

**GRAND JUNCTION CITY COUNCIL
WORKSHOP AGENDA**

**MONDAY, FEBRUARY 14, 2005, 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 **CONFLUENCE MASTER PLAN:** Community Development staff will present the findings and recommendations of the Confluence Master Plan Development Strategy. [Attach W-2](#)
- 8:25 **CLIFTON SANITATION EXPANSION:** Community Development staff will outline the proposed expansion of the Clifton Sanitation District, the status of the Mesa County Clifton Area Plan and the status of the Clifton Sanitation District sewer plant expansion. [Attach W-3](#)
- 9:10 **STRATEGIC PLAN UPDATE** [Attach W-4](#)
- 9:20 **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

FEBRUARY 16, WEDNESDAY 12:00 NOON at Carol's Oriental 2814 North Ave.
12:00 MEETING WITH THE MESA COUNTY COMMISSIONERS

* FEBRUARY 28, 2005 MONDAY 11:30 AM
11:30 SCHOOL BOND ISSUE PROJECTS AND BURKEY PARK and
THE BLUFFS WEST PROJECT

FEBRUARY 28, 2005 MONDAY 7:00PM
7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW
FUTURE WORKSHOP AGENDAS
7:25 CITY MANAGER'S REPORT
7:30 DEPARTMENT PRESENTATION: CODE ENFORCEMENT

* ~~MARCH 14, 2005 MONDAY 11:30 AM~~ Cancel for National League of Cities

MARCH 14, 2005 MONDAY 7:00PM Cancel for National League of Cities

* APRIL 4, 2005 MONDAY 11:30 AM
11:30 CITY OWNED PROPERTY UPDATE

APRIL 4, 2005 MONDAY 7:00 PM (NCAA Basketball Champion ship start at 5:00
?)

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW
FUTURE WORKSHOP AGENDAS
7:25 CITY MANAGER'S REPORT
7:30 TRAFFIC CALMING: DISCUSSION OF CURRENT POLICY
8:15 STRATEGIC PLAN UPDATE

* APRIL 18, 2005 MONDAY 11:30 AM
11:30 OPEN

APRIL 18, 2005 MONDAY 7:00 PM
7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW
FUTURE WORKSHOP AGENDAS
7:25 CITY MANAGER'S REPORT
7:30 APPOINTMENTS TO BOARDS & COMMISSIONS

→MAY 2, 2005 MONDAY 10:00 AM Swearing In Ceremony for New City Council Members

**** MAY 2, 2005 MONDAY 11:30 AM
11:30 OPEN***

MAY 2, 2005 MONDAY 7:00 PM

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

7:25 CITY MANAGER'S REPORT

7:30 STRATEGIC PLAN UPDATE

↗ BIN LIST ↖

1. Ambulance Provider RFP (May)

Department Presentations to City Council

2005

April

Golf Course/Recreation

Public Works Utilities – Water

**Attach W-2
Confluence Master Plan**

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject		Confluence Master Plan				
Meeting Date		February 14, 2005				
Date Prepared		February 10, 2005			File #	
Author		Kathy Portner		Planning Manager		
Presenter Name		Bob Blanchard Kathy Portner		Community Development Director Planning Manager		
Report results back to Council		<input checked="" type="checkbox"/>	No	<input 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
						Individual Consideration

Summary: Community Development staff will present the findings and recommendations of the Confluence Master Plan Development Strategy

Budget: This report completes the contract with Winter & Company

Action Requested/Recommendation: Council direction on the recommendations and implementation steps contained in the report.

Attachments: Confluence Master Plan Development Strategy Final Report

Background Information: See the attached report

The bound report has been provided to City Council and Staff

You may request a copy from the
Community Development Department.

Attach W-3

Clifton Sanitation Expansion

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA							
Subject		Clifton Sanitation Expansion					
Meeting Date		February 14, 2005					
Date Prepared		February 10, 2005			File #		
Author		David Thornton		Principal Planner			
Presenter Name		Bob Blanchard		Community Development Director			
Report results back to Council		X	No		Yes	When	
Citizen Presentation			Yes	X	No	Name	
X	Workshop		Formal Agenda			Consent	Individual Consideration

Summary: Staff will brief Council on the:

1. Proposed expansion of the Clifton Sanitation District into that area outside of the Urban Growth Boundary (UGB).
2. Status of the proposed Mesa County Clifton Area Plan.
3. Clifton Sanitation District Sewer Plant Expansion.

Background Information: See attached.

ISSUE REGARDING CONTINUED EXPANSION OF THE URBAN GROWTH BOUNDARY THROUGH CLIFTON SANITATION DISTRICTS 1 AND 2 ANNEXATIONS

BACKGROUND

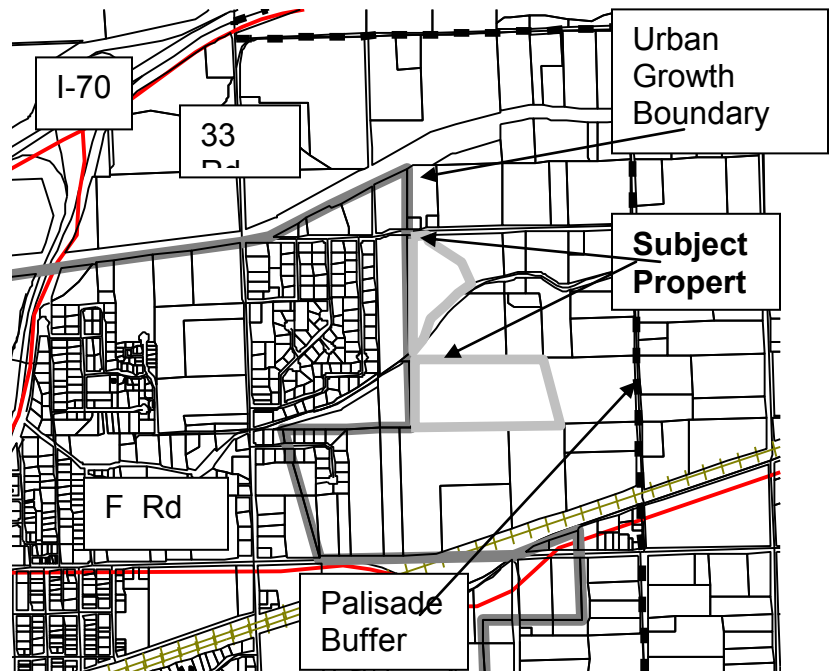
In most areas surrounding the City of Grand Junction, the Urban Growth Boundary and the Persigo 201 boundary are the same. However, this is not the case to the east where the Persigo 201 boundary is the western boundary of the Clifton 1 and 2 Sanitation Districts and the Urban Growth Boundary is the eastern boundary of the Clifton districts.

The adopted Future Land Use Map included in both the City's Growth Plan and Mesa Countywide Land Use Plan has a note which states: "The Urban Growth Boundary (UGB) coincides with the area included in the Persigo Wastewater Treatment Plant 201 service area, as amended and the Clifton Sanitation District #1 and #2 service areas, as amended. Please check the latest amendments to those service areas for the current UGB."

The County has received an application to change the Future Land Use Map for two properties at 3327 F 5/8 Road that are currently split by the Urban Growth Boundary. These properties lay on the eastern edge of the existing Clifton 1 and 2 Sanitation Districts. The hearing date for this County map amendment application is March 31, 2005.

Through the 1998 Persigo Agreement, the City and County have established a policy and procedure of how amendments to the Persigo 201 boundary can occur. Requests for boundary amendments are considered at the annual Persigo meeting held generally in the summer of each year with the City Council and Board of County Commissioners.

There is no such policy or procedure that addresses how amendments to the Urban Growth Boundary in areas beyond the eastern limits of the Persigo 201 boundary are reviewed. In fact, at this time, the Clifton Sanitation District unilaterally acts under State law when annexing property into its district. Because of the language noted on the Future Land Use Map, the UGB is amended as a result of any action taken by Clifton Sanitation without any required action of the City or County.



ISSUE

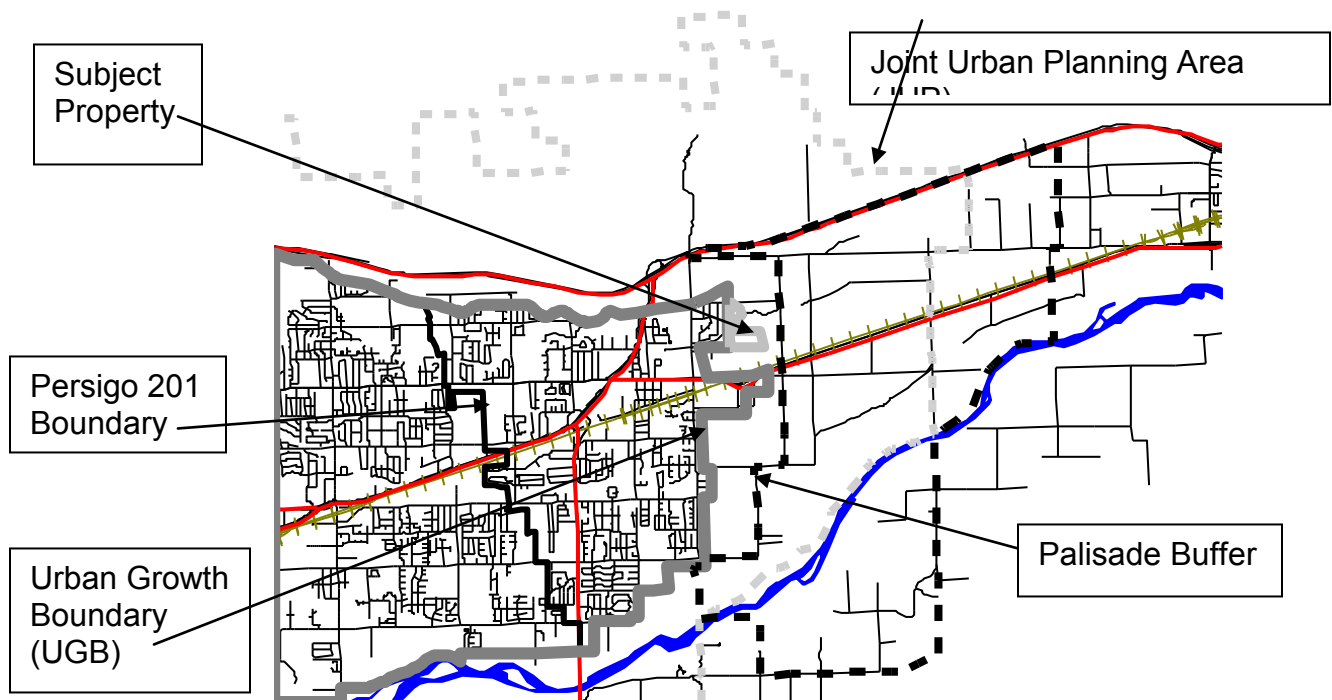
The County has received an application to change the Future Land Use Map for two properties at 3327 F 5/8 Road that are currently split by the Urban Growth Boundary, Clifton

Sanitation says they are capable of providing sewer service to the properties and are willing to annex them into their District . This annexation would automatically extend the UGB.

Since these properties are well beyond our Persigo 201 boundary, as noted above, there currently is not a process whereby the City and County review and consider together any changes to the UGB, only the future Land Use Map. The current Development Code for both the City and County includes a provision whereby the City Planning Commission reviews any proposed changes to the land use map with Mesa County Planning Commission anywhere outside of the UGB, but within the Joint Urban Planning area (JUP).

If Clifton were to annex the subject properties, amending their boundaries moves the UGB and puts pressure on changing the land use plan to reflect urban densities for this additional area. City staff understands that the County is working on an Intergovernmental Agreement (IGA) with Clifton Sanitation to hopefully resolve this issue in the future.

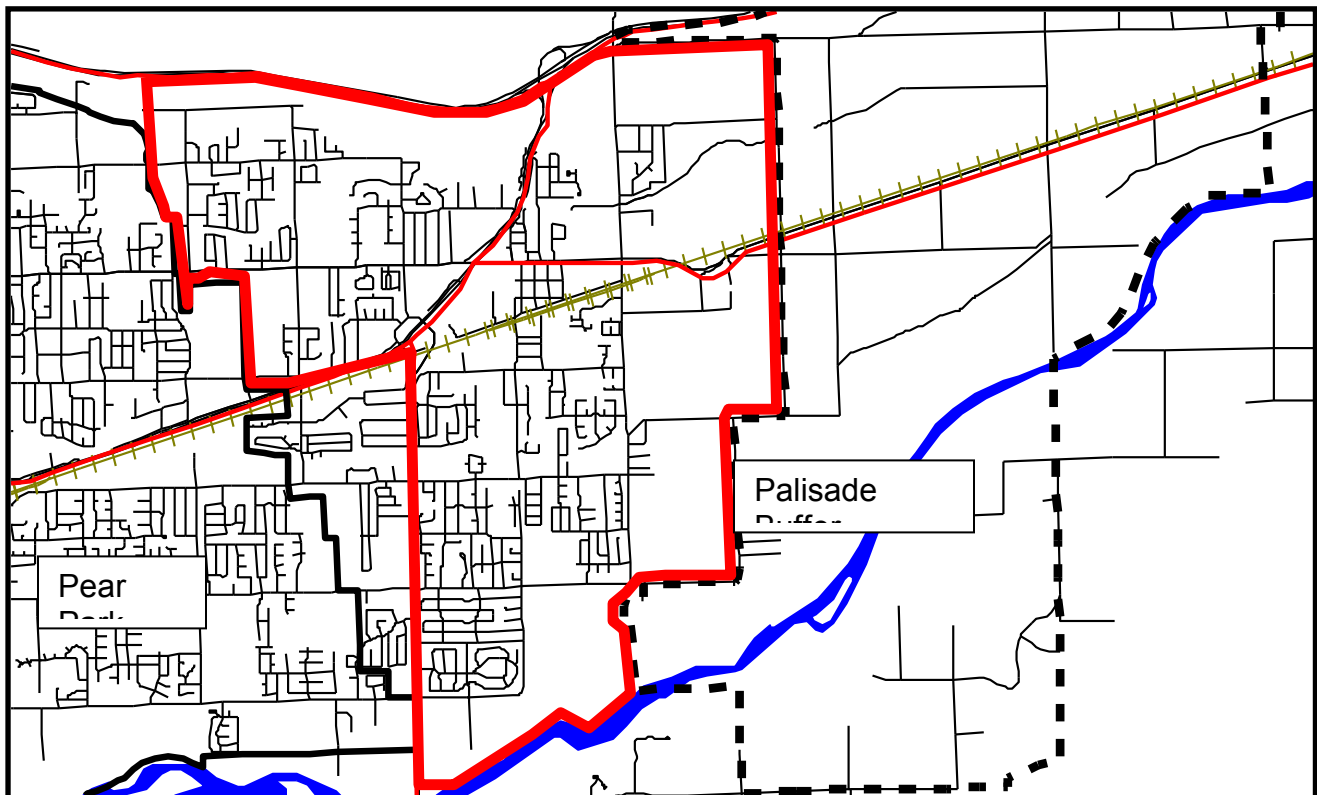
City staff considers this an important emerging issue. With the recent ballot issue that approved the Clifton Sanitation Districts constructing additional capacity, the continued expansion of urban scale growth and expansion of the Urban Growth Boundary could continue unabated to the east without any review by the City and County except through review of requested amendments to the Future Land Use Map. This represents a definite change in circumstances since the adoption of the Intergovernmental Agreement that should be considered by the City Council and County Commission.



MESA COUNTY - CLIFTON AREA PLAN

BACKGROUND

Mesa County has in its' 2005 work program the Clifton Area Plan. The Planning process will start no sooner than summer 2005 and will take 6 to 12 months to complete. The study area boundary is anticipated to include that area west of the present Palisade/Mesa County/City of Grand Junction buffer area, Interstate 70 on the north, the Colorado River on the south and the western boundary of the Clifton Sanitation Districts I and II, except that area included within the Pear Park Neighborhood Plan. A technical advisory committee will be formed to help in the planning process. Included on the advisory committee will be the City of Grand Junction and representatives from the various service and utility providers.



The area as shown in **RED** is generally the area that will be considered in the Clifton Plan. Mesa County will determine the actual boundary when they begin the planning process.

CLIFTON SANITATION DISTRICT I & II SEWER PLANT EXPANSION

BACKGROUND

Clifton Treatment Plant Replacement

During 2003, the Clifton Sanitation District #2 worked with the City of Grand Junction on alternatives to treatment plant issues within the District. Two alternatives were under review: replacement of the Clifton lagoon system, which was out of compliance with State Discharge standards, with a mechanical treatment plant or an interconnection between the Clifton #2 District and the Persigo Sewer System via an interceptor along D Road. In April 2004, the Clifton #2 District conducted a survey of its customers as to the options. In May of 2004, the Clifton District notified the City that the District did not want to become part of the Persigo system and, based on an overwhelming response from its customers, the Board decided to proceed with the construction of a mechanical treatment plant at 32 Road and the Colorado River. During this same time period, Clifton Sanitation District #1 applied for a grant from the Department of Local Affairs for an Inflow and Infiltration study and a review of its collection system as to its deficiencies. This work was preparatory to a possible combination of the two sanitation districts into one system.

In June 2004, the Clifton #2 District requested the Colorado Department of Public Health and Environment to issue preliminary effluent limits on the proposed plant. Because of critical habitat for endangered fish species in the Colorado River at 32 Road, these effluent limits, particularly ammonia, are of importance to the Districts for plant design. To date, the District has not received their requested effluent limits and, as a result, has not been able to proceed with detailed design of their plant.

Preliminary design are for a plant with a capacity of 2.25 MGD (1st Phase) and an ultimate capacity of 4.5 MGD. Clifton asked for preliminary effluent limits on the 1st Phase only which they expect will carry them 20-years. The cost estimate for the 1st Phase is \$12.5 million dollars. Palisade is included in the 2.25 MGD 1st Phase. Clifton would plan to expand to the west boundary of the Palisade Buffer Area (estimated 875 additional acres of service area) and Palisade would expand to the east boundary of the Palisade Buffer Area. If Palisade were to connect to the Clifton plant, this would be via an interceptor *through* the Palisade Buffer Area.

ISSUES

Such an interceptor might see issues similar to the Valle Vista line that was constructed by the Orchard Mesa Sanitation District to the Valle Vista subdivision east of 30- Road on Orchard Mesa. Pressures to allow connection to this available sewer line were addressed by the City and the County in 2000 by only allowing homes, existing at the time of the October 1998 Persigo Agreement and within 400-feet of the sewer line, to connect.

**Attach W-4
Strategic Plan Update**

TO: Mayor and City Council
FROM: David Varley, ACM
DATE: 09 February 2005
SUBJECT: February 2005 Strategic Plan Progress Report

In January City Council recently adopted the 2005/6 Update of the City's Strategic Plan. This Plan contains 56 Objectives for 2005 and 2006. City staff will track the work being done on each of these Objectives and will provide regular progress reports to City Council. This is the first progress report for the newly adopted Plan.

Staff assignments have been made and we are beginning to work on the Objectives. During the development of this Plan five teams were identified that will work on various aspects of the Plan. The following team assignments have been made:

TEAM #1

⇒Lead: Objective 2A Evaluate zoning and infrastructure as tools to encourage development along major corridors and Objective 2B Explore citizen-based planning.

⊙WHO:

- Community Development: Bob Blanchard
- City Manager's Office: Sheryl Trent
- City Attorney's Office: Jamie Kreiling & John Shaver
- City Council: Jim Spehar, Cindy Enos-Martinez and Gregg Palmer
- Planning Commission Member: John Redifer

The first meeting of this team is set for Monday 14 February 2005.

TEAM #2

⇒Lead: 6-Goal: Develop a strategy to gain Colorado Department of Transportation support for better local utilization of I-70 as a transportation corridor.

Objective 6A Work to obtain federal and state support to fund and build the 29 Road interchange at Interstate 70.

Objective 6B Participate with CDOT to develop future project funding which incorporates additional interchanges and upgrades existing ones.

9-Goal: Explore a wide range of funding options (including bonds) to accelerate road construction

Objective 9A Continue to evaluate and act on funding options (including bonds, tax policy, enterprise fund, partnerships, railroad, etc.)

Objective 9B Negotiate MOUs with our funding partners (Mesa County, CDOT, FHWA).

Objective 9C Sign an MOU with Mesa County regarding the 29 Road Viaduct and Interstate 70 interchange.

⊙WHO:

- City Manager's Office: Kelly Arnold & David Varley
- Public Works: Mark Relph & Trent Prall

- City Council: Dennis Kirtland and Bruce Hill

TEAM #3

⇒Lead: 15-Goal: Re-evaluate the Parks Master Plan.

Objective 15A Evaluate and prioritize projects in the Parks Master Plan.

Objective 15B Review the report on school/park development models.

◎WHO:

- City Council: Cindy Enos-Martinez, Harry Butler and Bill McCurry
- Parks & Recreation: Shawn Cooper
- Member of Parks & Recreation Advisory Board :

TEAM #4

⇒Lead: 17-Goal: Evaluate and redefine the problem and level of effort required to manage weeds.

Objective 17A Evaluate the problem and complete a report.

Objective 17B Council, staff and community interests meet to identify potential solutions.

◎WHO:

- Community Development: Ivy Williams
- Public Works: Doug Cline
- City Council: Gregg Palmer and Bill McCurry

TEAM #5

⇒Lead: **SOLUTION: SHELTER AND HOUSING THAT ARE ADEQUATE** All City residents will have adequate shelter, whether their need is for permanent or temporary housing.

22-Goal: Implement results of the Affordable Housing Forum with final adoption by participating partners of a common methodology to address housing issues throughout Mesa County.

Objective 22A Identify and convene policy level working partners, developing and promoting public/private partnerships to address funding opportunities and relationships with existing and potential public agencies, not-for-profits and the private sector.

Objective 22B With professional assistance discuss and adopt a common methodology to address housing issues.

Objective 22C Identify and allocate City resources (financial and other) available for project implementation.

Objective 22D Initiate and participate in the development of at least one project benefiting each of the target populations as identified at the Affordable Housing Forum.

Objective 22E Continue to participate in the staff level working group to coordinate information.

◎WHO:

- City Council: Harry Butler, Jim Spehar and Dennis Kirtland
- City Manager's Office: Sheryl Trent & David Varley

**GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2005/6 UPDATE
PROGRESS REPORT
FEBRUARY 2005**



Solution

OPEN SPACES AND COMMUNITY APPEARANCE

OBJECTIVE:

16A By early 2005, complete phase II of the Historic Survey.

PROGRESS: On 15 February 2005 the consultant will complete the survey and submit a preliminary report for review by staff prior to submitting it to the State Historical Society.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2005/6 UPDATE
PROGRESS REPORT
FEBRUARY 2005



Solution

SHELTER AND HOUSING THAT ARE ADEQUATE

PROGRESS: Team #5 is working on this Solution Area. The team held its first meeting on 25 January 2005 and the following is a summary of that meeting. Please note that Council feedback is desired on the issues detailed and the end of this report.

- 1) **Strategic Plan Objectives** were discussed and confirmed. With regard to specific goals:
 - a. Identify and convene policy level working partners. The team discussed a list and decided to narrow the participants to approximately 25, and add a participant from School District 51. It was determined that this group could be convened within two months.
 - b. With professional assistance discuss and adopt a common methodology to address housing issues. A proposal from a consultant was discussed, and the team decided to him to an informal discussion. It was decided to invite a Mesa County Commissioner and staff member to participate in that process to help us plan. The team felt that this process would take at least six months from the convening of the policy level group.
 - c. Identify and allocate City resources (financial and other) available for project implementation. The team, after some discussion, decided that the funding for the facilitator/consultant should come from the \$500,000 allocated in the 2005 budget for housing. The guidelines and strategies for funding will be an outcome of the facilitated discussions with the policy level group.
 - d. Initiate and participate in the development of at least one project. This will also be a part of the facilitated process and, while the determination for the project may result in that six months, it may be up to two years before a project is actually under construction.
 - e. Continue to participate in the staff level working group. This is ongoing, with both Sheryl and David filling that role.

- 2) **Affordable Housing Forum:** The Forum was reviewed briefly.
- 3) **Property List:** David Varley will continue to work on the properties that may be available for affordable housing. In particular, he will develop a memorandum for the next meeting that will address the property behind the Fairgrounds. The team determined that this would be a project that they would address and make a report back to the City Council. The team held a discussion as to deed restrictions and indicated that they felt with any City donation of land for affordable housing that there should be a deed restriction to keep the property permanently affordable.
- 4) **Other City Programs**
 - a. Infill/Redevelopment Program: The team wished to explore additional incentives under this program for affordable housing.
 - b. Economic Development Fund: The team felt strongly that this fund should be expanded to include the funding of affordable housing initiatives.
- 5) **Review of GJHA meeting.** The team reviewed the meeting and agreed it was very informative. The question is how to keep housing permanently affordable. The team felt we needed to move on the Fruita IGA and initiate some discussion, perhaps partnerships concepts for funding, and that the City should be an active participant to make sure the IGA happens.

The team felt strongly that more publicity of our affordable housing efforts was necessary and appropriate, and Sheryl and Sam will develop a process and suggestions for consideration.

The next meeting was scheduled for **February 22nd at 9:00 am** in the Administrative Conference Room.

As this update is discussed at the 14 February 2005 City Council workshop the team would like feedback from the City Council on the following issues;

Council discussion and feedback

1. If we have the approval to use a portion, not to exceed \$30,000, for a facilitator to complete Goal 22A, "Identify and convene policy level working partners, developing and promoting public/private partnerships to address funding opportunities and relationships with existing and potential public agencies, not-for-profits, and the private sector."
2. General approval to invite a County Commissioner and staff to participate in the selection of the facilitator.
3. Consensus that the Economic Development Fund should be used to assist affordable housing efforts and initiatives, and that staff should research additional incentives under the infill/redevelopment program for affordable housing.
4. If the City Council is comfortable with the concept of deed restrictions on City donated land used for affordable housing purposes.