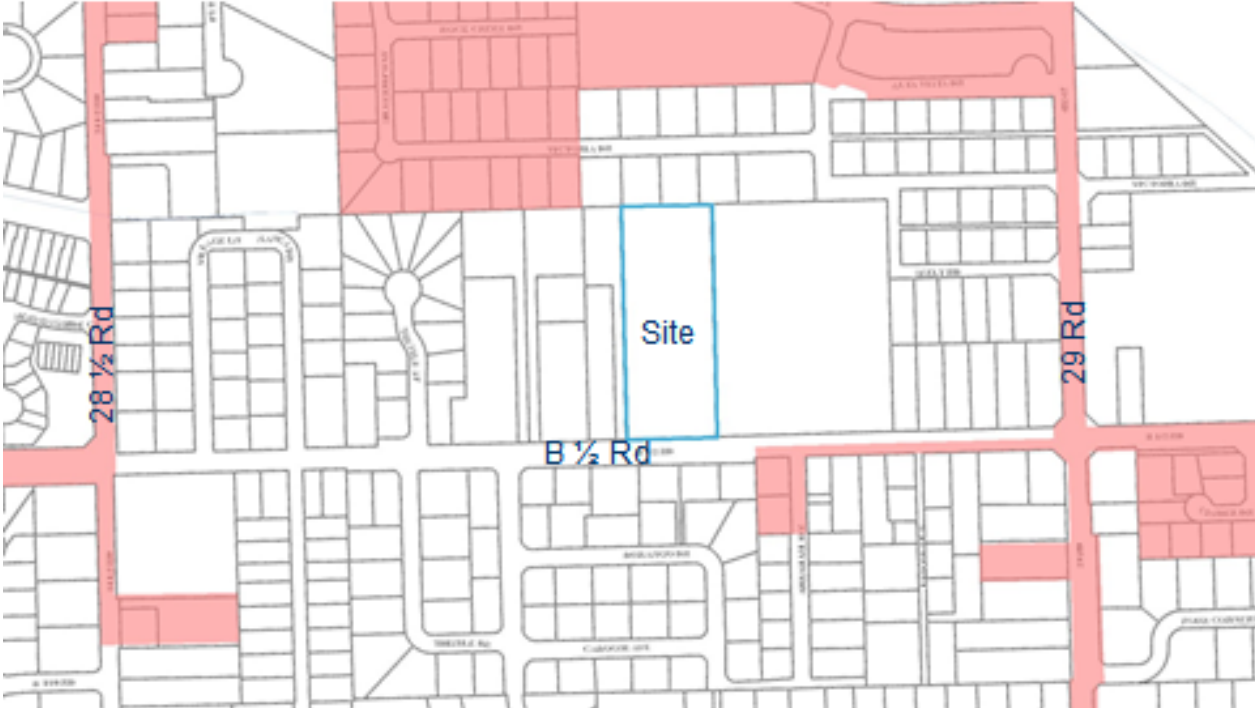
Alternatives: In addition to the zoning that the petitioner has requested, the following zone district would also implement the Comprehensive Plan designation for the subject property.

- a. R-2 (Residential 2 du/ac)

If the City Council chooses to recommend one of the alternative zone designations, specific alternative findings must be made.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the R-4 (Residential 4 dwelling units/ac) district to be consistent with the Comprehensive Plan, RSF-4 (Residential Single Family 4 du/ac) and Sections 2.6 and 2.14 of the Zoning and Development Code.

# Location Map



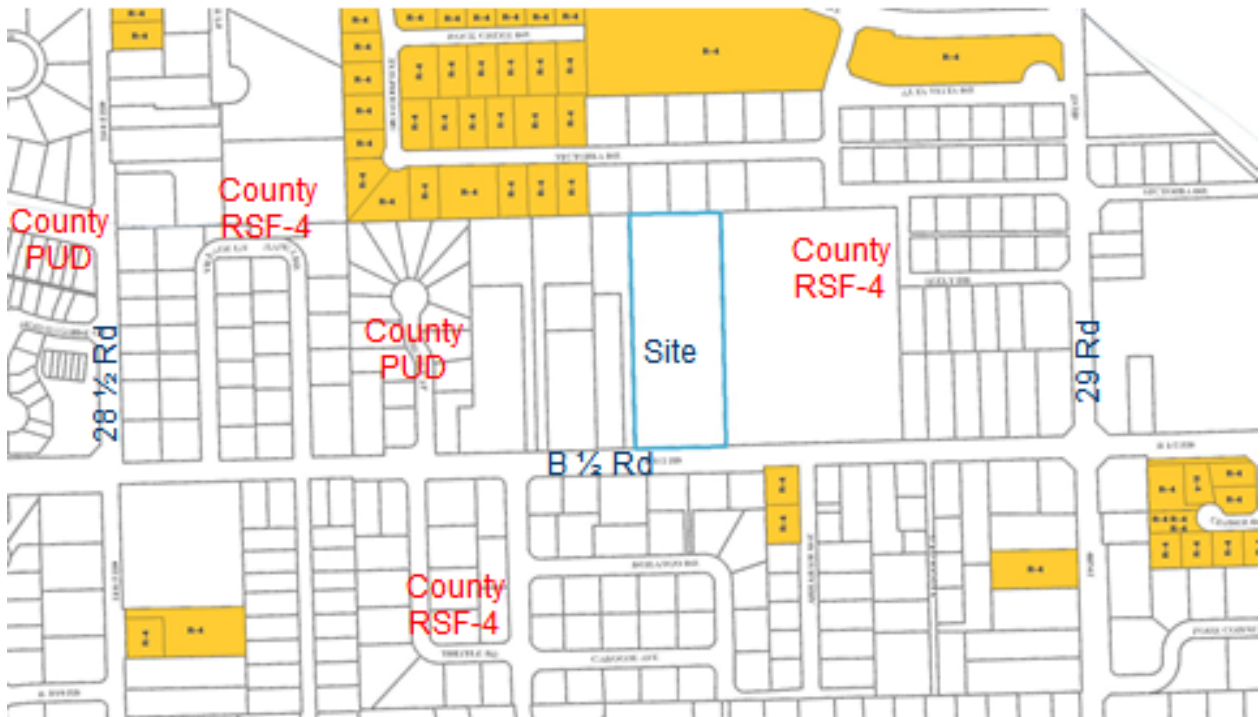
# Aerial Map



# Future Land Use Map



# City and County Zoning Map





**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE FIRE STATION NO. 4 ANNEXATION  
TO R-4 (RESIDENTIAL 4 DU/AC)**

**LOCATED AT 2880 B ½ ROAD**

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Fire Station No. 4 Annexation to the R-4 (Residential 4 du/ac) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the the R-4 (Residential 4 du/ac) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property be zoned the R-4 (Residential 4 du/ac).

**FIRE STATION NO. 4 ANNEXATION**

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

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

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

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

**INTRODUCED** on first reading 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



Attach 3

### CITY COUNCIL AGENDA ITEM

Date: September 25, 2014

Author: Brian Rusche

Title/ Phone Ext: Senior Planner x. 4058

Proposed Schedule: 1<sup>st</sup> Reading;

Wednesday, October 15, 2014

2nd Reading (if applicable): Wednesday,

November 5, 2014

File #: ANX-2014-321

<b>Subject:</b> Zoning the Proietti Annexation, Located at 782 24 Road
<b>Action Requested/Recommendation:</b> Introduce a Proposed Zoning Ordinance and Set a Public Hearing for November 5, 2014
<b>Presenters Name &amp; Title:</b> Brian Rusche, Senior Planner

**Executive Summary:** A request to zone the Proietti Annexation, consisting of one parcel of 8.939 acres, located at 782 24 Road, to a C-1 (Light Commercial) zone district.

#### 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 certain proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City. Land annexed to the City shall be zoned in accordance with Grand Junction Municipal Code (GJMC) Section 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth. The proposed zoning of C-1 (Light Commercial) implements the Comprehensive Plan Future Land Use Map designation of the property as Village Center Mixed Use.

The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met. See attached Staff Report/Background Information for additional detail.

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

**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.

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

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.

**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:** On October 14, 2014 the Planning Commission will consider the rezone request for a C-1 (Light Commercial) zone district.

**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 City Attorney's office has reviewed the request and did not have any concerns.

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

**Previously presented or discussed:** A Resolution Referring the Petition for Annexation was adopted on October 1, 2014.

**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. Zoning Ordinance

**STAFF REPORT / BACKGROUND INFORMATION**

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

**ANALYSIS:**

1. Background:

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 certain proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City. Land annexed to the City shall be zoned in accordance with Grand Junction Municipal Code (GJMC) Section 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth. The proposed zoning of C-1 (Light Commercial) implements the Comprehensive Plan Future Land Use Map designation of the property as Village Center Mixed Use.

2. Grand Junction Municipal Code – Chapter 21.02 – Administration and Procedures:

Section 21.02.160 of the Grand Junction Municipal Code states: Land annexed to the City shall be zoned in accordance with GJMC Section 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth.

The proposed zoning of C-1 (Light Commercial) implements the Comprehensive Plan Future Land Use Map designation of the property as Village Center Mixed Use.

Section 21.02.140(a) states: *In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:*

- 6) *Subsequent events have invalidated the original premises and findings; and/or*

The Comprehensive Plan, adopted in 2010, designated the property as Village Center Mixed Use. The Village Center land use designation was new to this plan and superseded the previous designation of Estate derived from the 1996 Growth Plan.

This criterion has been met.

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

The applicant is requesting a zone district that will implement the Comprehensive Plan Future Land Use Map designation of Village Center, a concept that was introduced in 2010. The Village Center anticipates a mix of uses, including a broad range of commercial and higher density residential.

The Village Center designation extends along 24 Road from interchange at I-70 north to the intersection with H Road. The existing uses along this corridor are single-family and agricultural, which are anticipated to be redeveloped in the future, given the Village Center designation. New development within this corridor includes the Beehive Homes, an assisted living facility with 15 bedrooms at the southwest corner of 24 and H Road(s).

This criterion has been met.

- 8) *Public and community facilities are adequate to serve the type and scope of land use proposed; and/or*

24 Road is designated as a north/south principal arterial, which connects US Highway 6 & 50 to I-70 and extends north to H Road, which is an east/west principal arterial from 21 to 25 Road. While the majority of the traffic is south of I-70, the designation anticipates additional traffic as the community grows, thereby making the adjacent properties attractive for commercial development.

There are public utilities already connected to the existing building(s), including potable water provided by the Ute Water Conservancy District, sanitary sewer service maintained by the City, and electricity from Xcel Energy (a franchise

utility). Utility mains are adjacent to the subject parcel and can be utilized and/or upgraded as necessary by the developer to facilitate new use(s) or construction that may occur as a result of the proposed zoning.

This criterion has been met.

- 9) *An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or*

The existing zoning in unincorporated Mesa County is RSF-R (Residential Single-Family Rural), which is inconsistent with the Comprehensive Plan. The requested annexation is the first one to occur within this particular Village Center, one of several identified in various locations across the valley by the 2010 Comprehensive Plan.

The City of Grand Junction Economic Development Plan, adopted by the City Council in May 2014, identifies 1167 acres of C-1 (Light Commercial) zoned property within the city limits, the largest category of Mixed Use Districts representing 38.2% of all commercially zoned land area (including Planned Development). North of I-70, however, only 56 acres of C-1 property is available. Furthermore, only the adjacent parcel of approximately 14 acres could be considered “ready-to-develop”, as defined by the Plan, with the remaining parcels lacking direct road access and/or direct utility access. The subject property has both, as discussed in Criterion 3, as well as an existing structure that could be repurposed for commercial purposes, satisfying Goal 6 of the Comprehensive Plan.

This request addresses the inadequate supply of ready to develop, commercially zoned land available with the identified Village Center.

This criterion has been met.

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

The proposed annexation and zoning is an economic development opportunity as it proactively prepares the property for future commercial development consistent with Goal 12 of the Comprehensive Plan and Goal 1.5 of the Economic Development Plan

This criterion has been met.

Alternatives: In addition to the C-1 zone district, the following zone districts would also implement the Comprehensive Plan designation of Village Center:

- b. R-8 (Residential – 8 du/ac)

- c. R -12 (Residential – 12 du/ac)
- d. R-16 (Residential – 16 du/ac)
- e. R-24 (Residential – 24 du/ac)
- f. R-O (Residential Office)
- g. B-1 (Neighborhood Business)
- h. MXR – (Mixed Use Residential – 3, 5)
- i. MXG – (Mixed Use General – 3, 5)
- j. MXS – (Mixed Use Shop – 3, 5)
- k. M-U (Mixed Use)

As evidenced by the number of zones above, the Village Center designation can be implemented in a variety of ways.

It is my professional opinion that the C-1 (Light Commercial) zone district is the best choice for this property, given that the adjacent property to the south is also zoned C-1.

If the City Council chooses an alternative zone designation, specific alternative findings must be made.

**PLANNING COMMISSION RECOMMENDATION:**

After reviewing the Proietti Zone of Annexation, ANX-2014-321, a request to zone the Proietti Annexation to C-1 (Light Commercial), the Planning Commission made the following findings of fact and conclusions:

1. The requested zone district of C-1 (Light Commercial) is consistent with the goals and policies of the Comprehensive Plan and implements the Village Center Mixed Use Future Land Use designation.
2. The review criteria in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code have all been met.



A ■ C ■ G

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## 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.

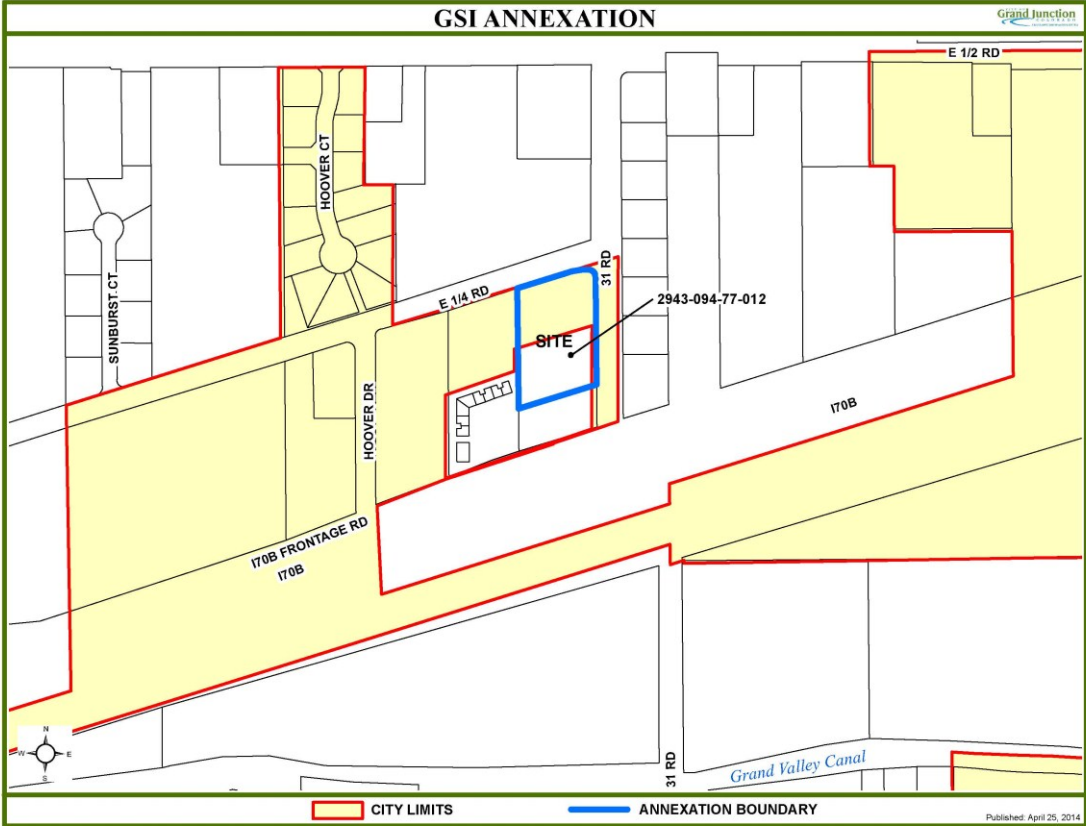
Respectfully submitted,

Mark Austin, P.E.  
President



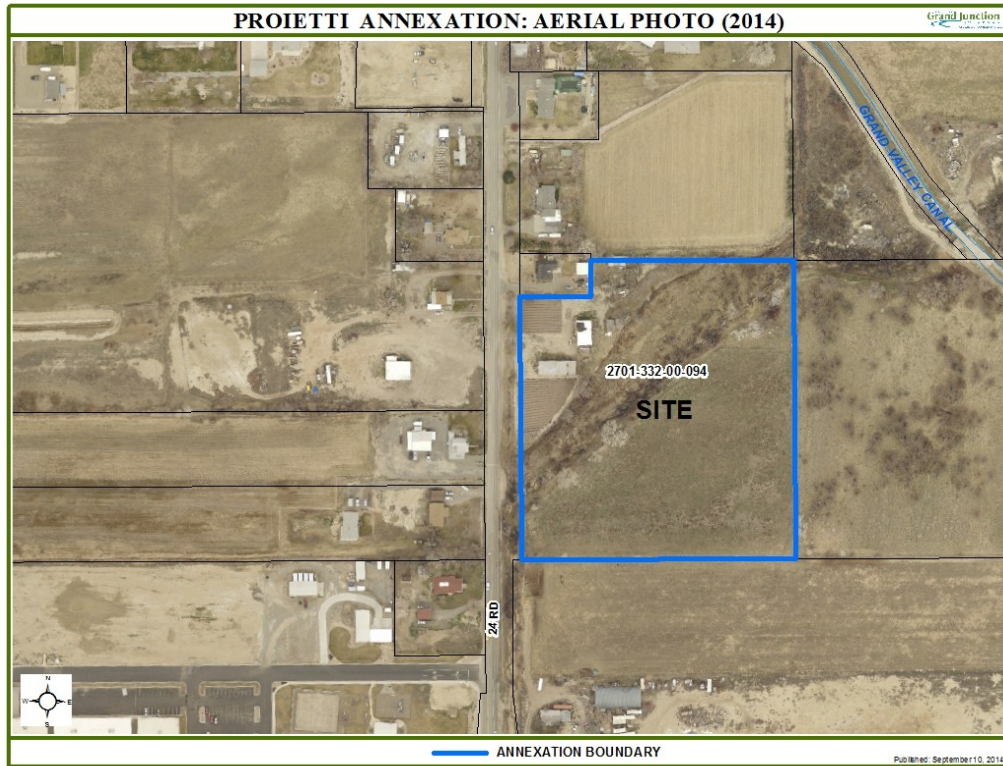
# Annexation Map

Figure 1



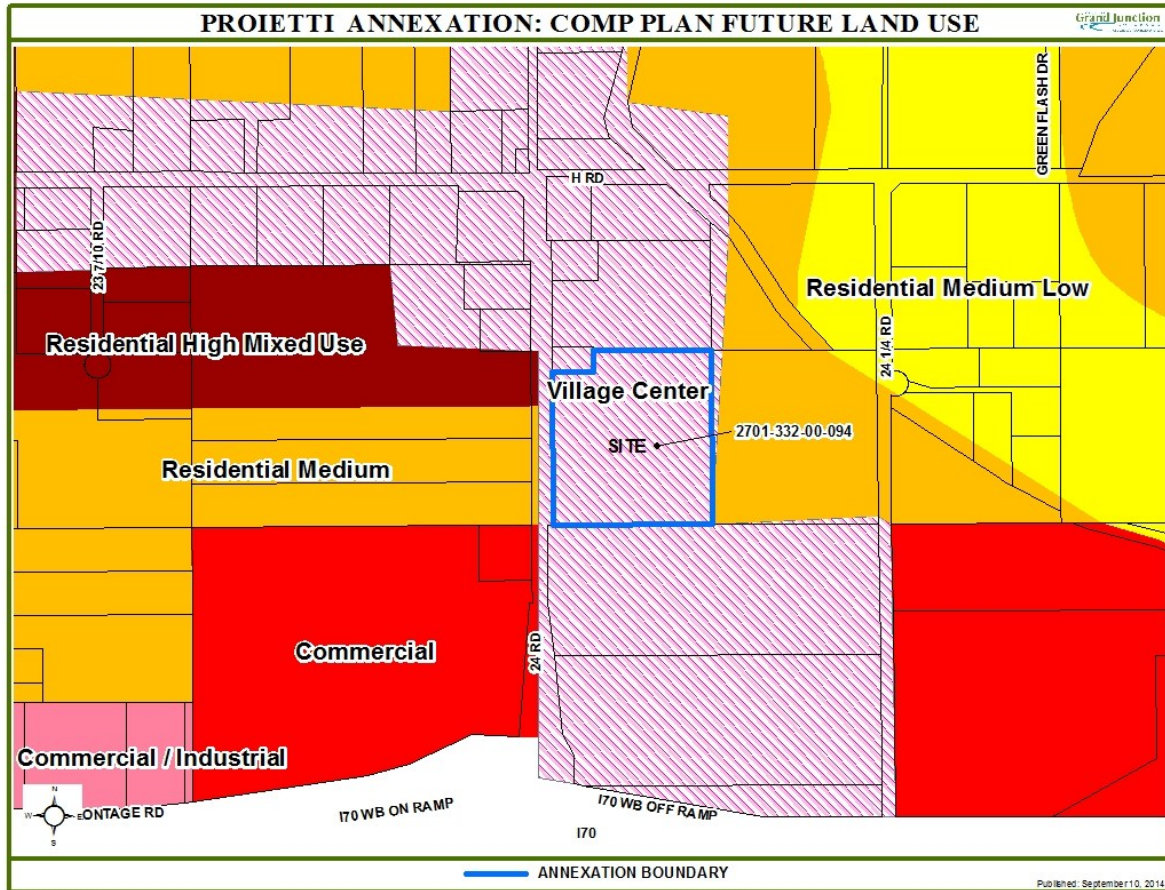
# Aerial Photo

## Figure 2



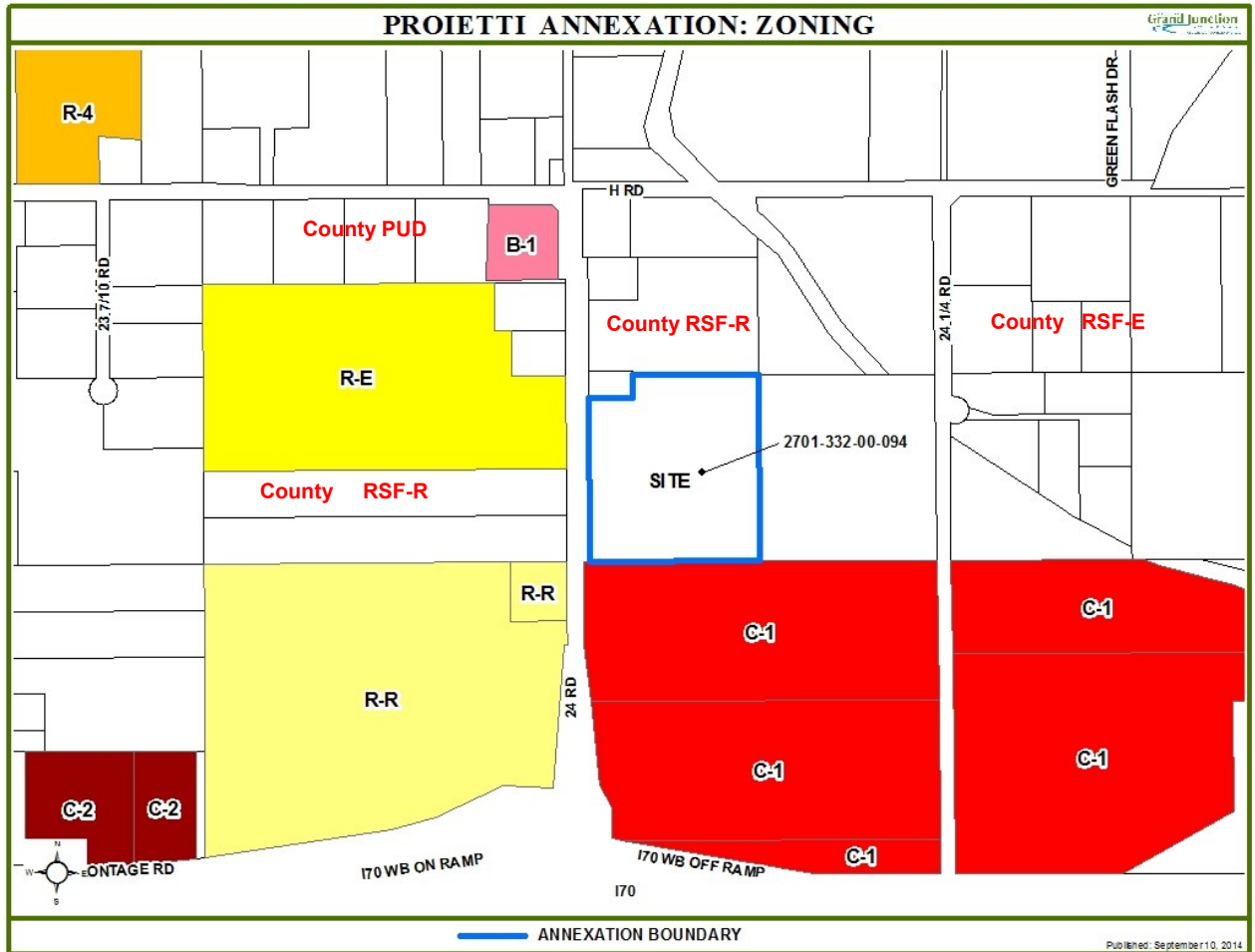
# Comprehensive Plan – Future Land Use Map

## Figure 3



# Existing City and County Zoning Map

Figure 4



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE PROIETTI ANNEXATION  
TO C-1 (LIGHT COMMERCIAL)**

**LOCATED AT 782 24 ROAD**

Recitals

The Proietti Annexation consists of one parcel of 8.939 acres, located at 782 24 Road. The property owner has requested annexation into the City and a zoning of C-1 (Light Commercial). Under the 1998 Persigo Agreement between the City and Mesa County, all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

The City has also agreed to zone newly annexed areas using a zone district that implements the Comprehensive Plan. The proposed zoning of C-1 (Light Commercial) implements the Comprehensive Plan Future Land Use Map, which has designated the property as Village Center Mixed Use.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Proietti Annexation to the C-1 (Light Commercial) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1 (Light Commercial) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property be zoned C-1 (Light Commercial):

**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

**INTRODUCED** on first reading 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: October 1, 2014  
 Author: Kristen Ashbeck  
 Title/ Phone Ext: Community Services  
 Coordinator / x1491  
 Proposed Schedule: Approval  
October 15, 2014; Execute contract  
following approval  
 Files: CDBG 2014-04

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

<b>Subject:</b> CDBG Subrecipient Contract with Hilltop Community Resources, Inc. for Previously Allocated Funds within the 2014 Community Development Block Grant (CDBG) Program Year
<b>Action Requested/Recommendation:</b> Authorize the City Manager to Sign the Subrecipient Contract with Hilltop Community Resources, Inc. for \$10,320 from the City’s 2014 CDBG Program Year Funds
<b>Presenter(s) Name &amp; Title:</b> Kristen Ashbeck, Community Services Coordinator/CDBG Administrator

**Executive Summary:** The Subrecipient Contract formalizes the City’s award of \$10,320 to Hilltop Community Resources, Inc. allocated from the City’s 2014 CDBG Program as previously approved by Council. The grant funds will be used to expand services at the Latimer House, particularly for children’s programs and activities.

**Background, Analysis and Options:**

CDBG 2014-04 Hilltop Community Resources, Inc. Latimer House  
 Hilltop operates the Latimer House which serves as an emergency shelter to help people who experience domestic violence and sexual assault move from crises to confidence. The Latimer House provides shelter as well as case management, advocacy, individual and group counseling, children’s services, transitional housing, 24-hour crisis line and community outreach and education. CDBG funding will be used to expand services at the Latimer House including an increase in the number of children’s groups per week and an increase in community outreach activities.

Hilltop Community Resources, Inc. is considered a subrecipient to the City. The City will pass through portions of its 2014 CDBG Program Year funds to Hilltop but the City remains responsible for the use of these funds. The contract outlines the duties and responsibilities of the agency and ensures that the subrecipient complies with all Federal rules and regulations governing the use of these funds. The contract must be approved before the subrecipient may obligate or spend any of these Federal funds. Exhibit A of the contract (see attachments) contains the specifics of the project and how the funds will be used by the subrecipient.

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

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

**Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.** The CDBG project discussed above will help this agency continue to provide services to low income and homeless persons in our community, including those seeking emergency shelter.

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

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

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

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

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

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

**Attachments:**

Exhibit A, Subrecipient Contract – Hilltop Community Resources, Inc.

Attachment 1  
2014 SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
WITH  
*HILLTOP COMMUNITY RESOURCES, INC.*

EXHIBIT "A"  
SCOPE OF SERVICES

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, \$10,320.00 from its 2014 Program Year CDBG Entitlement Funds for services provided by Hilltop at the Latimer House. The general purpose of the entire program and this project is to provide victims of domestic violence with crisis shelter, case management, advocacy, individual and group counseling, children's services, transitional housing, 24-hour crisis line, and community outreach and education. All domestic violence services are free.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income clientele benefit (570.201(c)). It shall meet this objective by providing the above-referenced services to low/moderate income persons in Grand Junction, Colorado. In addition, this project meets CDBG eligibility requirements under section 570.201(e), Public Services.
3. Hilltop operates the Latimer House at 1003 Main Street in Grand Junction. CDBG funds in the amount of \$10,320 will be used to expand children's services and provide additional community outreach. It is understood that the City's grant of \$10,320 in CDBG funds shall be used towards for eligible services only and for clients who live in the City limits of Grand Junction.
4. This project shall commence upon the full and proper execution of the 2014 Subrecipient Agreement and the completion of all appropriate environmental, Code, State and Local permit review and approval and compliance. The project shall be completed on or before December 31, 2015.
5. The total projected budget for the program is \$602,960 including funds from private entities and client fees paid. The CDBG funds provided for the program shall not exceed \$10,320. The Subrecipient understands that all other program expenses shall be paid with other funding sources.
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

\_\_\_\_\_ Hilltop

\_\_\_\_\_ 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.

\_\_\_\_\_ Hilltop

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



Attach 5

**CITY COUNCIL AGENDA ITEM**

Date: October 2, 2014  
Author: Justin Vensel  
Title/ Phone Ext: Project Engineer, ext. 4017  
Proposed Schedule: October 15, 2014  
2nd Reading (if applicable): N/A  
File # (if applicable): N/A

<b>Subject:</b> 2014 Street Overlay and Paving Project – Change Order #2
<b>Action Requested/Recommendation:</b> Authorize the City Manager to Sign Change Order #2 with Old Castle SW Group Inc., dba United Companies, in the Amount of \$182,429.71
<b>Presenter(s) Name &amp; Title:</b> Greg Lanning, Public Works and Utilities Director Jay Valentine, Internal Services Manager

**Executive Summary:**

The City contracted with United Companies for the 2014 Street Overlay and Paving Project. This request is to authorize the second change order to the contract for repair of a portion of 29 Road between Kathy Jo Lane and 241 29 Road damaged in part by a Ute Water Conservancy District water line break. The City has negotiated and recently finalized an agreement with Ute Water to pay their portion of the damage due to the water line break. If approved, this work will be completed this month.

**Background, Analysis and Options:**

Settlement along 29 Road has been attributed both a water line leak as well as irrigation leaks and water infiltration through the curb and gutter. Staff originally had United Companies scheduled to perform the repair work in 2013, however the work was postponed when Ute Water wasn't able to locate and repair the water leak before winter. Once the leak was found in 2014, both Ute Water and the City determined the nature and extent of the water line break and was able to agree 70% of the damage was due to the water line break. The repair to the road will include removal three feet of saturated soils, bring in new material and repave the road.

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

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

**How this item relates to the Economic Development Plan:**

This project supports the Economic Development Plan by continuing to provide high quality infrastructure and supports the goal of ‘the most livable community west of the Rockies by 2025’.

**Board or Committee Recommendation:**

There is no board or committee recommendation.

**Financial Impact/Budget:**

**Sources of Funds**

Contract Street Maintenance Budget	\$674,113.90
CDOT Maintenance Fund Reimbursement	21,588.00
Street Maintenance CIP Funds	57,769.26
Ute Water Reimbursement	<u>127,700.80</u>

**Total Project Sources** **\$881,171.96**

**Expenditures**

Original Contract	\$498,795.00
Change Order #1	
Highway 50 Bridge	21,588.00
Parkway Bridges at 5 <sup>th</sup> Street and UPRR	91,735.50
Overlay 15 <sup>th</sup> Street	86,623.75

***Change Order #2***  
***29 Road Repairs*** **182,429.71**

**Total Contract Amount (w/ CO #2)** **\$881,171.96**

**Legal issues:**

A Cooperative Agreement has been executed between Ute Water conservancy District and the Public Works and Utilities Department. The agreement describes the details of the scope of work and the funding responsibilities. The City Attorney has reviewed and approved the Cooperative Agreement.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

March 5, 2014 – Council authorizes contract for Old Castle SW group Inc., DBA United Companies for the 2014 Street Overlay and Paving Project.

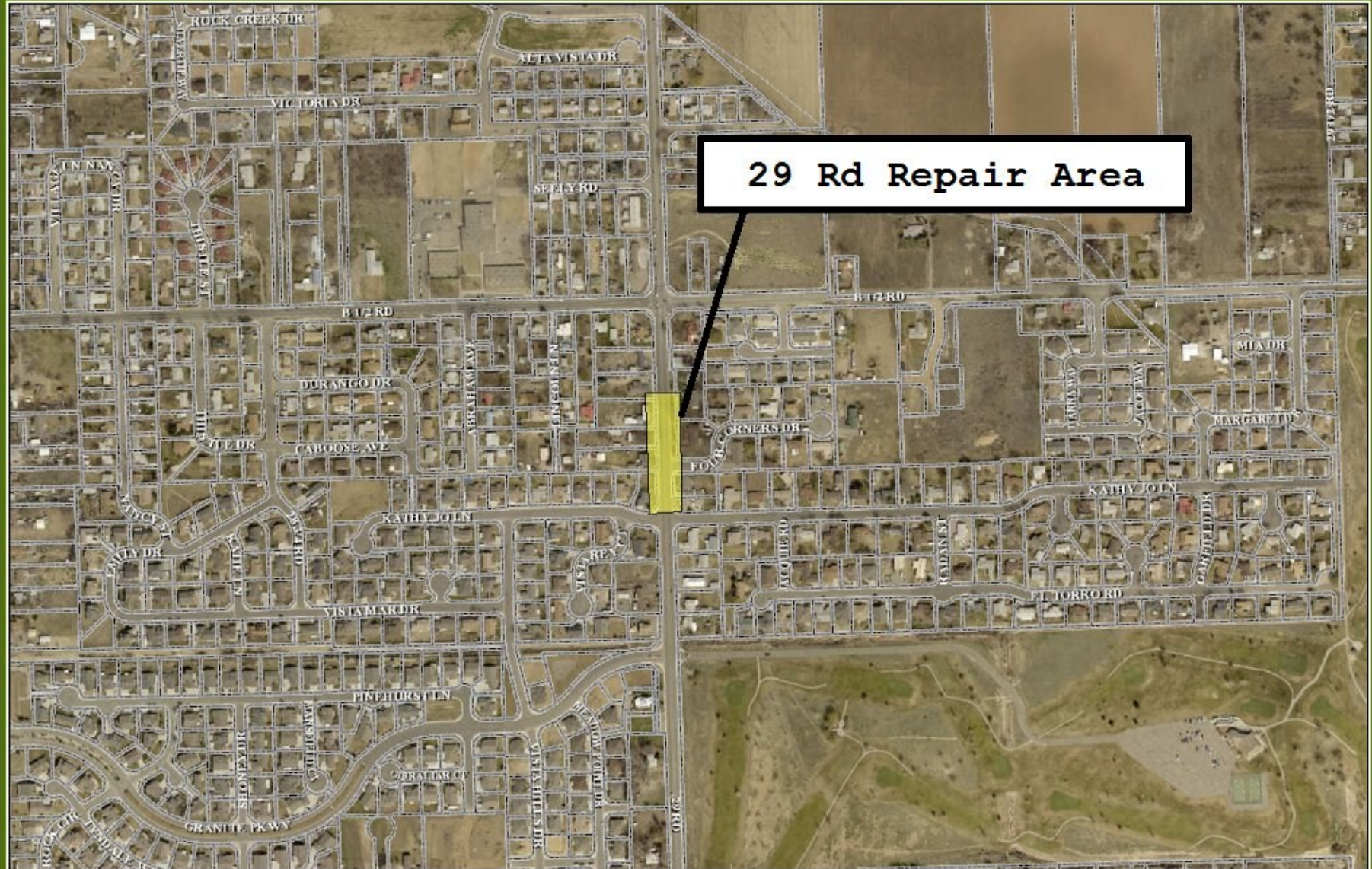
August 20, 2014 –Council authorized Change Order #1 for the repairs to the Riverside Parkway Bridge and the overlay of 15<sup>th</sup> Street.

**Attachments:**

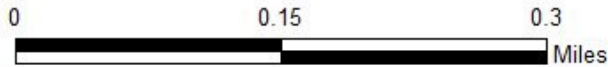
- Location Map
- Cooperative Agreement with Ute Water



# 29 Rd Repair Area



29 Rd Repair Area



Printed: 10/7/2014

1 inch = 507 feet





## COOPERATIVE AGREEMENT

This cooperative agreement is entered into between the City of Grand Junction (City) and Ute Water Conservancy (UTE), for the roadwork repair on 29 Road from Kathy Jo Lane north to 241 29 Road.

### Recitals

- A. The City of Grand Junction is a Home Rule City incorporated under the laws of the State of Colorado and is a political subdivision of the State of Colorado
- B. Ute Water is a water conservancy district formed under the laws of the State of Colorado by decree dated April 4, 1956 to provide water for municipal, industrial and other beneficial uses to users in the Grand Valley.
- C. UTE currently has had water line failures under roadways within the City. These areas are maintained by the City.

Based upon the commonality of interest of the City and UTE, the parties hereby enter into this Cooperative Agreement on the following terms:

- 1. The City will enter into a contract with United Companies of Mesa County for the repairs to the road surface and curb and gutter
- 2. The City will manage the contract and make payments to the contractor.
- 3. UTE and the City shall split the costs associated with the work; UTE will pay for 70% and the City will pay for the remaining 30%
- 4. UTE shall reimburse the City for all construction cost associated with the repairs to the area as described in Appendix A of this document
- 5. This agreement relates only to the repairs and funding for the identified and described project.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2014

City of Grand Junction

Ute Water Conservancy District

By \_\_\_\_\_  
Rich Englehart  
City Manager  
City of Grand Junction

By \_\_\_\_\_  
Larry Cleaver  
General Manager  
Ute Water Conservancy District

## APPENDIX A

29 Road Reconstruction- Kathy Jo Ln North to 241 29 Road

Quote supplied By United Companies

CDOT, City Ref	Description	Quantity	Units	Unit Price	Extended Price
202	Removal of concrete	139	SY	\$ 10.00	\$ 1,390.00
202	Removal of Asphalt	2050	SY	\$ 4.00	\$ 8,200.00
	Unclassified Excavation ( 44'X 419'X 27")	1536.33	CY	\$ 16.70	\$ 25,656.71
210	Adjust Manhole Ring and Cover	5	EA	\$ 470.00	\$ 2,350.00
	Structural Backfill Material	1250	Tons	\$ 16.75	\$ 20,937.50
304	Aggregate Base Course (Class 6)(12"Thick)	2050	SY	\$ 16.10	\$ 33,005.00
401	Hot Mix Asphalt (6" Thick) Grading SX Binder 64-22	2050	SY	\$ 26.50	\$ 54,325.00
	Geogrid (BX 1100 or Equal)	2050	SY	\$ 2.00	\$ 4,100.00
	Geosynthetic Separator Fabric	2050	SY	\$ 1.65	\$ 3,382.50
608	Monolithic Curb, Gutter and Sidewalk (78" wide)	84	SY	\$ 87.00	\$ 7,308.00
608	Concrete Driveway Section ( 6" thick)	55	SY	\$ 90.00	\$ 4,950.00
626	Mobilization	1	LS	\$ 8,805.00	\$ 8,805.00
630	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
630	Traffic Control Plan	1	LS	\$ 500.00	\$ 500.00
630	Flagging	120	HR	\$ 21.00	\$ 2,520.00
				Total	\$ 182,429.71

As agreed upon in previous conversations Ute will pay for 70 % of the work and the City will cover the remaining 30 %.

**UTE'S Share \$127,700.80**

\_\_\_\_\_ UTE

**City's Share \$54,728.91**

\_\_\_\_\_ City



Date: October 1, 2014  
 Author: J. Bright  
 Title/ Phone Ext: Deputy Chief/5802  
 Proposed Schedule: October 15, 2014  
 \_\_\_\_\_  
 2nd Reading (if applicable): \_\_  
 File # (if applicable): \_\_\_\_\_

Attach 6

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Ambulance Billing Services Contract
<b>Action Requested/Recommendation:</b> Authorize the City Purchasing Division to Enter into a Contract with Wittman Enterprises for Ambulance Billing Services
<b>Presenter(s) Name &amp; Title:</b> Ken Watkins, Fire Chief Jodi Romero, Financial Operations Director

**Executive Summary:**

This request is to authorize the City Purchasing Division to contract with Wittman Enterprises of Rancho Cordova, California for ambulance billing services at a cost of 4.9% of net collections.

**Background, Analysis and Options:**

In 2006 when the Fire Department began ambulance transport services, Pridemark Ambulance Services (now EMS Billing Solutions) in Arvada, Colorado provided ambulance billing services to the Department through a contract with the City. To deliver better customer service, the decision was made to bring the ambulance billing operation in-house to the Fire Department in 2010. This change improved customer service and provided local control of revenue and expenses. However, as the ambulance transport operation has increased and subsequently ambulance billing, it has been difficult for staff to consistently keep up with the workload, a changing healthcare environment, and produce the level of revenue needed.

Beginning in early 2014, the Fire Department worked with Finance to conduct a review of billing to improve operations, address current revenue collection, and evaluate capacity to meet anticipated compliance requirements under the Affordable Healthcare Act. Upon completion of the review, two options were proposed. Option one would increase the billing operation with the addition of a supervisor. The second option would reduce the billing operation by contracting with a third party vendor. In order to evaluate the second option a request for proposal was issued in August 2014 to evaluate third party ambulance billing services.

The Request for Proposals was advertised in the Daily Sentinel, posted on the City of Grand Junction website, and distributed through Bidnet (an online distribution site for government solicitations). Fourteen responses were received and evaluated. Wittman Enterprises was chosen based on experience, references, technical capabilities, and

proven success. Wittman Enterprises provides ambulance billing services for over 100 accounts, sending out over 375,000 claims annually.

After comparing Wittman's proposal to current operations, it is Staff's recommendation that contracting out the billing services would benefit the City because of Wittman's cost effective operation, and greater knowledge in the ever changing health care laws and environment.

**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.*

Changes in healthcare and an aging population will continue to increase calls for emergency and non-emergency medical services. This continued growth in the field translates to an increase in billing and collections in order to recover the cost of service.

Contracting with a third party vendor for billing services provides capacity for this growth that the current in-house operation does not have.

**How this item relates to the Economic Development Plan:**

In the 2014 Economic Development Plan public safety is one of the Guiding Areas of Emphasis and being proactive and business friendly is a goal of the plan. Streamlining processes and reducing time and costs are ways to meet that goal. Contracting with a third party vendor provides a cost effective and efficient way to streamline the billing process allowing the City's focus to be on providing medical and ambulance transport services.

**Board or Committee Recommendation:**

There is no board or committee recommendation.

**Financial Impact/Budget:**

This change will eliminate two finance technician positions and associated operating costs for a projected net savings of \$36,000. In addition, Wittman Enterprises projects an increase of 10 to 20% in revenue. Cost of the service will be 4.9% of net collections.

Net collections for 2015 are estimated to be \$2,500,000 resulting in a fee to Wittman of \$122,500.

**Legal issues:**

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

**Other issues:**

Upon contract agreement, Wittman will provide billing services to new accounts. Current staff will process and collect on existing accounts and provide administrative help. However, this change will result in the Reduction in Force of two employees.

**Previously presented or discussed:**

This topic was previously discussed during the Fire Department budget presentation on August 20, 2014.

**Attachments:**

None



Date: 10/09/2014  
 Author: E. Tice  
 Title/ Phone Ext: 1598  
 Proposed Schedule: October 15<sup>th</sup>, 2014  
 2nd Reading  
 (if applicable): \_\_\_\_\_  
 File # (if applicable): \_\_\_\_\_

**Attach 7**  
**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Economic Development Branding and Marketing Plan Contract
<b>Action Requested/Recommendation:</b> Authorize the Purchasing Division to Enter into a Contract with North Star Destination Strategies for an Economic Development Branding and Marketing Plan in an Amount of \$137,000
<b>Presenter(s) Name &amp; Title:</b> Elizabeth Tice, Management and Legislative Liaison

**Executive Summary:**

This request is to authorize the Purchasing Division to award a contract to North Star Destination Strategies for an Economic Development Branding and Marketing Plan.

**Background, Analysis and Options:**

In May of 2014, City Council adopted the Economic Development Plan. Marketing the strengths of the community is an important aspect of the Economic Development Plan. The City of Grand Junction plays an important role in conjunction with our Economic Development Partners in promoting the strengths of our community.

One goal of the Economic Development Plan is to identify and coordinate the efforts of the Economic Development Partners as well as identifying potential opportunities for new and coordinated marketing efforts. City Staff reached out to our Economic Development Partners to understand what each organization is currently doing for marketing and what areas for improvement exist. A common theme occurred: there is a need for a common brand and an economic development marketing plan strategy that can provide a unified voice for all of the efforts of the Economic Development Partners.

A Request for Proposal was issued by the City’s purchasing division to solicit proposals from qualified professional marketing and branding firms to develop and Economic Development Marketing Plan for brand development, identification of target industries, marketing strategies and advertising materials.

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

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

The Economic Development Marketing Plan will allow for a unified voice and targeted marketing strategies to promote economic development.

**How this item relates to the Economic Development Plan:**

**Goal:** Identify and Coordinate the Efforts of Economic Development Partners

Action Step- Identify and understand the existing efforts of the economic development partners.

Action Step- As part of the annual budget process, evaluate the success of our current marketing efforts and identify potential opportunities for new or coordinated marketing efforts.

This item represents the goals and action steps of the Economic Development Plan. The need for this plan was evident after reviewing the current economic development marketing efforts. Authorizing the Contract with North Star Destination Strategies will allow the Economic Development Partners to work collaboratively on a comprehensive Economic Development Marketing Plan and Strategies for implementation.

**Board or Committee Recommendation:**

Recommended by the Economic Development Partners Marketing Committee.

**Financial Impact/Budget:**

The Economic Development Marketing Plan is not currently a specific line item in the budget. It is requested that the City Council authorize the use of \$137,000 to be allocated from the Council's Economic Development Budget which is appropriated in the 2014 budget.

**Legal issues:**

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

**Previously presented or discussed:**

This item was discussed at the October 6<sup>th</sup>, 2014 City Council Workshop.

**Attachments:**

None.



## Join R5 HIGH SCHOOL

During National Teen Driver Safety Week, our high school is participating in Celebrate My Drive® and we'd like to invite your support! R5 High School is participating in the program because teen driver safety is important to us and our school will have a chance to win a \$100,000 grant from **State Farm®!** We could also win one of two hometown concert events by THE BAND PERRY!

**But we need your help.**

You can make a safe driving commitment once a day, every day, between October 15 and October 24, 2014. The more safe driving commitments we make, the better our school's chance of winning \$100,000 and hosting a concert. It's simple:

- ✓ Log onto [celebratemydrive.com](http://celebratemydrive.com)
- ✓ Indicate you want to support R5 HIGH SCHOOL
- ✓ Commit to drive safely!

You can also invite your friends and family to get involved or share on Facebook — [facebook.com/CelebrateMyDrive](https://facebook.com/CelebrateMyDrive).

Thanks for your support! Remember, 2N2®: 2 eyes on the road, 2 hands on the wheel.

**STEVE KENDRICK STATE FARM IS SPONSORING R5 HIGH SCHOOL!**

**OUR OFFICE IS LOCATED AT:**

**640 ROOD AVENUE  
GRAND JUNCTION, CO 81501**

**970-242-9951**

THE STATE FARM® CELEBRATE MY DRIVE® PROMOTION ABBREVIATED RULES. NO PURCHASE NECESSARY TO ENTER OR WIN. Open to legal residents of the U.S. & DC (except NH), Canadian provinces of Alberta, New Brunswick & Ontario who are 14 yrs or older with Internet access & a valid e-mail address. Void in New Hampshire, Quebec, Nova Scotia, Manitoba, British Columbia, Prince Edward Island, Saskatchewan & Newfoundland/Labrador. *NOTE: Any high school that won a Grand or First Prize in the 2013 State Farm® Celebrate My Drive Promotion is not eligible to win a Grand or First Prize in this 2014 Promotion.* High school registration is required to participate. Registration begins at 12:00:01 AM CT on 08/01/14. Registration ends at 11:59:59 PM CT on 10/07/14. Register at [www.celebratemydrive.com](http://www.celebratemydrive.com) where directions are provided. All registered high schools will be divided into 2 categories: Large: 750+ students or Small: Fewer than 750 students. Make a Safe Driving Commitment between 12:00:00 AM CT on 10/15/14 & 11:59:59 PM CT on 10/24/14 at [www.celebratemydrive.com](http://www.celebratemydrive.com). Limit (1) commitment, per person, per e-mail address, per day. Odds of winning depend on the total number of commitments received for each high school. Grand Prizes: (1) per category: \$100,000 USD Grant & a Concert. First Prizes: (4) per category: \$100,000 USD Grant. (90) Second Prizes (45) per category: \$25,000 USD Grant. Taxes are each high school's responsibility. High school representative of any winning Canadian high schools will be required to correctly answer a time-limited mathematical skill-testing question. For the name of the winning high schools, visit [www.celebratemydrive.com](http://www.celebratemydrive.com) or send a SASE to: Celebrate My Drive Winners, P.O. Box 13199, Bridgeport, CT 06673-3199. Contest subject to the full Official Rules available at [www.celebratemydrive.com](http://www.celebratemydrive.com) or by sending a SASE to: Celebrate My Drive Rules, P.O. Box 13199, Bridgeport, CT 06673-3199. Residents of Canada & VT may omit return postage. Sponsor/Prize Provider: State Farm Mutual Automobile Insurance Company, Bloomington, IL. Administrator: teamDigital Promotions, Inc., Bethel, CT.



CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 10/15/14  
Citizen's Name: Dwight Lohmiller  
Address: 445 Chapeta Avenue #25  
Phone Number: \_\_\_\_\_  
Subject: Wetman Park, ADD DUE DILIGENCE

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: 10-15-2014  
Citizen's Name: RICH SCHULTZ  
Address: 362 1/2 MARTELLA DR. G.O. 81507  
Phone Number: \_\_\_\_\_  
Subject: MISC. QUESTIONS RE: <sup>TANHANDLING ORDINANCE</sup> POLICE SHOOTING

DOWNTOWN EXPENDITURES  
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: 10/15/2014  
Citizen's Name: Ronald Pollard  
Address: 2044 Jordan Ct  
Phone Number: \_\_\_\_\_  
Subject: Multi Purpose Vehicle Project

