

**GRAND JUNCTION CITY COUNCIL
WORKSHOP AGENDA**

**MONDAY, JUNE 2, 2003, 7:00 P.M.
CITY HALL AUDITORIUM, 250 N. 5TH STREET**

MAYOR'S INTRODUCTION AND WELCOME

- 7:00 **COUNCILMEMBER REPORTS**
- 7:10 **REVIEW FUTURE WORKSHOP AGENDAS** [Attach W-1](#)
- 7:15 **CITY MANAGER'S REPORT**
- 7:25 **REVIEW WEDNESDAY COUNCIL AGENDA**
- 7:30 **STRATEGIC PLAN UPDATE** [Attach W-2](#)
- 7:45 **VOLUNTEER BOARDS AND COMMISSIONS:** The City Council requested a change in the policy on appointments to volunteer boards and commissions. There are also several boards needing appointments. [Attach W-3](#)
- 8:00 **CITIZEN SURVEY:** Dr. Jerry Moorman, from Mesa State College, will present the results of this recently completed survey. [Attach W-4](#)
- 8:45 **COMMUNITY DEVELOPMENT WORK PLAN:** Community Development Director Bob Blanchard will present the proposed work plan for this department. [Attach W-5](#)
- 10:00 **ADJOURN**

This agenda is intended as a guideline for the City Council. Items on the agenda are subject to change as is the order of the agenda.

**Attach W-1
Future Workshop Agenda**

CITY COUNCIL WORKSHOP AGENDAS

JUNE 16, MONDAY 6:00PM (CML CONFERENCE WEEK)

- 6:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW FUTURE WORKSHOP AGENDAS
- 6:05 DISCUSSION OF TRANSIENT ISSUE
- 7:00 PRE-MEETING
- 7:30 CITY COUNCIL MEETING (regular meeting moved from Wednesday June 18)

JUNE 30, MONDAY 7:00PM

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 STRATEGIC PLAN UPDATE
- 8:00 PUBLIC WORKS AND PARKS CIP PRE-BUDGET DISCUSSION AND REVENUE DISCUSSION

JULY 14, MONDAY 7:00PM

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 CINEMA AT THE AVALON PROPOSAL
- 7:55 GRAND MESA CENTER DEVELOPMENT REIMBURSEMENT REQUEST

AUGUST 4, MONDAY 7:00PM

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 FIFTH STREET TRAFFIC CALMING

FUTURE WORKSHOP ITEMS

1. Drought Response Memorandum of Understanding (August)

**Attach W-2
Strategic Plan Update**

**M
E
M
O**

To: Mayor and City Council
From: David Varley
CC: Kelly Arnold, City Manager
Date: 29 May 2003
Re: May Strategic Plan Progress Report
(for discussion at City Council Workshop on 2 June 2003)



The Council's recently adopted Strategic Plan has 76 Action Steps, most of which are to be accomplished during 2003. To help us track all these Action Steps and make sure they are completed we provide a written progress report every month. Attached to this memo is the report for the month of May which will be discussed at the City Council workshop on 2 June 2003.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
May 2003



Solution

**A BALANCE OF CHARACTER,
ECONOMY AND ENVIRONMENT**

There are no Action Steps to be completed this month for this Solution.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
May 2003



Solution

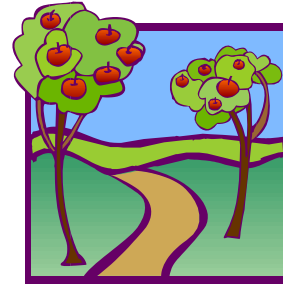
EFFICIENT TRANSPORTATION

ACTION STEP 16.A: *City Council decides if/when to issue bonds for transportation corridor projects. (May 2003)*

Progress: This issue will be discussed by the City Council at their retreat on June 13/14, or during another meeting sometime in June.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
May 2003



Solution

OPEN AND BEAUTIFUL SPACES

ACTION STEP 18.C: *Design several alternatives of a plan (entrances/gateways) with common elements. (May 2003)*

Progress: The team's latest meeting was on April 18. At that meeting the staff members of the group toured the potential locations and met with Dan Roberts at Mays Concrete to see what types of concrete treatments might be available to incorporate into some of these site improvements.

New Council Member Bruce Hill has joined this team. With Bruce's help we are preparing the agenda for the next meeting to be held on June 5th. At this meeting the group will:

1. Appoint a new chairperson.
2. Review progress to date.
3. Review the priorities for locations and levels of beautification.
4. Consider adding a CDOT representative to the group.
5. Develop a plan to generate cost estimates for the various options under consideration.
6. Consider the timing for public input into the various location improvements.

The team has a few concepts in mind for the different locations. These still need to be developed sufficiently to justify dollar amounts for the 2004-5 budget process.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
May 2003



Solution

RESPONSIBLE YOUNG CITIZENS

ACTION STEP 28.A: *Review the inventory of existing (youth) programs developed in Action Step 27.A and evaluate the City's role in each program. (May 2003)*

Progress: The Police Department works with many of the youth programs that are offered in the community. This department has reviewed the current youth programs and activities and has noted the City's role with each one. A copy of this inventory is attached beginning on page 8. This list or inventory may generate additional discussion by City Council regarding the City's role with the various programs.

ACTION STEP 29.B: *City Council, youth and School Board decide on a preferred (youth) model/plan (from Action Step 29.A). (May 2003)*

Progress: The youth group working on this item met with the City Council and the School Board on 13 May 2003. At this meeting they presented their proposal for youth involvement. The School Board and City Council agreed with the concept of the model that was discussed. They encouraged the group to continue to refine the model over the summer with an anticipated implementation date of this fall when school starts up again. The group will report back to City Council in late August or early September.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
May 2003



Solution

**SHELTER AND HOUSING THAT
ARE ADEQUATE**

ACTION STEP 31.C: *Present prioritized recommendations (affordable housing/location) to City Council for review. (May 2003)*

Progress: Staff worked with the Housing Authority to develop criteria and identify sites. Department Heads reviewed the information and prioritized the possible sites. This information will be provided as part of a complete housing package to be presented to City Council at a joint meeting with the Housing Authority which will be scheduled for August.

ACTION STEP 34.B: *Present inventory of services (transient/shelter) to the City Council for review. (May 2003)*

Progress: City staff has worked with the Housing Authority on this Action Step. A “Community Resources” list has been obtained which identifies the services that are currently available in the community. A copy of this list is attached (page 15). This Step is **completed**.

ACTION STEP 35.A: *Work with local entities and service providers to compile information (points of origin and destination of transient homeless people) that is currently available. (May 2003)*

Progress: There is a “Homeless Coalition” group that deals with various homeless issues. This group consists of many of the social service providers in the community. A City of Grand Junction staff person participates with this coalition. While the Homeless Coalition deals with a variety of issues, they do not keep statistics regarding points of origin and destination of the transient homeless. Basically, the information requested under this Action Step is not available. The data that are available is a “point in time” study that identifies the estimated need for things such as emergency shelter, transitional housing, life skills training etc. While the requested information is not available, this issue will be addressed further under Action Step 35.B.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
May 2003



Solution

VITAL NEIGHBORHOODS

There are no Action Steps to be completed this month for this Solution.



Grand Junction Police Department Memorandum

To: David Varley, Assistant City Manager
Capt. Lyn Benoit

From: Sgt. Paul Quimby

Date: 03-28-03- *AMENDED 05-21-03*

Subject: GJPD's Role In The City's Strategic Plan

As outlined in the Strategic Plan, Objectives #27 and 28, I have created an inventory of the existing programs (Objectives #27) the police department works with in Mesa County. There follows a short "evaluation" of City's role in the programs (Objectives #28). The evaluations consist mostly of the time/resource commitments of the police department.

GJPD's Role In The City's Strategic Plan

Solution: Responsible Young Citizens – The young people in our community will have their needs met by feeling safe and valued as responsible members of our community.

Key Issue – a safe and healthy environment for youth.

Goal – Engage, listen, and respond to youth.

Objective #27- *Review and update current information from various organizations.*

Action: A) Acquire information to inventory existing programs being offered by groups such as Build-A-Generation (BAG), School District #51, County Health and Human Services, etc.

1. BAG- Mesa County BAG is funded by the state of Colorado. It utilizes a community planning process concerned about the healthy development of young people and to prevent adolescent health and behavior problems. Their five target areas: *substance abuse, school dropout, violence, juvenile delinquency, and teen*

pregnancy. An officer serves on the board of BAG, and CAP and SRO officers also attend the meetings on occasion. The major recent accomplishments/programs of BAG:

- Creating forums for youth and community leaders/experts to help identify priorities for youth.
- Obtained two \$100,000 Drug Free Community grants aimed at reducing alcohol, drug, and tobacco abuse among youth.
- Partnered with city and county to develop a Teen Court
- Moved beer Keg Identification policy onto state legislative agenda

2. School District #51 – The 4 School Resource Officers work closely with each of the 3 middle (East, West, and OM) and 2 high schools (GJHS and R-5) in the city limits. They also respond as needed to issues at the 8 elementary schools. The SRO's serve several functions, all related to providing a safe environment for the students and staff. The SRO's serve as role models for the students. They provide basic law enforcement services to the school communities and surrounding neighborhoods. They participate in formal classroom education programs. The major formalized programs and activities offered by the SRO's are:

- DARE (Drug Abuse Resistance Education) for 5th graders

424 GRADUATED FROM DARE FOR THE 2002-2003

SCHOOL YEAR. OVER 7,000 KID/OFFICER CONTACT HOURS.

- GREAT (Gang Resistance Education and Training) 7th graders

509 GRADUATED FROM DARE FOR THE 2002-2003

SCHOOL YEAR. OVER 4,072 KID/OFFICER CONTACT HOURS.

- After School Programs at Lincoln Park and Orchard Avenue Elementary Schools

- Crime Stoppers programs at the middle and high schools

DEVELOPED INITIAL PLAN TO INTEGRATE CRIME

STOPPERS PROGRAMS AT EACH SCHOOL INTO THE

EXISTING MESA COUNTY CRIMESTOPPERS PROGRAM

SO THAT KIDS HAVE A READILY AVAILABLE

ANONYMOUS WAY TO REPORT INCIDENTS OF CONCERN

IN A TIMELY MANNER.

- Participation on the school Crisis Teams

- Participation on the school district Safe Working and Learning Environment AIM Committee

8 OFFICERS PARTICIPATED IN A ONE DAY TRAINING

SESSION ON "THREAT ASSESSMENTS FOR SCHOOL" PUT

ON BY THE U.S. SECRET SERVICE FOR AREA
SCHOOL/POLICE PERSONNEL.

5 OFFICERS PARTICIPATED IN TWO DAY TRAINING
SESSION ON SAFE SCHOOLS/IMPROVING SRO-SCHOOL
RELATIONSHIPS WITH STAFF FROM SCHOOL DIST. #51,
MCSO, AND FRUITA POLICE DEPT..

- Liaison with the school district's attendance officers

3. Mesa State College Police Department – 3 officers and a Sergeant are assigned to provide basic police services to MSC. These officers act as liaisons between the department and college community. They interface on a daily basis with the students. The officers are active in the residence hall events and problem solving. One is assigned as the liaison with the athletic programs. The officers give presentations to students on safety related topics.

4. Community Advocacy Program (CAP)/Mesa Mall Substation – The mall is a magnet to the youth of Grand Junction. The presence of the officers in the mall substation increases the opportunities for interaction between the officers and the 100's of young people who visit the mall. The 2 officers and Sergeant assigned to the department's Community Advocacy Program are stationed at the mall. These officers spend a small portion of their time interacting with the youth at the mall, and larger percentage of their time doing educational presentations to a multitude of community youth groups such as Boy/Girl Scouts, DooZoo, private schools, church youth groups, on topics related to safety, drugs, police work, etc. FROM JANUARY THROUGH APRIL, 2003, CAP OFFICERS MADE 22 CRIME PREVENTION PRESENTATIONS TO 1877 YOUTHS.

5. Other internal police department programs/activities

- Shop-With-A-Cop – takes disadvantaged youth shopping with police officers at Christmas time every year. THIS YEAR OVER 20 KIDS WENT WITH 12 OFFICERS TO MESA MALL AND WALMART.
- Cops-N-Kids – provides different activities such as a bowling day for all area youth BOWLING DAY HELD JANUARY 30, 2002
- Bikes For Kids – puts on bicycle rodeos at various locations in conjunction with SALT (Seniors and Law Enforcement Together) the Mesa County Sheriff's office with equipment donated by Sam's Club and Wal-Mart.
- Assists with the annual Mock DUI re-creation at local high schools
- Under Age Drinking Grant – the department received \$20,000 to fund extra enforcement efforts targeting high school desert

parties and college parties, and \$2,000 to produce a video aimed at adults who provide alcohol to underage drinkers.

- Teen Court – refer appropriate cases to Teen Court and serve as advisors

6. Mesa County Safety Council – the police department is one of the major participants in the annual Mesa County Safety Fair, which targets safety education topics to area 4th graders and their families.

FAIR WAS HELD ON MARCH 27 AND 28 WITH OVER 1,500 STUDENTS ATTENDING.

7. Mesa County Traffic Safety Council – the police department participates in the seat belt safety and alcohol related education events that target youth.

8. Mesa County Tobacco Education Council – officers participate on this board, which is active in youth tobacco education, smoking cessation, and associated health related programs.

GATHERED AND PRESENTED ARREST STATISTICS ON UNDERAGE TOBACCO VIOLATIONS TO THE CITY COUNCIL ON FEBRUARY 19, 2003 .

9. “Sober Grad” - Officers plan, organize, and participate in the annual alcohol free party for area high school students. This year the police department received a grant of \$5000 to be used in support of Sober Grad. *SOBER GRAD PARTY HELD ON 05-17-03 – OVER 1,000 HIGH SCHOOL JUNIORS AND SENIORS ATTENDED.*

10. Partners – one officer sits on the Partners Board, and officers from throughout the department participate in numerous Partners activities. Officers participate in the Partners referral process, and teach classes to groups of Partners kids. One of the programs offered by Partners is a restitution program in which juvenile offenders pay back their victims.

11. Colorado Juvenile Council – officers participate in the discussion and implementation of programs targeting youth at the statewide level.

12. Children’s Summit of Mesa County – Newly formed group of all county entities that deal with children. Includes representatives from Social

Services, school district, law enforcement, probation, Hilltop Youth Services, Mesa County Health Dept., public and private social worker/counseling services, DYC, community members, etc. This group seeks to improve the delivery of services directed at all area youth.

13. Grand Valley Homeless Coalition – Part of the work done by them targets homeless school age children. The police department has an officer who attends their meetings and works on projects with them.

14. Western Slope Center for Children – provides services to children who are victims of physical and sexual abuse. Officers take victims to the center as part of their investigations. The center refers children to physical and mental health services in the community. Officers assist in the fund raising activities for the non-profit center by making presentations to civic organizations on the importance of the center to law enforcement in abuse investigations.

15. Special Olympics Torch Run – Law enforcement officers from around the county participate in fund raising activities to support the Special Olympics events held here. TORCH RUN WAS HELD IN MESA COUNTY ON MAY 15, 2003. OFFICERS PARTICIPATED IN “TIP-A-COP” FUNDRAISER AT RED LOBSTER AND RAISED \$1972.00 FOR THE VALLEY’S 800 SPECIAL OLYMPICS PARTICIPANTS.

16. Latimer House Domestic Violence Counseling and Advocacy Center provides counseling services and housing to families affected by domestic violence. Officers act as liaison between victims of domestic abuse, their children and the center.

Objective #28-*Inventory current youth programs and activities and evaluate current City role with each.*

Action: *Review the inventory of existing programs developed in Step 27 A and evaluate the City’s role in each program.*

1. BAG – The Parks and Recreation Department and the Police department have members on this board. Other than the time for meetings, there has not been a significant role from the police department.

2. School District # 51 – There is a significant investment of time and resources in all the listed programs by the police department. We commit about 75% of 4 police officers' time during the school months almost exclusively to the school district. SRO's gave about 140 classroom presentations to 2,780 students.
3. Mesa State College Police – We have assigned one police Sergeant and three officers to the college during the college months.
4. CAP/Mesa Mall Substation – there are two officers, a police service technician, a sergeant, and an administrative assistant who staff the mall. An estimated 10% of their time is dedicated to youth related events and incidents. Because of their presence in the mall, though, they are readily accessible to any youths at the mall.
5. Other PD programs/activities
 - a. Shop-With-A-Cop – One officer's time commitment to organize (about 6 hours) and then 8 officers to spend most of a day with the kids.
 - b. Cops-N-Kids - One officer's time commitment to organize (about 4 hours) and then 4 officers to spend most of a day with the kids.
 - c. Bikes For Kids - Officer's time commitment to organize and then spend several days with the kids putting on the bike rodeos throughout the year.
 - d. Mock DUI – Three officers spend about 5 hours each on the day of the recreation.
 - e. Under Age Drinking Grant – Officers will commit about 500 hours of overtime on the enforcement part.
 - f. Teen Court – One SRO spends about 6 to 15 hours per month during the school year on Teen Court related issues. The assistant city attorney and the municipal court judge attend the court sessions twice a month, about 2-3 hours per session.
 - g. Education Presentations to Youth - In 2002, the Crime Prevention Officers gave 29 presentations to 1907 youths.
6. Mesa County Safety Council – Officers attend monthly meetings. We commit about 90 total hours of officer time, and about 40 hours of dispatcher time during the actual Safety Fair.
7. Mesa County Traffic Safety Council – One or two officers attend a monthly meeting. Time spent on actual youth related activities ranges from 10 to 20 hours per year.

8. Mesa County Tobacco Education Council – An officer attends the monthly meeting, and during the course of a year about 10 - 15 hours of officer time is used at different MCTEC events.
9. Sober Grad – Total officer time annually for planning and then chaperoning the event would be about 40 hours.
10. Partners – Officer time to attend monthly board meetings. Other officers volunteer their personal time to appear in the Superstars Competition.
11. Colorado Juvenile Council – 10 – 15 officer hours per year to attend meetings.
12. Children’s Summit – Estimate 15 hours of officer time per year for meetings.
13. Grand Valley Homeless Coalition – Officer time to attend meetings - about 20 hours per year.
14. Western Slope Center for Children – The amount of time depends on the number of cases that are reported each year that require the use of their services.
15. Special Olympic Torch Run – One officer spends about 10 hours on organizational duties. The rest of the officer time is volunteered off- duty.
16. Latimer House - The amount of time depends on the number of cases that are reported each year that require the use of their services.

FOOD

The Caring Place
840 1st Ave(off Pitkin &9th)
M-F noon-2
242-2711

Food boxes and hot meals

Clifton Christian Church
615 I-70 Business Loop
Wed 9-11:30 & 12:30-3
Fri 9-Noon
434-7392

Food, clothing, household
items, diapers

Commodity Supplemental
2467 Hwy 6 & 50

Call for times

243-8417 or 241-3651

Families with children 1-6, pregnant women, seniors

Food and formula

Monthly distribution

Services for adults with no children offered every 3
months

Community Food Bank

2467 Hwy 6 & 50

M-F noon-1pm

243-0551

Mesa county residents

Must have Social Security
cards for family age 16+

May access 6x per year

Mercy Ministries Food Bank

736 24 ½ Rd

T-F 9:30-noon

242-7970

Emergency food, By appointment only

First Assembly of God

402 Grand Ave

M-F 2-3

243-0731

snack boxes available anytime

Food, clothing

Monthly distribution

Christian Outreach

Held at 402 Grand Ave

Sunday's and Holidays

Warm meal & entertainment

2:30 p.m. call 257-9340 for information

Grand Valley Catholic Outreach

240 White Ave.

241-3658

Food, dry goods



Food Stamps (DHS)

2952 North Ave

M-F 8-5

241-8480

Applications processed in
7 to 30 days

Gray Gourmet/ Meals on Wheels

M-F 8-5

243-9844

Seniors age 60+

Child & Migrant Services

464-7913

Migrant and farm workers only

Project Glean

1330 N 12th St

M-Th 9:30-4:30

Fri 9:30- noon

243-0088

Produce, dry goods

Weekly distributions

Rescue Mission

550 South Ave

243-4230

meals @ 7am & 7pm

Must attend lecture

Food boxes 245-5433

SHARE Colorado

1-800-933-7427

Fee per package/
volunteer program

Monthly distribution

Salvation Army

1235 N 4th St

242-7513

Mesa County residents

Need proof of identification

Food, clothing, counseling,
household items

Once every 3 months

Seventh Day Adventist

Community Service Center

2554 Patterson Rd

Tues 9-noon & 1-3

242-2277

Food boxes, clothing

Emergency basis

Grand Valley Soup Kitchen

253 White Ave

M-Sat Noon-1

243-0091

Hot meal

WIC
515 Patterson Rd
248-6914
Pregnant, nursing women and
infants to age 1
Food, formula vouchers, nutrition counseling

HEALTH CARE

B4 Babies &
1129
244-3846
Prenatal and
insurance



Beyond
Colorado
child health care

Colorado West Mental Health

740 Gunnison Ave #1
241-6023
Emergency 241-6022
Individual/group counseling,
psychiatric services
Sliding scale fee

Outreach Day Center
(Provided by Marillac)
302 Pitkin
Tues & Thurs 8-12:30
Must be registered at Day Center

Mesa County Health Department

515 Patterson
248-6922
Family planning, throat cultures, well child clinic,
immunizations, HIV/ Sexually Transmitted Disease
testing and counseling
Sliding scale fee

Medicaid (family & children)

2952 North Ave
M-F 8-5
241-8480
Family health insurance

Marillac Dental Clinic
3198 F Rd
434-6987

Dental services for low income adults and children
Sliding scale fee, Medicaid & CHP(+) accepted

Marillac Medical/ Vision
255-1782
2333 N 6th St
M-S 8-5

Call for vision hours
Vision care, medical care, mental health care and case
management for low income, uninsured adult
individuals

Western CO AIDS Project

115 N 5th St, Suite 210
243-2437

Case management, testing, support and
referrals for HIV+ individuals

Child & Migrant Services
464-7913
Migrant and farm workers only

CLOTHING

Grand Valley Catholic Outreach

240 White
M-F 9-noon
241-3658
Child and adult clothing



Salvation Army
1235 N 4th St
242-7513
Mesa County residents
ID required

Clifton Christian Church
615 I-70 Business Loop
Wed 9-11:30 & 12:30-3
Fri 9- noon
434-7392
Clothing, household items, diapers

Clothing Closet (Go-El)
2484 Commerce Blvd
256-9002
infant to teen clothing

Seventh Day Adventist
Community Center
2554 Patterson Rd
Tues 9- noon & 1-3
242-2277

Rescue Mission
550 South Ave
243-4230
Clothing

SHELTER

Hope Haven
263-9370
Pregnant teen and
pre-teen services



Domestic Violence Program
Latimer House
1003 Main St
241-0324
hotline 241-6704
counseling, advocacy, referral to safe house
Community Homeless Shelter

2853 North Ave
256-9424
temporary night shelter
men, women and families

Rescue Mission
550 South Ave
243-4230
temporary night shelter
men, women and families

Grand Valley Catholic Outreach
240 White
241-3658
Transitional emergency shelter

VETERAN SERVICES

VA Medical Center
2121 North Ave
242-0731
ext 2117
call to schedule



appt

Vietnam Veterans of America

Contact Ron Ross 464-7883
Assistance with VA benefits & clothing

Disabled American Veterans
2121 North Ave Rm 2629
242-0731 ext 2112
VA benefits assistance

Mesa County Veterans Service

2952 North Ave
contact Rick Padilla
248-2733

LEGAL

Pro-Bono Project
1129 Colorado
244-3816
non-criminal



legal assistance

Colorado Legal
222 South 6th
243-7940
non-criminal legal assistance

Services

Grand Junction Public Defender

200 N 6th St
245-9122

Western CO AIDS Project
115 N 5th St, Suite 210
243-2437

Legal referrals, discrimination claims

MISCELLANEOUS

Outreach Day Center

302 Pitkin
M-F 8-12:30
257-9062
laundry,



showers, mail, phone

Independence

Center for
1600 Ute Ave, Suite 100
241-0315 or tdd 241-8130
toll free 1-800-613-2271
Assistance for individuals with disabilities

Mesability/ Grand Valley Transit
M-F 6am-5:30
245-2626
Public transportation

Mesa County Workforce Center

2897 North Ave
248-0871 job line 248-7575

Job listings, job searching assistance, GED
classes

LEAP Services @ DHS

2952 North Ave
M-F 8-5
November- April
241-8480

Low income utility assistance

Vocational Rehabilitation

222S. 6th St Room 215
Skill development & job training for persons with
disabilities. Call 248-7103

PERMANENT HOUSING

**Grand Junction Housing
Authority**

1011 N 10th St
M-F 8:30-4:30
245-0388



Applications for Section 8 housing vouchers

Almost Home

(Grand Valley Catholic Outreach)

253 White
241-3658

Free publication for locating affordable housing

Homeward Bound of the Grand Valley

Family Transition Program

256-9424

Case management services for limited number of
homeless families

Must call for appt.

Low Income Housing

Various locations with income-adjusted rent

Clifton Townhouses

3222 D ½ Road, Clifton

434-3683

Willow Grove

3206 Mesa Ave, Clifton

434-2674

Grand Valley Apartments

517- 539 Jaylee St, Clifton

464-1002

Garden Village

2601 Belford Ave, GJ

242-3262

Grand Manor

2828 Orchard Ave, GJ

245-8349

Racquet Club

2915 Orchard Ave, GJ

245-6888

Southgate Commons

2680 B ½ Rd, GJ

245-3256

Energy Office

128 S. 5th St

241-2871

Linden Building

1838 Linden, GJ

241-2871

Tiffany Apartments

810 White Ave, GJ

241-2871

Grand Mesa

150 S. Sycamore, Fruita

858-9202

Elderly only housing

Independence Village
225 N Caulson, Fruita
858-2174

Monterey Park
999 Bookcliff, GJ
242-6682

Grand View Apartments
1501 N 1st St., GJ
256-9904

**HOMELESS
PREVENTION**

Grand Valley Catholic Outreach
240 White Ave
241-3658
Rental assistance
Must have eviction notice
One time only assistance

**For more information or to make corrections please call the
Community Homeless Shelter @ 256-9424.**

Revised 8-20-02

**Attach W-3
Volunteer Boards**

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject		Policy on Appointments to Volunteer Boards				
Meeting Date		June 2, 2003				
Date Prepared		May 21, 2003			File #	
Author		Stephanie Tuin		City Clerk		
Presenter Name		Stephanie Tuin		City Clerk		
Report results back to Council		X	No		Yes	When
Citizen Presentation			Yes	X	No	Name
X	Workshop		Formal Agenda			Consent
						Individual Consideration

Summary: The City Council has asked for amendments to the current policy on how volunteer board appointments are made in order that the boards are given the opportunity to provide written input as to the make-up of the board.

Also being provided are the applications for the current board vacancies. Please schedule interviews where needed.

Budget: NA

Action Requested/Recommendation: Approve the revised policy and schedule interviews to fill the current vacancies.

Attachments: Revised Policy
Applications for board seats

Background Information: NA

POLICY ON VOLUNTEER BOARD APPOINTMENTS

PURPOSE: To establish an appointment policy for volunteer boards that is consistent and encourages participation by qualified citizens.

PROCESS:

Step 1 - Two months prior to any term expiration, the City Clerk sends a letter to individuals whose terms are expiring, advising that the term is coming to an end and if interested in continuing to serve they should reapply by the deadline. If the member has already served two terms, then they are not eligible to reapply and will not receive the letter. Term limitations on Grand Junction's volunteer board will be analogous to term limits in Colorado Law. Term limitations do not apply to boards that are jointly appointed with other entities (Riverfront Commission and Riverview Technology Corporation).

At the same time, a letter is sent to the board and/or staff contact for the board advising that vacancies are coming open and inviting the board to provide written input to the City Council regarding traits or trades that would be beneficial to the make-up of the board.

The City Clerk advertises the openings (approximately 2 months prior to expiration). The deadline for receipt of applications is established approximately 1 month prior to the expiration date. Every applicant will receive a postcard from the City Clerk acknowledging receipt of the application.

All letters of interest shall be accompanied by the City's standard volunteer board application (sample attached).

The City Council has determined that some of the volunteer boards will require interviews and some will not (unless there are extenuating circumstances). For those boards that will generally not require interviews, the City Council will make appointments based on solicited recommendations made by the board itself on expertise needed and from the material submitted by the applicants. Generally, no more than six (6) applicants will be interviewed for any one position. When a large volume of applications/ resumes is received and/or on file for any one board, all of City Council will review them in order to reduce down to six.

Appointments Based on Application:

- Arts Commission
- Historic Preservation Board
- Forestry Board
- Ridges Architectural Control Committee

Interviews Required:

- Airport Authority

Downtown Development Authority
Housing Authority
Public Finance Corporation
Riverview Technology Corporation (joint with County)
Parks & Recreation Advisory Board
Planning Commission/Board of Appeals
Riverfront Commission (joint with County, Fruita &
Palisade
Visitor & Convention Bureau Board of Directors

Council Ratifies Appointments:

Building & Fire Code Board of Appeals (County appoints)
Urban Trails Committee (Riverfront Commission appoints)

When interviews are required:

Step 2 - Approximately one month prior to expiration date, when deadline has passed, a date is set for interviews. Applicants, **including existing members interested in continuing**, are scheduled for an interview.

Step 3 - Interviews are conducted with at least 3 members of City Council present. City Council will usually select no more than six applicants to interview, depending on number of openings, number of applicants and expertise needed on the volunteer board. Any applicant not selected for interview will be advised of such immediately by letter prepared by the City Clerk.

Step 4 – Council will advise the City Clerk who will be recommended for appointment. The City Clerk will schedule appointments on the agenda. For the Council meeting following appointments, the City Clerk will invite the appointees (and reappointees) to the meeting to receive their certificates. If one or more can attend, go forward. If none can attend, and there is not a time issue, then reschedule to a time when at least one appointee can be present.

Step 5 - By majority vote of the Council members conducting the interviews, a recommendation for appointment is made at the City Council meeting when scheduled. The decision for appointment will be made by a majority vote of the City Council.

Step 6 - The City Clerk notifies unsuccessful candidates who were interviewed by letter.

When interviews are not required:

Step 2 - One month prior to term expiration, copies of letters of interest and applications received are forwarded to the City Council.

Step 3 - City Council considers any written input and decides by majority vote on the appointment(s) at the next City Council meeting. Appointees are invited to attend the following Council meeting and receive their certificate.

Step 4 - Notification by the City Clerk will be made by letter to all unsuccessful candidates.

NOTE: Anyone applying for more than one appointment will be interviewed for each position.

Updated: June 18, 1997
Revised: October 22, 1998
Revised: June 1, 2001
Revised: _____, 2003

Memo to: Mayor Spehar and Members of the City Council

From: Stephanie Tuin, City Clerk

Date: December 16, 2011

Subject: Volunteer Board Vacancies

WALKER FIELD AIRPORT AUTHORITY

There is one seat that expires on this Board this month. There are nine new applicants – Frank Little, Dag Adamson, Roger Walt, Chas Lehnert, Steven Tolle, Catherine Cecil, Letitia Kolb, Stanley Meyer and Richard Lawson. All applications are attached.

Please review the attached matrix and applications, and let me know how you would like to proceed.

DOWNTOWN DEVELOPMENT AUTHORITY

There are three seats that expire in June 2003. Doug Simons has requested reappointment. There are 10 new applicants – Bill Wagner, Scott Howard, Norm Franke, Thomas Lowrey, Peggy Page, Karen Vogel, Reford Theobold, Bill Hirt, Susan Cafarelli and Robert Goodson. All applications are attached.

Please review the attached matrix and applications, and let me know how you would like to proceed.

PARKS AND RECREATION ADVISORY BOARD

There are two seats that expire in June 2003. Bernie Goss has requested reappointment. There are 12 new applicants – Thomas Fisher, Thomas Lowrey, Lindsey Cooper, James Ballard, William Findlay, Larry Barnett, Reford Theobold, Matthew Lucas, Douglas Peden, Nancy McDonald, Larry Thompson and Catherine Cecil. All applications are attached.

Please review the attached matrix and applications, and let me know how you would like to proceed.

**Attach W-4
Citizen Survey**

**Attach W-5
Community Development Work Plan
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA									
Subject		Community Development Department Work Program							
Meeting Date		June 2, 2003							
Date Prepared		May 21, 2003							
Author		Bob Blanchard			Community Development Director				
Presenter Name		Bob Blanchard			Community Development Director				
Report results back to Council		X	No		Yes	When			
Citizen Presentation			Yes	X	No	Name			
X	Workshop		Formal Agenda				Consent		Individual Consideration

Summary: With the adoption of the Growth Plan Update, the Community Development Department has over 75 identified tasks that they are either directly responsible for or are charged with coordinating. In addition, with budgeted programs and Strategic Plan action steps, City Council review is appropriate to establish priorities through the next budget cycle.

Budget: N/A

Action Requested/Recommendation: Review the Community Development Department's anticipated work program through 2005 and provide priorities and direction.

Attachments:

- Background information
- Draft 2003/2004/2005 Community Development Department work program (Attachment 1)
- Draft RFP to review landscape code (Attachment 2)
- Infill – Redevelopment proposal from Leslie Bethel (Attachment 3)
- 2003 Growth Plan Action Items (Attachment 4)

Background Information: See attached background Information

Background:

The Community Development Department consists of the Department administration and 3 functional divisions:

Development Services, which coordinates the review of all development proposals, annexations, and development permits within the City. Currently, there are 90 active development applications in the development review process along with the follow-up process after approval that include things like project development monitoring;

Community Planning, which facilitates the long range planning efforts of the City along with historic preservation, the Community Development Block Grant (CDBG) program and Departmental GIS functions. Examples of long range planning projects include the recently adopted Growth Plan Update, the 24 Road Corridor Plan and Design Standards and the current Westside Downtown Plan.

Code Enforcement, which ensures compliance with the many provisions of the Zoning and Development Code. In addition, Code Enforcement provides site inspections and abatement services for compliance with the City's weed regulations.

With the exception of the Community Planning division, work load within the Department is largely set by outside influences including the number of Code Enforcement cases and development applications. While Code Enforcement officers will often initiate proactive activities, their day to day activities are primarily responses to complaints. Likewise, the Development Services staff is totally response driven by development submittals.

While staff assigned to the Community Planning division also review a limited number of development applications and work on recurring projects (like the CDBG program and the review of the Zoning and Development Code), they mostly work on longer term studies that are budgeted and prioritized by Council. These include items like the Growth Plan Update, corridor studies, historic preservation inventories and neighborhood plans.

With the adoption of the City's Strategic Plan, the Community Development Department immediately became a partner in 22 action items to be completed by the end of 2003 (25% of the 77 adopted action steps). In addition, the adoption of the Growth Plan Update in April, 2003, resulted in a total of 77 Action Items that need to be prioritized and implemented (see Attachment 5). At the adoption hearing, Council specifically identified Infill/Redevelopment and Telecommunications as the two highest priority

items from the Growth Plan. In addition, staff has prioritized the review of the landscape section of the Zoning and Development Code to be completed by the end of the year.

The following attachments are included for Council review:

Attachment 1 is the proposed Department work program including what we expect to get done during the remainder of this year. The 2004/2005 work program includes anticipated items at this time and will be finalized after Council review and budget approval.

Attachment 2 is a draft RFP that will be distributed after Council review for reevaluating the City's landscape regulations. Because the Department does not have a landscape architect on staff at this time, it is proposed that we use a consultant. This will be distributed to local landscapers as well as other consultants throughout the state.

Attachment 3 is a proposal from Leslie Bethel Design & Planning LLC for the next phase of implementing the recently adopted infill and redevelopment policies. Ms Bethel was the project manager for development of these policies when she was with Clarion Associates. Because of her familiarity with the project, she has been asked to take the lead on the next phase.

Attachment 4 is the adopted Growth Plan Action Items from the 2003 Growth Plan Update.

**COMMUNITY DEVELOPMENT DEPARTMENT
PROPOSED WORK PROGRAM
2003 through 2005**

Ongoing:

Development Review
Code Enforcement
CDBG
Historic Preservation

2003

Start:

- Review landscape code (*consultant*) (Finish 2003) – Growth Plan Action Items A4,7,8; B12, Strategic Plan Objectives 2, 3
- Infill, Redevelopment (*consultant*) (Finish 2003) - Growth Plan Action Items E1 through 9, Strategic Plan Objective 1, 32
- Historic preservation inventory (*consultant*) - Growth Plan Action Items J1 through 4, Strategic Plan Objective 26
- Telecommunications - Growth Plan Action Item A10, Strategic Plan Objectives 2, 3
- Review of development review fees
- 6&50 Corridor Plan (in conjunction with Optimization Study) - Growth Plan Action Items B11,12, 13, 15
- 5-Year Review of Cooperative Planning Agreements (County lead, finish 2004) - Growth Plan Action Item C1, Strategic Plan Objectives 19, 20, 21
- Community appearance design standards - Growth Plan Action Items A4 through 11; B4; J1, 4, Strategic Plan Objectives 2, 3
 - Lighting, streetscape, street design, entryways, historic buildings and districts, detention facilities, building materials and design, screening, view corridors, signage (note that review of sign code cannot be finished in 2003 and a *consultant* is recommended)

Finish:

- Westside Downtown Plan
- Manual of Submittal Standards for Improvements and Development (SSIDs manual)
- B-1 zone district amendments
- Code Enforcement strategic plan team - Strategic Plan Objective 9
- Neighborhood program strategic plan team - Strategic Plan Objective 36
- Build out study (land use only – transportation build out will be in 2004) - Strategic Plan Objective 13
- Housing strategic plan action items - Strategic Plan Objectives 30, 31, 33

2004

Start:

- Pear Park neighborhood plan - Growth Plan Action Items B5
- El Poso/Riverside/South Downtown neighborhood plan
- 5-Year Review of Cooperative Planning Agreements (County lead, finish 2004) - Strategic Plan Objectives 19, 20, 21
- Development web page (finish 2004) - E-Gov strategic plan
- Historic preservation (Code provisions for retention and rehabilitation) - Growth Plan Action Item J3
- Corridor plans (1st, 7th, 12th) (finish 2004)

Finish:

- Historic preservation inventory (*consultant*) - Growth Plan Action Items J1 through J4, Strategic Plan Objective 26
- Build out study (transportation) - Strategic Plan Objective 13
- Telecommunications - Growth Plan Action Items A10, Strategic Plan Objectives 2, 3
- Community appearance design standards - Growth Plan Action Items A4 through 11; B4; J1, 4, Strategic Plan Objectives 2, 3
- 6&50 Corridor Plan (in conjunction with Optimization Study) - Growth Plan Action Items B11, 12, 13, 15

2005

Start:

- 29 Road Corridor Plan
- Mesa State neighborhood plan - Growth Plan Action Item B2
- Downtown plan (manage process – mostly DDA) - Growth Plan Action Items B3
- North Avenue Corridor/redevelopment plan
- Corridor plan (Patterson)

Finish:

- Pear Park neighborhood plan - Growth Plan Action Item B5
- El Poso/Riverside/South Downtown neighborhood plan
- Historic preservation (Code provisions for retention and rehabilitation) - Growth Plan Action Item J3

ATTACHMENT 2

Landscaping Regulation Review

Scope of Services

Purpose: The City of Grand Junction is requesting proposals from land use professionals to assist in reviewing the existing landscaping requirements of the Zoning and Development Code, and make recommendations for changes.

City of Grand Junction Overview: The City of Grand Junction is located in central Mesa County, western Colorado (“western slope”), approximately 30 miles east of the Utah border. The City is approximately 33 square miles within an urban area of 70 square miles. The City has a population of approximately 45,000, and the urban area has a total population of approximately 90,000. Growth in the City and urban area has averaged 2% in the last ten years and is projected to continue at the same growth rate. As the largest city on the western slope, Grand Junction serves as a regional center providing medical, retail and government services for all of western Colorado and portions of southern Wyoming and eastern Utah. In 1993, Mesa County’s population reached 100,000, resulting in a Metropolitan Statistical Area designation. The designation put Grand Junction on the map for national retailers, increasing dramatically the number of inquiries and resulting commercial projects.

Growth Plan Goals and Policies: In 1996 the City of Grand Junction, in conjunction with Mesa County, adopted a Growth Plan for Grand Junction and the surrounding urban area. It was recently updated and includes the following goals, policies and action items that relate to community appearance and landscaping:

Goal 13: To enhance the aesthetic appeal and appearance of the community’s built environment.

Policy 13.1: The City and County will establish heightened aesthetic standards and guidelines for the gateway areas and high visibility corridors mapped in Exhibit V.10.

Action Item 7: Adopt standards and guidelines to address the screening of outdoor storage and operations for heavy commercial and industrial uses. Screening and building design standards should vary based on location within the community, with more restrictive standards applied along high visibility corridors.

Policy 13.3: The City and County will foster improved community aesthetics through improved development regulations addressing landscaping, screening of outdoor storage and operations, building orientation, building design, signage, parking lot design and other design considerations.

Action Item 53: Revise code standards for location and screening of outdoor storage, streetscaping, landscaping, signage, lighting, building orientation, building materials and parking lot design.

Action Item 101: Incorporate sidewalks, landscaping and appropriate lighting and bikeway improvements into all roadway improvement projects.

Policy 13.8: The City and County will encourage building and landscape designs which enhance the visual appeal of individual projects and the community as a whole. Design

guidelines should provide flexibility while promoting aesthetics, traffic safety and land use compatibility.

Policy 13.10: The City and County will develop Code provisions that enhance landscape requirements, yet are appropriate to the climate and available plant species of the Grand Valley.

New Action Item: Review/revise Code standards for landscaping to include provisions and incentives for use of xeriscape design and plants well-suited to the climate of the Grand Valley.

New Action Item: Adopt Code standards to address minimum on-going maintenance of landscaping.

City of Grand Junction Strategic Plan:

In addition, the City Council adopted a ten year Strategic Plan in 2002 that also references community appearance issues as being a high priority as follows:

Goal: Develop a culture which values citizen-based planning, adherence to adopted plans and emphasis on high quality development.

Objective 3: Working from recommendations of the citizens committee reviewing Grand Junction's Growth Plan, complete implementation of recommendations for expanded design standards by December 31, 2003.

Grand Junction Zoning and Development Code: The Grand Junction Zoning and Development Code (Code) was completely revised and adopted in 2000 to implement the 1996 Growth Plan. A considerable amount of time was spent on revising section 6.5, Landscape, Buffering and Screening Standards. Prior to 2000, landscaping requirements were based on street frontage and parking lot configuration. It also dictated number of trees and shrubs, and required spacing, based on landscaped area. With that, we ended up with very prescribed, monotonous landscapes that left very little room for unique design. The goal of the current regulation was to standardize the minimum amount of landscaping required, but to be less prescriptive on the placement and design. However, we continue to get complaints that the requirements are too onerous. We also have recently been criticized for requiring landscaping in the desert, so would like to explore requirements or incentives for xeriscape design.

Project Objectives: The project objective is to have a landscaping regulation that meets the goals of the Growth Plan and Strategic Plan for high quality development, is sensitive to the climate of the Grand Valley, and allows for diversity and creativity in design.

The project will include the following elements:

- Review of the Zoning and Development Code to diagnose issues with existing requirements, i.e. numbers of trees/shrubs; land area required; spacing requirements...
- Discussion, facilitated by the consultant, with staff, developers, and other affected interests on the issues with the current requirements.
- Recommendations for differing standards based on location and/or land use type. For example, the standards might be less for industrial uses and large storage lots.
- Review of existing screening and buffering standards for consistency with any proposed changes to the landscape code.
- Comparison of existing requirements with any proposed alternatives, including specific examples.
- Comparison with requirements of other communities similar to Grand Junction.
- Incentives or requirements for xeriscape design, including planting types that are appropriate for the Grand Valley climate.
- The use of public art and/or other hardscape alternatives in landscape design.
- A requirement for an irrigation plan and soil amendment.
- A requirement for the continued maintenance of landscaping.

Tentative Schedule of Activities:

- | | |
|---|----------------|
| • RFP document available: | June 3, 2003 |
| • Inquiry deadline, no questions after this date: | June 17, 2003 |
| • Submittal deadline for proposals: | June 26, 2003 |
| • Evaluation of proposals, interviews, selection: | July 10, 2003 |
| • Mutual refinement of scope of services, fees | July 17, 2003 |
| • Project completion: | November, 2003 |

ATTACHMENT 3

May 15, 2003

Bob Blanchard
 Community Development Director
 250 N. 5th St.
 Grand Junction. Colorado
 81501

Dear Bob:

Leslie Bethel Design & Planning, a national land use-consulting firm located near Aspen, Colorado, is pleased to submit a proposal for consideration to assist you in

implementing your Infill & Redevelopment Policy for the City of Grand Junction, Colorado.

My firm offers a unique breadth of experience and expertise in implementing design and development policy for communities. I have worked extensively with towns and cities throughout the United States and the West using context-based planning and design principles to ensure the integrity and sustainability of our communities for future generations. As you know, in the fall of 2002, while a partner with Clarion Associates, I worked to develop your Infill and Redevelopment Policy recommendations.

I am a Harvard University graduate, trained as an urban designer and a landscape architect with 25 years experience drafting and implementing design and development regulations.

The strengths of my work include the following:

Land Use and Zoning. I have worked for numerous communities throughout the United States and the West, many of which focused on character defining issues.

Development Economics. I work for public and private sector clients and understand the economics of development and economic trends as they affect a community. I also test the policy on development proposals to determine if it works in practice.

Implementation. I have developed a track record of not just planning, but in crafting successful built communities. I am a creative thinker, but hard-nosed and realistic when it comes to drafting standards that work in practice.

Here are the tasks that I propose to proceed with the implementation of the infill and redevelopment policy recommendations:

Task I: Discuss if any specific redevelopment areas within the City can be identified today.

(Addresses Goal 28)

Task II: Identify geographical boundaries of the “infill area” of the City.

(Addresses Goal 28)

Task III: Create vacant, underutilized, and public-owned land inventory in targeted infill and/ or redevelopment areas.

(Addresses Goal 28)

Tasks I, II, and III could be accomplished in a condensed work session effort over the course of approximately 2 days. By allowing me to work directly with City staff, we could identify areas, test them, even field verify if necessary and begin preparing supporting GIS maps. This approach would require some staff time including GIS map production. Council meetings or review and comment may be desirable.

Task IV: Identification and Prioritization of Infill and Redevelopment Incentives.

Separately list incentives as identified in the Fall 2002 Infill and Redevelopment Policy Report. Prioritize items as they may relate to and/ or enhance specific areas of the City or as they may promote specific projects. Evaluate potential of additional incentives not previously identified. Create a running list that may be used as a future tool.

Task V. Neighborhood Compatibility Design Standards or Guidelines

(Addresses Goals 9)

1. Building design
2. Land use relationships
 - a. Public land use to private land use
 - b. Land use to buildings
 - c. Land use to driveways
 - d. Land use to sidewalks
 - e. Land use to trails
 - f. Land use streets
 - g. Land use to drainage ways

(When constructing public improvements provide...)

3. Traffic calming measures
4. Retain existing landscape materials

Compatibility Standards would be prepared in a more traditional work program: Identify issues, create draft, review and revise draft, add illustrations if appropriate. Council meetings or input may be desirable for this process.

Possible follow-up tasks that could be accomplished at a later time could include the following:

Task VI: Architectural and Site Design Standards

(Addressing Goals 1, 12, 13)

Standards need to be developed that “encourage well designed, interesting and distinctive architecture that reflect the community’s overall identity/ image.” Specific areas to be addressed include:

1. Building materials
2. Building orientation
3. Building heights
4. Building style (possibly)
5. Architectural Compatibility (neighborhood centers)
(Scale, spacing, uses, design)
6. Parking lot design
7. Parking lot landscape including streetscape requirements
8. Xeriscape planting design and materials
9. Location and screening of outdoor storage
10. Signage
11. Lighting

Task VII: Citywide Corridor Design Standards

(Addressing Goals 1, 13)

1. Minimizing the impacts of telecommunications facilities and towers
2. Signage clutter
3. Screening of outdoor storage (heavy commercial and industrial uses)
4. Parcel access
5. Building orientation
6. Landscape screening
7. Parking
8. Signage
9. Streetscape
10. View corridors??
11. Land uses
12. Consider overlay districts
 - a. Highway 50
 - b. South 5th Street

Task VIII: Downtown Design Standards

(Addresses Goals 8, 19)

1. Consider a Downtown Overlay District
2. Encourage second floor residential uses (incentives?).
3. Other Specific Standards may include:
 - a. Materials
 - b. Façade design

- c. Building height
- d. Setbacks
- e. Streetscape
- f. Parking Standards
- g. Land Use

Task IX. Historic Preservation Policy

(Addresses Goal 19)

1. Update inventory of Historic Buildings
 2. Create standards to promote the retention and rehabilitation of historic structures
 3. Specific historic preservation standards
 - a. Materials
 - b. Façade design
 - c. Color
 - d. Signs
 - e. New infill construction criteria
 4. Investigate use of:
 - a. Street pavers
 - b. Lighting
 - c. Street furniture
- to complement historic neighborhood character

Task X. Street/ Streetscape Design Standards

(Addresses Goal 23)

- a. Street trees
- b. Parkways/ medians
- c. Sidewalks
- d. Bikeways
- e. Lighting
- f. Alternative street designs
- g. Connectivity of streets
- h. Transit stop locations

I propose to work hourly with a maximum fee of \$10,000. My hourly rate is \$140/ hour. I would bill directly for all time spent on your project, but do not bill separately for phone calls, photocopies, or other incidental expenses.

I recognize the accomplishments that the City of Grand Junction has made in creating a thriving, livable community, and am excited about the prospect of working with you again to further craft implementation strategies. If you have any questions, please do not hesitate to contact me.

Sincerely

Leslie T. Bethel

AGREED AND ACCEPTED

By: _____

Date: _____

2003 GROWTH PLAN ACTION ITEMS

(New or revised action items are shown in italics)

A. Zoning and Development Code

1. Adopt a code requiring Certification of Compliance with development regulations prior to connection of utilities. (Goal 3)
2. Adopt consistent City and County urban level of service and concurrency standards for new development for water, wastewater, stormwater management, transportation, parks and fire protection. Note that concurrency standards for transportation, parks and fire protection should be developed in conjunction with the major street plan, parks plan and fire station facilities plans, respectively. (Goal 4)
3. Adopt standards for location, spacing, scale, uses, design and other compatibility factors for neighborhood centers. (Goal 12)
4. *Revise code standards for location and screening of outdoor storage, streetscaping, landscaping, signage, lighting, building orientation, building materials and parking lot design. (Goal 13)*

5. *Review and revise the outdoor lighting section of the Code to require lighting that minimizes glare and light-spillage, but does not compromise safety, thus preserving the “dark sky”. (Goal 13)*
6. *Adopt architectural standards that encourage well-designed, interesting and distinctive architecture that reinforce/reflect the Community’s overall defined identity/image, using high quality materials and innovative designs that vary building heights and styles. (Goal 13)*
7. *Review/revise Code standards for landscaping to include provisions and incentives for use of xeriscape design and plants well-suited to the climate of the Grand Valley. (Goal 13)*
8. *Adopt Code standards to address minimum on-going maintenance of landscaping. (Goal 13)*
10. *Review and revise the Telecommunications Facilities/Towers section of the Code to implement measures than minimize the visual impacts. (Goal 13)*
11. *Review and revise the sign code to address visual clutter along corridors. (Goal 1)*
12. *Adopt building code provisions to encourage development of second floor residences in the downtown area. (Goal 19)*
13. *Strengthen regulations to minimize development in the floodplain of the Colorado and Gunnison Rivers. Building footprints and impervious areas should be concentrated on the land outside the floodplain. (Goal 20)*
14. *Establish building setbacks and buffer criteria for new development adjacent to agricultural operations to protect existing agricultural operations. (Goal 22)*
15. *Adopt wildlife/agricultural impact review criteria for new development to resolve conflicts through avoidance, impact minimization or mitigation. (Goal 22)*
16. *Establish minimum standards for the creation and maintenance of usable public and private open space for various types of residential projects. (Goal 26)*

B. Area Plans, Corridor Plans and Neighborhood Programs

1. *Participate in public hearings on the Airport Master Plan and ensure it is consistent with the Growth Plan. Adjust Horizon Drive area commercial zoning to promote the development of Horizon Drive lodging and other tourist oriented services. Commercial development in the vicinity of the airport should be limited to airport related businesses and high quality business park uses designed to project an attractive entry into the community for airport passengers. (Goal 8)*

2. Develop a long-term growth plan for the Mesa State College area in coordination with the college that accommodates planned expansions that are compatible with the designated single family neighborhoods near the campus. (Goal 8)
3. Adopt a Downtown overlay district that establishes appropriate use, setback, height, streetscape and parking standards. Update design guidelines addressing materials and façade design for use with Downtown development and redevelopment projects. (Goal 8)
4. Develop neighborhood design guidelines to promote neighborhood stability and security. Guidelines should address relationships between different public and private land uses, including buildings, driveways, sidewalks, trails, streets and drainageways. (Goal 9)
5. *Complete an area plan for Pear Park, addressing specific land use, increased traffic needs, park and school sites, public safety needs and other infrastructure needs. (Goal 9)*
6. Provide neighborhood groups with the opportunity to comment on the priority and design of proposed capital improvements. (Goal 10)
7. Identify key neighborhood needs and concerns through periodic meetings in neighborhoods throughout the community. (Goal 10)
8. Involve residents and businesses in the area plan process to identify neighborhood priorities. (Goal 10)
9. When constructing public improvements within existing or planned neighborhoods, retain appropriate landscaping and use traffic slowing measures wherever feasible. (Goal 10)
10. Adopt standards and guidelines to address the screening of outdoor storage and operations for heavy commercial and industrial uses. Screening and building design standards should vary based on location within the community, with more restrictive standards applied along high visibility corridors. (Goal 13)
11. *Adopt corridor/gateway design guidelines for public and private development, through the use of overlay districts. Public enhancements should be coordinated with other capital projects in the overlay districts. (Goal 13)*
12. *Adopt corridor development regulations for the major corridors addressing appropriate uses and development design. Guidelines should address parcel access, building orientation, landscaping screening, bulk, parking, signage, streetscaping and view corridors. (Goal 13)*

13. *Establish gateway and corridor overlay districts than incorporate high-quality and innovative design requirements that reflect the desired image of the area. (Goal 13)*
14. Use the area plan process to develop area specific strategies for corridors and neighborhoods with unique needs. Existing criteria which has general applicability should be incorporated in the Zoning and Development Code. (Goal 13)
15. Prepare a corridor design plan for Highway 50 and South 5th Street, extending from the river and north to Grand Avenue, that provides for redevelopment of this downtown gateway. (Goal 13)
16. Adopt a riverfront overlay district along the Colorado and Gunnison Rivers to ensure that development is compatible with natural and recreational resources. (Goal 20)
17. Create a natural hazard overlay district to mitigate the risks of flooding, soil instability, landslides and wildfires. (Goal 21)
18. Maintain GIS coverage of the best available data regarding fire, flood and other natural hazards. (Goal 21)

C. Intergovernmental Agreements

1. *Conduct the 5-year review of the Cooperative Planning Agreements with Mesa County, Grand Junction, Fruita and Palisade. Consider adding additional areas to the Cooperative Planning Areas. (Goal 2)*
2. Coordinate with the School District in the school site selection process and the joint development of sites for recreational uses. (Goal 6)
3. Conduct meetings between City, County and School District representatives to develop mutually agreeable adequacy standards and related procedures for development review. (Goal 4)
4. Create a pilot program to evaluate the effectiveness of transfers of development rights from productive agricultural land to non-productive land. (Goal 22)

D. CIP and Utilities

1. Prioritize capital improvements in the following order:
 - Improvements that resolve existing deficiencies in developed urban areas;
 - Improvements that support new urban development in areas with otherwise adequate public facilities (e.g. adequate water, wastewater and drainage systems, but inadequate streets);

- Improvements that support new urban development that is contiguous with existing urban development; and
 - Other improvements.
 - Note: The City and County may shift priorities for individual projects based on community-wide benefits. (Goal 3)
2. Modify the annual CIP update processes to include review and comment by other service providers to help achieve cost savings. (Goal 3)
 3. Monitor water demands, distribution and supply capabilities and fire hydrant water production capacities. (Goal 4)
 4. Develop a system to rank capital improvements based on consistency with the plan, location, level of deficiency and demand. Favor capital improvement projects for developed areas of the community with existing deficiencies. (Goal 21)
 5. Conduct periodic meetings with water, wastewater, irrigation and drainage service providers to identify means of providing more cost-effective services through coordinated capital improvements plans and joint service delivery arrangements. (Goal 6)
 6. Study water service efficiency with other providers to identify incremental ways to reduce service costs. (Goal 6)
 7. Develop a joint City/County land use monitoring system in cooperation with public service providers to relate land uses to water and wastewater demands created throughout the urban area. (Goal 6)
 8. Review capital improvements, land acquisition and private development proposals for impacts on water quality. Retain more natural drainageways where practical. (Goal 20)

E. Infill and Redevelopment

1. Revise utility/road extension, oversizing and reimbursement policies to encourage urban infill and contiguous development. (Goal 5)
2. *As opportunities arise and when the City is prepared to act, the City shall identify specific redevelopment areas within Grand Junction in which public sector efforts to encourage and facilitate redevelopment will be given the highest priority and where direct/active public participation will be considered. (Goal 28)*
3. *The City shall identify the geographical reach of the term “infill”, which is not intended to include the entire city, so that regulatory or other reforms and incentives to encourage/facilitate infill development may be targeted and tailored to the identified locations and/or neighborhoods. (Goal 28)*

4. *The City's elected officials and leadership shall ensure that various city agencies' and departments' policies, regulations, and practices are consistent with the overall goal to encourage and facilitate infill and redevelopment in Grand Junction. (Goal 28)*
5. *The City's leadership will work in partnership with Grand Junction's relevant civic and nonprofit organizations, the regional development community, and neighborhood organizations to provide information, educate, and promote grassroots advocacy of infill and redevelopment. (Goal 28)*
6. *The City will gather and coordinate the dissemination of public or other city controlled information that can facilitate infill and redevelopment efforts, such as market studies; inventories of vacant, underutilized, and public-owned parcels in targeted geographic areas; demographic information; and tax and property assessment data. (Goal 28)*
7. *The City will coordinate public infrastructure improvements with infill and redevelopment development needs, especially in areas identified as infill and redevelopment areas. (Goal 28)*
8. *Review and evaluate existing land development regulations to ensure the infill and redevelopment policies are supported. (Goal 28)*
9. *Explore and consider implementing financial incentives to facilitate and encourage infill and redevelopment, to be applied to specific infill and redevelopment projects on a case-by case basis, consistent with established criteria. (Goal 28)*

F. Impact Fees

1. Establish an impact assessment process and appropriate impact fees for public facilities required for new development as part of the development review process. (Goal 7)
2. Set impact fees to encourage development/redevelopment to use existing services/facilities and to locate adjacent to existing development. Traffic, water, wastewater, drainage and parks fees should be lower where development does not create the need for additional public facilities. Adopt criteria for subsidizing fees applicable to redevelopment or infill sites which would not otherwise be developed. (Goal 7)

G. Parks and Open Space

1. Negotiate the urban parks provision strategy to establish equitable mechanisms for funding park land acquisition, park development, park maintenance, and parks and recreation programs. Negotiations should establish equitable

mechanisms for funding park land acquisition, park development, park maintenance, and parks and recreation programs. Funding techniques may include the use of impact fees, the creation of a parks district with taxing authority, or other joint City/County funding arrangements. (Goal 7)

2. Support the Riverfront Commission's efforts toward a Colorado and Gunnison Riverfront Greenway. (Goal 20)
3. *Update and implement the Parks Master Plan providing an interconnected system of neighborhood and community parks throughout the urbanized area. (Goal 26)*
4. Adopt an open space plan that is coordinated with the parks and trails master plan. The plan should serve as a basis for site acquisition and to help prepare open space and recreation grants for the central Grand Valley. (Goal 27)
5. Establish a fund for open land preservation and acquisition. Fund sources should be generated by the City and County open space fees, private donations and State grants. Fund expenditures should be based on the open space and trails master plan. (Goal 27)

H. Transportation and Trails

1. *Develop street standards and site design alternatives that incorporate elements, such as street trees, parkway strips, medians and other features that contribute to the street as an attractive public space. (Goal 13)*
2. Incorporate sidewalks, landscaping and appropriate lighting and bikeway improvements into all roadway improvement projects. (Goal 13)
3. Adopt code standards addressing alternative street designs, connectivity of streets and trails, and potential mass transit stops. (Goal 23)
4. Prioritize trail segments based on recreational and transportation benefits. Coordinate development of trails with appropriate entities. (Goal 23)
5. Support the provision of educational sessions through the MPO on transportation demand management to the community's employers and residents. Educational sessions should identify alternatives to reduce peak hour employee traffic and the potential benefits such as establishing off-peak work hours for as many employees as possible or establishing carpool or vanpool programs. (Goal 23)
6. Establish a ride-share hotline and formally designate and improve park-and-ride lots in the community. (Goal 23)
7. Improve pedestrian access between the train station and the Main Street pedestrian mall. (Goal 25)

8. Adopt a Trails Plan that prioritizes trail segments for acquisition and construction based on their transportation and recreational value. (Goal 27)
9. Establish easement standards and dedication incentives for private trail linkages to public trails or lands. (Goal 27)

I. Housing

1. Inventory substandard housing units and provide incentives for the rehabilitation or demolition of units in residential areas. (Goal 16)
2. Contribute to low interest loan and grant funds to assist moderate, low and very low income households with improvements needed to maintain structures and improve energy efficiency. (Goal 16)

J. Historic Preservation

1. Adopt a downtown overlay district that is applicable to all designated historic structures, sites and districts that addresses appropriate architectural materials and features (façade design), color schemes, and signs for historic buildings and new construction in historic areas. (Goal 19)
2. Maintain and update the inventory of historic structures. (Goal 19)
3. Adopt codes to encourage retention and rehabilitation of historic structures throughout the urban area. (Goal 19)
4. Expand the use of specialized pavers, landscaping, street furniture and lighting fixtures which are appropriate to the character of the historic neighborhoods. (Goal 19)