

**GRAND JUNCTION CITY COUNCIL
WORKSHOP AGENDA**

**MONDAY, AUGUST 4, 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](#)
- 8:00 **FIFTH STREET TRAFFIC CALMING:** Public Works will report back the results of the 5th Street trial lane reduction. [Attach W-3](#)
- 8:35 **DROUGHT RESPONSE PLAN/ WATER CONSERVATION MEASURES:** Public Works Director Mark Relph will discuss the proposed Memorandum of Understanding with Ute Water, Clifton Water and the Town of Palisade to implement a unified drought response plan. Water Conservation measures will also be discussed with the Council. [Attach W-4](#)
- 9:30 **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

**** AUGUST 18, MONDAY 11:30 AM***

11:30 Cell towers update

12:15 Cable franchise discussion

AUGUST 18, 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 REPORT - NEIGHBORHOOD PROGRAMS TEAM

8:00 STRATEGIC PLAN REPORT - CODE ENFORCEMENT TEAM

SEPTEMBER 1, MONDAY - LABOR DAY HOLIDAY

**** SEPTEMBER 15, MONDAY 11:30 AM (possible tour of shops/materials lab buildings)***

11:30 Options for undergrounding existing overhead utilities.

12:15 Facilities and construction in the rights-of-way ordinance.

SEPTEMBER 15, 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

7:45 ECONOMIC DEVELOPMENT – ROLE OF THE CITY

**** SEPTEMBER 29, MONDAY 11:30 AM***

11:30 City Council lunch meeting with Parks & Recreation Advisory Board

SEPTEMBER 29, MONDAY 5:30PM

5:30 CIP BUDGET PRESENTATION AND DISCUSSION

**BIN LIST FROM CITY COUNCIL RETREAT (June 2003)
(and other reminders)**

1. Need to explain to residents how Council works, e.g. two readings of ordinances, public record issues, how issues are brought forward to Council, how zoning works in our community.
2. Re-visit “Friendly Native” type program
3. Discuss identifying specific uses for property tax, e.g. economic development or infrastructure.
4. City Council meeting with the Riverfront Commission (*Lunch meeting on 3 November*)
5. City Council meeting with GJEP (*Fall lunch workshop?*)



July 15, 2003

Mr. Ron Lappi
Finance Director
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501-2668

RE: Private Activity Bond Presentation to City Council

Dear Mr. Lappi:

Pursuant to my recent visit with you, I respectfully request an opportunity to make a presentation to the Grand Junction City Council Members to inform them about Private Activity Bond (PAB) transfers to the Colorado Housing and Finance Authority (CHFA). CHFA has received Grand Junction's PAB transfer several times in past years and currently has a pool of funds accumulated for single family use.

PAB transfers to CHFA can be used for several purposes:

- To support single family housing activities; and/or
- To support multi-family housing activities; and/or
- To support economic development activities.

For a city to best decide what to do with its PAB allocation, CHFA has developed a brief presentation to explain potential uses for PAB with CHFA as the City's partner. We hope to provide ideas to stimulate discussion amongst the Council about future PAB uses and transfers.

Based on the Council meeting schedule, August 18th would work best for us. Jaime Gomez, the Director of the Business Finance Division at CHFA would share the presentation with me.

Please let me know at your earliest convenience whether this date is available. I can be reached at 303.297.7327 or email at karenh@colohfa.org.

Thank you in advance for this opportunity.

Sincerely,

Karen S. Harkin
Director, Home Finance

**Attach W-2
Strategic Plan Update**

**M
E
M
O**

To: Mayor and City Council
From: David Varley
CC: Kelly Arnold, City Manager
Date: 28 July 2003
Re: July Strategic Plan Progress Report
(for discussion at City Council Workshop on 4 August 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 will provide a written progress report every month. Attached to this memo is the report for the month of July which will be discussed at the City Council workshop on 4 August 2003.

The progress for each Action Step and any requested Council action is listed immediately under each Action Step. Also, all related reports and memos for this month are attached together at the back, behind the last Solution.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
July 2003



Solution

A BALANCE OF CHARACTER,
ECONOMY AND ENVIRONMENT

Action Step 5.B: *Complete external community policing training.* (July 2003)

Progress: This action step has been partially completed. In fall 2002, select members of the community attended basic community policing training with police department members. In June select community members also attended an 8 hour community policing training session with department members and the retired Superintendent of the Edmonton, Alberta Police Department. In June 2003 the police department applied for a federal community policing grant to finish this Action Step. If received, this grant will fund community policing training and meetings in each neighborhood of the City.

Action Step 7.B: *Evaluate a watershed ordinance with our Kannah Creek partners.* (July 2003)

Progress: A watershed protection ordinance was developed and meetings were held with the various interests or affected parties including land owners, Mesa County, the Bureau of Land Management, the US Forest Service and oil and gas. Public meetings were also held to receive input regarding this ordinance. A final version of the proposed ordinance was not approved by City Council at their meeting on 16 July 2003. Instead, it was decided by Council to enter into serious discussions with the US Forest Service, the BLM and the County for memorandums of understanding.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
July 2003



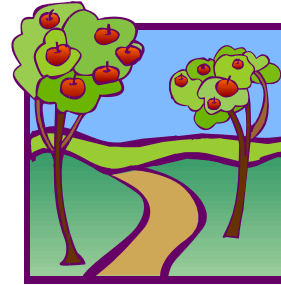
Solution

EFFICIENT TRANSPORTATION

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

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
July 2003



Solution

OPEN AND BEAUTIFUL SPACES

Action Step 18.C: *Design several alternatives of a plan containing common design elements (for entrances and gateways). (May 2003)*

Progress: The team has been meeting on a regular basis and has identified locations, gateways and entrances. They have also developed “Elements of Gateways” such as welcome sign locations, treatments and standards. They are currently working with an outside consultant to develop the common design elements. This work will take longer than originally planned. Therefore, the committee is requesting that the completion date for this Action Step be moved from May to September 2003.

Action Step 18.D: *Develop cost estimates (for entrances and gateways.) (August 2003)*

Progress: This committee is just beginning the process of working with an outside consultant to develop design elements (Action Step 18.C) as well as cost estimates. It will take some time to finalize these items. Therefore, this committee is asking that the completion date for this Action Step be moved from August to October.

Action Step 22.A: *Develop options for guidelines for City Council consideration (City participation in open space preservation). (July 2003)*

Progress: Community Development, Public Works and the Parks & Recreation Department will collect guidelines and policies from similar municipalities as they relate to multi-jurisdictional acquisition and operation of public open space. Developed policies and guidelines will be scheduled for review with regional partners by December 31, 2003. Work on this Action Step is not finished so the completion date needs to be changed from July to December 2003.

Action Step 23.A: *Submit recommendations for two neighborhood park sites (acquisition) to the Parks Board. (July 2003)*

Progress: The Parks & Recreation Department has identified numerous sites as potential neighborhood park sites. The Parks & Recreation Advisory Board has formed a sub-committee, which has toured many of the potential sites and is preparing a list of sites for review and approval by the entire board. Following the review of the board, the department will include the proposed expense with the CIP package for City Council's review. Areas of concentration include Pear Park, the Redlands and the northwest developing areas. Concurrent with this process, previously acquired Neighborhood Park sites are being prioritized for possible development (one in 2004 and one in 2005).

Action Step 24.B: *Submit the Parks Board recommendations (Master Plan Tier One Projects) to the City Council. (July 2003)*

Progress: The Parks & Recreation Advisory Board has reviewed the Tier One projects within the master plan and voted unanimously to support the general classifications of the Tier One priority list. The board will review and prioritize the actual projects as the opportunity arises.

Action Step 25.B: *Submit the Parks Board recommendations (school/park development models) to the City Council. (July 2003)*

Progress: The Parks & Recreation Department will collect and evaluate park/school development policies from throughout the region utilizing sources with similar characteristics. Using existing knowledge and research, the department will prepare a synopsis of the collected information and analyze the potential within the valley. It is anticipated that a draft report will be prepared by December 2003. Work on this Action Step is not finished so the completion date needs to be changed from July to December 2003.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
July 2003



Solution

RESPONSIBLE YOUNG CITIZENS

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

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
July 2003



Solution

SHELTER AND HOUSING THAT ARE
ADEQUATE

Action Step 33.A: *This was also in the Grand Valley Housing Needs Assessment. Work with the Housing Authority and the Oversight Committee and ask them to identify areas of the code that may be detrimental to affordable housing. (July 2003)*

Progress: The Grand Valley Housing Coalition is a group made up of people from the Grand Junction Housing Authority, Mesa County, the City of Fruita, the Town of Palisade, the City of Grand Junction and non-profit affordable housing entities. A subcommittee of this group was formed and included representatives from the State Division of Housing, Housing Resources of Western Colorado and the private sector development community. The purpose of this subcommittee was to review the zoning and development codes and land use codes of the three cities and the county. Their goal was to identify barriers to affordable housing and make recommendations that could be implemented to make more affordable housing available. The subcommittee completed this task and developed a report which was endorsed by the Housing Coalition. Their report includes recommendations for the four entities in the Grand Valley (Fruita, Palisade, Mesa County, GJ) and is attached (page 12) at the back of this memo. A memo from David Thornton summarizes the portions of the report that more directly affect Grand Junction. A copy of this memo is also included (page 9) right in front of the Coalition's report.

This report will be discussed at the CC/GJHA meeting on 25 August 2003.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
July 2003



Solution

VITAL NEIGHBORHOODS

Action Step 36.C: *The work team will review and decide on a preferred model for a neighborhood program. (July 2003)*

Progress: The team that has been working on this Action Step will present their report to the City Council at their workshop on 18 August 2003.

**COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

TO: Bob Blanchard, AICP, Community Development Director
FR: Dave Thornton, AICP, Principal Planner
RE: Update on 2002 Strategic Plan Action Item 33.A

28 July 2003

GOAL - Encourage affordable housing thru infill/redevelopment policies/re-examining zoning & dev. codes... (3-5 yrs)

Objective 33: Survey interest groups to identify areas of the code that may be detrimental to affordable housing and act appropriately. (2 years)

	ACTION	STATUS
Action 33.A	Work with GJHA and Oversight Committee to identify areas of code detrimental to affordable housing	Received Jul 25, 2003 Code Barriers Memo from Grand Valley Housing Coalition.

BACKGROUND

Since March, the Grand Valley Housing Coalition which is made up of members from the Grand Junction Housing Authority, Mesa County, City of Grand Junction, City of Fruita, Town of Palisade, and non-profit affordable housing entities, was given the charge to review zoning and development codes and land use codes from all four of the governmental agencies in the Grand Valley and determine what if any barriers existed within the Codes that would discourage or be detrimental to affordable housing. This oversight committee formed a subcommittee to take a look at possible "Code Barriers" in each jurisdiction and develop a list of recommended changes. The subcommittee was made up of planners, and representatives from the State of Colorado Division of Housing, Housing Resources of Western Colorado, and the private sector development community. The Grand Valley Housing Coalition accepted the subcommittee's list of Code Barriers in the four jurisdiction's codes and submitted them in a memo dated July 25, 2003 (Attached).

The Grand Valley Housing Coalition spells out their recommendations to each of the four governmental agencies on what needs to be done to change each respective Code to help encourage affordable housing and also to bring uniformity between the four agencies thereby creating a level playing field and encouraging dispersment of housing throughout the valley.

It was acknowledged by the Housing Coalition that changes to the Development Codes was not enough to create an environment that will foster the construction of affordable housing, but that other factors need to be considered such as affordable housing incentives to make affordable housing in the Grand Valley attainable.

OVERVIEW OF COMMITTEE RECOMMENDATIONS

- The Coalition recommends that all jurisdictions adopt similar incentives to foster affordable housing development and to help prevent a concentration of developments in one area or within one jurisdiction.
- Recognizing that each jurisdiction has its own review and implementation process, the Coalition offers its recommendations essentially in conceptual form.
- The Coalition encourages local governments to enter into an intergovernmental agreement to ensure that each entity supports shared affordable housing goals and to provide a more formal framework for adoption of common policies, Codes, and incentives.

Specific recommendations for the City of Grand Junction's Zoning and Development Code: "CODE BARRIERS"

Zoning/Land Use

- Zoning districts - allow a specified percentage of lots to be smaller than the minimum lot size.
- Density bonuses - incentives need to be more attractive to encourage the use of this provision already in the Code.
- Accessory dwellings – make the maximum square footage uniform between the four Grand Valley government entities.

Administrative Processes/Issues

- Review procedures – Traffic Engineering and Design Standards (TEDS) exception process – needs 1) shorter review time; 2) opportunity for petitioner to meet with the Committee.

Compatibility definitions

- Definition of "Compatible" – define within Future Land Use Map categories density ranges.
- Definition of "Compatible" – define building mass as it relates to various adjoining types of land use.

Transportation related issues

- Parking requirements are excessive for new multi-family development.
- Connectivity between existing neighborhood(s) and proposed infill residential development.
- Flexibility in street design and width, including Right-of-Way widths.

WHERE TO WE GO FROM HERE

The City may want to consider one or more of the following options:

1. Enter into an Intergovernmental Agreement with the other three Grand Valley governmental entities to ensure that each entity supports shared affordable housing goals and to provide a more formal framework for adoption of common policies.
 2. Direct Staff to further study the recommendations submitted by the Housing Coalition, applicable to the City's Zoning and Development Code and bring to City Council any appropriate recommended changes to the Code.
 3. Select only a specified number of the recommendations spelled out in the Coalition's recommended list of "Code Barriers" and direct Staff to bring to City Council any recommended changes to the Code.
-

Memo

Date: July 25, 2003

From: The Grand Valley Housing Coalition, Greg Hancock, Chairperson

To: Grand Valley Local Governments

Re: Affordable Housing Development Incentives and Local Code Barriers

Background

The Grand Valley Housing Coalition (Coalition) was formed to address the local need for workforce (affordable) housing units reflected in the September 2002 Grand Valley Housing Needs Assessment (Needs Assessment).

The Coalition's initial efforts, as encouraged by local governmental officials, have been primarily focused on developing affordable housing incentives identified in two categories of the Initial Recommendations of the Needs Assessment's Report Overview (Attachment A), the City of Grand Junction Strategic Plan's Solution of providing "Shelter and Housing that are Adequate", and the Mesa County 2003 Strategic Plan's objective to "Provide for a variety of housing types in the community (accessible, affordable, desirable). The two categories of focus were:

1. Identify affordable housing development barriers or impediments within existing Land Use Planning and Zoning Codes and Regulations; and
2. Identify Financial Resources and Tools for local development incentives and to leverage outside housing development resources.

Criteria important to the Coalition in its charge of reviewing regulations and considering incentives were the following;

- Building quality should not be compromised
- Affordable housing is preferred to be dispersed throughout the Valley.
- The local subsidy should provide a long term benefit to housing unit affordability
- Housing unit marketability (design) and maintenance are regulated by Funding Sources
- Incentive requests should be negotiated with both governmental and nongovernmental entities

Process Overview

Category 1

As the Coalition reviewed the Land Use and Building Codes of each jurisdiction, it considered the negative impact to development in terms of unit density, cost, time, land availability, and process predictability. **Code Barriers by Impacts** are listed in Attachment B1. Attachment B2 lists those jurisdictions in which the Code Barriers either currently exist or are not addressed. A summary grouping of Code and Impact Barriers by category is Attachment B.

Category 2

Development costs in every category were reviewed to identify those with the greatest cost-saving benefit to affordable housing development; the **Recommended Incentives** are listed in Attachment C.

Recommendations

The Coalition recommends that all jurisdictions adopt similar incentives to foster affordable housing development and to help prevent a concentration of developments in one area or within one jurisdiction.

Recognizing that each jurisdiction has its own review and implementation process, the Coalition offers its recommendations essentially in conceptual form; recommendations are attached.

The Coalition encourages local governments to enter into an intergovernmental agreement to ensure that each entity supports shared affordable housing goals and to provide a more formal framework for adoption of common policies, Codes, and incentives.

(Attachment A)
Report Overview and Initial Recommendations
of the
Grand Valley Affordable Housing Needs
Assessment

The economic health of the Grand Valley and the economic well-being of its workforce are inextricably linked. Housing is the single largest lifetime expense that most families incur. The affordability, or lack of affordability, of housing directly affects every other aspect of household economics and the economics of the entire community.

Over one third of all Grand Valley households, and nearly half of all seniors, have housing cost burdens, paying more than 30% of their income for housing. The Grand Valley has an affordable housing gap of 1,669 units, with an additional 1,009 units needed by 2005. Immediate action is required to ensure that the current and future labor force has an adequate supply of available and affordable housing.

BACKGROUND

In recognition of the need to create a range of housing options as diverse as the needs of its population, the leaders of local governments and key institutions in the Grand Valley invested in the development of this comprehensive assessment of housing needs. The Assessment methodology included a thorough analysis of economic and demographic trends, forecasts from published sources, interviews with local economic and housing entities, and an extensive survey fielded to local households. Partners in this endeavor included:

- Grand Junction Housing Authority
- City of Grand Junction
- Grand Junction Economic Partnership
- Mesa County
- Town of Palisade
- Colorado Division of Housing
- Mesa State
- Fruita

The need for the Housing Needs Assessment was primarily driven by a number of interrelated issues affecting the local economy.

- There has been significant economic and population growth in the Grand Valley over the last decade, increasing housing demand and prices.
- Housing prices have increased at a faster rate than wages, decreasing the relative affordability of the housing market.
- Most low wage workers are finding themselves priced out of single-family homes, and many are unable to find lower priced rental units.
- There has been relatively little new multi-family construction in the Grand Valley

over the last decade, resulting in few affordable housing options for households earning less than 60% of the Area Median Family Income.

ECONOMIC AND DEMOGRAPHIC DATA

Grand Junction's labor force is the 5th largest in the state and is expanding. During the 1990's, the labor force grew at an average of 3.38% per annum, higher than the state average of 3.05%. Similar rates of expansion are projected over the next 20 years.

The Grand Junction Metropolitan Statistical Area (MSA) was the 12th fastest growing in the Southwest, and 38th in the nation. In-migration in the Grand Valley typically accounts for over 80% of the population gain in any year.

POPULATION AND HOUSEHOLDS

	<u>1990</u>	<u>2000</u>	<u>2002</u>	<u>2010</u>	<u>2020</u>
Population ¹	93,145	116,255	121,578	142,871	177,363
Number of Households ²	36,250	45,283	47,356	55,650	69,085
Percent Renter Households ³		35%	27%	27%	27%
27%					
Number of Renter Households ⁴	12,687	12,372	12,786	15,025	18,653

- The annual population growth rate of Mesa County from 1990 to 2002 was 2.2%. Estimates project 55,000 more people in Mesa County by the year 2020, and the number of households will grow by 2.1% annually.

EMPLOYMENT TRENDS

	<u>1991</u>	<u>2001</u>	<u>2005</u>	<u>2010</u>	<u>2020</u>
Persons in Labor Force ⁵	44,713	57,814	64,065	72,838	
94,152					
New Jobs ⁶	----	23,443	27,109	32,510	46,753
Unemployment Rate ⁷		5.9%	4.0 %	----	----

¹ US Census of Population, CO State Demographer, and Economic and Planning Systems (EPS)

² US Census of Population, CO State Demographer, and EPS

³ US Census. The number of renter households for 2010 and 2020 is projected at a conservative 27% per annum. Actual renter household percentage will likely increase if housing costs continue to increase faster than wages.

⁴ Percent of number of Renter Households

⁵ Bureau of Labor Statistics. Projections based upon growth rate from 1991 to 2001 of 2.6% per annum

⁶ 2001 estimate based upon Colorado Department of Local Affairs 2000 data and past trends. Projections based

upon growth rate from 1996 to 2001 of 3.7% per annum.

⁷ Bureau of Labor Statistics

Number of Employed ⁸	42,095	70,607	82,008	98,495
132,935				
Average Wage ⁹	\$15,444	\$26,224	\$30,209	\$36,053
		\$51,349		

The average annual wage of \$26,224 is 37% less than the \$41,414 average wage of Denver-metro workers. Mesa County experienced wage growth that was slower than the State of Colorado during the 1990s. This can be attributed to growth in low wage jobs.

Retail and Services Employment total 52% of all 2001 Mesa County jobs. Retail wages average \$17,910 while Services wages average \$25,428.

- Mesa County captured 23,443 new jobs between 1991 and 2001, a 3.9% average growth rate. **Approximately 53% of the new jobs were in services and retail.**
- **The median income for home owners is \$42,500. The median income for renters is \$16,250.**
- These wage trends translate directly into the affordability equation. Households earning the median income have a greater capacity to afford decent housing than those whose income falls below the median. For example, a three-person household earning 60% of the Area Median Family Income earns \$11.94 per hour, and can afford \$621 per month for housing expenses. A two-person household earning 30% of the Area Median Family Income earns \$5.31 per hour, and can only afford \$276 per month for housing expenses.

Household Affordable Housing Costs

(Affordable Costs are 30% of Gross Income)

Income	Household Size			
	2 Persons		3 Persons	
	Hourly Wage	Affordable Housing Cost	Hourly Wage	Affordable Housing Cost
Median	\$ 17.69	\$ 920	\$ 19.90	\$ 1,035
60% of Median	\$ 10.62	\$ 552	\$ 11.94	\$ 621
30% of Median	\$ 5.31	\$ 276	\$ 5.96	\$ 310

⁸ Source: ES 202 and Colorado State Demographer

⁹ CO State Dept. of Labor & Employment, ES202 data. 2001 estimate based upon 2000 data and past trends.

Projections are based upon an annual growth rate from 1991 to 2001 of 3.6%.

Note: Rental housing costs include rent, water, gas, and electric payments.
 Ownership housing costs include mortgage, taxes, insurance, water, sewer, gas, electric payments and home owner association fees.

HOUSING CONSTRUCTION

- Single family housing construction has been active over the past decade (9,081 single-family units built in the County from 1991 through 2000); however, only 1,216 multi-family units were built during the same period (12% of the total units).

Housing Units		
	<u>1990</u>	<u>2000</u>
Housing Units	32,208	48,427
Multi-family	20%	19%
Single Family	80%	81%

- **All of the residential projects currently under development review by local jurisdictions are single-family developments**; 79% are projected to sell between \$100,000 and \$200,000. The remaining units will be priced over \$200,000.
- The Grand Valley needs 300 additional multi-family rental units annually. From 1991 through 2000, the market added an average of 122 units annually.

SINGLE FAMILY HOME PRICES

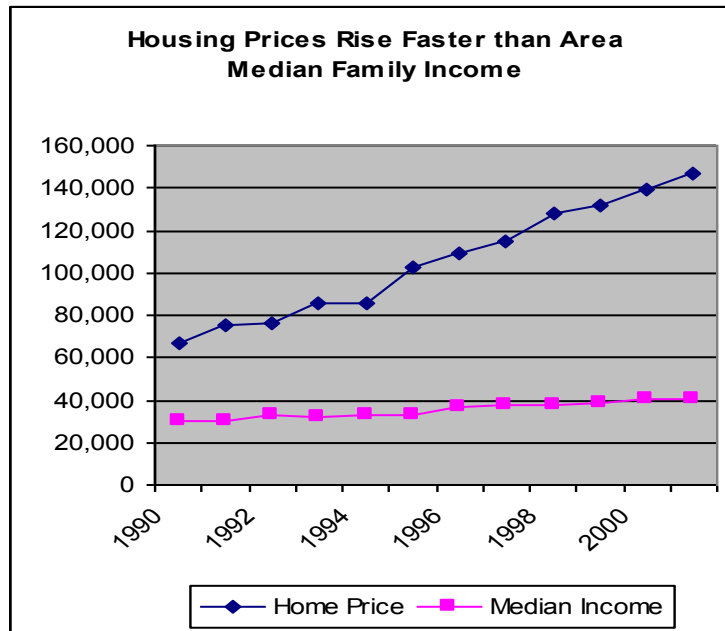
- **From 1990 to 2001, the average single family home price has increased 219%**, from \$67,060 to \$146,875.

From 1990 to 2001, the Area Median Family Income has increased only 34%. This represents a significant decrease in the home buying-power of Grand Valley households as shown in the graph below.

- **Condominiums/townhomes and mobile homes sales represent 14% of the housing market.** In 2001, the median price for a condo/townhome was \$83,700 and for a mobile home was \$47,000 (excluding land cost).

- In 2001, a household earning the Area Median Family Income of \$40,800 could afford the median single family home priced at \$119,900, but could not afford the average home price of \$145,875.

2001	
Median Home Sales Prices	
Grand Junction	\$ 94,900
Clifton	\$ 96,000
Pear Park	\$ 106,800
Orchard Mesa	\$
	114,900
County Wide	\$ 119,900
Fruitvale	\$ 129,500
Fruita	\$ 120,000



RENTAL HOUSING STATISTICS AND TRENDS

- The vacancy rate of subsidized¹⁰ units is much lower than that of market rate units:

Market Rate Units Vacancy Rate	7.1%	(1 st Qtr. 2002)
Subsidized Units Vacancy Rate	1.2%	(2 nd Qtr. 2002)
Households on Subsidized Units Waiting Lists	1,146	(May 2002)
Number of Subsidized Units	2,248	(2 nd Qtr.

2002)

- Rents rose moderately from 1995 to 2001, but recent increases have been significant.
 - The median monthly Mesa County rent of \$451 for the third quarter 2001 increased **\$62 to \$513 for the first quarter 2002.**¹¹
 - In the 3rd quarter of 2001, the number of units renting for \$500 per month or less was 65% of all rental units. **In the 1st quarter of 2002, the percentage of units renting for \$500 or less decreased to 44% of all rental units.**

2002 HOUSEHOLD SURVEY RESULTS

In April 2002, a household survey was distributed randomly to 5,500 households in Mesa County. The number of surveys returned was 1,137, an excellent 20.7% return rate. The survey asked pointed questions about housing and income. The responses provided the following data.

¹⁰ Subsidized housing units rent at lower rates than market-rate income.

¹¹ Colorado Division of Housing

*Average renter income is
\$16,250,
\$7.81 per hour,
or 39% of AMFI*

- **The average monthly housing payment is \$828 for owners and \$449 for renters.**
The median monthly housing cost, a better indication of what most households pay, is \$742 for owners and \$450 for renters of household survey respondents.
- Agriculture, service workers, retirees, and those on public assistance have the highest housing cost burden. **Approximately 37% of both the service sector workers and retirees are cost burdened by paying more than 30% of income for housing costs.** A somewhat surprising result is that only 24% of retail workers are cost burdened, given that retail often pays the lowest average wage. This may indicate that retail workers often are not the only household income source but represent a 2nd or 3rd source of household income.
- **Over 1,350 housing units are overcrowded¹².** The majority are one-bedroom units. This indicates that some households are reducing their housing costs by crowding into a one-bedroom housing unit.
- **More than one in three respondents believe the need for more affordable housing is a critical or serious problem in the Grand Valley.**

Cost Burdened Households

A cost burdened household pays more than 30 percent of gross income toward housing costs.

More than one in three Mesa County households is cost burdened.

The highest percentages of cost burdened households are in Clifton (46%), Orchard Mesa (43.4%), and Fruita (31.6%).

HOUSING NEED ANALYSIS

Housing needs are ultimately a factor of local household income and local housing costs. The number of renter and owner households at each income level is estimated in the Housing Gap Table below. The current supply of housing is placed in income ranges based on the ability of a household to pay 30% of its income for mortgage or rent. The gap between the supply and demand for housing at each income range determines the housing gap. For example, 62.2% of renter households earn less than 60% of AMFI, while only 48.6% of rental units are affordable for households earning less than 60% of AMFI. This difference results in a rental unit gap of 14% or 1,080 housing units.

The total ownership housing gap is 589 housing units. This results in a total housing gap of 1,669 housing units, with almost all of these units being needed at less

¹² Overcrowded housing units have more rooms used as bedrooms than were designed to be bedrooms.

than 60% AMFI. Based upon projected employment growth, there will be a need for 1,009 additional housing units by 2005 and 2,432 more by 2010.

Housing Gap

Note: HH = Households

Income Range (As percent of Area Median Income)	Owner HHs		Renter HHs		Total		Ownership		Rental	
	#	%	#	%	#	%	Gap	Deficit	Gap	Deficit
Less than 60%	4,563	13.2%	7,953	62.2%	11,129	23.5%	-10%	-444	-14%	-1,080
61% to 80%	4,667	13.5%	1,458	11.4%	6,204	13.1%	-3%	-145	--	--
81% to 100%	3,250	9.4%	972	7.6%	4,309	9.1%	--	--	--	--
101% to 120%	3,388	9.8%	754	5.9%	4,309	9.1%	--	--	--	--
121% to 150%	6,223	18.0%	972	7.6%	7,435	15.7%	--	--	--	--
150% or More	<u>12,480</u>	<u>36.1%</u>	<u>690</u>	<u>5.4%</u>	<u>13,923</u>	<u>29.4%</u>	--	--	--	--
Total	34,570	100%	12,786	100%	47,356	100%		-589		-1,080

Source: Economic & Planning Systems, RRC Associates

SPECIAL NEEDS POPULATION

Elderly

- **The elderly population is expected to nearly triple** between 2000 and 2025, from 17,438 to 51,648.
- **Nearly 50% of seniors are housing cost burdened** by paying more than 30% of their income for housing costs.

College Students

- **Of the 5,300 students attending Mesa State College during Fall 2001, 918 lived in on-campus housing and 4,382 were housed in the private market.** Enrollment is projected to increase 2% annually over the next decade

Persons with Disabilities

- **From the 2002 Household Survey, results show that the most common disabilities among those surveyed include “people who cannot climb stairs” and those that are “hearing impaired”.** These

two disabilities represent 22% and 21% of the survey responding population respectively, and can be attributed, in part, to the large senior population in the Valley.

- **Most of the service providers addressing the needs of persons with disabilities report that they are able to serve their targeted group with available resources. With the large growth projected for the future, particularly for the elderly population, the providers may not be able to keep pace with the growing demand for services.**

RECOMMENDATIONS

GRAND VALLEY LOCAL GOVERNMENTS

Land Use Planning and Regulations:

- Adjust the minimum density requirements to facilitate private development of attached housing within a majority of developments.
- Allow duplexes in more zone districts.
- Zone more land for high density throughout the urban areas of the Grand Valley.
- Amend development regulations to expedite review time for conversion of non-bedrooms into bedrooms within existing dwelling units.
- Encourage the development community to incorporate multi-family units in single family neighborhoods.
- Begin to track new multi-family development by the number of units and unit size, rather than by valuation, to facilitate improved data collection.
- Explore incentives to encourage development of mixed use / mixed density development (e.g. fee waivers / reductions, discounted tap fees for low-income multi-family developments, partner with developers on capital improvements, etc.).
- Direct zoning enforcement staff to improve the appearance of neighborhoods with affordable housing and promote pride in those neighborhoods with cleanup programs (junk removal, new landscaping, etc.).
- Require new development to be designed to accommodate Grand Valley Transit.
- Require affordable housing as a key component in Land Use Plans.

Financial Resources and Tools:

- Create local dedicated funding sources to invest in development of new affordable housing units as a powerful leveraging tool to attract state and federal resources.
- Seek and sponsor additional local grant funding to leverage state and federal affordable housing grant funds.

- Partner with affordable housing developers to employ Private Activity Bonds and other financing tools to support new affordable housing development.
- Establish an impact fee to support development of new affordable housing.

Additional Actions:

- Study and implement methods to increase area wages.
- Encourage business groups to educate employers about the economic benefits of job force stability through providing more affordable housing and higher wages.
- Continue to fund Grand Valley Transit at a level necessary to meet the growing demand for low cost public transport to vital community amenities.

LOCAL INSTITUTIONS

- Continue to expand the service area and hours of service of Grand Valley Transit to provide increased access to employment, housing, and community amenities.
- Coordinate the creation of new employment centers and housing development sites with the availability of Grand Valley Transit service.
- Continue to attract employers paying higher pay scales.
- The Mesa State Foundation should seek opportunities to partner with other nonprofits and affordable housing developers to develop additional housing options for faculty, staff, and students.
- Enlist the involvement of the Grand Junction Chamber of Commerce and Club 20 in the effort to increase the inventory of affordable housing.
- Reevaluate the applicability of initiating an Affordable Housing Community Land Trust as one element of a comprehensive, affordable housing plan to keep housing units affordable.

GRAND JUNCTION HOUSING AUTHORITY

Increase its Supply of Rental Housing by:

- Acquiring existing units to preserve their affordability.
- Participating in new development with private developers.
- Facilitating the development of an additional tax credit property.
- Proceeding with its planned development of the Linden Property.

Create Additional Resources by:

- Seeking additional local grant funding to leverage state and federal affordable housing grant funds.
- Proceeding with its planned sale of commercial property on Pitkin Avenue.
- Considering the refinance of the Walnut Park Apartments.
- Considering the use of the City of Grand Junction's Private Activity Bond Authority.

- Advertising for and accepting donated land / buildings to be used for housing or to be sold to create resources for housing.
- Strengthen working relationships with local key institutions such as Habitat for Humanity and The Energy Office.

Increase and Maintain Public Awareness About the Need for Affordable Housing by:

- Taking the lead on a community education campaign about the need for, and benefits of, affordable housing.
- Continuing to monitor the market conditions and repeat the Needs Assessment to track progress over time, and share these results with the larger community.

Facilitate an increase in the inventory of Grand Valley affordable housing units by:

- Taking the lead on forming and maintaining an active consortium of parties committed to the development of affordable housing. Create a housing development strategic plan with consortium members.
- Annually share plan attainment progress with policy makers.

Grand Junction/Mesa County/Fruita/Palisade

CODE and IMPACT BARRIERS (Attachment B)

Grand Valley Housing Coalition

July 16, 2003

Zoning/Land Use

- Zoning districts - allow different housing types
- Zoning districts - allow ___% of lots to be smaller than the minimum
- Density bonuses - incentives need to be more attractive
- Accessory dwellings – make max. square footage uniform between jurisdictions
- Accessory dwellings – eliminate the public hearing requirement
- Conditional Use Permit for manufactured housing – eliminate the requirement
- Allow Mixed Use in Downtown Core

Administrative Processes/Issues

- Notice Requirements – administrative projects
- Appeals by neighborhood, others – criteria for granting same, public notice/open meetings requirement
- Streamline process to minimize timeline of projects - review procedures, delegate more decision making to Planning Commission and Staff
- Review procedures – Traffic Engineering and Design Standards exception process

Compatibility definitions

- Definition of “Compatible” – w/i Future Land Use Map categories density ranges
- Definition of “Compatible” – building mass provision
- Buffering regulations between residential densities – too stringent

Transportation related issues

- Parking requirements are excessive

- Connectivity between existing neighborhood(s) and proposed
- Flexibility in street design and width, including Right Of Way widths
- Traffic Impact Studies – make analysis threshold uniform between jurisdictions
- Transit oriented design (higher densities, less parking required on transit routes)

CODE BARRIERS TO AFFORDABLE HOUSING

ATTACHMENT B1

	BARRIERS	IMPACTS					TOTAL
		Density	Cost	Time	Land Availability	Predictability	
1	Notice Requirements for Administrative projects		X	X		X	3
2	Appeals by Neighbors too wide open		X	X		X	3
3	Review Procedures: Development Approval Body - delegate more to PC and Staff		X	X		X	3
4	Review Procedures: TED's Exception process 1) shorter review time period, 2) committee meeting with petitioner		X	X		X	3
5	Zoning that allows different housing types	X			X		2
6	Zoning that allows a percentage of lots smaller than the minimum established in the underlying zone district	X	X		X		3
7	Master Plan - Not enough high density designated	X	X		X		3
8	Density Bonuses - make more attractive incentives	X	X		X		3
9	Accessory Dwelling Units - Eliminate Public Hearing Requirement	X		X	X	X	4
10	Accessory Dwelling Units - Increase maximum size	X			X		2
11	Manufactured Housing - Eliminate Conditional Use Permit Requirement for Housing meeting UBC requirements	X	X	X			3
12	Allowing CC&R's incorporate restrictions on minimum house sizes (i.e 1250 sq ft or less)	X	X		X	X	4
13	Allowing CC&R's incorporate restrictions on building height (i.e. one story)	X			X	X	3
14	Parking Requirements too excessive (ie. Downtown lofts, etc.)	X	X				2
15	Traffic Impact Analysis threshold too low		X	X			2
16	Definition of Compatible - Option of including a building mass provision	X	X		X		3
17	Definition of Compatible - densities within Future Land Use Map categories are compatible	X			X		2
18	Unwritten Policy Issue - difficult to get maximum planned densities approved	X	X	X	X	X	5
19	Buffering Requirements - between residential densities	X	X		X		3
20	Right-of-way requirements - flexibility in street design and width		X			X	2
21	Connectivity Issues in infill areas - (1) deal with TED's Exception Process or (2) rewrite code		X	X		X	3

CODE BARRIERS TO AFFORDABLE HOUSING

ATTACHMENT B2

	BARRIERS	Is this a barrier in this jurisdiction?				TOTAL
		City of GJ	Mesa County	Fruita	Palisade	
1	Notice Requirements for Administrative projects	NO	YES	NO	NO	1
2	Appeals by Neighbors too wide open	NO	YES	NO	NO	1
3	Review Procedures: Development Approval Body - delegate more to PC and Staff	NO	YES	NO	NO	1
4	Review Procedures: TED's Exception process 1) shorter review time period, 2) committee meeting with petitioner	YES	NO	NO	NO	1
5	Zoning that allows different housing types	NO	YES	YES	YES	3
6	Zoning that allows a percentage of lots smaller than the minimum established in the underlying zone district	YES	YES	YES	YES	4
7	Master Plan - Not enough high density designated	NO	YES	YES	YES	3
8	Density Bonuses - make more attractive incentives	YES	YES	YES	YES	4
9	Accessory Dwelling Units - Eliminate Public Hearing Requirement	NO	YES	NO	N/A	1*
10	Accessory Dwelling Units - Increase maximum size	YES	YES	YES	N/A	3*
11	Manufactured Housing - Eliminate Conditional Use Permit Requirement for Housing meeting UBC requirements	NO	NO	YES	NO	1
12	Allowing CC&R's incorporate restrictions on minimum house sizes (i.e 1250 sq ft or less)	YES	YES	YES	YES	4
13	Allowing CC&R's incorporate restrictions on building height (i.e. one story)	NO	NO	YES	YES	2
14	Parking Requirements too excessive (ie. Downtown lofts, etc.)	YES	YES	YES	NO	3
15	Traffic Impact Analysis threshold too low	NO	YES	NO	NO	1
16	Definition of Compatible - Option of including a building mass provision	YES	YES	YES	N/A	3*
17	Definition of Compatible - densities within Future Land Use Map categories are compatible	YES	YES	YES	N/A	3*
18	Unwritten Policy Issue - difficult to get maximum planned densities approved	YES	YES	YES	NO	3
19	Buffering Requirements - between residential densities	NO	YES	NO	NO	1
20	Right-of-way requirements - flexibility in street design and width	YES	YES	YES	NO	3
21	Connectivity Issues in infill areas - (1) deal with TED's Exception Process or (2) rewrite code	YES	YES	YES	YES	4

* = Not Addressed in Palisade Code

(Attachment C)
Workforce Housing
Incentive Recommendations
to
Grand Valley Governments
Grand Valley Housing Coalition
July 16, 2003

Recommended Incentives

1. Land
Contribution of suitable land
2. Sales and use tax
Waiver or rebate of sales and use tax on construction materials
3. Cash
Cash contribution
4. Fee waiver
Waiver or reduction of development fees
5. Expedited plan review process
6. Fee lock-in
Fees calculated at the initial planning review are the actual final fees paid
(no fee increases during the development process)
7. Fee payment deferral
Fee payment deferred to the time of issuance of Certificate of Occupancy

Recommended Qualifying Criteria

1. All housing units affordable to households earning up to 100% of Area Median Income (subject to the income range gaps identified in the most recent Grand Valley Housing Needs Assessment) may be eligible to receive the incentives.
2. Housing units receiving incentives should be long-term affordable.
 - Rental units should be deed restricted as affordable for a minimum of 50 years.
 - Home-ownership units should be deed restricted or a soft second mortgage in the amount of the incentive/subsidy should be placed on the property.

**Attach W-3
Fifth Street Traffic Calming**

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject		5 th Street Traffic Calming				
Meeting Date		August 4, 2003				
Date Prepared		April 8, 2003			File #	
Author		Jody Kliska		Transportation Engineer		
Presenter Name		Mark Relph Jody Kliska		Public Works & Utility Director Transportation Engineer		
Report results back to Council		<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	When
Citizen Presentation		<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Name
X	Workshop	<input type="checkbox"/>	Formal Agenda		<input type="checkbox"/>	Consent
		<input type="checkbox"/>				Individual Consideration

Summary: Report to Council the results of the two months trial period of the lane reduction on 5th Street between Grand Avenue and Belford Avenue; request council consideration for a permanent change.

Budget: Funds are available in the 2011 Fund, Activity 25600, Traffic Calming.

Action Requested: Based on the adopted traffic calming policy, the neighborhood traffic calming committee is requesting consensus from City Council Monday evening to make permanent striping changes to 5th Street that will result in two lanes for vehicular traffic, allow parking on the west side of the street, and the addition of a bicycle lane.

Recommendation:

Based on the data collected, it appears the change could be beneficial in reducing the speed of vehicular traffic, providing parking adjacent to the city park and providing street space for bicycles. Additionally, the data indicates that impacts to other areas of the community appear to be neutral as a result of the change. The traffic volumes measured before, during and after the trial period on 5th Street showed no change.

The purpose of the changes requested is to improve the quality of life for the citizens who reside in the immediate vicinity of this portion of 5th Street by providing orderly traffic flow, decreasing the crossing distance for pedestrians and allowing on-street parking adjacent to the park. Shannon Fulton and Ali Flinn who represent the neighborhood committee will be at the Monday evening meeting and can respond to questions.

Staff Review of the Data:

Analysis of traffic flow indicates that the two lanes of traffic adequately meet the demand with no decrease in the Level of Service. Data collected before, during and after the temporary barricades were erected to channel traffic into two lanes shows the following:

- The 85th percentile speed decreased 3 MPH, from 41 MPH before and after, to 38 MPH during the closure.
- The number of vehicles traveling in the 28-32 MPH range doubled during the temporary lane reduction, from 15% before to 30% during. There was a corresponding drop in the number of vehicles in the higher speed categories during the lane reduction.
- Traffic volume data collected before, during and after the closure indicate that there was no diversion of traffic away from 5th Street during the temporary lane reduction. Other streets in the area were not affected, nor are any anticipated to be affected by a change in the number of lanes.

The recommended striping changes are shown in the attached striping drawing. The changes can be accomplished this year by grinding the existing stripes and re-striping. The work would be done by City forces at an approximate cost of \$2000. The street is scheduled for chip seal in 2004. Staff recommends that the speed limit be permanently reduced to 30 MPH with this change.

Attachments: Before/during/after data collected on 5th Street; drawing of existing/proposed changes to street striping; map of properties included in the neighborhood survey; comments received from surveyed residents after the temporary lane changes; adopted Traffic Calming Process.

Background Information: Residents of the 5th Street neighborhood contacted city staff with concerns about speeding traffic on 5th Street, difficulties in crossing 5th Street to access Hawthorne Park, and the volume of truck traffic present. Several meetings between staff and the residents occurred, resulting in the formation of a traffic calming committee that is following the process for initiating calming projects.

A number of alternatives were discussed and considered as part of the traffic calming procedure. These included the following:

- Speed tables on 5th Street similar to the 1st Street tables – research nationwide indicates that placement of these devices on multilane streets is not recommended because of the potential for other problems such as sideswipe accidents.
- Four-Way Stop on 5th Street at Gunnison Avenue – this installation would have adverse effects on traffic flow on 5th Street. Additionally, the criteria set forth in the Manual on Uniform Traffic Control Devices is not met for a four-way stop.
- Restriction of truck traffic – the truck route map effort completed last year designates primary and secondary truck routes throughout the city. However, restrictions were purposely avoided. The reasons for this included the ability of the police department to be able to enforce prohibitions, reviewing engineering reasons for prohibitions (bridge structure limitations, pavement design, geometry) and the ability to be able to monitor a permit system for trucks if prohibitions were in place. 5th Street serves as the conduit for travel between Highway 50 and the businesses on North Avenue as well as Grand Junction High School.
- Additional signing, including non-standard signing – signing has been found to have limited effectiveness on driver behavior unless it is reinforced by physical measures and enforcement efforts.
- Reduced speed limit on 5th Street – based on the speed surveys done by city staff, the 35 MPH speed limit is appropriate for the existing three lanes. Factors considered in establishing speed limits include the 85th percentile speed, the presence or absence of parking, and the number of access points. The posted speed limit on 4th Street is 30 MPH and it is based on the two lanes and the presence of on-street parking. A reduced speed limit could be considered with the proposed striping changes.
- Reduction of the number of lanes from three to two lanes with parking and a bike lane – the existing pavement width is adequate to accommodate two through lanes, parking on the west side of the street adjacent to the park, and a bike lane on the east side.

Process Undertaken by the neighborhood:

- Initial meeting on September 5, 2001 with city transportation and police staff to discuss issues and concerns. The Traffic Calming Committee was formed by the neighborhood.
- Second meeting with staff on October 17, 2001 to formulate a traffic calming plan, define the area to be petitioned and prepare for a public meeting.
- Data collection by city staff.
- Neighborhood public meeting held at the Red Cross Annex on November 9, 2001.
- Flyers and petition circulated. The proposal for traffic calming is a striping change to 5th Street from Grand Avenue to Belford Avenue for parking on the west side, two through lanes, and a bicycle lane on the east side. Results are as follows:

No	17% (19)
----	----------

No Response 13% (15)

Yes 70% (79)

- Attended November 4, 2002 City Council workshop to request a temporary change to the number of lanes on 5th Street from 3 to 2 for a trial period of two months.
- Postcards sent to original petition area asking whether the residents/property owners are in favor of a permanent change following the trial period. The results are as follows:

No 29% (33)

Undecided 1% (2)

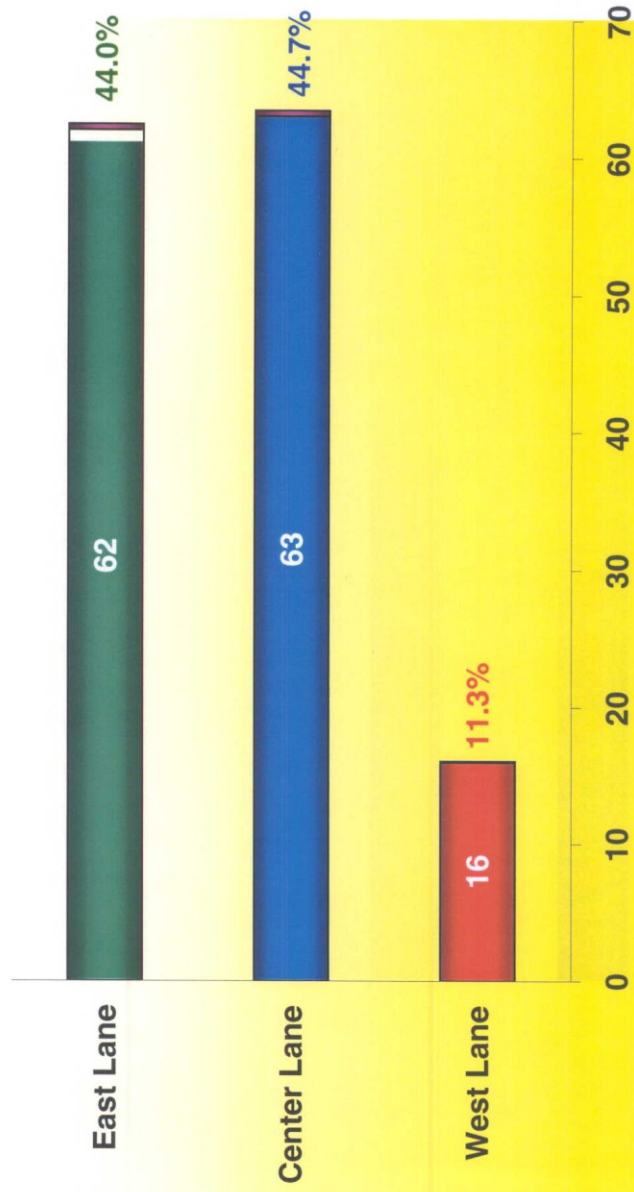
Yes 70% (70)

No Response was received from 10 properties.

- Additional support is shown by the receipt of a petition from the neighborhood traffic calming committee from 66 residents outside of the 5th Street neighborhood, most of whom are travelers who use 5th Street.

5th Street Ouray Ave. to Belford Ave.

4:30 p.m. to 4:45 p.m. Volumes/Lane Distribution

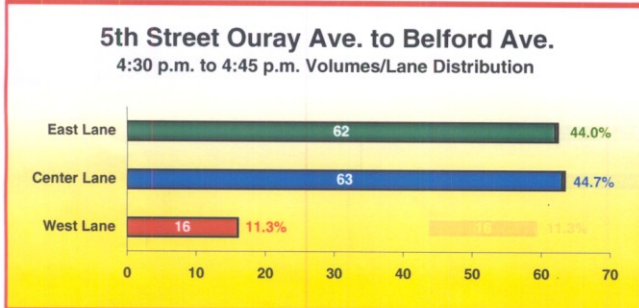
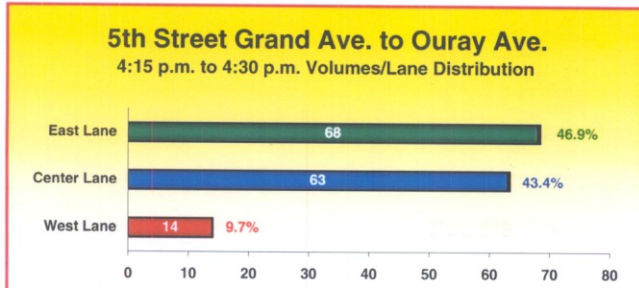


5th St. Grand Ave to Ouray Ave.

4:15 p.m. to 4:30 p.m.	West Lane	Center Lane	East Lane
Volumes	14	63	68
Lane Distribution	9.7%	43.4%	46.9%

5th St. Ouray Ave. to Belford Ave.

4:30 p.m. to 4:45 p.m.	West Lane	Center Lane	East Lane
Volumes	16	63	62
Lane Distribution	11.3%	44.7%	44.0%



5th Street Petition Area

All highlighted properties to be petitioned
(exception: MC Public Library only needs to be informed of this project)



5th Street Property Survey

1. I have lived at 4th and Teller for 50 years and have seen many wrecks at 2 lanes. If you can make the change on 5th Street, you are going to see the same thing happen to 5th. There are too many cars to make this change.
2. We don't want our tax dollars wasted. We live on 4th and Belford. It is just as bad for speeding. They just don't catch them. We have lived here 15 years.
3. 4th and 5th Street need more patrol. Vehicles drive way too fast.
4. We need to maintain the few "thru" streets we have.
5. 445 Chipeta. Apt. Complex 420 Chipeta No.
6. Yes, if bike lane is eliminated, otherwise no. 5th street from Grand to North should be a mirror of 5th Street where differences are needed. i.e., at Belford – Bike lanes should be eliminated. Too much traffic for bicycles to share 5th Street.
7. No – what the xxxx can't you guys figure it out. That traffic will increase over the next few years. We need all the road we can get.
8. We will be very grateful to have the 5th Street traffic slowed down.
9. Leave it alone. Ouray east of 5th will be closed and make it into turn lane for library. Don't need bikes on 4th or 5th, high volume traffic. How much did this cost?
10. I drive on that street daily and do not see the problem you see! In my opinion, two lanes will make it much more chaotic because of the school kids! I think this will not make anyone calm! Set the speed at 25! When you had those ridiculous things up, it was terrible!
11. 450 Ouray: No.
12. Great idea.
13. 5th Street and Gunnison Avenue. Really need a street light to avoid accidents at the intersection.
14. Except to have a bike lane on the street seems excessive. 3rd or 6th St. seem like calmer alternatives.
15. Thanks for this opportunity to make our views known.
16. No such number.

17. 551 Chipeta: No.
443 N. 6th: Yes; Perhaps the City should consider the same for Patterson
536 Ouray: No.
530 Grand: Yes
18. Would rather see street repairs as this street is functional and ok just as it is. We need not create more bottle necks.
19. Renter voted yes.
20. I have lived at this address for 50 years. This is the first sensible change for 5th street. I definitely agree with.
21. It was great during the trial period. Now they are revving up again.
22. Every day I watch cars racing from Grand to Chipeta. By the time they get to Chipeta, they are speeding up to 50-60 mph.
23. I have seen 6 accidents at 5th and Gunnison this past year. With and without 2 or 3 lanes or "traffic calming" Make 5th and Gunnison an all-way stop. R. Bowker
24. Add speed bumps near crosswalks.
25. Check the accident record. Most of the wrecks are caused by people who do not stop before crossing 5th Street, not from speed.
26. 423 Hill: yes.
27. We believe the speed limit needs to be lower; more police presence and more clearly marked crosswalks. Sometimes, it's very dangerous to walk across this street. We feel that parking should be restricted all along 5th Street.
28. Statistics aside, I feel that a parking lane is dangerous on 5th. Especially by Hawthorn Park – Granted speed are slower, but visibility is greatly reduced with a parking lane. I always am weary while driving south on 4th while cars are parked by the park. My speed is lower, but I feel the danger is higher for a kid or a dog jumping out between the parked cars.
29. I think it would be a nice change, but I don't think the results of the testing justify the money spent to make these changes.
30. It may also help to drop the speed limit on 5th St. to 30 MPH instead of 35.
31. Cars drive too fast on 5th past the park between Hill and Gunnison, with kids everywhere, it takes my breath away. Thanks for your help.

32. Just leave things as they are. Thank you. Why don't you tell where the crashes happen, they are from Grand south 5th, not that any north of Grand.
33. It's hard enough to get across 5th St. on Hill. What's it going to be if it goes to two lanes.
34. Why tie up more traffic.
35. Bike lanes (all over town) are stupid, not being used. Bicycles will "calm" traffic? Really? How? Enforce speed laws!
36. I think consideration should be given to northbound drivers on 5th turning right into the alley behind the houses on Belford.
37. Currently, traffic is much too fast and careless. I relish this proposed change! Especially, with the number of children in the area! Thank you!
38. Keep traffic moving.
39. Not deliverable as addressed. Unable to forward.
40. Nosotros todos los dias de clases escolares vemos que los vehiculos que llevan a los niños a las clases pasan muy rapido esto puede solucionarse adelante!
Interpretation: Everyday they see the buses or vehicles that carry the kids to school and they are going by too fast. This should be taken care of immediately.
41. Thank you for your efforts – looks after for Hawthorne Park.
42. Yes, Yes, Yes, Yes, Yes! This change is long overdue! Thank you for considering this needed positive change! (even I-70 is 2 lanes in each direction).
43. We need a signal light at Gunnison and 5th.
44. We need as much street parking as possible, limiting it would cause over parking in front of the house on one side of the street. I would not want that in front of my house.
45. If you want to change the 3 lanes on 5th St. put the third lane as a turning lane in the center. 5th St. bus pull out necessary (4th & 5th) one way street not safe for bike lanes. 5th St. traffic faster because it comes off Hwy. 50 – 4 lane. 5th & Gunnison east side trees in parking limit vision. Speed on North Avenue. More of a problem for more people.
46. I feel 5th St. has been dangerous for a long time. I think it is a great idea.
47. Address unknown.

48. I would like to see lights on 5th & Gunnison because the kids would have crosswalk and not get hit by a car.
49. Forwarding order expired.
50. 446 Teller: No, traffic signal at Gunnison. It's hard for seniors to cross here, or a pretty median like 7th St., Oh yeah, rich people live there!
51. The purpose of 5th St. is to move traffic from the bridge to North Ave. smoothly. This idea to narrow it is not progressive. This is the same thinking that builds roundabouts on the I-70 exit at Horizon. We are not a village, but a City.
52. Great idea, bike lane traffic control – 5th and North bottle neck and library access and bus route improvement.
53. Lower the speed and enforce the speed. This is a residential area, it should be a 30 MPH speed limit.

5th Street Traffic Calming Before and During West Lane Closure Comparison

Before Closure		85% Speed		Total	
East Lane	ADT	3530	40	Measured	40
Center Lane		3502	41	Volumes	41
West Lane		434	41	were	41
Total/Average		7466	41	almost	41
identical in					
During Closure		85% Speed		all 3	
East Lane	ADT	3891	38	categories	38
Center Lane		3536	38		38
West Lane (closed)		0	0		0
Total/Average		7427	38		38
After Closure		85% Speed			
East Lane	ADT	3462	40		40
Center Lane		3613	41		41
West Lane		374	41		41
Total/Average		7449	41		41

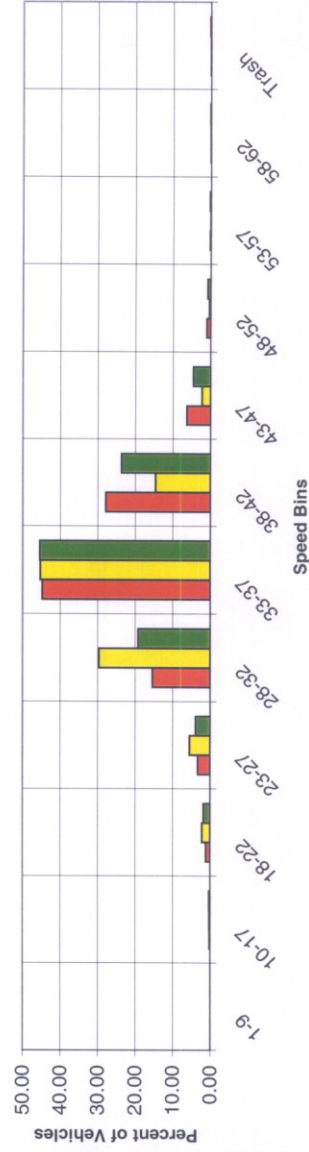
Crash Report: 5th St. North of Grand Ave. to Belford Ave.											
10/01/2002 to 12/08/2002						Before west lane closure					
Date	Time	Street	Location	Crash Type	Injury	V 1 Dir	V 1 Speed	V 2 Dir	V 2 Speed	Injury	
10/1/02	13:36	5TH ST	GUNNISON	Broadside	West	West	30	North	35	1	
10/22/02	17:30	5TH ST	GUNNISON	Broadside	East	East	10	North	30	0	
11/9/02	19:37	5TH ST	CHIPETA	Sidewalk	North	North	30	North	30	0	
12/09/2002 to 02/03/2003											
Date	Time	Street	Location	Crash Type	Injury	V 1 Dir	V 1 Speed	V 2 Dir	V 2 Speed	Injury	
1/6/03	7:26	5TH ST	TELLER	Rear End	North	North	30	North	0	0	
1/10/03	9:39	5TH ST	GUNNISON	Sidewalk	North	North	35	North	35	0	
1/31/03	11:54	5TH ST	GUNNISON	Broadside	West	West	35	North	25	1	

The crash reports reveal little change in the number of crashes. With no history of rear-end type crashes in this area, the one rear-end type crash could be attributed to the closure.

% Speed Bin Comparison All lanes combined												
MPH	1-9	10-17	18-22	23-27	28-32	33-37	38-42	43-47	48-52	53-57	58-62	Trash
Before	0.02	0.19	1.10	3.26	15.33	44.79	27.84	6.26	0.99	0.19	0.05	0.03
During	0.02	0.23	2.13	5.45	29.63	45.27	14.59	2.27	0.33	0.08	0.03	0.03
After	0.00	0.27	1.74	3.84	19.19	45.41	23.67	4.55	0.76	0.26	0.11	0.20

■ Before
■ During
■ After

% Speed Bin Comparison



The 85% speed dropped 3 MPH during the Lane Closure. The speed bin comparison below reveals motorist behavior more accurately. Although the 85% speed during the closure dropped only by 3 MPH, a higher percentage of vehicles were distributed in the lower speed bins during the west lane closure.

**5th Street Center Lane Volume Comparison Befor/During/After Closure
Week Day Volumes Tuesday-Thursday**

Weekday	Tue	Wed	Thur	Deviation
Before	3448	3497	3282	113
During	3643	3609	3476	88
After	3649	3614	3508	73

**Crash Report: 5th St: Belford Ave to Ouray Ave
10/01/2002 to 12/08/2002**

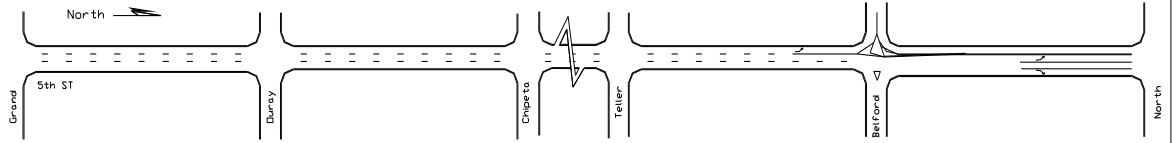
Date	Time	Street	Location	Crash Type	V 1 Direct	V 1 Speed	V 2 Direct	V 2 Speed	Injury
10/1/02	13:36	5TH ST	GUNNISON AV	Broadside	West	30	North	35	1
10/22/02	17:30	5TH ST	GUNNISON AV	Broadside	East	10	North	30	0
11/9/02	19:37	5TH ST	CHIPETA AVE	Sideswipe - Same	North	30	North	30	0

12/09/2002 to 02/03/2003

Date	Time	Street	Location	Crash Type	V 1 Direct	V 1 Speed	V 2 Direct	V 2 Speed	Injury
1/6/03	7:26	5TH ST	TELLER AVE GUNNISON	Rear End	North	30	North	0	0
1/10/03	9:39	5TH ST	AV GUNNISON	Sideswipe - Same	North	35	North	35	0
1/31/03	11:54	5TH ST	AV	Broadside	West	35	North	25	1

5th St., Grand Ave. to North Ave.

Existing Striping Pattern - 3 Ea. 11' Wide (Minimum) Through Lanes with Left Lane Force-Off at Belford.

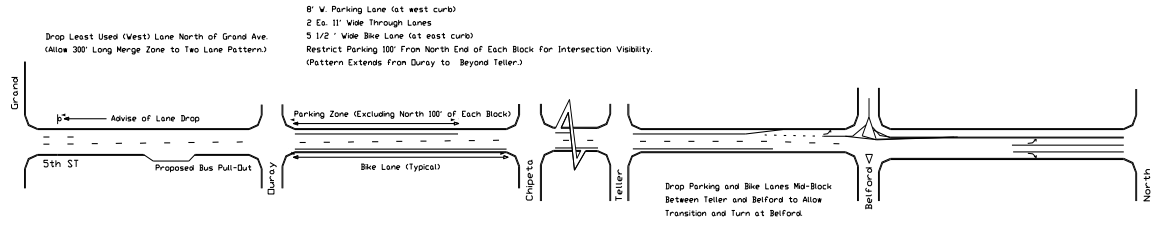


Miller 3-12-03 G/Transport/Share/ 5th_North to Grand Pavement Options

5th St., Grand Ave. to North Ave.

Proposed Striping Pattern - Two Through Lanes, with Single Bike Lane and Parking Lane (Duray to North of Teller).

North



City of Grand Junction Neighborhood Traffic Calming Policy

The City of Grand Junction recognizes that quality of life and a sense of community and personal well-being for residents may be affected by intrusive vehicular traffic. Livable streets can be attained in several ways – through good design of new development, through reconstruction of existing streets by Capital Improvement Projects, or by spot improvements initiated by neighborhood requests.

This policy sets the framework for staff and citizens to work together to identify problems in spot locations and work toward implementing solutions that are initiated by neighborhood requests.

Goal:

Address public neighborhood livability concerns resulting from a documented vehicular problem including speeding, cut-through traffic, and hazards. Actively involve the people who live in the project area in the planning and decision-making process.

Objectives:

- Encourage reasonable driver and pedestrian behavior in residential neighborhoods.
- Improve neighborhood livability by encouraging adherence to the speed limit.
- Effectively balance the public safety interests of traffic mitigation and emergency response.
- Encourage citizen involvement and input into the determination of appropriate measures.
- Integrate education, enforcement and engineering.
- Create or maintain quality residential environments.
- Improve safety and convenience for pedestrians, cyclists, the elderly and other vulnerable street users.
- Reduce the number and severity of accidents.
- Discourage the use of inappropriate routes by motor vehicles.
- Improve the visual environment.
- Balance traffic space demands.

Minimum Requirements for Traffic Calming Measures

Public resources need to be managed responsibly to serve all citizens equitably. The following requirements are necessary to balance the city's resources to most effectively address concerns.

↓ Local Streets –

Residential streets that are not classified as a collector or higher on the Grand Valley Circulation Plan are considered local. These streets' primary function is for access to the adjacent properties. Cul-de-sacs and streets shorter in length than 1000' are eligible only for educational activities such as distributing flyers and limited enforcement activity such as the neighborhood speed watch or radar trailers. Installation of traffic control devices will be made as needed in accordance with the Manual on Uniform Traffic Control Devices. No physical measures such as speed humps will be considered. Other local streets where data collection indicates the presence of vehicles exceeding the speed limit or traffic volumes higher than what would normally be generated by the houses served by the street are eligible to participate in the traffic calming process. Vertical displacements such as speed humps and raised intersections may be considered where the grade, topography and roadside drainage will allow safe installation.

↓ Collector Streets –

Streets designated as collectors on the Grand Valley Circulation Plan may participate in the traffic calming process. Streets where the data collection indicates 85th-percentile speeds greater than 5 MPH over the posted speed limit and traffic volumes that fall within the ranges shown for the street cross-sections in the adopted Standard Drawings will be given priority consideration. Vertical displacements such as speed humps and raised intersections may be considered if the street is not identified as an Emergency Response Route.

↓ Arterial Streets –

Streets designated as arterials on the Grand Valley Circulation Plan will likely be identified as Emergency Response Routes and will not be considered for vertical displacements such as speed humps and raised intersections. These streets may be considered for medians and landscaping treatments as well as enforcement activities. Except in unique circumstances, the traffic calming process will not be applicable. Improvements made to arterial streets will be part of a larger Capital Improvement Project.

Projects will be evaluated on a first-come, first-served basis ranked by priority and are subject to availability of funds.

Procedures

All neighborhoods requesting traffic calming must follow the 10-Step Process for Initiating Traffic Calming Projects outlined below. Progressive authority for installation is shown in the list of Potential Traffic Calming Measures.

Process for Initiating Traffic Calming Projects on Existing Streets

Step 1: City receives notification from neighborhood of problem and sends an application package. The applicant has 30 days to complete the application and return it. Once the application is received, the City does basic data collection - volumes, speeds, accidents, geometrics within 30 days. The problem is scored and assigned a priority. Staff reviews appropriate actions and follows the implementation outlined in the Traffic Calming Measures list.

Step 2: Hold neighborhood information session and determine if there is sufficient support in the affected neighborhood to pursue problem identification and solution. The session is scheduled within 30 days of the completion of data collection by city staff. Invite representatives from other city departments who may have an interest such as Police, Fire, Parks, Community Development. Identify, quantify problems. Solicit volunteers for project neighborhood traffic committee.

Step 3: Staff/project neighborhood traffic committee develop plan for traffic calming of the project area. Staff prepares a memo of preliminary findings for City Council and receives council feedback on the traffic calming plan that will include limitations or restrictions imposed by council or the City Manager. Time frame for the preparation of the memo and receipt of feedback is 30 days.

Step 4: Public information meeting held by the neighborhood traffic calming committee to present plan to neighborhood. The meeting will be held within 30 days of receiving council feedback.

Step 5: Circulate neighborhood ballot. Approval of traffic calming plan by 2/3 (66%) of affected area is required to proceed to city council for the council decision. The neighborhood traffic calming committee has 90 days to complete the balloting process. If Step 5 has not been completed in one year from the date the original application is mailed, the application will expire.

Step 6: Ballot results for measures requiring City Council approval will be scheduled for a council workshop within 45 days of completion of the balloting. A Public Works staff report will be prepared for the meeting. Council action on temporary installation of traffic calming in accordance with the plan developed by staff/project traffic committee with council input in Step 3.

Step 7: Installation and monitoring of test project, if the traffic calming can be a test project. It is possible at this step to install permanent measures. City collects appropriate traffic data.

Step 8: Survey neighborhood for acceptance and present results of data collection.

Step 9: Request council action, if necessary, for installation of permanent improvements.

Step 10: Design and construction of permanent improvements.

Potential Traffic Calming Measures

The following traffic calming measures may be implemented with staff review only and most may not require a balloting process:

- Stop signs as warranted by MUTCD
- Speed limit signs with issuance of speed resolution
- No outlet signs
- Other signing in accordance with the MUTCD
- Striping/markings changes or additions
- Radar trailer
- Neighborhood Speed Watch
- Informational flyers
- Delineation and plastic curbing
- Installation of street lights through the petition process.

Measures that require City Council approval:

- Speed humps and raised crosswalks
- Street closures
- Medians and entry islands
- Bulbouts
- Roundabouts
- Traffic diverters
- Lane reductions
- Street re-alignments

Prioritization Worksheet

Traffic Volumes

Greater than 2000 vehicles per day	5 points	_____
1500 to 2000 vehicles per day	4 points	
1000 to 1500 vehicles per day	3 points	
500 to 1000 vehicles per day	2 points	
< 500 vehicles per day	1 point	

Traffic Accident History

More than 5 accidents per mile per year	3 points	_____
2 to 4 accidents per mile per year	2 points	
1 accident per mile per year	1 point	

Traffic Speeds

85 th % speed exceeds speed limit > 10 MPH	5 points	_____
85 th % speed exceeds speed limit by 9 MPH	4 points	
85 th % speed exceeds speed limit by 8 MPH	3 points	
85 th % speed exceeds speed limit by 5-7 MPH	2 points	
85 th % speed exceeds speed limit by < 5 MPH	1 point	

Number of houses facing the street (both

>55 per mile	4 points	_____
40 to 55 per mile	3 points	
25 –40 per mile	2 points	
10 –25 per mile	1 point	

Schools and Public Facilities adjacent to the

5 points for each school		_____
4 points for each recreation facility (park, pool,		
3 points for each trail crossing		
2 points for other public facilities		

Cut-through traffic pattern

25% or more of traffic cutting through	5 points	_____
15-25% traffic cutting through	2 points	

Residents have expressed a concern

Yes	3 points	_____
No	0 points	

Total Score: _____

**Attach W-4
Drought Response/Water Conservation
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
Subject		Drought Response Plan; Water conservation measures					
Meeting Date		August 4, 2003					
Date Prepared		July 31, 2003			File #		
Author		Greg Trainor		Utility Manager			
Presenter Name		Mark Relph		Public Works and Utility Director			
Report results back to Council		X	No		Yes	When	
Citizen Presentation			Yes	X	No	Name	
X	Workshop		Formal Agenda			Consent	Individual Consideration

Summary:

Discussion of draft Memorandum of Understanding among the City of Grand Junction, Ute Water Conservancy District, Clifton Water District, and the Town of Palisade to implement a unified Drought Response Plan.

Discussion of water conservation measures among City Council.

Budget:

See attached.

Action Requested/Recommendation:

Authorization for the Mayor to sign a Memorandum of Understanding among the parties to implement a Valley-wide drought response plan and on-going water conservation education. The MOU is a draft and is undergoing review and adoption by the other entities. It may change to a minor degree, before it comes to the City Council on the "consent" agenda.

Attachments:

Draft Memorandum of Understanding
Drought Response Plan
2004-2005 "Water conservation budget" within the Water Services Budget

Background Information:

As a result of State-wide drought conditions during the 2001-2002 Water Year, the Grand Valley domestic water providers drafted a Drought Response Plan for the Grand Valley. A draft of the Plan was reviewed with City Council on March 31, 2003 and revisions were suggested by Council to strengthen the Plan

The drought response effort is divided into three-parts:

1. Adoption of a general Memorandum of Understanding among the domestic water providers agreeing to a common response to water conservation and drought issues.
2. Development of a “basic plan” that describes commonly agreed to stages of drought, a common public education/information program, and a common program for restrictions should a severe, or “Stage II”, drought occur.
3. Incorporation of flexibility into the “basic plan” that allows individual providers to go *beyond* the basic program that all are doing in common.

Examples of detail included into the “basic plan” include: “Wise Water Use” messages throughout the community; public education efforts to assist customers in making basic changes in their water use patterns; water audits through the CSU Extension Master Gardener program and utility water service personnel; voluntary water reductions encouraged during a “Stage I” drought; mandatory reductions of governmental usage of water; mandatory water reductions for customers during a severe ‘Stage II drought and, in some cases, total prohibition of outdoor water use; implementation of a water conservation water rate.

Examples of additional actions providers could undertake beyond the “basic plan” include: incentives for reductions of indoor water usage; development of demonstration Xeriscape® type gardens; policing of outdoor water usage (“soft” education concerning wise water use)

MEMORANDUM OF UNDERSTANDING
BETWEEN
City of Grand Junction
Clifton Water District
Town of Palisade
and
Ute Water Conservancy District.

The parties to this Memorandum of Understanding, the City of Grand Junction, Colorado (CITY), the Clifton Water District (CLIFTON), the Town of Palisade (PALISADE) and the Ute Water Conservancy District (UTE) hereby agree to the following:

1. The purpose of this Memorandum of Understanding is to formalize an understanding of mutual cooperation between the Parties associated with the implementation of a Drought Response Plan.
2. It is paramount to respond to drought conditions by decreasing water use and increasing water supply, thereby preserving water for the current and future demands of the Grand Valley.
3. The parties have cooperatively developed a Drought Response Plan that incorporates a two-stage drought response and implementation of restrictions to reduce water consumption which is attached hereto as "Exhibit A"..
4. Implementation of the Drought Response Plan is a unified effort. Measures to reduce water use, including mandatory restrictions and a drought rate will be uniformly enacted by all parties.
5. Develop a public information program to educate the public concerning the Drought Response Plan, the importance of water conservation and how to reduce water use.
6. Meet regularly to assess drought conditions and to evaluate the results of the Drought Response Plan.
7. This Memorandum of Agreement may be amended by written agreement between the Parties.
8. This memorandum of Agreement may be terminated by mutual written agreement of the Parties or by any Party upon thirty-day (30) notice to the other Parties.
9. The authority to enter into this Memorandum of Understanding is granted for:
 - a. The City of Grand Junction by Article XX of the Constitution of the State of Colorado, the City's Charter and state statutes.
 - b. The Clifton Water District by CRS 29-1-203.
 - c. The Town of Palisade by CRS 31-15-101.
 - d. The Ute Water Conservancy District by

Drought Response Plan

**Clifton Water District
City of Grand Junction
Town of Palisade
Ute Water Conservancy District**

April 2003

INTRODUCTION

Drought can be defined as an extended period of below-average precipitation and/or stream flow that stresses a water supply. Drought is a natural, on-going situation in Colorado - a phenomenon that has recurred regularly throughout Colorado's history.

For planning purposes, the City of Grand Junction, Ute Water Conservation District, Clifton Water District and the Town of Palisade water supply strategy is to have enough water to meet unrestricted customer usage during a period similar to the 1977 or 2002 droughts.

No one can predict how long a drought will last or if it will be worse than those used in our calculations. Therefore, even though Grand Valley domestic water supply currently exceeds its use, the providers must be prepared to recognize drought conditions early and respond appropriately. The attached Drought Response Plan (DRP) is designed to provide Governing Boards and City Councils with a set of options to consider in dealing with a prolonged drought.

Each domestic water provider has developed a water conservation plan. Implementation of this plan will be accomplished through an on-going annual effort, budgeted and paid from the four domestic water providers. These plans include, but are not limited to, the following items:

- Initiate Drought Response Information Project to provide public education through all sources of media on why and how to reduce per capita consumption.
- Encourage all customer classes to evaluate, redesign and reconstruct existing landscapes and outdoor water uses to reduce overall consumption.
- All public institutions to take the lead in evaluating in-door and out-door water use practices. Parks, open spaces, medians, golf courses, fountains, etc. to be audited for current consumption and redesigned or re-operated to reduce consumption.
- Examine all municipal and county code provisions that affect water usage, such as landscape standards, storm water best management practices, and building codes provisions and amend, if appropriate, these code provisions to meet not only the objectives of the Code as originally intended but also to reduce water consumption.
- Campaign proclamation to alert public to the need to conserve water.
- Acquaint customers with measures they can expect if Stage I or Stage II drought occurs.
- Monitor potential drought response effectiveness; recommend adjustments as needed to the City Councils and Governing Boards and report to the public regularly.
- Highlight unusually high use on customers' bills. Contact these customers and special interest groups with heavy water use to get their ideas and suggestions for obtaining long-term reductions. (Golf courses, parks, hospitals, schools, government.)

- Suggest water use surveys (comprehensive water use analyses) for high volume water users in all customer classes, advise them on ways to reduce water use and, where appropriate, suggest retrofit devices.
- Coordinate with Mesa County; invite to meetings.
- Meet with citizens groups and convey messages of basic water conservation and Stage I and Stage II drought conditions.
- Publish “water waste reduction” suggestions for households and aggressively promote it by including it with water bills, putting it on web sites, and using other effective distribution methods, including bill boards, and Public Service Announcements.
- Train customer service employees to respond to conservation-related questions and give information.
- Communicate with the irrigation districts and companies to cooperatively work with them to ensure that adequate irrigation water will be available throughout irrigation season.
- Develop some Demonstration Xeriscape™ areas for customers to identify with.
- Encourage Xeriscaping and low-water consumption practices.
- Quarterly meetings of domestic water providers to review water supply projections, current reservoir capacity and ongoing conservation efforts.
- Consider incentives by the domestic water providers to customers to replace out-dated, water consuming in-door plumbing fixtures, faucets and shower heads.
- Each provider consider adjusting increasing block rate (separation of residential from commercial/industrial rates.)
- Train and assign field and customer service personnel to:
 - Monitor outdoor use.
 - Offer suggestions to customers on water wise use.
 - Identify and work with high water users.

Denver Water holds the trademark for the term Xeriscape. The word Xeriscape was created in 1981 for landscape water conservation education programs. The name is a combination of “landscape” and the Greek word “xeros”, which means “dry.”

DROUGHT RESPONSE PLAN

The Drought Response Plan is based of drought, each of which is triggered by either a combination of the Historic User Pool projections, Water Provider storage, or stream flow projections.

Stage I Drought - On-going intensive water conservation – Conditions are similar to 2002 drought, but no real impacts to area domestic water providers; Statewide drought conditions may or may not exist that affect area irrigators. Some voluntary water use reductions anticipated. Actions undertaken involve predominately sharing water supply.

- The 2002 drought had a Statewide drought declaration, Ute Water Conservancy Districts primary water source and the Lower Molina power plant was out of water by mid July, Vega reservoir did not fill. The Town of Palisade’s cabin reservoir had only 75% of normal but springs remained steady. The City of Grand Junction’s Purdy Mesa and Juniata Reservoirs started out about 75% full

with about 1,100 acre feet of municipal water available on top of Grand Mesa. The Historic User Pool (HUP) received approximately 75 – 80% of full allocation but had water for full irrigation season.

Stage II Drought - At least one of the four water provider's supply is at or near minimum target levels (to be determined) for either storage or stream flows requiring drastic water conservation measures to ensure water needs, for the most essential uses are met for all Valley water customers. Mandatory water use reductions and a drought rate imposed.

- Moving from a Stage I Drought to a Stage II Drought will be dependent on several factors. During a Stage I drought all water providers will have gone from meeting on a quarterly basis to be meeting on a monthly basis and all water supplies, either storage or stream flows, will be monitored very closely. If it is anticipated that the Historic User Pool (HUP) is expected to only receive 75% of entitlement and irrigation districts are anticipating they will not be able to stretch available water supplies throughout entire irrigation season we will need to take stronger action to ensure our domestic supplies are not over burdened. Domestic water suppliers usually have enough water resources to supply their current water demands, if outside irrigation demand that has normally been supplied by one of the irrigation canals is suddenly added to the domestic demand it will cause both treatment and capacity delivery problems. Individual triggers for each domestic water provider have been discussed and will be modified as weather and demand dictate. Currently the Ute Water District trigger for moving to Stage II will be they will be at 75% of storage capacity in Jerry Creek reservoirs by mid summer. The Town of Palisade's Cabin Reservoir is below 75% capacity right after spring runoff and Ute Water may not have capacity to keep them whole. Clifton Water District will use the 75% of Historic User Pool storage available as their trigger as does not anticipate any numeric triggers, only hardship may be getting water to treatment facility from river. The City of Grand Junction is anticipating a trigger of 50% of storage for Juniata and Purdy Mesa Reservoirs by end of irrigation season.

This plan identifies two ways to respond to a drought: increasing water supply and decreasing water use.

Increasing Water Supply. The four area water providers can possibly augment their water supply from other sources. There are several options for doing this, each presenting its own set of intergovernmental and technical considerations. Among the possibilities:

- Call back water rights we allow others to use. (Ranch lessees)
- Augment raw water sources through River Pump Stations if river water is in priority.
- Pay an upstream water user to allow us to divert more water.
- Seek waivers from State agencies to allow us to divert and use irrigation water decrees if available.

- Purchase Municipal Water contracts from federal projects if available. (possibly must do in advance)

Decreasing Water Use. The prime drought response is to budget water use for the most essential uses for the drought's duration. There are a wide variety of options that could be used to decrease water use. In general, we expect that reductions would be voluntary as outlined above in the introduction. Voluntary measures would continue with a Stage I drought. Mandatory measures would be implemented during a Stage II drought. We believe it is important to ensure that any discomfort, difficulty or potential loss is shared as equitably as possible across all customer classes.

Stage I Drought – Based on past experience of other domestic water providers we can expect to achieve between 0% and 10% reduction in water consumption with the following measures.

- Monthly meetings of domestic water providers to review water supply projections, current reservoir capacity and ongoing conservation efforts.
- Continue all measures outlined in the on-going water conservation plan implementation as outlined above.
- Initiate campaign to alert public of Stage I drought conditions.
- Monitor drought response effectiveness; recommend adjustments as needed to the City Councils and Governing Boards, report to the public regularly.
- Request all government entities to reduce their own short term domestic water use by 30 percent of last five year average to demonstrate leadership in dealing with the crisis, and then publicize the results.
- Publicize creative water saving efforts of individuals and business customers as examples of leadership.
- Assist city and county health departments in distributing guidelines for using gray water where legal and appropriate.
- Suggest the following ideas to reduce indoor water use:
 - Serve water in restaurants only upon request.
 - Encourage all hotels, motels, inns and bed and breakfast establishments to have only showerheads meeting maximum flow rates of 2.5 gallons per minute and faucet aerators meeting maximum flow rates of 2.2 gallons per minute.
 - Promote the reduction of water-cooled air conditioning.
- Suggest the following ideas to reduce outdoor water use:
 - Cut back on street cleaning, sidewalk and driveway washing—except where spills of toxic or hazardous substances or where public health and safety issues can only be resolved by washing the impermeable surface.
 - Suggest to customers other ways to clean sidewalks or driveways and any other hard surfaces without the use of hoses.
 - Suggest to customers other ways to wash vehicles to minimize water waste.
 - Suggest home owners not to fill private swimming pools.
 - Require that ornamental fountains in buildings and parks be turned off.
- Provide information and assistance to customers planning for post-drought landscape revival or replacement.

Stage II Drought - Based on past experience of other domestic water providers we can expect to achieve between 10% and 20% reduction in water consumption with the following measures.

- Continue all measures initiated in Stage I droughts.
- Increase meeting frequency from monthly to weekly.
- Adjust drought water rates to increase financial incentives for using less water.
- Intensify public information to reinforce the need for extreme measures (generate awareness of drought status, response, policy recommendations, requirements and penalties).
- Provide information and assistance to customers planning for post-drought landscape revival or replacement.
- Eliminate all fire hydrant uses except those required for public health and safety.
- Reduce indoor water use:
 - Eliminate serving water in restaurants except upon request.
 - Require all hotels, motels, inns and bed and breakfast establishments to have only showerheads meeting maximum flow rates of 2.5 gallons per minute and faucet aerators meeting maximum flow rates of 2.2 gallons per minute.
 - Assist County health department in distributing guidelines prohibiting use of gray water.
- Intensify reductions of outdoor water use:
 - Increase penalties for wasting water, violating any permits or ignoring restrictions.
 - Prohibit street, sidewalk and driveway washing by flushing methods—except where spills of toxic or hazardous substances or where public health and safety issues can only be resolved by washing the impermeable surface.
 - Prohibit curbside car/truck washing by all customers.
 - Prohibit car/truck washing on dealers' lots.
 - Prohibit filling private swimming pools.
 - Require that ornamental fountains in buildings and parks be turned off.
 - Impose restrictions in landscape water use in proportion to the severity of the drought.
 - Prohibit all new landscaping including planting of trees and shrubs.
 - Train and assign field and customer service personnel to:
 - Police outdoor water use.
 - Issue warnings.
 - Impose penalties for water waste, violations of any permits and noncompliance with restrictions.
- Prohibit outdoor water use (as a last resort in an extremely severe drought) except for subsistence irrigation of trees and shrubs.

PUBLIC OUTREACH

During a drought, it is essential that the four area water providers communicate effectively not only with their customers, but also with other area water suppliers, local

governments, and other groups who may be affected by this drought response. An intense water conservation effort is being implemented during 2003. This effort once initiated is planned to be on going with continued support from Ute Water Conservancy District, Town of Palisade, Clifton Water District and the City of Grand Junction.

SUMMARY

While the options listed in the Drought Response Plan are based on lessons learned here and from other water utilities during past droughts, it is important to understand that every drought is different and that the Governing Boards and City Council will adjust and refine measures based on actual drought conditions. This plan is intended to help staff, customers, stakeholders and the Boards and Council be better prepared when a drought occurs.

**Water Education/Conservation Budgets
2003 thru 2005**

	2003	2004	2005
Children’s Water Festival	\$2,000	\$4,000	\$4,000
CSU Extension Service	\$2,000	\$2,000	\$2,000
WaterWise Education	\$7,500	\$15,000	\$15,000
Trade Show Water Booths	\$125	\$1,000	\$1,000
Advertising	\$1,000	\$8,000	\$8,000
Printing	\$1,000	\$4,000	\$4,000
Botanic Native Garden	\$10,000		
Xeriscape™ Demonstration Garden		\$50,000	
Total	\$23,625	\$84,000	\$34,000

Children’s Water Festival – held annually in May at Mesa College – approximately 1,500 fifth grade students throughout the valley attend. Participants include City, Ute Water, Clifton Water, Town of Palisade, Bureau of Reclamation, Fish & Wildlife and most Irrigation Companies.

CSU Extension Service – Participated with CSU Extension Service to train master gardeners to perform outdoor water audits on sprinkler systems. City, Clifton and Ute customers have priority when requesting audits.

WaterWise Education – City participates in this program with Clifton and Ute Water. Hit about half of target students. Larger budgeted amount will allow us to get information to larger audience. Learning to be WaterWise™ is a “learn-by-doing” program that teaches 4th–8th graders and their parents about the water cycle and explores sources, uses and conservation of water. Kids enjoy its interactive, hands-on features; and families actually save money by conserving water and energy. But it’s not just effective, it’s cost-effective, because it yields measurable benefits to sponsors...out of proportion to their modest investment. Learning to be WaterWise™ includes:

Kits are supplied to each student and teacher for hands-on home projects. These projects accompany the classroom activities and consist of technology installations and tests performed in the students’ homes. Each kit contains a high-efficiency showerhead, water efficient bathroom and kitchen aerators, water temperature check card and much more. It also includes an interactive 3D CD-ROM that guides users through a virtual home through educational games.

Trade Show water booths – develop poster board materials to be displayed with our water conservation/education messages at different Home & Garden type shows. We did Landscapes West this year and had good response. Will hit major shows next spring.

Advertising – Monies budgeted for different types of advertising purposes. Billboards, radio, tv, etc.

Printing - Monies budgeted for different types of printing of brochures, handouts, newsletters, etc.

Botanical Native Garden – last year of a \$50,000 donation to Botanic Garden to develop a native plant garden.

Xeriscape™ Demonstration Garden – Water Fund to donate money and Parks Department to donate labor to develop a Xeriscape™ Demonstration project on City property such as City Hall.