

**GRAND JUNCTION CITY COUNCIL
WORKSHOP AGENDA**

**MONDAY, APRIL 5, 2004, 7:00 P.M.
CITY HALL AUDITORIUM, 250 N. 5TH STREET**

MAYOR'S INTRODUCTION AND WELCOME

- 7:00 **COUNCILMEMBER REPORTS**
- 7:10 **CITY MANAGER'S REPORT**
- 7:15 **REVIEW FUTURE WORKSHOP AGENDAS** [Attach W-1](#)
- 7:25 **REVIEW WEDNESDAY COUNCIL AGENDA**
- 7:30 **GRAND JUNCTION HOUSING AUTHORITY'S ASSISTANCE REQUEST FOR THEIR LINDEN POINTE DEVELOPMENT PROJECT:** The Housing Authority is asking for certain considerations in order to build an affordable housing project on Linden Avenue. [Attach W-2](#)
- 8:20 **ECONOMIC DEVELOPMENT INCENTIVES REQUEST FROM GRAND JUNCTION ECONOMIC PARTNERSHIP** [Attach W-3](#)
- 8:50 **LANDSCAPE CODE REVIEW:** Planning Manager Kathy Portner will review with City Council proposed changes to the Landscape Code to address concerns that have been brought up since its adoption in 2000. [Attach W-4](#)
- 9:30 **HORIZON DRIVE ASSOCIATION BUSINESS IMPROVEMENT DISTRICT UPDATE:** The City Clerk will present the petitions and request the Council schedule the matter for hearing. [Attach W-5](#)
- 9:50 **STRATEGIC PLAN UPDATE** [Attach W-6](#)
- 10:00 **ADJOURN**

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

**Attach W-1
Future Workshop Agenda**

CITY COUNCIL WORKSHOP AGENDAS

**** APRIL 19, MONDAY 11:30 AM***

11:30 CABLE TELEVISION FRANCHISE DISCUSSION

12:15 STORM WATER AUTHORITY COMMITTEE IGA UPDATE

APRIL 19, MONDAY 7:00 PM

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW
FUTURE WORKSHOP AGENDAS

7:25 CITY MANAGER'S REPORT

7:30 UPCOMING APPOINTMENTS TO BOARDS & COMMISSIONS

7:45 CITY LOGO DISCUSSION

**** May 3, MONDAY 11:30 AM***

11:30 MEETING AT SENIOR CENTER

MAY 3, MONDAY 7:00 PM

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW
FUTURE WORKSHOP AGENDAS

7:25 CITY MANAGER'S REPORT

7:30 TRANSPORTATION CAPACITY PAYMENT AND ONE-HALF STREET
IMPROVEMENTS POLICY

7:30 STRATEGIC PLAN UPDATE

**** MAY 17, MONDAY 11:30 AM***

11:30 OPEN

MAY 17, MONDAY 7:00 PM

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW
FUTURE WORKSHOP AGENDAS

7:25 CITY MANAGER'S REPORT

7:30 UPCOMING APPOINTMENTS TO BOARDS & COMMISSIONS

MAY 31, MONDAY: *Memorial Day, No Meetings*

JUNE 14, MONDAY 7:00 PM

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW
FUTURE WORKSHOP AGENDAS

7:25 CITY MANAGER'S REPORT

7:30 UPCOMING APPOINTMENTS TO BOARDS & COMMISSIONS

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

1. Utilities in right-of-way ordinance
2. Ridges Architectural Control Committee Letter
3. Update on Riverside 1601 Process (June/July)
4. Use/reallocation of CDBG 2003 Program Year Neighborhood Program funds.
(Possibly add to the lunch meeting on 03 May 2004.)
5. Requested meeting with the School District Board (the City Manager is coordinating a meeting date).
6. Annual Persigo joint meeting-July

cc: City Council
Kelly A.
Ann S.
Dawn V.
Seth H.
Joe S.



Associated Landscape Contractors of Colorado
Professionals Grounded In Excellence

MAR 22 2004

sm 3/24/04

March 22, 2004

Grand Junction City Council
250 North 5th Street
Grand Junction, CO 81501

Dear Council Member:

The recent Wingate Park project has raised some concerns within the local landscape community about the city's current trend toward design/build contracts. While these contracts may have some advantages, we feel strongly that there are several independent designers, engineers and contractors who are qualified, professional and highly capable of constructing a project like Wingate Park at a competitive cost to the city.

As such, we would like to begin an open, inclusive dialogue with the City Council about the merits and shortcomings of such a contract process in order to help ensure that the city contracts include the opportunity for any qualified firm to participate in the bidding process for construction and design work.

We would like to begin these discussions as soon as possible. I will be in contact with your office within the next ten days to make meeting arrangements.

Sincerely,

Ivan Geer
Associated Landscape Contractors of Colorado
Western Chapter President

Attach W-2

Linden Pointe Development

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject		Request for Contribution to Linden Pointe Development				
Meeting Date		April 7, 2004				
Date Prepared		March 30, 2004			File #	
Author		Jody Kole		Executive Director, GJHA		
Presenter Name		Jody Kole		Executive Director, GJHA		
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
<input checked="" type="checkbox"/>	Workshop	<input type="checkbox"/>	Formal Agenda		<input type="checkbox"/>	Consent
<input type="checkbox"/>		<input type="checkbox"/>			<input type="checkbox"/>	Individual Consideration

Summary: Grand Junction Housing Authority requests a temporary deferral of development fees and a financial contribution to its Linden Pointe affordable housing development.

Budget: The requested contribution is \$196,230. Development fees would be paid in full, on a pro rata basis, at issuance of Certificates of Occupancy for each of the 11 residential buildings.

Action Requested/Recommendation:

Authorize City investment in Linden Pointe affordable housing development in the amount of \$196,230.

Attachments:

1. Letter from Grand Junction Housing Authority requesting City support
2. Graphic representations of the development and site plan
3. Narrative regarding the development, target market, rental rates, affordable rental rates based on percentage of Area Median Family Income
4. Categorical breakdown of total development costs

Background Information:

The need for additional affordable housing for elderly, disabled, and working poor families in the Grand Valley is well documented, by

The 2002 Grand Valley Affordable Housing Needs Assessment
The City of Grand Junction 2001-2006 Consolidated Plan
The City Council's Strategic Plan
The Mesa County Strategic Plan

The Grand Junction Housing Authority has been planning, designing, and garnering financial and community support for its Linden Pointe affordable housing development for the past two years. The City Council supported the pre-development phase of this project by approving two CDBG grants, in 2002 and 2003. This support has enabled the Housing Authority to successfully compete for Low Income Housing Tax Credits from CHFA and for grant funding from the State of Colorado, Division of Housing. As Council is aware, the State funding requires local government financial support. Based on these commitments, the Housing Authority has attracted a strong equity investor, MMA Financial, to be the Limited Partner in a Limited Liability Limited Partnership which will own the development. GJHA will be the Managing General Partner. MMA has committed to invest up to \$7,166,000 to Linden Pointe.

With the final design complete and the site plan approved, the Housing Authority is nearly ready to break ground on this 92 unit development. The final step is to obtain the last portion of gap funding from the City of Grand Junction and Mesa County.

GJHA seeks three specific actions by City Council:

1. Agree to hold this development harmless from any future increases in development fees, impact fees, or other exactions enacted after April 1, 2004;
2. Agree to defer collection of all development fees or impact fees for Linden Pointe until Certificates of Occupancy are issued for each of the 11 residential buildings;
3. Agree to an additional investment in the development of \$196,230 in 2004.

The Design / Build team of Shaw Construction and Odell Architects was selected in a competitive process in late 2002. Local sub-contractors include Grand Mesa Mechanical, EC Electric, and Kappauf Enterprises. Other subcontractors will be competitively selected by Shaw once the final Partnership Agreements and Construction agreements are signed, and the financial commitments are in place.

The construction costs are anticipated to be approximately \$9,519,000. Total development costs are projected to be approximately \$11,393,770, including insurance, architect and engineering fees, construction interest and loan fees, development / impact fees, legal fees, and tax credit fees, among other costs. MMA Financial is making a large investment in this development to offset the high level of soft costs typically associated with complex Low Income Housing Tax Credit transactions.

The 92 units at Linden Pointe will be deed-restricted for 50 years to serve households at and below 60% of the Area Median Family Income (AMFI) as adjusted for household size. A specified number of units will be set aside for households at 30%, 40%, 50% and 60% of AMFI. (See Attached.) The rents that these tenant households will pay will support the operation and maintenance of the property, and will service a first mortgage and other soft debt / cash-flow notes. The development includes a clubhouse / leasing office, maintenance facility, five fully accessible 2 & 3 bedroom apartments and two play areas. An area is set aside in anticipation of a future child care facility. The

construction will be attractive and durable. The first apartments should be available for leasing in Fall, 2004, with construction to be completed in Spring, 2005.

March 29, 2004

Mayor Jim Spehar and Members of the
Grand Junction City Council
250 Rood Avenue
Grand Junction, CO 81501

Dear Mayor Spehar and City Council Members:

On behalf of the Grand Junction Housing Authority, we would like to thank you for meeting with the Grand Junction Housing Authority to discuss the proposals for investing in the construction of additional affordable housing units in the Grand Valley.

Over the course of the past year we have had several discussions with City staff and with the City Council regarding the 92 unit Linden Pointe development planned by the Housing Authority. We have shared with you the need for financial support from local government entities to be able to leverage grant and equity funds from outside the community. With local seed money, we are able to generate over 15 times the amount of local investment in loans, grants and equity funds to complete this important affordable housing development. Without local government commitment, none of the traditional funding sources would invest in these endeavors.

The City has generously supported this development in the past, by providing two grants from the City's Community Development Block Grant program, totaling approximately \$313,000. Based on that initial support, and on our expression of confidence that Mesa County would also invest in this development, we were able to obtain a grant commitment from the State of Colorado, Division of Housing for \$800,000. The State Housing Board expressed enthusiasm for this development, and reiterated its strong desire for both the County and the City to invest in the development.

The Linden development will serve households earning between 30% and 60% of the Area Median Family Income. Five of the 2- and 3-bedroom units will be fully accessible, and all ground floor units will be adaptable. All units will include washer / dryer pairs in the appliance package. A leasing office with community room, and computer lab will be available to residents, who will be encouraged to form Neighborhood Watch committees, sponsor educational activities and to form a "homework club" for the children of the development. Space has been reserved for a future child care facility, in the hope that additional funds can be raised in the future to complete this facility.

With the assistance of our financial partners, the Linden apartments will remain committed to serving the needs of the Grand Valley's low income families for the next 50 years!

Our specific request of the City Council is that you agree to further support the Linden Pointe Development as follows:

- a) Agree to hold it harmless from any future increases in development fees, impact fees, or other exactions enacted after April 1, 2004;
- b) Agree to defer collection of all development fees or impact fees for Linden Pointe, until issuance of Certificates of Occupancy for each of the 11 residential buildings; and
- c) Agree to an additional investment in the development of \$196,230 in 2004.

This investment, coupled with a funding commitment from Mesa County will finalize our funding package, and will enable us to close on the Construction Loan and Partnership Agreement, and begin construction in April, 2004. The Mesa County Board of County Commissioners has deferred its consideration of our funding request, pending the City Council's consideration of our request.

We estimate that the Linden Pointe development will generate net revenue to the City of \$295,350 - comprised of \$164,464 in fees (see Exhibit 1) and approximately \$130,886 in sales and use taxes.

Local government investment comprises slightly more than 5% of the total project costs. Private sector equity and a mortgage to be serviced by tenant rents will provide 86% of the total project costs. We have attached for you information regarding the unit mix, proposed initial rent schedule and the hourly wage level of a household for whom the units would be affordable.

A financial commitment from the City of Grand Junction and Mesa County is essential to the success of Linden Pointe. Your investment will bring nearly \$8 million into the local economy to complete the construction of the development and add new jobs. More important is the lasting impact of providing 92 permanently affordable rental units to the working poor of the Grand Valley.

We applaud the City Council's commitment to providing affordable housing. We hope that commitment will find one of its expressions in the investment in the completion of the Linden development, and your encouragement to the Mesa County Commissioners to follow suit.

Thank you for your thoughtful consideration of this request. If we can provide any additional information to assist you, please feel free to contact either of us.

Sincerely,

Steve Heinemann
Board Chairman

Jody M. Kole
Executive Director

Exhibit I

Fees and Fee Payment Schedule

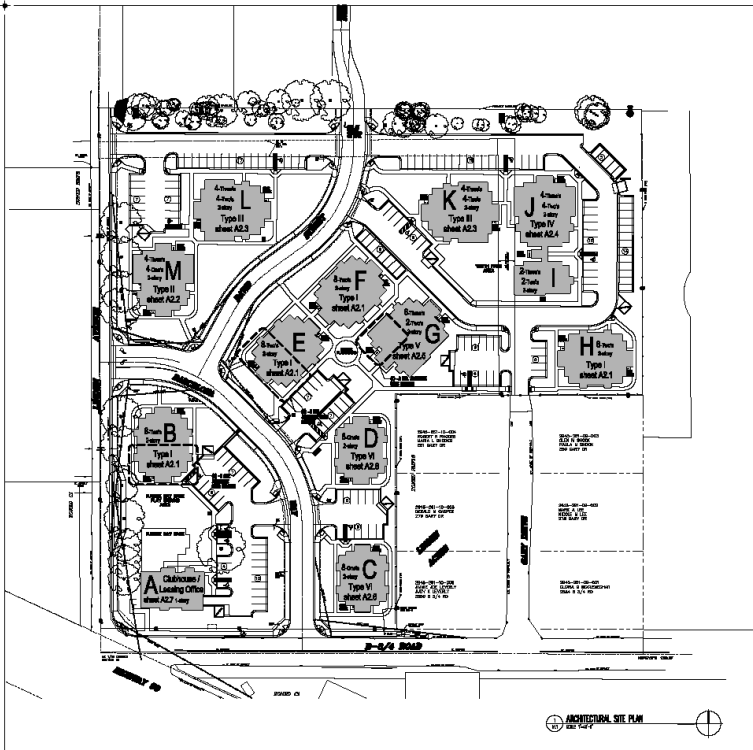
City of Grand Junction Fees	Amount	Payment Schedule
Water Tap	\$ 49,500	Prior to Certificate of Occupancy
Sewer	\$ 65,240	Immediately prior to issuance of Building Permits
Drainage	\$ 1,660	Prior to recording final Plat
Park Impact	\$ 20,700	Prior to recording final Plat
TCP	\$ 27,600	½ road improvements to Linden and David streets have now reduced this fee to \$0
School Impact	\$ 26,864	Issuance of Planning Clearance for each building
Recording, Reproduction, Misc.	\$ 500	Throughout the course of construction



Linden Point

Grand Junction Housing Authority
Grand Junction, Colorado





SITE DATA CHART

City of Grand Junction Item #2046 0793 Industrial District High & High Density
 100-Block, Industrial District

Item	Quantity	Area	Percentage
Area of Lot - (2) lots	20,000 sq ft	1.00 acre	23.2 %
Area of Building Footprint	10,000 sq ft	0.23 acre	5.3 %
Area of Open Space	10,000 sq ft	0.23 acre	5.3 %
Total Area of Property	20,000 sq ft	0.46 acre	10.5 %

Proposed Name for Area: Linden Ave. Apts. (200 Units)
 Number of Units/Bedrooms: 200 Units
 Number of Residential Units: 200 Units
 Number of Residential Units: 200 Units
 Number of Parking Spaces: 200 Spaces
 Total Number of Parking Spaces: 200 Spaces - (See Table 1.18 Space per Unit)
 USE CASE:
 1. Industrial - 200 Units
 2. Residential - 200 Units
 3. Commercial - 20 Units

DEMOLITION NOTES

1. DEMOLITION OF ALL EXISTING BUILDINGS ON SITE IS TO BE DEMONSTRATED ON THE CONSTRUCTION PLAN. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION DEMOLITION ORDINANCE.
2. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DEMOLITION OF ANY BUILDINGS ON THE SITE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE CONSTRUCTION PLAN.
3. ALL BUILDINGS SHALL BE DEMOLISHED AND REMOVED TO THE GROUND. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION DEMOLITION ORDINANCE. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION DEMOLITION ORDINANCE.

SEE CIVIL AND LANDSCAPE DRAWINGS FOR UTILITY AND SITE INFORMATION.

SHAW
 SHAW ARCHITECTURAL FIRM, P.C.
 ARCHITECTS AND PLANNERS
 278 Linden Avenue
 Grand Junction, Colorado 81505
 970.243.4444
 www.shawarchitect.com

Linden Avenue Apartments
 278 Linden Avenue
 Grand Junction, Colorado

DATE: 08.15.18
 PROJECT NO.: 18-02
 SHEET NO.: 18-02-01
 SCALE: AS SHOWN

ARCHITECTURAL SITE PLAN

ALI

Proposed Initial Rent Rates for Linden Development

	Number of Units	<u>Percent of Area Median Family Income</u>			
		<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>
One Bedroom Apartment	2	241			
	4		335		
	12			380	
	2				420
Two Bedroom Apartment	2	289			
	11		403		
	25			490	
	9				530
Three Bedroom Apartment	1	335			
	3		466		
	12			550	
	8				610

Hourly Wage Equivalent of Area Median Family Income
Mesa County, 2003

Percent of Area Median Family Income	<u>Household Size</u>					
	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>
30%	5.07	5.79	6.51	7.24	7.81	8.39
40%	6.75	7.73	8.69	9.65	10.42	11.19
50%	8.44	9.66	10.87	12.07	13.03	13.99
60%	10.13	11.60	13.04	14.48	15.63	16.79
100%	16.88	19.33	21.73	24.13	26.06	27.98

Area Median Family Income By Household Size
Mesa County, 2003

30%	10,550	12,050	13,550	15,050	16,250	17,450
40%	14,040	16,080	18,080	20,080	21,680	23,280
50%	17,550	20,100	22,600	25,100	27,100	29,100
60%	21,060	24,120	27,120	30,120	32,520	34,920
100%	35,100	40,200	45,200	50,200	54,200	58,200

Affordable Rent and Tenant-Paid Utilities, by Household Size
Mesa County, 2003

30%	264	301	339	376	406	436
40%	351	402	452	502	542	582
50%	439	503	565	628	678	728
60%	527	603	678	753	813	873
100%	878	1,005	1,130	1,255	1,355	1,455

Linden Pointe
276 Linden Avenue, Grand Junction, CO 81503
Developer / General Partner: Grand Junction Housing Authority

Need for Project:

In September 2002, an assessment of the Grand Valley's need for less-than-market-rate housing was completed; a shortage of 1,080 rental units and 589 home ownership units was reported. The housing shortage will grow an additional 1,009 units by 2005 if existent employment and population trends continue.

Site and Development Description:

The Grand Junction Housing Authority over the last 16 months has been working to meet a portion of this housing need with the new construction of 92 multifamily rental housing units on 7.5 acres of land located near schools, shopping, on Grand Valley Transit's route, and next to a City park. The development will consist of 12 two-story mansion-style residential buildings and one leasing office / clubhouse, and two playgrounds; a portion of the site has been reserved for a future child-care facility. Unit amenities include dishwashers, garbage disposals, clothes washers and dryers in each unit, two-bathrooms in the two and three bedroom units, and comfortable floor-plans. Five of the units are fully accessible.

Unit Size, Number, and Income Targeting:

Unit Type	Size	Units @ 30% AMI	Units @ 40% AMI	Units @ 50% AMI	Units @ 60% AMI	Employee Unit @ 80% AMI	Unit Total
1-bedroom, 1-bath	797	2	4	12	2		20
2-bedroom, 2-bath	987	2	11	25	9	1	48
3-bedroom, 2-bath	1220	1	3	12	8		24
Totals		5	18	49	19	1	92

Development Timeline:

Development Design and Planning Approvals	Fall 2002 - Spring 2004
Construction Start	Spring 2004
Complete Construction	Spring 2005
Complete lease-up	Fall 2005

Construction / Architect:

- Contractor – Shaw Construction
- Primary Subcontractors
 - ✓ EC Electric, Grand Junction
 - ✓ Grand Mesa Mechanical, Grand Junction
 - ✓ Kappauf Enterprises, Grand Junction
- Architect – Otis Odell Architects

Development Budget:

Total development cost:		\$ 11,393,770
Private Sector Income Sources:		
Private Sector Equity Investor		\$ 7,166,000
First Mortgage		<u>\$ 2,600,000</u>
Subtotal (86% of total budget)		\$ 9,766,000
Public Sector Income Sources:		
Colorado Division of Housing Grant	\$	800,000
2002 City of GJ CDBG Grant	\$	41,720
2003 City of GJ CDBG Grant	\$	271,050
City of Grand Junction	\$	196,230
Mesa County Request	\$	<u>90,000</u>
Subtotal (12% of total budget)	\$	1,399,000
Loan:		
Deferred Developer Fee		\$ 228,770

Property Manager:

Grand Junction Housing Authority

Linden Pointe Development Cost Estimates

03/30/04

Land & Demolition	271,374
Site Work	1,383,617
New Construction	8,135,424
Professional Fees	486,133
Construction Interim Costs	517,314
Permanent Financing Fees	73,000
Soft Costs	93,138
Syndication Costs	22,500
Developer & Consultant Fees	343,270
Project Reserves	68,000
TOTAL DEVELOPMENT COSTS	11,393,770

Attach W-3 Incentive Request



Mayor Spehar and Council Members
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

March 29, 2004

Dear Mayor Spehar and Council Members,

The Grand Junction Economic Partnership is currently working with a company to relocate their headquarters and operations facility to the City of Grand Junction. I would like to provide you with some information about the project in anticipation of approaching the City Council for a relocation incentive. We are competing with several communities located in Colorado, Arizona and Nevada and due to the confidentiality requirements of our work the following information is all that can be provided.

- The company is involved in aircraft leasing and airborne research activities. All of its products and services would be exported outside of Mesa County. Sales in 2004 are estimated to be approximately \$5 million.
- At least 18 and up to 25 jobs will be created within 48 months. The minimum average wage is estimated at \$14.80 per hour (\$30,784 per annum) and will increase as employee skill levels increase. A benefit package is also provided including medical, dental and life insurance. Total annual payroll would be approximately \$769,600 at full employment. Positions include aircraft mechanics, pilots, technicians, management and administration.
- New capital investment of at least \$1,600,000 will be made in either a new or existing facility located at Walker Field Airport.
- Indirect economic impacts (secondary outputs and earnings) are estimated to be \$27,997,032 over the next five years.
- The owner/manager of the company would relocate and establish the company headquarters in Grand Junction.

The Grand Junction Economic Partnership Board of Directors believes this company to be one which merits recruitment. These are quality jobs and the company is in an industry that is a good fit for our community and one that GJEP has targeted to grow. In addition the company's presence at Walker Field will enhance our airports exposure.

We are seeking to present this company with a combination of incentives including cash grants, Enterprise Zone tax credits and a Colorado FIRST training grant. The amount of the incentive we are requesting from City Council is \$75,000.

Thank you for your assistance in creating quality jobs for our local residents.

Sincerely,

A handwritten signature in black ink that reads "Ann Driggers". The signature is written in a cursive, flowing style.

Ann Driggers
President

cc. Norm Franke, Chair, GJEP Prospect Committee



March 25, 2004

Grand Junction City Council
225 North 5th
Grand Junction, CO 81501

Dear Council Members;

We have been notified that you will soon be asked by the Grand Junction Economic Partnership to provide a cash incentive for a company they are currently trying to attract to the Valley.

As partners in this area's economic development efforts, the Grand Junction Area Chamber of Commerce supports the request by GJEP for incentives for their prospect identified as client # 13017. From the information that we have received it appears that this company would be a good fit for the community inasmuch as it would provide jobs paying a good quality wage and make a significant capital investment.

We would urge you to act favorably upon their request.

Sincerely,

A handwritten signature in black ink that reads "J. Michael Stahl". The signature is written in a cursive style with a large, prominent initial "J".

Mike Stahl
Chairman of the Board

RECEIVED MAR 26 2004



March 24, 2004

Grand Junction City Council
250 North 5th St.
Grand Junction, CO 81501


Attention: Mr. Jim Spehar, Mayor

Honorable City Council Members:

The purpose of this letter is to support Grand Junction Economic Partnership's request of March 16th to the City for relocation assistance. The Partnership has researched client #03017 and feels this company is one that merits recruitment. Incentives from the City and County and State are being sought to demonstrate to client #03017 that the Grand Junction Community is a viable relocation choice and eager to assist their ongoing operations.

As economic development is a continuing and high-level priority for our Community, the Business Incubator Center respectfully requests that the City Council consider Grand Junction Economic Partnership's request favorably.

Thank you,



Betty Bechtel
Chair of the Board

cc: Kelly Arnold, City Manager

Colorado Small Business
Development Center

Incubator
Program

Mesa County
Enterprise Zone

Revolving Loan Fund
of Mesa County

**Attach W-4
Landscape Code Review**

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject		Proposed Amendments to Section 6.5 of the Zoning and Development Code, Landscaping, Buffering and Screening Standards				
Meeting Date		April 5, 2004				
Date Prepared		March 29, 2004			File #TAC-2004-040	
Author		Kathy Portner		Planning Manager		
Presenter Name		Kathy Portner		Planning Manager		
Report results back to Council		<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	When
Citizen Presentation		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name
<input checked="" type="checkbox"/>	Workshop	<input type="checkbox"/>	Formal Agenda		<input type="checkbox"/>	Consent
<input type="checkbox"/>		<input type="checkbox"/>			<input type="checkbox"/>	Individual Consideration

Summary: The 2003 update of the Growth Plan included several action items specific to the landscape requirements of the Zoning and Development Code, including the following:

- *Revise code standards for location and screening of outdoor storage, **streetscaping, landscaping, signage, lighting, building orientation, building materials and parking lot design.***
- *Review/revise Code standards for landscaping to include provisions and incentives for use of xeriscape design and plants well-suited to the climate of the Grand Valley.*
- *Adopt Code standards to address minimum on-going maintenance of landscaping.*

Based on that and on issues that had been brought up with specific applications of the Code since it's adoption in 2000, the City, with the assistance of Winston Associates and Ciavonne Associates, reviewed the existing Section 6.5, Landscape, Buffering and Screening Standards, and are proposing various amendments.

The identified purpose of the analysis was to identify aspects of the current code that:

- Do not adequately address the goals of the Zoning and Development Code or the City's overall goals for quality development as stated in the "Growth Plan for Grand Junction" and the "Strategic Plan";
- Create an undue burden on developers or property owners looking to build in Grand Junction;

- Result in standards for landscaping that are unrealistic to achieve.
- Create conflicts within Section 6.5 or other sections of the Zoning and Development Code; and
- Create loopholes that allow developers to avoid, or do less than the minimum required by Section 6.5.

In addition to the technical analysis of Section 6.5, the review included workshops with Grand Junction Community Development staff, Mesa County Planning staff, and focus groups, over a five-month period. The detailed analysis relied heavily on the active involvement of the staff and individuals who regularly work with the code either as a landowner, developer or design professional. The process included:

- Workshops with Community Development staff to gain an understanding of where Section 6.5 was functioning properly, where it needed to be improved and to review drafts of the proposed changes.
- A series of three focus groups attended by approximately 20 engineers, landscape architects/designers, landscape contractors, representatives from the business and development community as well as advocates for community aesthetics. The focus groups matched individuals with similar interests and experience in working with the landscape code to help facilitate a thorough discussion.
- A round table discussion with the staff of Community Development and representatives from Mesa County to review their concerns with, and goals for, Section 6.5.
- Review of landscape codes from other cities with similar conditions or profiles to Grand Junction to understand how they address landscape requirements in their communities.
- A comparison of current Code requirements and proposed Code requirements.
- Insights from the consultant team, which included a Grand Junction landscape architect who works with Section 6.5 on a daily basis and a Front Range landscape architect with experience in working with landscape codes from a wide range of Colorado cities.
- Copies of the Landscape Code Update, put together by the consultants, were provided to everyone who participated on the focus groups, as well as others who requested copies. Comments received are included as an attachment.

Budget: N/A

Action Requested/Recommendation: Council input and direction on the proposed changes to the landscape code.

Attachments:

Proposed Amendments
Written Comments

Background Information: The consultants identified the following issues and recommendations for Section 6.5:

1. Create a separate landscape requirement for industrial zones. One obvious issue that was brought up by many of the participants is that the same level of landscaping is required for industrial zones as is required for commercial zones. This is especially a problem for I-1 and I-2 zones that often have large areas of paving for equipment storage, minimal parking or office use and adjacent industrial uses that do not require screening. The recommended change is to only require landscaping along the street frontage and the first 50' of the side yard from the front property line. Parking lots and office uses in the industrial zones would be landscaped in accordance with the general provisions of Section 6.5. It also establishes minimum quantities of trees and shrubs to be provided. The recommended changes would apply to the I-1 and I-2 zones only. I-O (Industrial/Office) would still be subject to the same landscaping requirements as commercial properties.
2. Change the way the amount of landscaping is calculated. Section 6.5 currently requires a specific number of trees or shrubs for a set amount of "improved area", which is the "total area being used for the building, parking lot, storage or display area". Concerns were raised that sometimes the current code requirements result in more trees and shrubs than can be accommodated on the site. It was suggested that a set percentage of open space or landscaped area be established. However, after analysis of several site plans, the consultants concluded that it wasn't necessarily an issue with the numbers of trees and shrubs being required, but that developers were not accounting for the amount of landscape area needed as part of the initial site planning and design. The comparison with other cities that require a minimum amount of open space or landscaped areas showed that Grand Junction is getting similar amounts of landscaped areas mandating a minimum number of trees and shrubs, rather than establishing a specific open space or landscaped area requirement.
3. Update the way tree sizes are referenced. There was consensus that the distinction between a "large deciduous tree", "medium deciduous tree" and a "small deciduous tree" is difficult to quantify and of limited value for landscapes. Therefore, the recommendation is to change the nomenclature used to identify the types of deciduous trees to "shade trees" and "ornamental trees". Each of those is defined in the text. Also, the recommendations include allowing up to 20% of the tree requirement to be ornamental or evergreen trees.
4. Revise the single-family residential landscape buffer to avoid creating "canyon" streetscapes. Currently the landscape code requires a 5' landscape buffer outside a Residential Subdivision Perimeter Enclosure adjacent to the right-of-way, if the perimeter enclosure is a solid 4' to 6' fence or wall. No landscape buffer is required where a solid fence or wall less than 4' in height or an open rail or picket fence is used. Most developers opt for a 6' solid fence or wall to create privacy for the homeowners. A series of subdivisions along a road with 6' solid fencing and a 5' buffer landscape create a "canyon effect" along the corridor. The recommendation is to increase the landscape buffer from 5' to 14' along arterials and urban collectors, which coincides with the width of the required

Multi-purpose Easement. This not only mitigates the canyon effect, but also provides better access to utilities in the easement.

5. Include a review by a qualified landscape architect or designer. The consultant is recommending that all landscape plans be reviewed by qualified landscape architect or designer. This recommendation would require that the City staff a position with a qualified landscape professional or hire that review out to a private landscape professional. We are not recommending implementing this recommendation at this time. Whenever there are questions on a proposed landscape plan, we will try to utilize expertise of current City staff in the Community Development Department or the Parks and Recreation Department.
6. Create a process similar to the TEDS Exception for landscape improvements. One frequent theme of the focus groups was that there should be more flexibility built into Section 6.5. Many proposed developments have unique circumstances that are not addressed in Section 6.5, or for which Section 6.5 creates a hardship. One suggestion was to adopt an administrative review process similar to the one the Public Works Department created for approving minor variations to its “Traffic Engineering Design Standards”, the TEDS exception. Staff is not recommending a similar process for Section 6.5. There are several areas that are specifically addressed in the section that give the Director latitude to consider variations to the requirements. For example, shrubs can be substituted with trees, the number of trees can be reduced if larger trees are provided, substitutions can be made with “like” plant materials, ornamental and evergreen trees can be used for up to 20% of the tree requirement, hardscape and public art can meet a percentage of the landscape requirement and landscaping in the right-of-way where detached walk exists can reduce the width of a required landscape buffer and can count toward a percentage of the required on-site landscaping.
7. All “trades” or credits should make economic sense. There are several places within Section 6.5 that allows substitutions for required screening, numbers of trees or shrubs, or sizes of trees. However, the allowed exchanges are sometimes not well defined, or the value of the exchange is grossly inequitable. There are proposed revisions to specify the exchanges that can be considered.
8. Encourage xeriscape. While the current Code encourages the use of low-water need plantings, the addition of section 6.5.B.20 better defines the purpose of xeric landscapes and allows the Director discretion in approving “desert” type landscapes. There have been some comments that the Code section should go further and give incentives for the use of xeriscaping, such as a reduction in the amount of landscaping required. However, a reduction in the requirement will not meet some of the other goals and objectives of the Strategic Plan and Growth Plan for enhancing aesthetics of the built environment.
9. Inability to get a water tap for landscaping. Section 6.5 requires that all landscaped areas be irrigated. Further, any landscaping in the right-of-way that is to be maintained by the City, requires a separate irrigation system. There have been issues in the past where Ute Water has refused to issue a water tap solely for landscaping purposes. There are no recommendations in the code amendments to address this issue. Staff agrees it’s an issue that needs to be resolved, but in a forum other than the Zoning and Development Code.

CHAPTER SIX

DESIGN & IMPROVEMENT STANDARDS

6.5 LANDSCAPE, BUFFERING AND SCREENING STANDARDS

A. **Purpose and Goals.** The purpose of this section is to ~~reduce negative impacts~~ enhance the aesthetic appeal of new development. Landscaping ~~and new flora~~ reduces heat, and glare ~~and noise~~, facilitates movement of traffic within parking areas, shades cars and parking surfaces ~~thus~~ reducing local and ambient temperatures, buffers and screens cars from adjacent properties, promotes natural percolation of surface waters, improves air quality, buffers and screens potentially incompatible uses from one another, and conserves the value of property and neighborhoods within the City.

B. *General Landscape Standards.*

1. All landscaping required by this Code shall comply with the standards and requirements of this Section 6.5. The landscaping requirements of this Code shall not apply to a lot zoned for one or two dwellings. Landscaping for new developments shall occur in buffer areas, all interior parking areas, along the perimeter of the property, around new and existing structures, and along street frontages and within any right-of-way not used nor planned to be used for infrastructure.
2. **Plant Quantities.** The amount of landscaping is based on gross area of proposed development.
3. **Landscaping Standards.** All new development must install and maintain landscaping as required by this Code. [See Exhibit 6.5.A for an example of the landscaping requirements of this section.]
 - a. On-site frontage landscaping may not apply in the B-2 zone downtown commercial. [see Zone District standards]
 - b. Landscaping in the abutting right-of-way is required in addition to overall site landscaping requirements.
 - c. Buffer landscaping is required in addition to overall site landscaping requirements.
4. **Acceptable Plant Material.** Vegetation must be suitable for Grand Junction's climate and soils. The Director may allow the use of any plant if sufficient information is provided to show suitability including salt tolerance, sun and shade requirements based on planting locations, growth habit, *etc.* Noxious weeds are not allowed [The Director will keep a list of suitable plants.]
5. **Minimum Plant Sizes are:**
 - a. ~~Large deciduous tree~~ Shade Tree, 1½" 2" caliper (measured 4" 6" above root ball) at time of planting. At maturity, a ~~large deciduous~~

shade tree has a height and/or spread of 25' thirty (30') feet or greater.

If 2" caliper trees are not available due to seasonal shortages or shortages in desired varieties, the Director may approve the installation of smaller trees, provided the proportional difference in caliper inches is compensated for by installing additional trees. For example, the installation of six 1 1/2 " caliper Shade Trees would result in a shortfall of 3 caliper inches, which could be compensated for with two additional 1 1/2" trees. However, a minimum caliper of 1 1/2" shall be required.

- b. Ornamental Tree ~~Medium deciduous tree~~, 1 1/2" caliper (measured 42" 6" above root ball) at time of planting. At maturity, an ornamental ~~medium deciduous tree or flowering ornamental tree~~ has a spread and height between 15' and 30' 25'.
 - ~~c. Small deciduous tree, 1 1/2" caliper (measured 12" above the root ball) at time of planting. At maturity, a small deciduous tree has a spread not in excess of 15 feet.~~
 - d. Evergreen tree, 6 feet tall at time of planting.
 - e. Deciduous shrub, 5-gallon container.
 - f. Evergreen shrub, 5-gallon container.
 - g. Perennials and ground covers, 1-gallon container.
 - h. Turf mix, native grasses and wild flower mix are the only vegetation that may be planted as seed.
6. **Irrigation.** All vegetation and landscaped areas must be provided with a permanent irrigation system.
- a. Non-potable irrigation water shall be used unless the Director allows the use of potable water.
 - b. An underground pressurized irrigation system and/or drip system is required for all landscape areas on the property and in any right-of-way.
 - c. If connected to a drinking water system, all irrigation systems require backflow prevention devices.
 - d. All irrigation for non-potable irrigation water systems must have adequate filters easily accessible above ground or within an appropriately sized valve box.
 - e. Native grasses must have a permanent irrigation source that is zoned separately from higher water demand landscapes. Once the grasses are established, irrigation to native grass areas can be reduced to a level that maintains coverage typical of the grass mix and to suppress weed growth.
7. **Landscape Plans and Equivalent Plants.**
- a. Landscape plans must identify the species and sizes of vegetation [SSID Manual].
 - b. All landscaping shall be installed as shown on the approved plan.
 - c. An equivalent species may be substituted in the field without prior approval of the Director, provided a revised drawing is submitted to the Department. Plants are "equivalent" if they have the same growth

habit and rate, same cover, leafing, shade characteristics and function, have similar water requirements, thrive in the same microclimate, soils and water conditions.

- d. All other changes to the landscape plan require prior approval from the Director.
 - e. ~~Plants are “equivalent” if they have the same growth habit and rate, same cover, leafing and shade characteristics and function, have similar water requirements, thrive in the same micro-climate, soils and water conditions.~~
 - f. All development plans shall designate required landscaping areas. Subdivision plats shall designate required landscaping areas.
8. **Preservation of Significant Landscape Features.** Existing landscape features such as escarpments, large or old trees or stands, heavy vegetative cover, ponds and bluffs shall be identified by the Director as part of the development review process. To the extent the Director deems practicable, such features shall be preserved by the final plans and to such extent, count toward landscape and open space area requirements. Features to be preserved shall be protected throughout site development. If a significant live feature which was to be preserved dies or is substantially damaged the developer shall replace it with an equivalent feature as determined by the Director. No person shall kill or damage a landscape feature required to be preserved by this section. The developer shall protect trees from compaction under the canopy drip line of the tree unless the City Forester says otherwise.
- a. During construction, fencing or similar barriers shall isolate and protect the landscape features to be preserved.
 - b. All protection measures shall be clearly identified on the construction and landscape plans.
 - c. No vehicles or equipment shall be driven or parked nor shall any materials be piled within the canopy drip line of any tree to be preserved.
9. **Protection of Landscape Areas.** All landscape areas (except in the right-of-way where a street side curb does not exist) shall be protected from vehicles through the use of concrete curbing, large rocks, or other similar obstructions.
10. **Utility Lines.** If the location of utilities conflict with the landscaping provisions, the Director may approve an equivalent alternative.
- a. Utility composite plans must be submitted with landscape plans.
 - b. Trees which will grow to a height of greater than 15 feet at maturity shall not be planted under electrical lines.
 - c. ~~Small deciduous~~ Ornamental and evergreen trees planted under an electrical line may count towards ~~up to ten percent (10%) of the total large deciduous tree requirement.~~
11. **Sight Distance.** The owner shall maintain all vegetation, fences, walls and berms so that there is no site distance hazard nor road or pedestrian hazard.

12. ~~The City Forester or the City's Landscape Architect~~ Director shall decide all questions of soils, plant selection and care, irrigation installation and other vegetation and landscaping questions.
13. Soil in landscape areas must be amended and all vegetation planted in accordance with good horticultural practices.
 - a. Details for the planting of trees, shrubs and other vegetation must be shown on the landscaping plans.
 - b. The owner shall keep each fire hydrant unobscured by plant material.
 - c. ~~Shrubs must only be planted in shrub beds which are~~ Shrub beds adjacent to turf or native grass areas are to be edged with concrete, metal, brick or substantial wood material. Plastic and other light duty edgings are not allowed.
 - d. Mulch and weed fabric are required for all shrub beds.
 - e. The minimum square footage of planting area for a 5-gallon evergreen or deciduous shrub is 16 square feet. These minimum square footages may be varied by a qualified professional.

14. **Trees.**
 - a. Trees ~~must~~ should not be planted near a light pole if eclipsing of light will occur at maturity. Placing light poles in the parking lot, away from landscape area and between parking bays, helps eliminate this conflict and should be considered.
 - b. Tree canopies ~~must not~~ may overlap by up to 20% of the diameter of the tree at maturity. . Tree clustering may be allowed with some species so long as clustering does not ~~effect~~ adversely affect the mature canopy.
 - c. At planting, tree trunks must be reasonably straight ~~and free of~~ with minimal doglegs.
 - d. Wire baskets, burlap wrappings, rope, twine or any similar shipping materials shall be removed before planting.
 - e. The minimum square footage of planting area for a ~~large deciduous tree~~ shade tree is 140 square feet. ~~A qualified professional~~ The Director may vary the minimum square footage
15. **Maintenance.** The owners, tenants and occupants for all new and existing uses in the City must:
 - a. Maintain landscaping in a healthy, growing or neat and well maintained condition;
 - b. Maintenance includes watering, weeding, pruning, pest control, trash and litter removal, replacement of dead or diseased plant material, re-seeding and other reasonable efforts.
 - c. Any plant that dies must be replaced with an equivalent live plant within ninety (90) days of notification or, if during the winter, by the next April 1st.
 - d. Hay mulch used during the preparation or establishment of landscaping must be certified weed-free by the Colorado Department of

Agriculture.

- e. On his own or based on a citizen complaint, the Director may, without notice and without a warrant, walk on the landscaped portion of the property from time to time to inspect the condition of landscaping.
16. **Public Right-of-Way.** Except where a detached sidewalk exists or is proposed and approved (see d. below), landscaping on public right-of-way shall not be counted toward any landscape or open space requirements of this Code, unless specifically provided otherwise in this Code.
- a. All unimproved right-of-way adjacent on the side abutting a development which is not in the City's five-year capital plan to be improved ~~within 24 months of the approval~~ must be landscaped. ~~If irrigation can be supplied from the private property, it shall be done.~~ All right-of-way landscaping shall be irrigated and maintained by the adjoining private property owner(s), unless the City agrees to accept it for maintenance. If it is to be maintained by the City, a separate irrigation system shall be provided.
 - b. At least seventy-five percent (75%) of the unpaved adjacent right-of-way shall be landscaped with turf, low shrubs or ground cover. The Director may vary the required landscaping to obtain a consistent appearance in the area or with existing or planned right-of-way landscaping.
 - c. The owner of the nearest property shall keep all rights-of-way, which is not hard surfaced, ~~remain~~ free of weeds, litter junk, rubbish and obstructions. To prevent weed growth, erosion and blowing dust, right-of-way areas not covered by vegetation or paving shall be covered with mulch, wood chips, bark chips, decorative rocks or cobble or similar natural materials, to be underlain by weed fabric or other barrier.
 - d. Where detached sidewalks exist, or are proposed, a maximum of 50% of the public right-of-way landscaping may be counted toward the total required landscaping. The right-of-way landscaping between the curb and sidewalk shall contain street trees spaced every forty feet (40').
 - e. The Director may allow decorative paving in landscaped areas in commercial or other high pedestrian traffic areas if the decorative paving is compatible with nearby right-of-way paving and landscaping.
17. **Pervious Coverage.** Landscaped and buffer areas count toward the pervious area requirement.
18. ~~Up to final approval,~~ The Director may approve an applicant's request to vary from the required number and types of plants or landscaped area if:
- a. The number of trees exceeds twenty-five percent (25%) of the minimum number of trees; and/or
 - b. Trees exceed the minimum caliper requirement by one inch or more; and/or
 - c. ~~Additional landscaped area,~~ additional berming or other attractive buffering, ~~is provided~~ public art, enhanced paving treatments for public plazas (brick or concrete pavers, tinted and stamped concrete,

etc.) is provided The Director may grant up to a 10% reduction of the square footage of improved area used to calculate the landscape requirement where these types of enhancements are included in a development.

- d. Additional trees or larger trees can be exchanged on a per caliper inch basis with three shrubs equaling one caliper inch. Credit for using larger trees would be based on a direct exchange of caliper inches. For example: 10, 3” caliper trees equaling 30 caliper inches is the same as 15, 2” caliper trees equaling 30 caliper inches; 1, 2” caliper tree equals 6 shrubs. Trees may be substituted for shrubs, but shrubs may not be substituted for trees.
 - e. If the total amount of landscaping is provided, the Director may allow the owner to place the landscaping on another appropriate part of the lot.
19. If the Director is not the decision-maker, his authority shall be exercised by the decision-making body.
 20. *Xeriscaping*. Because of Grand Junction’s desert environment, xeriscaping and the use of xeric (low water use) plants are strongly encouraged. Xeriscape designs shall employ the seven basic principles of xeric design which include “comprehensive planning and design for low water use, creating practical turf areas, selecting low water use plants and organizing plants by water usage, using adequate soil prep, using water conserving mulches, irrigating efficiently and maintaining the landscape appropriately”. (Source: Denver Water Board).
 - a. Low water use plants are encouraged for use in the “typical” urbanized landscape, especially where the plants can be irrigated (zoned) separately from higher water use plant material. This way of using xeric plants is compatible with any of the requirements of Zoning and Development Code.
 - b. Landscape designs that mimic the “desert” character of Grand Junction’s setting are also encouraged, but must be carefully designed so that the basic requirements for shade, screening and buffering are met. Because of this, the Director must approve “desert” landscape installations as well as variances from the required plant coverage ratios or minimum plant sizes (e.g. where xeric plants are only available in one gallon containers).

C. Parking Lots.

1. Interior Landscaping Requirement. Landscaping is required in the interior of parking lots to direct traffic, to shade cars and structures, to reduce heat and glare and to screen cars from adjacent properties. The interior of all parking lots shall be landscaped as follows:
 - a. One landscaped island, parallel to parking spaces, is required for each twenty (20) parking spaces. In lieu of the standard landscape island, one “orchard style” landscape island may be used for every six (6) parking spaces. The orchard style landscape islands shall be evenly

spaced between end landscape islands. (Insert drawing with dimensions)

- b. Landscape islands must be at least one hundred forty (140) square feet. The narrowest/smallest dimension of a parking lot island is eight feet (8'), measured from back of curb to back of curb.
- c. One (1) landscaped divider island, parallel to the parking lot drive aisles, designed to prevent diagonal movement across the parking lot, shall be located for every three parking lot drive aisles.
- d. A landscape island is required at the end of every row of parking spaces, regardless of length or number of spaces.
- e. Barrier curbing on all sides adjacent to the parking lot surface is required to protect each landscape islands from vehicles.
- f. A corner area (where it is not feasible to park a vehicle) may be considered an end island for the rows on the perimeter of the parking lot.
- g. Landscaping of the interior of parking lot shall include trees and shrubs.

2. **Parking Lot Perimeter.** Landscaping is required around the entire perimeter of a parking lot to assist in the shading of cars, to assist in the abatement of heat and to reduce the amount of glare from glass and metal, and to assist in the screening of cars from adjacent properties. The perimeter of a parking lot is defined as the curb line defining the outer boundaries of the parking lot, including dumpster enclosures, bike racks, or other support facilities that are adjacent to the outer curb. Entry drives between a parking lot and the street, drives connecting two internal parking lots or building entry plazas are not included in the perimeter area.
 - a. Screening shall occur between a street and a parking lot and Street Frontage Landscape shall apply. [Sections 6.5.C.3 and 6.5.D]
 - b. ~~All landscape strips for parking lot perimeters must average 8' in width.~~ The minimum dimension allowed for the parking lot perimeter landscape strip is six feet (6'). ~~four (4) feet.~~ The width of a landscape strip can be modified by ~~administrative approval~~ the Director, provided the intent of this Section is met.
 - c. Landscaping along the perimeter of parking lots shall include trees and shrubs.
 - d. Parking lots shared by more than one owner shall be landscaped around the perimeter of the combined lots.
3. **Screening.** ~~The entire perimeter of each parking area~~ All parking lots abutting rights-of-way, entry drives, and adjacent properties must be screened. For this subsection, a screen means a turf berms and/or shrubs.
 - a. A thirty ~~(30)~~-inch (30") high screen is required along seventy percent (70%) of parking lots abutting rights-of-way, entry drives, and adjacent properties, ~~the entire boundary of a parking lot and an abutting right of~~

way measured from top of the curb nearest to the screen. (If there is no curb, measure up eight (8) inches from the nearest paved portion of the right-of-way.)—excluding curb cuts. The 30” screen shall be placed so as to maximize screening of the cars in the parking lot, when viewed from the right-of-way and shall be measured from the ground surface, or the elevation of the roadway if the adjacent road is higher than the property.

- b. ~~Seventy percent (70%) of the length of street frontage excluding the ingress and egress areas must be screened surfaces.~~ Screening shall not be required between parking lots on adjoining lots where the two lots are designed to function as one.
- e. ~~The landscaped area between a parking lot and right of way must average eight (8) foot wide. The minimum width is four (4) feet at any point.~~
- d. If a landscape area is thirty (30) feet (30’) or greater between a parking lot and a right of way, the thirty (30) inch (30”) high screen is not required. This thirty (30)-foot (30’) wide or greater area must be one hundred percent (100%) covered in plant material within three (3) years. Turf is allowed.
- e. The Director may approve a screen wall between a parking lot and a right-of-way if the lot or parcel are unusually small.
- f. A screen wall must not be taller than thirty (30) inches (30”), unless the adjacent roadway is higher than the property, in which case the screen wall shall be 30” higher than the adjacent roadway.
- g. ~~Seventy percent (70%) of the street frontage, excluding the ingress and egress areas, must be screened.~~
- h. ~~A one (1)-gallon~~ Two (2) five-gallon shrubs may be substituted for four (4) linear feet of wall.
- i. A column or jog or equivalent architectural feature is required for every twenty-five (25) linear feet of wall.
- j. The back of the wall must be at least thirty (30) inches (30”) from the face of curb for bumper overhang.
- k. Shrubs must be planted on the street side of the wall.
- l. There must be at least five (5) feet (5’) between the right of way and the paved part of a parking lot to use a wall as a screen.
- m. Wall elevations and typical cross sections must be submitted with the landscape plan at a minimum scale of one half inch = one foot ($\frac{1}{2}'' = 1'$).
- n. Walls shall be solid masonry with finish on both sides. The finish may consist of stucco, brick, stone or similar material. Unfinished or merely painted concrete block is not permitted.
- o. Shrub plantings in front of a wall is not required in the B-2 Downtown District.

D. Street Frontage Landscape.

1. Street Frontages. Within all zones (except single family uses in Single Family Zone Districts), the owner shall provide and maintain a minimum 14' wide street frontage landscape adjacent to the public right-of-way.
2. ~~If the setback is less than eight (8) feet, the owner shall landscape seventy-five percent (75%) of the first eight feet along the street.~~ A minimum of seventy-five percent (75%) of the street frontage landscape shall be covered by plant material at maturity.
3. The Director may allow for up to 50% of the 14' wide street frontage to be turf, or up to 100% turf coverage may be allowed if the parking lot setback from the right-of-way exceeds 30'. Low water usage turf is encouraged.
3. ~~If the total amount of landscaping is provided, the Director may allow the owner to provide the landscaping on another part of the lot.~~
4. All unimproved right-of-way adjacent to new development projects shall be landscaped and irrigated by the owner and/or homeowners association as per the sections of this code.
5. Landscaping within the ~~front yard setback~~ street frontage shall include trees and shrubs. If detached walks are not provided with street trees, street trees shall be provided in the street frontage landscape, including one tree for every forty feet (40') of street frontage.
6. Where detached walks are provided, a minimum street frontage landscape of five feet (5') is acceptable.

E. Buffers.

1. **Zone District Buffering.** Buffers shall be provided between different zoning districts as indicated on Table 6.5.
 - a. Seventy-five (75%) of each buffer area shall be landscaped with turf, low shrubs or ground cover.
 - b. One (1) medium sized tree is required per every forty (40) feet of boundary between different zones.
2. **Exceptions.**
 - a. Where residential or collector streets or alleys separate zoning districts, the Director can require more landscaping instead of a wall or fence.
 - b. Where walkways, paths, or a body of water separates zoning districts, the Director may waive a fence or wall requirement provided the buffering objectives are met by private yards.
 - c. Where a railroad or other right-of-way separates zoning districts the Director may waive the buffer strip if the buffering objectives are met without them.

F. Fences, Walls and Berms.

1. **Fences and Walls.** Nothing in this Code shall require the "back-to-back" placement of fences and/or walls. If an existing fence or wall

substantially meets the requirements of this section, an additional fence on the adjacent developing property shall not be required. Fences and walls must meet the following:

- a. Maximum height: six feet (6') outside of front setback, thirty-inch (30") height within the front setback and must meet all sight distance requirements.
 - b. Fence type: solid wood or material with a similar appearance, finished on both sides.
 - c. Wall type: solid masonry finished on both sides. Finish may consist of stucco, brick, stone or similar material but unfinished or merely painted concrete block is not permitted.
 - d. Location: within three feet (3') of the property line unless the space is needed to meet landscaping requirements.
 - e. A wall must have a column, or other significant architectural feature every thirty feet (30') of length.
 - f. Any fence or wall over six feet (6') in height requires a building permit
 - g. No person shall construct or maintain a fence or a wall without first getting a fence/wall permit from the Director.
2. **Berms.** Berms must at least have a:
- a. Maximum slope of ~~three~~ four to one (34:1) for turf areas and three to one (3:1) shrub beds; and
 - b. To control erosion and dust, berm slopes must be stabilized with vegetation or by other means consistent with the requirements for the particular landscape area.

G. Residential Subdivision Perimeter Enclosures.

1. **Intent.** The decision-maker may approve (if requested by the applicant) or require (where deemed necessary) perimeter enclosures (fences and/or walls) around all or part of the perimeter of a residential development. Perimeter enclosures shall be designed to meet the following objectives of protecting public health, safety and welfare screen negative impacts of adjoining land uses, including streets; protect privacy; maintain a consistent or complementary appearance with enclosures in the vicinity; maintain consistent appearance of the subdivision; and comply with corridor overlay requirements.
2. **Specifications.** Unless specified otherwise at the time of final approval:
 - a. A perimeter enclosure includes fences, walls or berms, and combinations thereof, located within five (5) feet of the exterior boundary of a development.
 - b. The maximum height is six (6) feet (including within front setbacks); however, an enclosure constructed on a berm shall not extend more than eight (8) feet above the adjoining sidewalk or crown of road, whichever is lower.
 - c. New enclosures shall be compatible with existing enclosures in the vicinity, if such enclosures meet the requirements of this Code.
 - d. A perimeter enclosures in excess of six (6) feet is a structure and

- requires a building permit.
- e. A perimeter wall must have a column or other significant architectural feature every thirty (30) feet.
3. **Required Perimeter Enclosures.** The decision-maker may require a perimeter enclosure as a condition of the final approval if:
 - a. Use or enjoyment of property within the development or in the vicinity of the development might be impaired without a perimeter enclosure.
 - b. A perimeter enclosure is necessary to maintain a consistent and complementary appearance with existing or proposed perimeter enclosures in the vicinity.
 - c. A perimeter enclosure is necessary to control ingress and egress for the development.
 - d. A perimeter enclosure is necessary to promote the safety of the public or residents in the vicinity.
 - e. A perimeter enclosure is needed to comply with the purpose, objectives or regulations of the subdivision requirements.
 - f. A perimeter enclosure is needed to comply with a corridor overlay district.
 - g. The director will notify applicants of the need for a perimeter enclosure if required.
 4. **Design of Perimeter Enclosures.** A complete landscape plan for the required landscape buffer and a detail drawing of the perimeter enclosure must be submitted at the time of final approval: perimeter enclosure detail at a scale of one half inch equals one foot ($\frac{1}{2}''=1'$).
 5. **Landscape Buffer.** On the outside of a perimeter enclosure adjacent to a right of way, a fourteen-foot (14') wide landscape buffer shall be provided between the perimeter enclosure and the right-of-way for Major and Minor Arterial streets and Urban Collectors. ~~Aa five (5) foot (5') wide landscape strip~~ buffer for side and rear yard perimeters shall be ~~maintained~~ provided on all other streets between the perimeter enclosure and the ~~back-of-walk or curb~~ right-of-way.
 - a. ~~Vegetation in the sight triangle (see TEDS) in the landscape strip must~~ shall not exceed thirty inches (30") in height at maturity;
 - b. In the landscape buffer, ~~One (1) tree per forty (40) linear feet of~~ perimeter must be provided ~~maintained~~;
 - e. ~~Exception: A landscape strip is not required for that part of the perimeter enclosed by a decorative wall or a fence four (4) foot or less in height which is built with an open design (2/3 open to 1/3 closed), such as split rail and some picket fences.~~
 - d. ~~Each owner or the owner's association shall maintain all such landscaping and enclosures.~~ All perimeter enclosures and landscape buffers must be within a tract dedicated to and maintained by the Homeowners' Association. The perimeter enclosure and landscaping must be installed by the developer and made a part of the Development Improvements Agreement.
 - e. A minimum of seventy-five percent (75%) of the landscape ~~The~~ buffer

area shall be covered by ~~shrubs at a minimum of seventy-five percent (75%)~~ plant material at maturity. Turf may be allowed for up to 50% of the 14' wide landscape strip, at the Director's discretion. Low water usage turf is encouraged.

- f. Where detached walks are provided, a minimum buffer of 5' shall be provided. In which case, the right-of-way parkway strip (area between the sidewalk and curb) will be also be planted as a landscape buffer and maintained by the HOA.

6. **Construction of Perimeter Enclosures.** The perimeter enclosure and required landscape buffer shall be installed by the developer and included in the Development Improvements Agreement.
7. **Ownership and Maintenance.** The developer shall refer to the perimeter enclosure in the covenants and restrictions and so that perpetual maintenance is provided for either that the perimeter enclosure be owned and maintained by the owner's association or by individual owners. The perimeter enclosure shall be identified on the plat.
8. **Alternative Construction and Ownership.** If the decision-maker finds that a lot-by-lot construction, ownership and/or maintenance of a perimeter enclosure landscape strip would meet all applicable objectives of this section and the design standards of Section 6.7 of this Code, the final approval shall specify the type and size of materials, placement of fence posts, length of sections, and the like.
9. **Overlay District Conflicts.** Where in conflict, the perimeter enclosure requirements or guidelines of approved overlay districts shall supersede the requirements of this section.
10. **Variances.** Variances to this section and appeals of administrative decisions (where this Code gives the Director discretionary authority) shall be referred to the Planning Commission.

H. I-1 and I-2 Zone Landscape

1. **Parking Lot Interior Landscape.** Landscaping for the parking lot interior shall be per Section 6.5.C.1, with the following additions:
 - a. Shade trees are to be provided at a rate of one (1) shade tree for every six (6) parking spaces and distributed throughout the landscape islands, perimeter landscape and screens to maximize shade and screening.
 - b. A minimum of one (1) shrub shall be provided for every twenty-five (25) square feet of each landscape island.
2. **Parking Lot Perimeter Landscape.** Landscaping for the parking lot perimeter shall be per Section 6.5.C.2 with the following addition:
 - a. Turf may be allowed for up to 50% of the parking lot perimeter, at the Director's discretion. Low water usage turf is encouraged.
3. **Street Frontage Landscape.** Landscaping for the street frontage

shall be per Section 6.5.D with the following additions:

- a. Vegetation in the sight triangle in the street frontage must not exceed thirty inches (30") in height at maturity.
 - b. One (1) tree for every forty linear feet (40') of street frontage (excluding curb cuts) must be provided, 80% of which must be shade trees.
4. **Side Yard Landscape.** The first fifty feet (50') of side yard (beginning at the front property line) shall be landscaped. The minimum width of this landscape area shall be six feet (6') and the landscape shall include at least one (1) shade tree, or two (2) ornamental trees, or two (2) evergreen trees, with the remainder of the ground plane covered with shrubs that will grow to at least 30" in height at maturity.
 5. **Public Right-of-Way Landscape.** Landscaping for the public right-of-way shall be per Section 6.5.B.16.
 6. **Maintenance.** Each owner or the owner's association shall maintain all landscaping.
 7. **Other Applicable Sections.** The requirements of Exhibits 6.5.A, 6.5.B, 6.5.C and 6.5.D shall also apply.

Exhibit 6.5.A

LANDSCAPING REQUIREMENTS

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
<p>Single Family Residential (RSF Zones)</p>	<p>No Landscaping Required As required for uses other than single family residential; and as required in 6.5.G and 6.5.B.16</p>	<p>Not Applicable As required for uses other than single family residential; and Landscape Buffer and Public Right-of-Way</p>
<p>RMF-5, RMF-8, RMF-12, RMF-16, RMF-24, R-0, B-1, B-2, C-1, C-2, I-0, I-1, I-2, CSR, MU</p>	<p>One large tree per 2,500 square feet of improved area, with no more than 20% of the total being Ornamental Trees or Evergreens. One 5-gallon shrub per 300 square feet of improved area.</p>	<p>Buffer, Parking Lot, Street Frontage Perimeter, and Foundation Plantings and Public Right-of-Way</p>
<p>I-1, I-2</p>	<p>As required in 6.5.H and in other Sections of Chapter 6.5 where applicable</p>	<p>Street Frontage, Parking Lots, Buffers and Public Right-of-Way</p>
<p>* Facilities listed below</p>	<p>One large tree per 5,000 square feet of improved area One 5-gallon shrub per 600 square feet of improved area</p>	<p>Perimeter, and Buffer and Public Right-of-Way</p>

* Mining, Dairy, Vineyard, Sand or Gravel Operations, Confined Animal Feeding Operation, Feedlot, Forestry Commercial, Aviation or Surface Passenger Terminal, Pasture

Notes:

1. Twenty-five percent (25%) of the required shrubs may be converted to turf based on one 5-gallon shrub per 50 square feet of turf.
2. Ten percent of the required shrubs may be converted to perennials and/or ground covers at a ratio of three 1-gallon perennials and/or ground covers for one 5-gallon shrub.
3. ~~A development with any overall requirement of more than 100 shrubs can not have more than ten percent of the total shrub count in any one species.~~ **Species diversity:** The percent of any one type of shrub that can be planted in a development shall be as follows:
 - a. 10 – 19 shrubs: 50%
 - b. 20 – 39 shrubs: 33%
 - c. 40 – 59 shrubs: 25%
 - d. 60 or more shrubs: 15%
4. ~~A development with any overall requirement of more than 50 trees can not have more than twenty percent of the total tree count in any one species.~~ **Species diversity:** The percent of any one type of tree that can be planted in a development shall be as follows:
 - a. 0 – 5 trees: No Limitation
 - b. 6 – 21 trees: No more than 50% of one species
 - c. 21 or more trees: No more than 20% of one species
5. **When calculating tree and shrub quantities, any fraction of a shrub or tree or other requirement is rounded up to the next whole number.**
6. ~~A medium deciduous tree can be substituted at a rate of 1.5 medium deciduous trees per 1 large deciduous tree.~~ With the approval of the Director, the number of shrubs may be reduced in exchange for additional trees or tree size at a rate of three shrubs per caliper inch.
7. ~~A small deciduous tree can be substituted at the rate of 3 small deciduous trees per one large deciduous tree.~~

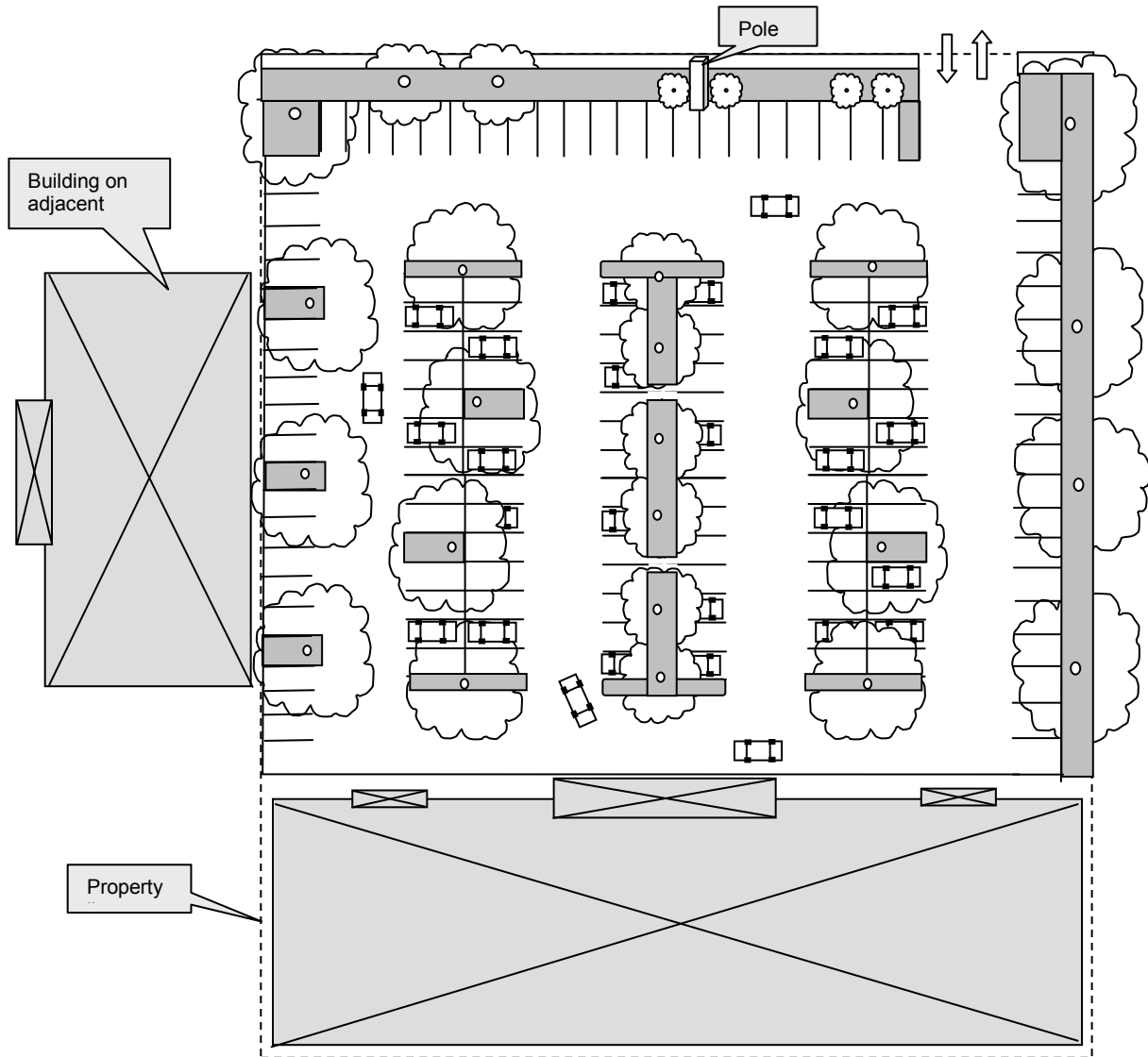
Improved Area means the total lot area being used including the building, parking lot, and storage or display areas.

The improved area can be adjusted by the Director.

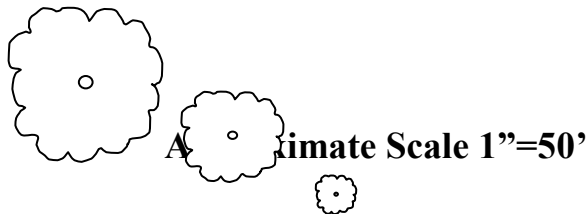
Exhibit 6.5.C-B

An Example Tree Landscape Plan

Demonstrating Tree Size and Parking Lot Island Options



Trees – large, medium, and small



**Table Exhibit 6.5.C
BUFFERING BETWEEN ZONING DISTRICTS**

Zoning of Proposed Development	Zoning of Adjacent Property												
	SF	RMF-5	RMF-8	RMF-12 & RMF-16	RMF-24	R-O	B-1	B-2	C-1	C-2 & I-O	I-1	I-2	CSR
SF (Subdivisions)	-	-	-	-	-	-	F	F	-	W	W	W	-
RMF-5	-	-	-	-	-	-	F	F	-	W	W	W	-
RMF-8	A&F ¹	-	-	A or F	A or F	A or F	F	F	-	W	W	W	-
RMF-12 & RMF-16	A&F	A&F	A&F	A&F	A or F	A or F	F	F	W	W	W	W	-
RMF-24	A&F	A&F	A&F	A&F	A or F	A or F	F	F	W	W	W	W	-
RO	A	A	A	A	A	-	A or F	A&F	A or F	W	W	W	-
B-1	A&F	A&F	A&F	A&F	A&F	A&F	A&F ²	A&F ²	A&F ²	A or F	A or F	A or F	-
<u>B-2</u>	A	A	A	A	A	A	-	-	-	-	A or F	A or F	-
C-1	A&W	A&W	A&W	A&W	A&W	A&W	-	-	-	-	A or F	A or F	F
C-2 & I-O	A&W	A&W	A&W	A&W	A&W	A&W	A&F	-	-	-	A or F	A or F	A&F
I-1	B&W	B&W	B&W	B&W	B&W	B&W	A&F	A&F	B or F	B or F	-	-	B&W
I-2	B&W	B&W	B&W	B&W	B&W	B&W	A&F	A&F	B or F	B or F	-	-	B&W
CSR^{2,3}	-	-	-	-	-	-	-	-	-	B	B	B	-

¹ Only required for multi-family development in RMF-8.

² Only B-1 that includes a residential component adjacent to non-residential uses or zoning requires "A&F" buffer.

³ Gravel operations subject to buffering adjacent to residential.

⁴ A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six (6) feet.

Zoning of Proposed Development	Zoning of Adjacent Property											
	SF	RMF-5	RMF-8	RMF-12 & RMF-16	RMF-24	R-O	B-1	B-2	C-1	C-2 & I-O	I-1	I-2

Legend-Notes

- A and B indicate landscape buffer types as described in ~~paragraph Section 6.5.E.~~ Exhibit 6.5.D
- F and W indicate a six (6)-foot fence and wall respectively as described in paragraph 1 of this section 6.5.F.
- A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet (6')
- The word "or" means either the landscape buffer or fence/wall may be provided.
- The "&" means that both the landscape buffer and the fence/wall shall be provided.
- Where alleys or streets separate different zone districts, the Director ~~can~~ may approve increased landscaping rather than requiring a wall or fence.
- The Director ~~can~~ may modify this table based on the uses proposed in any zone district.

Exhibit 6.5.B D

BUFFER REQUIREMENTS

Buffer Types	Landscaping Requirements	Location of Buffers on Site
Type A	8 foot wide landscape strip with trees and shrubs	Between different uses
Type B	25 foot wide landscape strip with trees and shrubs	Table 6.5 Between different uses Table 6.5

Note: **Fences and walls are required for most buffers.**

Grand Junction Area



RECEIVED

MAR 19 2004

COMMUNITY DEVELOPMENT
DEPT.

March 12, 2004

City of Grand Junction
Community Development Department
225 North 5th Street
Grand Junction, CO 81501

To Whom It May Concern:

The Grand Junction Area Chamber of Commerce applauds you for the process of evaluating the landscaping code for the community. As you are aware, the Chamber acts as a voice for the business sector and in that role has heard years of concerns regarding the current landscaping code. To that end, revamping this code has been seen as a necessary step. We understand and appreciate the difficulty in maintaining a balance of a beautiful community while not placing undue burdens on development and business.

After reviewing the proposed changes to the landscaping code, the Chamber would like to have the following comments taken into consideration as the Grand Junction Planning Commission and the Grand Junction City Council consider implementing a new landscape code:

- The Chamber welcomes the draft code's inclusion of separate landscaping requirements for developments in the industrial zones. This has been a problem for primary employers we have worked with and is a welcome addition to the code.
- We continue to encourage a greater emphasis and possible incentives for xeriscaping in the new code. Although our understanding is that the code allows for xeriscaping, the lack of emphasis leads to confusion. A case in point is that one of our board members was recently told by city planners that xeriscaping is not an option for his property development. That is disappointing in light of our desert like environment and the need for water conservation in our state.
- The continued emphasis on numbers of plantings, even with the greater flexibility for types and sizes built into this draft plan is still an area of concern. We would suggest that before adoption, this plan be benchmarked against communities that are more similar to ours in climate and soil type such as St. George, UT rather than cities referenced for the project (Broomfield, Durango, Fort Collins, Longmont, and Westminster).
- We question the need for a review by a landscape architect for all plans submitted. While we understand the intent, it may be more useful to require this step for only certain sized projects. This appears to be an additional expense imposed by the process that may be unnecessary.

We applaud the City's efforts to review the landscape code and appreciate the opportunity to provide input and feedback.

Sincerely,

J. Michael Stahl
Chairman of the Board



From: <wstory1999@bresnan.net>
To: <kathyp@gjcity.org>
Date: 2/25/04 1:11PM
Subject: landscape code update

Hi Kathy

Here are things to ponder.

- 1) Deciduous trees should be measured 6" above root ball not 12" as per our industry standard. 2" inch caliper is good.
- 2) Some concession needs to be made as to installation per plan, not to change scope of work but things change in field.
- 3) I can't find any place where Evergreen Trees are addressed in code. They should be a minimum ht. of 5-6 ft.
- 4) Under Screening item e, Why shouldn't a wall be taller than 30"? What if its there to help provide screen buffer from back of commercial building and road way? If commercial site sits lower than road way then height adjustment may be needed to help screen back of building. Maybe in this case the 30" requirement should be measured from top of road way!
- 5) Xeriscaping should be encouraged when submitted.

revised

revised

G.S.B.S.d

revised

revised

All else seems pretty good. If you need anything give me a call.

Deep Creek Inc. landscaping and Irrigation
Bill Story
244-8768

From: "l.elmer" <l.elmer@bresnan.net>
To: <kathyp@gjcity.org>
Date: 2/22/04 8:53PM
Subject: landscape code

Kathy, I looked at the revised changes and think overall they are good. I have a few comments as follows:

1. -I like the 14' landscape buffer, however, are homeowners really going to take care of it? Do we have recent experience to suggest one way or there other? If it truly coincides with the utility easement, it makes more sense. Although I know the answer, has anyone talked about city parks taking care of these strips, like they do medians on 7th?
2. -If we need to use an outside landscape architect for the independent review, I have some reservations. Knowing how personalities vary, I think you may not find the review always objective. I think it would definitely be better to use a city staffer that can look out for the city's interests. As you know, there will probably be resistance from council and developers to add more costs to the process.
3. -The other changes seem to make sense and hopefully answer a lot of the concerns being raised.

John

1. Section 6.5 states that the ROW landscaping is the responsibility of the adjacent property owner or HOA, unless the City agrees to take over maintenance.
2. Agree

From: Mike Vendegna
To: Kathy Portner
Date: 2/27/04 11:36AM
Subject: Landscape code

Good Morning Kathy,

I have reviewed the recommended changes to the landscape code and the letter Vince Urbina sent you. I wish I had some wonderful recommendations but really everything looks good. I do agree with Vince regarding diversity and the right tree in the right place, "planting under power lines. That also applies to sight corners, etc. I believe this was a monumental task and you all did a great job. Please contact me if there is anything I can do.

Thank you and have a great weekend.

Have included provisions for species diversity, allowance for planting ornamentals under powerlines and reference to sight distance issues.

February 27, 2004

TO: Kathy Portner
FROM: Vince Urbina – Grand Junction Forestry Board
SUBJECT: Landscape Code

I recently received the Recommended changes to the GJ Landscape Code document in the mail. I was listed as being a Landscaping Focus Group Participant. I was not aware that I was a part of that group but I will give you some comments any way. I have served on the Grand Junction Forestry Board since 1984 (Chairman since 1998) and worked with a commercial wholesale nursery on Colorado's Front Range for 10 years.

- Page 8, Minimum Plant Sizes – Letter a: According to the American Standard for Nursery Stock (ANSI Z60.1-1996) and the Colorado Nursery Regulations (December 2003), *tree caliper is measured at 6 inches above the ground for trees up to 4-inch caliper size*. For trees larger than 4-inch caliper it is measured at 12 inches above the ground. By requiring a caliper of 2 inches measured at 12 inches you will actually get a larger tree than you are anticipating because the trunk does have some taper. I propose measuring the tree at the same spot that the seller will measure it (i.e., 6 inches) for the tree size you are specifying. MUNISC
- Page 11, Trees – Letter c: I used to grow deciduous and ornamental trees. Nearly 50% of all deciduous trees commercially available are bud grafted. Bud grafting is the process of inserting a bud from a known cultivar into an acceptable root stock. This tree will then have similar qualities (i.e., growth habit, fall color, ultimate height) as others of the same name. As a result of this nursery production method there will always be some semblance of a “dogleg” where the bud graft is located. I recommend removing this phrase unless you adequately define what a dogleg will look like in a tree. REVISE
- Page 11, Trees: I work with communities and their trees all over Western Colorado. I recommend without exception that these communities encourage tree species diversity in all of their public plantings. The reason for this tree diversity recommendation is that there have been (e.g., Dutch elm disease) and there will continue to be insects and diseases that come along and decimate a tree population. Right now there is an imported insect (i.e., Emerald ash borer) that is wiping out green ash trees in the upper Midwest. This insect may end up in Colorado where we have lots of green ash in our urban forests. As a result, I recommend that the tree palette in a public planting area contain no more than 15% of any one species (e.g., ash, locust, oak). MUNISC
- Please add this requirement to your code. Shade/Canopy Trees shall not be planted under overhead power lines. In Grand Junction there is a major high voltage power line running on the south side of Patterson (F Road). There are two retail businesses (i.e., Barnes & Noble and Safeway) on Patterson where shade type trees were planted under this power line. As these trees reach their ultimate height (i.e., 50 – 60 feet) they will not only be in the power lines but they will be pruned by Xcel Energy's line clearance contractor to keep them out of the lines. Instead of planting shade trees here someone should have recommended ornamental trees which will never reach the overhead lines. Xcel Energy has an excellent resource book called The Right Tree, which lists acceptable tree species for planting under power lines. REVISE

From: "Mark Gibbons" <lsdesign202@bresnan.net>
To: <kathyp@gjcity.org>
Date: 2/25/04 4:01PM
Subject: Comments to the Revised Landscape Code

Kathy,

Thank you for presenting the proposed landscape code changes to our group the (ALCC) "Associated Landscape Contractor of Colorado". I felt like the code addresses many of the issues that were mentioned as concerns by the various "Focus Group" meetings.

As mentioned at that February (ALCC) dinner meeting, I would like to summarize some of the comments mentioned at that meeting as well as make some additional comments regarding the new code language and intent. They are as follows:

1) Shade/Ornamental Trees-caliper reading should read 6" not 12" taken from where trunk meets root ball (page 8).

revised

a. What allowances have been made to classify the various evergreen trees (where caliper readings are not appropriate)?

Code requires min. height

2) Edging-I don't know if I agree with what is stated in the revisions, that edging may not be appropriate for areas between adjoining lots or gravel shoulders. Sometimes it is necessary to have edging in these areas between lots or gravel areas as well as separation between turf and shrub bed areas. Each case is site specific and should be review by the "Director". (page 11)

additional edging is always an option

3) Public R.O.W. (Sec.6.5, B, 16.a., page 11) - What happens if irrigation cannot be supplied to this area?

Question raised in Staff Report

4) Public R.O.W. (Sec. 6.5 B, 16.c. page 12)- Weed fabric may want to be mentioned here to combat weed in this area.

Revised

5) Section 6.5, B, 18.d., page 12)- when figuring total caliper inch I am not sure that tree coverage's can be equated that way. (i.e. 10, 3" Aspens would not have the same canopy coverage as large shade trees, etc.) I think this section needs to be more specific.

Minimum requirements are based on caliper recognizing there will be variation in canopy

6) Addition of Section 6.5, B, 20-Xeriscaping, page 14)- why can't there be a reduction credit for the amount of improved area required for implementing good xeric practices and plant choices for saving water? Many of the xeric plant species grow and spread at a much larger rate especially with drip irrigation applied. If it was stated up front in the code with reduction percentages, the developers would be more willing to design that way. The proposed language is too subjective and not detailed enough.

See Staff Report

7) "Orchard Style" Landscape Island- although a good idea, I am still not convinced that this style of island would create a planting irrigation "nightmare" in respect to cars overhanging into this space and damages landscape planting. Also, planting choices would have to be specifically defined and irrigation practices would be restricted to drip application.

Minimum dimensions are specified. Types of planting have been used successfully elsewhere.

8) Section 6.5, G, 5.a. page 17)- should any allowances be given to single stem trunk type trees impeding the sight triangle area? These would be large shade trees with a higher tree head development.

We try to avoid trees being planted in sight distance triangles.

These are a few comments I have regarding the revised landscape code. If you have any questions and/or clarification regarding these comments, please contact me via email or phone number listed below.

Thank You!

Mark Gibbons
Landscape Specialties of G.J., Inc.
2004 N.12th Street, #48
Grand Junction, CO. 81501
(970) 243-4147
fax (970) 243-8515
lsdesign202@bresnan.net

Travis Cox

From: "Travis Cox" <hardcurrency@msn.com>
To: "Kathy Portner" <kathyp@ci.gjcity.org>
Sent: Monday, March 01, 2004 3:16 PM
Subject: Recommended changes to the landscape code

Kathy:

Here are my comments and questions about the Landscape Code Update, January 28, 2004. I appreciate getting them a couple weeks in advance.

1. The changes to 6.5.B.16 do not address situations where there is excessive of right-of-way that must be landscaped. One project that comes to mind is the Seriani Site Plan. On Gunnison Ave. the permanent road improvements were installed 10-15 feet from the road right-of-way line. Per this section of the Code, the owner was required to install 1200 SF (12'x100) of landscaping in an industrial zone that did not count toward the landscaping for the project. I suggest the revision read as such:

16. Public Right-of-Way. Except where a detached sidewalk exists or is proposed or where unpaved public right-of-way exceeds five (5) feet (see d. below),...

and;

d. Where detached sidewalks exist, or are proposed, or unpaved public right-of-way exceeds five (5) feet, and the landscape requirements have been met, a maximum of 50% of the public right-of-way can be counted toward the required landscape.

If you have some suggestions as to how to word "unpaved public right-of-way" to include curb, gutter and/or sidewalk, please make them.

2. Section 6.5.C.3.c can help address another issue with the permanent large unpaved areas. The reasoning behind not requiring screening for a parking lot if it is 30 ft. or greater from the ROW is that the parking lot is far enough away to not need it. Again, in the situation with the Seriani Site Plan, the ROW is 10-15 ft from the edge of the street but for a screen to not be required the parking lot must be 30' from the ROW. This results in a 40-45 ft. buffer. To accomplish the intent of this section the parking lot could have been 15' from the ROW. This is something to consider.

I will not be at the March 5, 2004 workshop, but I will make the March 10 meeting.

The revisions would only allow for right-of-way landscaping that is likely to be permanent to count toward the total required landscaping. If credit was given for unimproved right-of-way, when the final street section was built, the site would have little, if any, landscaping. The landscaping requirements for unimproved ROW are minimal, only requiring some kind of ground cover.



From: <RSSCarter@aol.com>
To: <Kathyp@gjcity.org>
Date: 2/21/04 4:55PM
Subject: Landscape Code

Dear Kathy,

I was at the ALCC meeting when you and Bill presented the new Landscape code update. I think it is great that the city has decided to do this. I had a few comments -- many of them from working in the nursery trade.

First I would like to say I agree with the 14' landscape buffer instead of the "tunnel" effect. Its doesn't feel good to be a pedestrian in these type of places.

On measuring tree caliper, I believe it is at 8" above the root ball. This is in the Nursery standards which could probably be attained through the Colorado Nursery Association, Green CO or through the Nursery inspector with the State of Colorado. I do agree with increasing the diameter of shade trees.

Plants in the nursery trade are no longer legally referred to as 1 gallon and 5 gallon but as # (number) one and #5 since they are not true gallons.

A new movement has started in the Denver region to refer to Water-wise gardening and landscape instead of xeriscaping. Water-wise landscaping is planting the right plant in the right place, where xeriscape refers only to dry landscaping. I know Grand Junction is mainly dry, but there are opportunities to use plants of higher moisture requirements. Depending on the landscape requirements you may want to interject water-wise landscaping in areas where you might have more moisture (riverside, ponds, streams, canals and areas of moderate moisture levels). I do agree that people that install xeriscapes and limit sod agrees should be rewarded for their efforts to conserve.

On page 18, final approval by the director, I think the director should be able to give even a greater reduction of 10% if enhancement efforts are used. For instance, stamped, stained concrete is about double the price of gray concrete. I think to receive this discount the developer or owner should have to have everything done properly.

Appendix D the orchard effect is a great idea to break up a parking lot, but I wonder if it would put a lot of stress on the plants with extra heat and a smaller root zone. "City" type trees that like this type a condition should be recommended for this planting design.

Kathy, I don't know if you remember me, but I interviewed with you and Bob in the fall of 2001. (I was pregnant at the time). I believe at that interview I greatly under-emphasized my knowledge of plants and the landscape trade.

I am a landscape architect and a horticulturist. Please keep me in mind for reviewing plans if you decide to farm them out and keep me in mind if you decide to create a position on your staff. I am currently working part-time for a local landscaper designing, buying and placing plants. I have also been on the Fruita planning commission for two years come May.

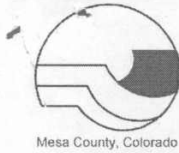
Good luck with getting the code passed. If you need to contact me here is my info:

Susan L. Carter
219 Encanto Court
Fruita, CO 81521
970-858-3305
rsscarter @aol.com

revised to 6"

Provision for xeriscape would allow for the "grouping" of similar water need plants

*Left at 10% maximum
Felt that landscaping overall had a better visual impact*



Mesa County Department of Planning and Development

Land Use and Development • Long Range Planning • Code Enforcement

750 Main Street • P. O. Box 20,000 • Grand Junction, Colorado 81502-5022 • Ph. (970) 244-1636

City of Grand Junction, Community Development Department
Attn: Kathy Portner, Planning Manager
250 N. 5th St.
Grand Junction, CO 81501

March 2, 2004

Dear Ms. Portner:

Thank you for the opportunity to comment on the recommended changes to the landscape code. The following are our comments; both general and specific, we hope they will assist you in the discussion and the development of an improved landscape section of the City's Code.

GENERAL COMMENTS

Overall we think that the recommended changes are positive. We believe that the changes will clarify discrepancies and unclear language in the code.

We support the idea of consistency in landscape code interpretation and in review and implementation of landscape plans; to this end we agree that a professional staff member or a panel or board made-up of professionals to review plans is wise and would benefit the city community development department, the development community, and the residents of the city.

SPECIFIC COMMENTS

Page 8. Minimum Plant Sizes

We believe that clarifying the terms and semantics of this section of the code would go a long way in improving consistency in interpretation and implementation of the section.

Caliper Size

To delineate planting size we suggest you use the terms "large caliper trees" (2" or greater), medium caliper trees (minimum of 1 ½"), small caliper trees ? (?).

The point of measurement for caliper size determination is appropriate (at root ball or root collar) at time of planting.

Shade trees / Ornamental / evergreen

Tree Crown

It is quite easy to demonstrate, quantitatively, that there is no correlation between tree height and crown shape, or height and age, so height, age, and crown need to be treated separately.

It appears that tree crown would be the best representation of what you are trying to achieve with respect to aesthetics, and functional values that trees provide, therefore, we recommend that you use the term tree

crown at or near maturity (with consideration for urban ecology –read shorter life span) rather than spread. Additionally, tree crowns are generally classified as having rounded, ovate, pyramidal, conical, cylindrical, irregular, or spreading forms.

Tree Height

Tree heights vary widely, as do growth rates. Tree species can generally be grouped into heights at maturity. It would be clear to all – staff and community- if trees were grouped by height at maturity based on scientific knowledge.

Categories are: or any category you want to use

Tall 30 feet or greater,

Medium 16 to 29 feet,

Short 15 feet or less.

Growth rate is not an issue with respect to desired outcomes; however it would benefit everyone if growth rates were identified. Age is problematic with respect to tree maturity in an urban environment. Some trees are not mature until they are 150 to 300 years old, while others are mature at 50.

One way to put all of this together and make it user friendly is to put the desired goals in a matrix that allows the applicant to choose the species that meets the goals of the landscaping requirements. For example:

Caliper	Height	Crown
2"	T, M, S	O, I, P, S etc
1 1/2"	T, M, S	O, I, P, S etc

*Simplified with 3 categories
Shade trees - 2" caliper
Ornamental - 1 1/2" caliper
Evergreen - 6' height*

Evergreen and deciduous trees should be considered in the same context with respect to caliper, height, crown, and age.

Page 10. Utility Lines

- b. "Trees which will grow to a height of greater than 15 ft. at maturity shall not be planted under electrical lines."
- c. "Ornamental and evergreen trees planted under an electrical line may count towards the total tree requirement."

Evergreen trees should not be planted under electrical lines, there are none that we know of that are shorter than 15 feet, except dwarf varieties. Should any trees be planted under electrical lines? Perhaps only shrubs should be used. Or should there be exceptions for very large, tall electrical lines?

Specifies maximum height

Page 11. Trees

Clumping of trees and canopy coverage.

"b. Tree canopies can overlap by 20% of the diameter of the tree crown at maturity. Tree clustering may be allowed with some species (list them) so long as clustering does not adversely affect the mature canopy."

Who determines an adversely affected canopy at maturity. You would need a plant ecologist, or plant physiologist and in most cases the canopy of the tree is not mature until 80 or more years, is this realistic? Perhaps a better way to say this is to say that clumping (clustering) of species is acceptable if they are found in clumps in their natural growth conditions. For example aspen, birch, scrub oak, some maple, but not ash, elm, honey locust, any oak except scrub oak, etc. We recommend using both scientific and common names in the text – for clarity sake – scrub oak is a good example of why it should be written in that manner.

Staff would rely on expertise of City Forester

Page 12.

b. the term low shrubs is used. If the term is not defined it should be so that everyone understands what is meant. Likewise, small, short, and tall should be defined if they are used.

- d. text in the box at bottom of page. For Example: 10, 3" caliper trees equaling 30 caliper inches is the same as 15, 2" caliper trees equaling 30 caliper inches. Are you saying here that you are accepting any combination of tree caliper so long as the total caliper inches criteria is met? If so this may prove problematic because many nurseries sell trees in one gallon pots that may equal a one inch caliper tree; however they do not have the characteristics in height and form that you are trying to achieve with the larger caliper trees. The results you are seeking with the larger trees would take MUCH longer to achieve with the smaller one gallon trees.

*Trees are by caliper inch
Shrubs are by gallon*

Please let me know if you have any questions or concerns. Our comments are respectfully submitted.

Michael Warren, AICP
Senior Planner, Long Range Planning Division
Mesa County Department of Planning and Development
970-255-7189
Mwarren@co.mesa.co.us

- b. Kurt Larsen, Director, Department of Planning and Development
Keith Fife, Division Director, Long Range Planning
file

From: "Diane Schwenke" <diane@gjchamber.org>
To: <KATHYP@GJCITY.ORG>
Date: 3/2/04 3:17PM
Subject: Landscape Code

Kathy,

I realize that we are past the deadline for initial comments on the proposed landscape code changes. Just wanted to let you know that the Chamber leadership has not had a chance to discuss the proposed changes and we may be making comments during the public hearing stage. Our meeting is next week.

Diane Schwenke

The Chamber averages at least one networking event every business day. We are your business connection!

Attach W-5
Horizon Drive Business Improvement District
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject		Formation of Horizon Drive Business Improvement District				
Meeting Date		April 5, 2004				
Date Prepared		April 1, 2004			File #	
Author		Stephanie Tuin		City Clerk		
Presenter Name		Stephanie Tuin John Shaver		City Clerk Acting City Attorney		
Report results back to Council		<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	When
Citizen Presentation		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name Richard Talley will be present
<input checked="" type="checkbox"/>	Workshop	<input type="checkbox"/>	Formal Agenda		<input type="checkbox"/>	Consent <input type="checkbox"/>
				Individual Consideration		

Summary: The Horizon Drive group has turned in petitions which appear to represent more than 50% of the property owners in the proposed Business Improvement District. The next step in the process is for the City Council to schedule a public hearing within forty days. The City Clerk will then publish a notice and mail to all affected property owners a notice of the hearing. At the hearing, the City Council will determine if the petitions were signed in conformity with the law and if the district should be formed. The City Council may also exclude property from the district as allowed by Statute or if it deems it to be in the best interest of the district.

Budget: The district representatives have remitted a check to cover the costs. By Statute, the group is required to cover all expenses connected with the proceedings.

Action Requested/Recommendation: If City Council is ready to go forward, the City Clerk will schedule first reading on April 7th with the hearing scheduled for April 21st.

Attachments: none

Background Information: According to the County Assessor, the district papers must be filed by May 1, 2004 for a levy to be collected in 2005. The Horizon Drive group will be submitting their operational plan and budget prior to the next Council packet distribution.

**Attach W-6
Strategic Plan Update**



ADMINISTRATION

Memo

To: Mayor and City Council
From: David Varley, Assistant City Manager
Date: 31 March 2004
Re: March Strategic Plan Progress Report (for workshop of 05 April 2004)

City Council held a meeting on 21 January 2004 to discuss the progress made on the Strategic Plan during the year 2003. At this meeting Council made changes, clarifications and additions to the Plan.

This report identifies the progress that has been made on the items discussed at that meeting. Original comments from the meeting summary are included for reference. The action that has been taken relative to a particular item is listed below the item in the **bold** section titled "**PROGRESS**".

GRAND JUNCTION CITY COUNCIL STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
March 2004

2003 Year End Strategic Plan Update Meeting Held January 21, 2004

(This report tracks the progress on the items that were discussed at this
Year End Update Meeting)



Background

Grand Junction City Council members and senior staff met on January 21, 2004 to review the actions accomplished to date on the City's 2002 – 2012 Strategic Plan and to review/amend/ add to the remaining 2002-2004 actions contained in the Plan. In addition, Council identified areas within some solutions where they would like particular emphasis placed in 2004.

⇒ **Solution: Balance of Character, Economy and Environment**

Notes Regarding Existing Actions

- Action Steps 2 A), B) and C) have been incorporated into other Plan elements and are considered completed (the Actions are all related to defining and de
- Action Steps 5 B), C) and D) will remain as ongoing actions (the Actions are all related to community policing).

PROGRESS: New completion dates for these Action Steps have been set as follows:

- Action Step 5.B: By September 1, 2004 all officer will have held a series of neighborhood meetings in their assigned neighborhoods to educate the public on “Policing Grand Junction Style”.
- Action Step 5.C: By April 1, 2004, the work plan developed in the retreat held during February 2004, will be finalized.
- Action Step 5.D: December 31, 2004 will be the end of the second year of our Neighborhood Policing System. The concepts of community policing and problem solving will be full integrated into the operations and support systems of “Policing Grand Junction Style”.

Additional Actions

- Strategies for economic development participation and City position; staff will distribute a job description for the position to City Council

PROGRESS: A job description for this new position has been reviewed and the recruitment process is underway.

⇒ **Solution: Efficient Transportation**

Notes Regarding Existing Actions

- Action Step 10 A) has been accomplished; it's on the MPO list.
- Action Steps 11 A), B), C) and 13 A), B) and C) are progressing but will take some time as they depend on work being done by the RTP.

PROGRESS: New completion dates for these Action Steps have been set as follows:

- Action Step 11.A: April 2004
 - Action Step 11.B: July 2004
 - Action Step 11.C: September 2004
 - Action Step 13.A: June 2004
 - Action Step 13.B: September 2004
 - Action Step 13.C: December 2004
- Amend Action Step 11 A) to read: Conduct a feasibility study/analysis to prioritize future interchange locations including 29 Road as a top STIP priority.
 - Amend Action Step 14 B) to read: Joint staffs develop financial analysis of funding options (Grand Valley Transit) and get a decision from the Board for a future funding source.

PROGRESS: These two Action Steps have been amended accordingly.

⇒ **Solution: Open and Beautiful Spaces**

Notes Regarding Existing Actions

- Add back into the Plan under “still to be completed” Action Step 18 B) - Identify and prioritize locations(entrances and gateways) and Action Step 18 E) -- Fund top priorities in the next two year budget (entrances and gateways).

PROGRESS: These two Action Steps have been added back in, meaning that there is still work to be done on them before they can be considered completed.

⇒ **Solution: Responsible Young Citizens**

Additional Actions

- Schedule a March City Council workshop at the Mesa Mall meeting room to meet with the Youth Council.
- Schedule a quarterly update from the Youth Council at City Council workshops; formalize the ongoing relationship and increase interaction with the Youth Council.
- Work with the Youth Council to identify areas where the City can better serve local youth.

PROGRESS: City Council met with the Youth Council at a workshop on 01 March 2004 and discussed these issues.

⇒ **Solution: Shelter and Housing That Are Adequate**

Additional Actions

- Create a regional discussion or forum on housing and affordability

PROGRESS: We are beginning to work on organizing such a forum on affordable housing.

⇒ **Solution: Vital Neighborhoods**

Notes Regarding Existing Actions

- Amend Action Step 36 D) to read: City Council makes a decision on a model and funding for a neighborhood program.

PROGRESS: This Action Step has been amended accordingly.

Additional Actions

- Develop conceptual guidelines for the development of the Jarvis property and initiate development.

PROGRESS: The City developed and distributed an RFQ for this work on the Jarvis property. There was a good response

to the RFQ and interviews are scheduled with six of the consulting firms.

Plan Monitoring and Next Steps

- Report progress on and additions to the Strategic Plan to the community by posting a scaled down version of the year end summary on the City's website

PROGRESS: A summary version of the Strategic Plan Annual Update has been posted on the City's website.