



**CITY COUNCIL AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET  
WEDNESDAY, MAY 21, 2008, 7:00 P.M.**

**Call to Order**

Pledge of Allegiance

**Citizen Comments**

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

1. **Construction Contract for the 2008 Curb, Gutter, and Sidewalk Replacement** [Attach 1](#)

The project consists of replacing sections of hazardous or deteriorating curb gutter and sidewalk in various locations throughout the City limits. The projects also repairs curb gutter and sidewalks that were damaged during water breaks.

*Action: Authorize the City Manager to Sign a Construction Contract for the 2008 Curb, Gutter, and Sidewalk Replacement Project to Reyes Construction, Inc. in the Amount of \$147,178.50*

Staff presentation: Tim Moore, Public Works and Planning Director

2. **Construction Contract for the 2008 Waterline Replacements** [Attach 2](#)

This project includes replacement of sixty year old cast iron lines that have an active break history. City crews have repaired four breaks in the project area in 2008, with more anticipated due to stress recently placed on this area of the water system.

\*\*\* Indicates New Item

® Requires Roll Call Vote

*Action: Authorize the City Manager to Sign a Construction Contract for the 2008 Water Line Replacement Project to Sorter Construction, Inc. in the Amount of \$1,445,678.30*

Staff presentation: Tim Moore, Public Works and Planning Director

3. **Change Order No. 2 for the Riverside Parkway, Phase 2** [Attach 3](#)

Change Order #2 of the Riverside Parkway Phase 2 contract with SEMA Construction Company adds additional asphalt paving on SH 340 and SH 50. A portion of the cost will be reimbursed by CDOT.

*Action: Authorize the City Manager to Approve Change Order No. 2, Riverside Parkway Phase 2 with SEMA Construction in the Amount of \$167,641.70 for a Total Contract of \$32,036,080.55.*

Staff presentation: Tim Moore, Public Works and Planning Director

4. **Setting a Hearing on Zoning Brady South Annexation, Located at 347 and 348 27 ½ Road and 2757 C ½ Road** [File #GPA-2007-051] [Attach 4](#)

SLB Enterprises LLC, owners of the properties located at 347 and 348 27 ½ Road and 2757 C ½ Road are requesting zoning of the properties from County Heavy Industrial (I-2) to Light Industrial (I-1) and Industrial/Office Park (I-O). Planning Commission heard the request at its September 11, 2007 meeting and recommended approval of the Industrial/Office Park (I-O) zoning for all three parcels.

Proposed Ordinance Zoning the Brady South Annexation to Industrial/Office Park (I-O) Zone District, Located at 347 and 348 27 ½ Road and 2757 C ½ Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for June 4, 2008*

Staff presentation: Kristen Ashbeck, Senior Planner

5. **Setting a Hearing on Rezoning the Oral Health Partners, Located at 2552 F Road** [File #RZ-2008-082] [Attach 5](#)

Request to rezone 2552 F Road, consisting of one parcel of .89 acres, from R-8 (Residential, 8 du/ac) zone district to RO (Residential Office) zone district.

Proposed Ordinance Rezoning a Parcel of Land from Residential – 8 Units Per Acre (R-8) to Residential Office (RO), Located at 2552 F Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for June 4, 2008*

Staff presentation: Ronnie Edwards, Associate Planner

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

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

6. **South Downtown Neighborhood Plan and Setting a Hearing on Amendments to the Zoning and Developments Code and to the Zoning Map** [File #PLN-2007-292] [Attach 6](#)

The City Planning Commission met in a public hearing on November 13, 2007 to consider adoption of the South Downtown Neighborhood Plan. The City Planning Commission recommended approval of the South Downtown Plan, including a Growth Plan Amendment to adopt the Plan, amendments to the Zoning Map and amendments to the Zoning and Development Code to include a Zoning Overlay.

Proposed Ordinance Adopting a New Zoning Map for the South Downtown Neighborhood Generally Located Between the Riverside Neighborhood to the Northwest, to 28 Road on the East and from the Railroad Tracks on the North, to the Colorado River on the South

Proposed Ordinance Amending the Zoning and Development Code to Add Section 7.7 South Downtown Neighborhood Plan Zoning Overlay

*Action: Introduction of Proposed Ordinance and Set a Hearing for June 4, 2008*

Staff presentation: Kristen Ashbeck, Senior Planner

7. **Public Hearing—2008 CDBG Program Year Funding for the 2008 Action Plan, a Part of the 2006 Five-Year Consolidated Plan** [Attach 7](#)

City Council will consider which activities and programs to fund and will prioritize and recommend levels of funding for Community Development Block Grant (CDBG) projects for the 2008 Program Year.

*Action: 1) Receive Public Input Regarding the Use of the City's 2008 CDBG Funds, 2) Consider the CDBG City Council Subcommittee Recommendation for Funding Eight Projects for the City's 2008 CDBG Program Year Action Plan, and 3) Set a Public Hearing for Adoption of the CDBG 2008 Action Plan, for June 18, 2008*

Staff presentation: Kristen Ashbeck, Senior Planner

8. **Non-Scheduled Citizens & Visitors**
9. **Other Business**
10. **Executive Session – FOR DISCUSSION OF PERSONNEL MATTERS UNDER SECTION 402 (4)(f)(I) OF THE OPEN MEETINGS LAW RELATIVE TO CITY COUNCIL EMPLOYEES SPECIFICALLY THE CITY MANAGER (a continuation of an earlier session)**
11. **Adjournment**

**Attach 1**

**Construction Contract for the 2008 Curb, Gutter, and Sidewalk Replacement  
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	2008 Curb Gutter and Sidewalk Replacement		
<b>File #</b>	N/A		
<b>Meeting Date</b>	Wednesday, May 21, 2008		
<b>Placement on Agenda</b>	Consent	X	Individual
<b>Date Prepared</b>	May 13, 2008		
<b>Author</b>	Justin Vensel	Project Manager	
<b>Presenter Name</b>	Tim Moore	Public Works and Planning Director	

**Summary:** The project consists of replacing sections of hazardous or deteriorating curb gutter and sidewalk in various locations throughout the city limits. The projects also repairs curb gutter and sidewalks that were damaged during water breaks.

Reyes Construction Inc.	Fruita	\$147,178.50
BPS Concrete	Grand Junction	\$170,099.33
G & G Paving Construction	Grand Junction	\$171,325.00
Vista Paving Corporation	Grand Junction	\$178,545.76
Engineers Estimate		\$186,678.61

**Budget:** Project No. 2011-F00900

Project Cost:

Construction Contract (low bid)	\$ 147,178.50
Design	\$ 8,500.00
Construction Administration and Inspection (est.)	\$ 15,000.00
	<u>\$ 170,678.50</u>

Project Funding :

<u>Capital Fund</u>	<u>2008 Current Balance</u>	<u>Allocation for this Project</u>	<u>Remaining Budget</u>
Fund 2011-F00900			
Curb Gutter and Sidewalk Replacement	\$205,000.00	\$ 170,678.50	\$ 34,321.50

**Action Requested/Recommendation:** Authorize the City Manager to sign a Construction Contract for the **2008 Curb, Gutter and Sidewalk Replacement Project** to **Reyes Construction Inc.** in the amount of **\$ 147,178.50**.

**Attachments:** None

**Background Information:** The 2008 Curb, Gutter and Sidewalk Replacement Project is a program that begins every year with a survey of the various streets within the City limits area are defined and repaired once they meet a category five criteria. Other defined repair areas trickle in from internal customers i.e. Water Department and Street Maintenance. There are also residential complaints that are inspected and placed on the list to be repaired during this project. Within the 2008 project, there are 45 locations that need to be repaired. Of these 45, 7 are due to water breaks both from City Water as well as Ute Water. The remaining locations are from either field observations or residential complaints. The work is scheduled to begin June 4, 2008 and be completed by August 29, 2008.

**Attach 2**  
**Construction Contract for the 2008 Waterline Replacements**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Construction Contract for 2008 Water Line Replacement Project		
<b>File #</b>			
<b>Meeting Day, Date</b>	Wednesday, May 21, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	X	<b>Individual</b>
<b>Date Prepared</b>	May 15, 2008		
<b>Author Name &amp; Title</b>	Bret Guillory, Utility Engineer		
<b>Presenter Name &amp; Title</b>	Tim Moore, Public Works and Planning Director		

**Summary:** This project includes replacement of sixty year old cast iron lines that have an active break history. City crews have repaired four breaks in the project area in 2008, with more anticipated due to stress recently placed on this area of the water system.

**Budget:** Project No.: Fund 3011 - F04837

Project costs:

Construction contract (low bid)	\$1,445,678.30
Design	\$9,500.00
Construction Inspection and Administration (est.)	<u>\$18,000.00</u>
Total Project Costs	\$1,473,178.30

Project funding:

City budgeted funds for 2008 Waterline Replacements (Account 3011 – F04800)	\$635,000.00
Reallocation from fund balance	\$1,165,000.00
Total Costs this project	(1,473,178.30)
Budgeted for other projects	<u>(300,000.00)</u>
Balance	\$26,821.70

The budget for the 2008 Waterline Replacements included \$425,000 for this project that replaces aging lines in locations of the 2008 street overlays, \$210,000 for remaining work associated with the 29 Road & I-70 B overpass, and emergency work as needed. Staff recommends expanding the scope of the waterline replacements in the project area to address recent problems with this local aging system.

**Action Requested/Recommendation:** Authorize the City Manager to sign a Construction Contract for the **2008 Water Line Replacement Project to Sorter Construction, Inc.** in the amount of **\$1,445,678.30.**

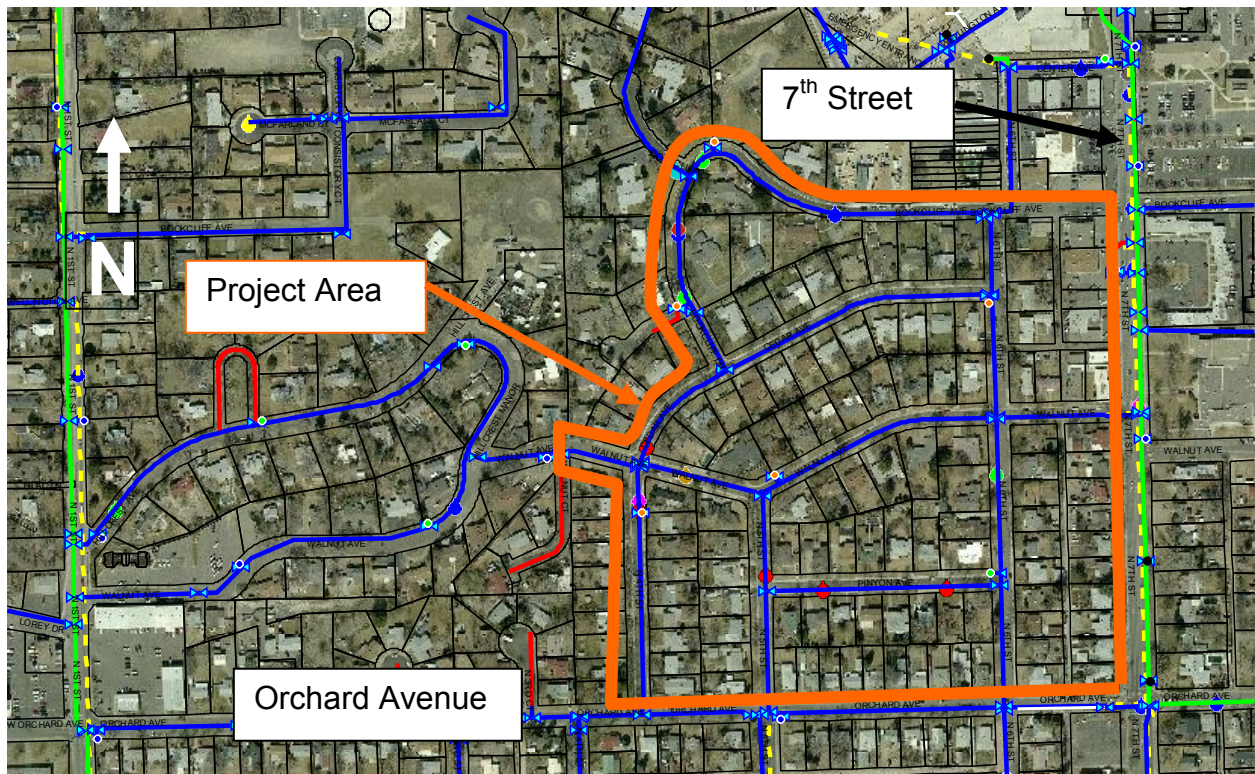
**Attachments:** none

**Background Information:**

The following bids were opened on May 13, 2008:

Bidder	From	Bid Amount
Sorter Construction, Inc.	Grand Junction	\$1,445,678.30
Scott Contracting , Inc.	Henderson, CO	\$1,486,978.60
Engineer's Estimate		\$1,685,432.40

This year's water line replacement project includes approximately 9,900 lineal feet of aging cast iron water lines. The majority of the lines are located north west of the intersection of 7<sup>th</sup> Street and Orchard Avenue. Water breaks in this area have increased recently as a result of stress placed on this local system during the KREX fire fighting efforts. We anticipate more frequent breaks in the area due to the stress this system recently experienced.





**Attach 3**

**Change Order No. 2 for the Riverside Parkway, Phase 2  
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Change Order No. 2 Riverside Parkway – Phase 2		
<b>File #</b>			
<b>Meeting Day, Date</b>	Wednesday, May 21, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	X	<b>Individual</b>
<b>Date Prepared</b>	May 13, 2008		
<b>Author Name &amp; Title</b>	Jim Shanks, Riverside Parkway Program Manager		
<b>Presenter Name &amp; Title</b>	Tim Moore, Public Works and Planning Director		

**Summary:** Change Order #2 of the Riverside Parkway Phase 2 contract with SEMA Construction Company adds additional asphalt paving on SH 340 and SH 50. A portion of the cost will be reimbursed by CDOT.

**Budget:** The cost of this work is estimated at \$167,641.70. CDOT will pay \$107,641.70 and the City will pay \$60,000. The funds for the City payment will come from the Riverside Parkway project account (204-61340-70210-30) from savings for construction management.

**Action Requested / Recommendation:** Authorize the City Manager to Approve Change Order No. 2, Riverside Parkway Phase 2 with SEMA Construction in the Amount of \$167,641.70 for a Total Contract of \$32,036,080.55.

**Background Information:** CDOT has requested that as a part of the Riverside Parkway Project the City's contractor, SEMA Construction, complete milling and asphalt overlay paving work on C-340 (Broadway) from the railroad viaduct bridge to Mulberry Street and also additional milling and asphalt paving work on SH-50 (5<sup>th</sup> Street) on both bridges that cross the Colorado River. Since some of the C-340 pavement was disturbed by the Riverside Parkway detour construction, CDOT has requested that the City pay for a portion of the C-340 work. This work will be performed by SEMA's subcontractor, United Companies of Mesa County, under the terms of the City's Riverside Parkway Phase II contract.

**Attach 4**  
**Setting a Hearing on Zoning Brady South Annexation**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Brady South Zone of Annexation - Located at 347 and 348 27-1/2 Road and 2757 C-1/2 Road		
<b>File #</b>	GPA-2007-051		
<b>Meeting Day, Date</b>	Wednesday, May 21, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	May 8, 2008		
<b>Author Name &amp; Title</b>	Kristen Ashbeck, Senior Planner		
<b>Presenter Name &amp; Title</b>	Kristen Ashbeck, Senior Planner		

**Summary:** SLB Enterprises LLC, owners of the properties located at 347 and 348 27-1/2 Road and 2757 C-1/2 Road are requesting zoning of the properties from County Heavy Industrial (I-2) to Light Industrial (I-1) and Industrial/Office Park (I-O). Planning Commission heard the request at its September 11, 2007 meeting and recommended approval of the Industrial/Office Park (I-O) zoning for all three parcels.

**Budget:** NA

**Action Requested/Recommendation:** First reading of proposed Zone of Annexation ordinance and set a hearing for June 4, 2008.

**Attachments:**

- 1) Staff Report/Background Information
- 2) Site Location Map / Aerial Photo Map
- 3) Future Land Use Map / Existing City and County Zoning
- 4) Applicant's Requested Zoning Map
- 5) Excerpts from Zoning and Development Code, Pertinent Zone District Descriptions
- 6) Excerpt from Zoning and Development Code Table 3.5, Use Zone Matrix, Highlighting Appropriate Zone Districts
- 7) Excerpt from Zoning and Development Code, Exhibit 6.5.C., Buffering Between Zoning Districts
- 8) Comments from Concerned Citizens/Agencies
- 9) Minutes of Planning Commission Meeting
- 10) Proposed Zoning Ordinance

**Background Information:** See attached Staff Report/Background Information

STAFF REPORT / BACKGROUND INFORMATION				
<b>Location:</b>		347 and 348 27-1/2 Road and 2757 C-1/2 Road		
<b>Applicants:</b>		SLB Enterprises LLC, Owners/Developers Vortex Engineering, Robert Jones, Representative		
<b>Existing Land Use:</b>		Vacant – Abandoned Buildings		
<b>Proposed Land Use:</b>		Industrial Office Park		
<b>Surrounding Land Use:</b>	<b>North</b>	Vacant, Light Industrial and Las Colonias Park Site		
	<b>South</b>	Colorado River and Single Family Residential and Park South of the River		
	<b>East</b>	Large Lot Residential		
	<b>West</b>	Vacant – Las Colonias Park Site		
<b>Existing Zoning (Mesa Co):</b>		I-2		
<b>Proposed Zoning:</b>		I-O and I-1		
<b>Surrounding Zoning:</b>	<b>North</b>	CSR and I-1		
	<b>South</b>	R-5 and CSR (South of Colorado River)		
	<b>East</b>	RSF-R (County)		
	<b>West</b>	CSR		
<b>Growth Plan Designation:</b>		Industrial and Commercial Industrial		
<b>Zoning within density range?</b>		X	<b>Yes</b>	<b>No</b>

**Staff Analysis:**

1. **Background:**

The 12.62 acre Brady South Annexation consists of 3 parcels located at 347 and 348 27-1/2 Road and 2757 C-1/2 Road. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

2. **Consistency with the Growth Plan:**

The requested zone districts are consistent with the Future Land Use designations of Industrial and Commercial Industrial.

3. **Section 2.6.A.3 and 4 of the Zoning and Development Code:**

Zone of Annexation: The requested zone of annexation to the I-1 and I-O districts is consistent with the Growth Plan designation of Industrial and Commercial Industrial respectively. The existing County zoning is I-2 on all 3 parcels. Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning.

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Zoning and Development Code must be made per Section 2.6.A.3 and 4 as follows:

- The proposed zone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations.

There are several zone district alternatives or combinations thereof that could be applied to the Brady South Annexation properties. The analysis below discusses the differences between the various potential zone districts and their applicability to these properties. Based on this analysis and the applicant's and neighborhood input, Planning Commission made findings on this criterion and made a recommendation to City Council.

- Adequate public facilities and services are available or will be made available concurrent with the projected impacts of development allowed by the proposed zoning;

Response: Adequate public facilities are available or will be supplied at the time of further development of the property.

#### 4. Analysis of Alternatives:

In addition to the zoning that the petitioner has requested (which is depicted in Attachment 3), the following zone districts would also be consistent with the Growth Plan designation for the subject properties.

- a. The alternative zone districts that can be used to implement the Future Land Use category of Industrial (westerly parcel only) include Industrial/Office Park (I-O), Light Industrial (I-1), Heavy Industrial(I-2) or Mixed Use (M-U).
- b. The alternative zone districts that can be used to implement the Future Land Use category of Commercial Industrial (easterly 2 parcels only) include General Commercial (C-2), Industrial/Office Park (I-O), Light Industrial (I-1), or Mixed Use (M-U).

Excerpts from the Zoning and Development Code are attached for reference. The excerpts describe each zone district, the uses allowed within each and the buffer requirement between zone districts as further discussed below. While the Heavy Industrial (I-2) zone district could be applied to the westerly parcel (former rendering plant) due to its Growth Plan Future Land Use Map designation of Industrial, that option for zoning is not discussed since it is not being requested by the applicant.

As mentioned above, it is possible that all three parcels could be zoned the same, but there may also be merit to creating a transition across the site from west to east that would help create compatibility with land uses on both sides of the site. The applicant is suggesting a transition from I-1 on the west to I-O on the east but there are other options that could apply.

While it is likely that the three parcels will be developed as a single project, the site could be developed under two different zone districts since the primary (and maybe only) access to the site at the extension of 27-1/2 Road will divide the property into two

distinct areas east and west of the entry road/drive. Thus, all three parcels do not necessarily need to be zoned the same.

**General Commercial (C-2) Zone District.** The C-2 zone district is intended to provide for a wide range of commercial uses with emphasis on low customer use versus retail/service type of commercial uses. The C-2 zone district allows limited outdoor display of goods and very limited outdoor operations. Many uses in the C-2 zone district are allowed in the industrial zone districts but a Conditional Use Permit may be required for some uses in the C-2 district.

Outdoor storage and display areas are not allowed within the front yard setback. Buffering required between C-2 and adjacent single family residential uses is a 6-foot wall and an 8-foot wide strip of landscaping outside the wall. Buffering required between C-2 and adjacent I-1 uses (e.g. to the north across C-1/2 Road) is 6-foot fence or an 8-foot landscape strip.

The C-2 zone district cannot implement the Industrial land use classification, thus could not be applied to the westerly Brady parcel (former rendering plant).

**Industrial/Office Park (I-O) Zone District.** The I-O zone district is intended to provide a mix of light manufacturing and office uses in a business park setting with adequate screening and buffering to other uses. The I-O zone district allows outdoor storage and display only in the rear half of the lot either beside or behind the principal structure. Many uses in the I-O district are allowed in the heavier industrial zone districts but a Conditional Use Permit may be required for some uses in the I-O district.

The I-O zone district does have some specific performance standards for nuisances such as noise, vibration, glare and hazardous materials that do not apply in the C-2 zone district. Additional operational restrictions and/or site design elements could be required for those uses that would require a Conditional Use Permit review process.

Buffering required between I-O and adjacent single family residential is the same as required for C-2 – a 6-foot wall and an 8-foot wide strip of landscaping outside the wall. A buffer of a 6-foot fence or an 8-foot landscape strip is required between I-O and I-1. If the I-O district is applied to the westerly site, the buffering requirement between I-O and the CSR zoning of the Las Colonias Park site is a 6-foot fence and an 8-foot wide strip of landscaping outside the wall.

The I-O zone district can implement both the Industrial and Commercial Industrial land use classifications, thus could be applied to all three Brady parcels.

**Light Industrial (I-1) Zone District.** The I-1 zone district is intended to provide for areas of light fabrication, manufacturing and industrial uses. The performance standards of the I-O district apply in the I-1 district except that outdoor storage and display are allowed except for within the front yard setback. In addition, the I-1 district allows for the establishment of outdoor storage as a principal use. Uses that include outdoor operations are allowed in the I-1 district, whereas these uses require a Conditional Use Permit in the I-O zone district.

Buffering required between I-1 and adjacent single family residential uses is a 6-foot wall and a 25-foot wide strip of landscaping outside the wall. If the I-1 district is applied to the westerly site, the buffering requirement between I-1 and the CSR zoning of the Las Colonias Park site is a 6-foot wall and a 25-foot wide strip of landscaping outside of the wall. There is no buffer required between I-1 uses such as between the Brady properties and the properties to the north.

The I-1 zone district can implement both the Industrial and Commercial Industrial land use classifications, thus could be applied to all three Brady parcels.

**Mixed Use (MU) Zone District.** The M-U zone district is intended to provide for a mix of light manufacturing and office park employment centers, retail, service and multifamily residential uses and serve as a transition between residential and nonresidential uses. The most significant differences between the M-U zone district and the other districts discussed above are the allowance of residential uses and industrial outdoor storage and operations are not allowed in the M-U zone district.

The M-U zone district has some specific performance standards for nuisances such as noise, vibration, glare and hazardous materials that are very similar to those in the I-O zone district.

The M-U zone district states that there will be appropriate screening, buffering and open space and enhancement of natural features but there is no specific buffering requirement between the M-U and other zone districts. It is intended that such buffers be built into the specific site design.

The M-U zone district can implement both the Industrial and Commercial Industrial land use classifications, thus could be applied to all three Brady parcels. However, it should be kept in mind that this zone district can allow multifamily housing that may not be appropriate to locate in the 100-year floodplain such as exists across most of the westerly parcel.

#### FINDINGS OF FACT/CONCLUSIONS:

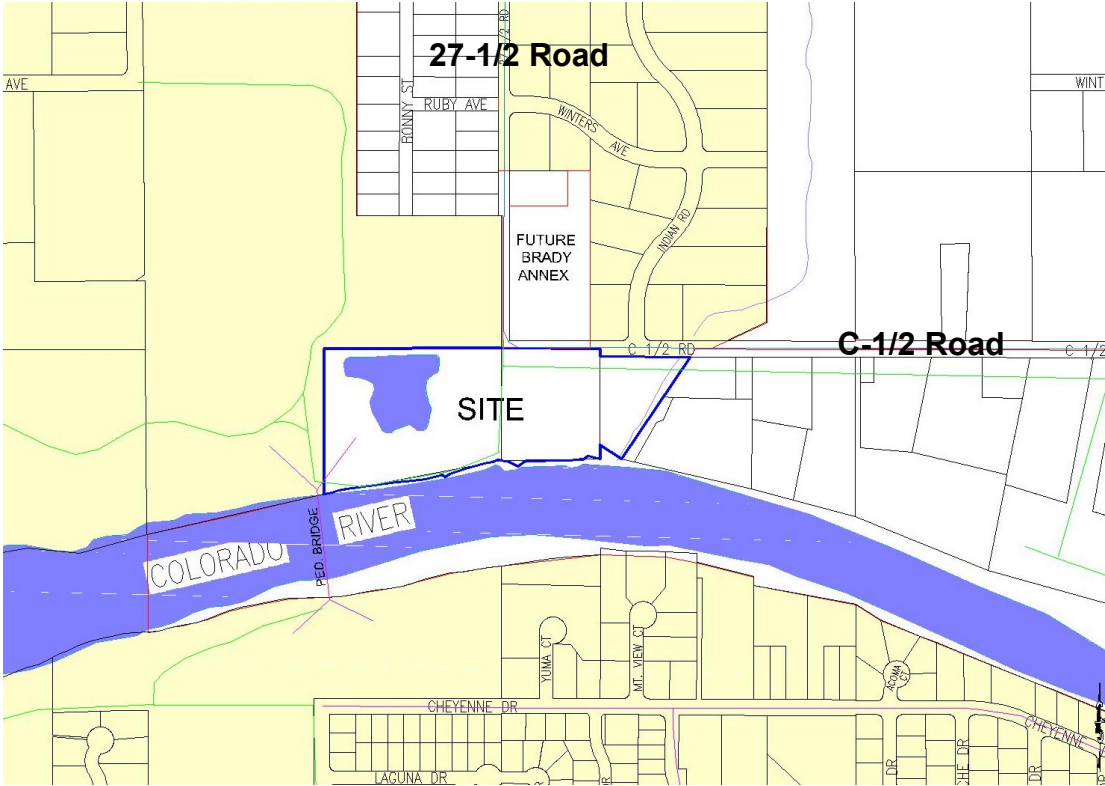
After reviewing the Brady South Annexation, GPA-2007-051, for a Zone of Annexation, Planning Commission made the following findings of fact and conclusions:

1. Planning Commission finds that the Industrial Office (I-O) zone district is consistent with the goals and policies of the Growth Plan.
2. The review criteria in Section 2.6.A.3 and 4 of the Zoning and Development Code have all been met.

#### PLANNING COMMISSION RECOMMENDATION:

Planning Commission heard this request at its September 11, 2007 meeting and recommended approval of the Industrial/Office Park (I-O) zone district for all three parcels.

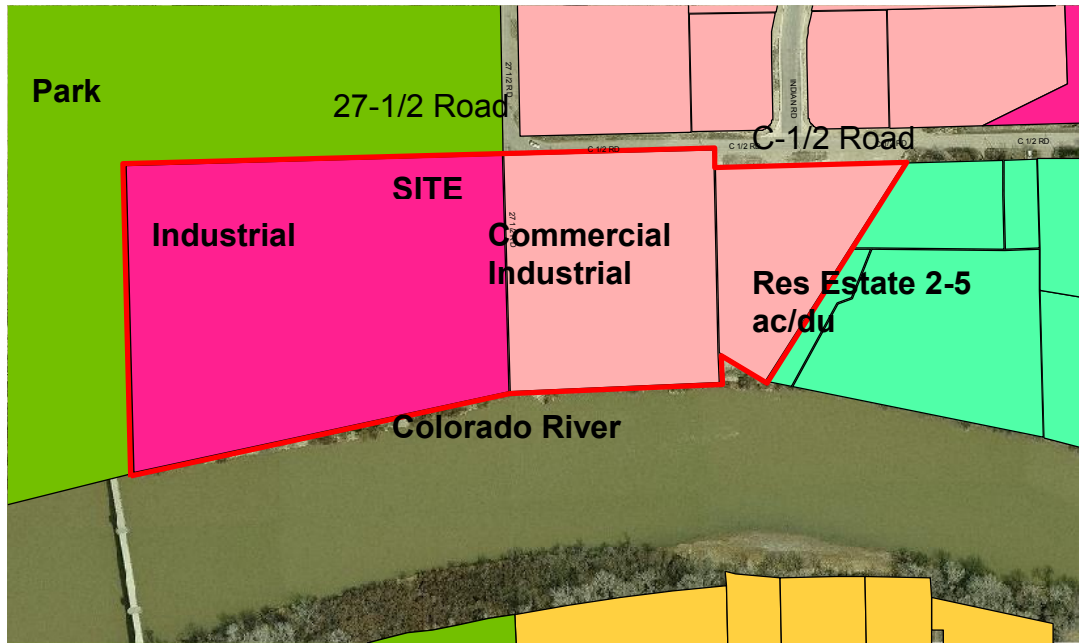
# Site Location Map



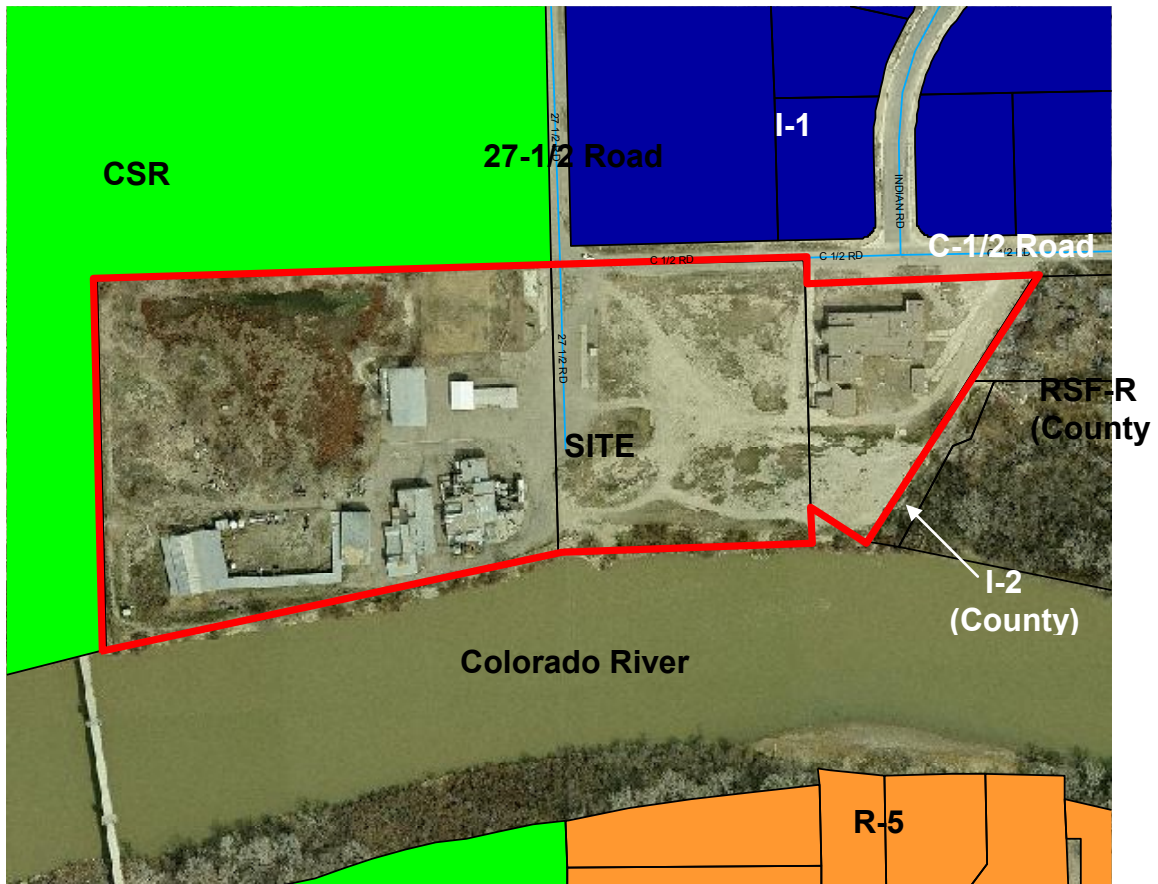
# Aerial Photo Map



## Future Land Use Map\*\*



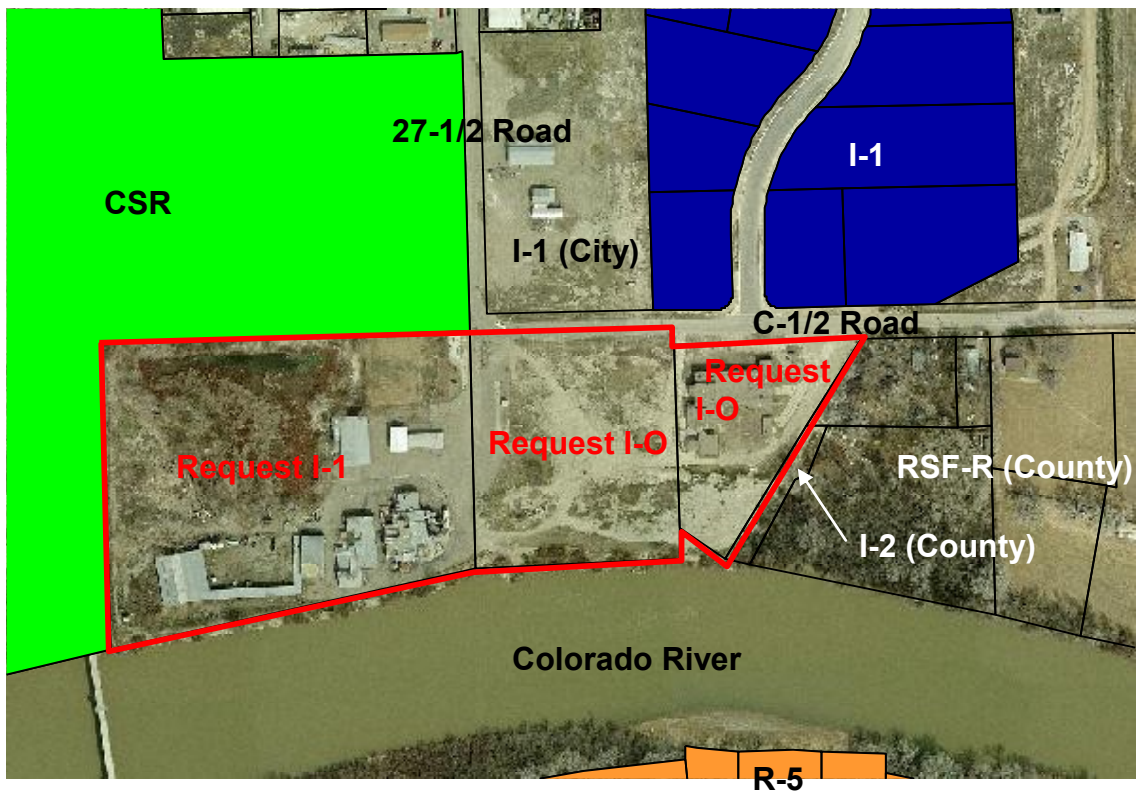
## Existing City/County Zoning\*\*



\*\*NOTE: Future Land Use and Zoning Maps will be revised with adoption of South Downtown Plan



## Applicant's Requested Zoning



E. **C-2: General Commercial**

1. **Purpose.** To provide for commercial activities such as repair shops, wholesale businesses, warehousing and retail sales with limited outdoor display of goods and even more limited outdoor operations. The C-2 District is appropriate in locations designated for the *commercial or*

<b>C-2 Summary</b>	
Primary Uses	General Retail & Services
Max. Intensity	2.0 FAR
Max. Bldg. Size	150,000 sq. ft.

- commercial/industrial* future land use classifications in the GROWTH PLAN.
2. **Authorized Uses.** Table 3.5 lists the authorized uses in the C-2 District.
3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:
- a. Nonresidential intensity shall not exceed a floor area ratio (FAR) of 2.0;
  - b. Minimum lot size shall be 0.5 acre, except where a continuous commercial center is subdivided, with pad sites or other shared facilities;
  - c. Maximum building size shall be 150,000 square feet, unless a Conditional Use Permit is issued.
4. **Street Design.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
5. **Performance Standards.** Outdoor storage and display areas are not allowed within the front yard setback. Permanent and portable display of retail merchandise is permitted.

F. **I-O: Industrial/Office Park**

1. **Purpose.** To provide for a mix of light manufacturing uses, office park, limited retail and service uses in a business park setting with proper screening and buffering, all compatible with adjoining uses. This District implements the *commercial/industrial* and *industrial* future land use classifications of the GROWTH PLAN.

<b>I-O Summary</b>	
Primary Uses	Light manufacturing, office, commercial services
Max. Intensity	0.75 FAR
Max. Bldg. Size	250,000 sq. ft.

2. **Authorized Uses.** Table 3.5 lists the authorized uses in the I-O District.

3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:

- a. Nonresidential intensity shall not exceed a floor area ratio (FAR) of 0.75;
- b. Minimum lot size shall be one (1) acre, except where a continuous commercial center is subdivided;
- c. Maximum building size shall be 250,000 square feet, unless a conditional use permit is issued.

4. **Street Design.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.

5. **Performance Standards.**

- a. **Retail Sale Area.** Areas devoted to retail sales shall not exceed: ten percent (10%) of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.
- b. **Loading Docks.** Loading docks shall be located only in the side or rear yards.
- c. **Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials.** No person shall occupy, maintain or allow any use in an I-O District without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional use permits for uses in this district may establish higher standards and conditions.

(1) **Vibration:** Except during construction or as authorized by the City, activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel, shall not be permitted.

- (2) **Noise:** The owner and occupant shall regulate uses and activities on the property so that sound never exceeds sixty-five decibels (65 dB) at any point on the property line.
- (3) **Glare:** lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.
- (4) **Solid and Liquid Waste:** All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor(s). Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.
- (5) **Hazardous Materials:** Information and materials to be used or located on the site whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.
- (6) **Outdoor Storage and Display.** Outdoor storage and permanent display areas shall only be located in the rear half of the lot beside or behind the principal structure. Portable display of retail merchandise may be permitted as provided in Chapter Four.

G. **I-1: Light Industrial**

1. **Purpose.** To provide for areas of light fabrication, manufacturing and industrial uses which are compatible with existing adjacent land uses, access to transportation and the availability of public services and facilities. I-1 Zones with conflicts between other uses can be minimized with orderly transitions of zones and buffers between uses. This district implements the *commercial/industrial* and *industrial* future land use classifications of the GROWTH PLAN.

<b>I-1 Summary</b>	
Primary Uses	Manufacturing, office, commercial services
Max. Intensity	2.0 FAR
Max. Bldg. Size	150,000 sq. ft.

2. **Authorized Uses.** Table 3.5 lists the authorized uses in the I-1 district.
3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:
- a. Nonresidential intensity shall not exceed a floor area ratio (FAR) of 2.0;
  - b. Minimum lot size shall be one (1) acre, except where a commercial or industrial center is subdivided with pad sites or other shared facilities;
  - c. The maximum building size is 150,000 square feet, unless a conditional use permit is issued.
4. **Street Design.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
5. **Performance Standards.** The performance standards of the I-0 district shall apply in the I-1 district, except that principal and accessory outdoor storage and display areas shall be permitted in accordance with Chapter Four, with the following exceptions:
- a. Outdoor storage and displays shall not be allowed in the front yard setback;
  - b. Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;
  - c. Unless required to buffer from an adjoining district, screening along all other property lines is not required;
  - d. Screening of dumpsters is not required; and
  - e. Outdoor storage areas may be established as a principal use without a conditional use permit.

J. **M-U: Mixed Use**

1. **Purpose.** To provide for a mix of light manufacturing and office park employment centers, retail, service and multifamily residential uses with appropriate screening, buffering and open space and enhancement of natural features and other amenities such as trails, shared drainage facilities, and common landscape and streetscape character. This District implements the *commercial, commercial/industrial, industrial* and *mixed use* future land use classifications of the Growth Plan, as well as serving as a transition between residential and nonresidential use areas.

<b>M-U Summary</b>	
Primary Uses	Employment, residential, limited retail, open space
Max. Intensity	Nonresidential: 0.50 FAR
Maximum Density	Residential: 24 units per acre
Minimum Density	Residential: 8 units per acre
Max. Bldg. Size	150,000 sq. ft. (30,000 sq. ft. for retail)

2. **Authorized Uses.** Table 3.5 lists the authorized uses in the M-U district.

3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:

- a. Nonresidential intensity shall not exceed a floor area ratio (FAR) of 0.50;
- b. Nonresidential minimum lot size shall be one (1) acre, except where a continuous commercial center is subdivided;
- c. Maximum building size shall be 150,000 square feet unless a Conditional Use Permit is issued;
- d. Maximum gross residential density shall not exceed twenty-four (24) units per acre;
- e. Minimum net residential density shall be eight (8) units per acre.

4. **Performance Standards.** Development shall conform to the standards established in this Code.

- a. Refer to any applicable overlay zone district and/or corridor design standards and guidelines.
- b. **Loading/Service Areas.** Loading docks and trash or other service areas shall be located only in the side or rear yards.
- c. **Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials.** No person shall occupy, maintain or allow any use in an M-U District without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional Use Permits

for uses in this district may establish higher standards and conditions.

- (1) **Vibration:** Except during construction or as authorized by the City, activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel, shall not be permitted.
- (2) **Noise:** The owner and occupant shall regulate uses and activities on the property so that sound never exceeds sixty-five decibels (65 dB) at any point on the property line.
- (3) **Glare:** Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.
- (4) **Solid and Liquid Waste:** All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor(s). Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.
- (5) **Hazardous Materials:** Information and materials to be used or located on the site whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including the site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.
- (6) **Outdoor Storage and Display:** Outdoor storage and permanent display areas shall only be located in the rear half of the lot beside or behind the principal structure. Portable display of retail merchandise may be permitted as provided in Chapter Four.

### 3.5 USE/ZONE MATRIX

- A. **Principal Uses.** The only uses allowed in any zone or district are those listed in Table 3.5. The use categories listed in the first column of Table 3.5 are described in Chapter Nine. The second column of the use matrix contains an abbreviated definition of the uses. In some cases, use-specific standards are referred to in the last column of the Table. These uses are permitted subject to particular requirements listed under each zone or district.
- B. **Allowed Uses.** An "A" indicates that the listed use is allowed by-right within the respective zoning district without the need for a public hearing. If compliance with all City, state and federal requirements are fully met, the Director may allow development, construction and/or use. The text for each zone, the balance of this Code, applicable state and other City regulations and federal requirements supplement Table 3.5 and control if inconsistent or ambiguous. See the maximum building size indicated for each zone district. No person shall begin any use without a written approval of the Director.
- C. **Conditional Uses.** A "C" indicates that the listed use is allowed within the respective zoning district only after review and approval of a conditional use permit, in accordance with the review procedures of Chapter Two. Conditional uses are subject to all other applicable standards of this Code.
- D. **Prohibited Uses.** A blank space indicates that the listed use is not allowed within the district, unless otherwise expressly allowed by another provision of this Code.



**Table 3.5 Use/Zone Matrix**

Use Category-Definition. See Chapter Nine for complete description.	Specific Use Type	NONRESIDENTIAL				Use-Specific Standard
		C2	O	I-1	MU	
<b>RESIDENTIAL</b>						
<b>Household Living</b> - residential occupancy of a dwelling unit by a "household"	Business Residence	A	C	C	A	4.3.I
	Rooming/Boarding House					
	Two Family Dwelling <sup>3</sup>					
	Single-Family Detached					4.3.N
	Duplex <sup>3</sup>					
	Multifamily <sup>3</sup>				A	4.3.O
	Stacked Dwelling					
	Residential Subunits/Accessory Units					4.1.G
	Agricultural Labor Housing					
	Single-Family Attached				A	
	Manufactured Housing Park					4.3.F
All Other Housing Living				A		
<b>Home Occupation</b>	Home Occupation				A	4.1.H
<b>Group Living</b> - residential occupancy of a structure by a group of people who do not meet the definition of "Household Living"	Small Group Living Facility	C				4.3.Q
	Large Group Living Facility (includes secure facilities)	C			C	4.3.Q
	Unlimited Group Living Facility	C			C	4.3.Q
<b>INSTITUTIONAL &amp; CIVIC</b>						
<b>Colleges and Vocational Schools</b> - colleges and institutions of higher learning	Colleges and Universities	A	C	C	A	
	Vocational, Technical & Trade Schools	A	A	C	A	
	All Other Educational Institutions	C	C	C	A	
<b>Community Service</b> - uses providing a local service to the community	Community Activity Building	A	C		A	
	All Other Community Service	C	C	C	C	
<b>Cultural</b> - establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society	Museum, Art Galleries, Opera Houses, Libraries	C	C	C	A	
<b>Day Care</b> - care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day	Home-Based Day Care (1-12)	C			C	
	General Day Care	C	C		C	
<b>Detention Facilities</b> - facilities for the detention or incarceration of people	Jails, Honor Camps, Reformatories	C		C		
	Community Corrections Facility	C				
	Law Enforcement Rehabilitation Centers	C		C		
<b>Hospital/Clinic</b> - uses providing medical treatment or surgical care to patients	Medical and Dental Clinics	A	C	A	A	
	Counseling Centers (nonresident)	A	C		A	
	Hospital/Mental Hospital	C	C		C	
	Physical and Mental Rehabilitation (resident)	C	C		C	
	All Other	C	C		C	
<b>Parks and Open Space</b> - natural areas consisting mostly of vegetative	Cemetery	A	C	C	C	
	Golf Course	A	C	C	A	

landscaping or outdoor recreation, community gardens, etc.	Campground, Primitive					
	Golf Driving Ranges	A	C	A	C	
	Parks, Lakes, Reservoirs	A	A	C	A	
	All Other	A	C	C	C	
<b>Religious Assembly</b> - meeting area for religious activities	All	A		A	A	4.3.P
<b>Funeral Homes/Mortuaries/ Crematories</b>	All	A			C	
<b>Safety Services</b> - public safety and emergency response services	All	A	A	A	A	
<b>Schools</b> - schools at the primary, elementary, middle, junior high or high school level	Boarding Schools	C			C	
	Elementary Schools				C	
	Secondary Schools	A			C	
<b>Utility, Basic</b> - Infrastructure services that need to be located in or near the area where the service is provided	Utility Service Facilities (underground)	A	A	A	A	
	All Other Utility, Basic	A	A	A	C	
<b>Utility, Corridors</b> - passageways for bulk transmitting or transporting of electricity, gas, oil, communication signals, or other similar services	Transmission Lines (above ground)	C	C	C	C	
	Transmission Lines (underground)	A	A	A	C	
	Utility Treatment, Production or Service Facility		C	C	C	
	All Other	C	C	C	C	
<b>COMMERCIAL</b>						
<b>Entertainment Event, Major</b> - activities and structures that draw large numbers of people to specific events or shows	Indoor Facilities	C	C		C	
	Outdoor Facilities	C	C	C	C	
<b>Lodging</b> - hotels, motels and similar establishments	Hotels & Motels	A	C		C	
	Bed and Breakfast (1-3 guest rooms)	C			C	4.3.H
	Bed and Breakfast (4-5 guest rooms)	C			C	4.3.H
<b>Office</b> - activities conducted in an office setting and generally focusing on business, government, professional, or financial services	General Offices	A	A	C	A	
	Office with Drive-Through	A	C	C	C	
<b>Parking, Commercial</b> - parking that is not necessary to serve a specific use and for which fees may be charged	All	A	A	A	C	
<b>Recreation and Entertainment, Outdoor</b> - large, generally commercial uses that provide continuous recreation or entertainment-oriented activities	Campgrounds and Camps (non-primitive)	A				4.3.E
	Resort Cabins and Lodges					
	Swimming Pools, Community	A	C		A	
	Shooting Ranges, Outdoor			C		
	Amusement Park	C			C	
	Drive-In Theater	C				
	Miniature Golf	C			C	
	Riding Academy, Roping or Equestrian Area					
	Zoo	C				
	All Other Outdoor Recreation	C		C	C	
<b>Recreation and Entertainment, Indoor</b> - large, generally commercial uses that provide indoor recreation or entertainment-oriented activities including health clubs, movie theaters, skating rinks, arcades	Health Club	A	A	C	A	
	Movie Theater	A	A	C	C	
	Skating Rink	A	A	C	C	
	Arcade	A	A	C	C	
	Shooting Ranges, Indoor	C		C		
	All Other Indoor Recreation	A	A	C	C	

**Retail Sales and Service** - firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer & business goods

Adult Entertainment	A		A		4.3.B
Alcohol Sales, retail	A	C	C	C	
Bar/Nightclub	C	C	C	C	
Animal Care/Boarding/Sales, Indoor	A	C	A		
Animal Care/Boarding/Sales, Outdoor	C	C	C		
Delivery and Dispatch Services (vehicles on-site)	A	A	A	C	
Drive-through Uses (Restaurants)	C		C		
Drive-through Uses (Retail)	C		C		
Food Service, Catering	A	A	A	A	
Food Service, Restaurant (including alcohol sales)	A	C	C	C	
Farm Implement/Equipment Sales/Service	A	C	A		
Farmer's Market/Flea Market	A			C	4.3.C
Feed Store	A		A		
Fuel Sales, automotive/appliance	A	C	A		
Fuel Sales, heavy vehicle	C	C	A		
General Retail Sales, Indoor operations, display and storage	A	C	C	C	
General Retail Sales, Outdoor operations, display or storage	A		C		
Landscaping Materials Sale/Greenhouse/Nursery	A		A		
Manufactured Building Sales and Service	A		A		
Produce Stands <sup>2</sup>	A	A	A	A	
Rental Service, Indoor display/storage	A		A	A	
Rental Service, Outdoor display/storage	A		A		
Repair, small appliance	A		A	A	
Repair, large appliance	A		A	A	
Personal Services	A	C		A	
All Other Retail Sales and Services	A	C		C	
<b>Self-Service Storage</b> - uses providing separate storage areas for individual or business uses					
Mini-Warehouse	A	C	A	C	4.3.G
<b>Vehicle Repair</b> - repair service to passenger vehicles, light and medium trucks and other consumer motor vehicles					
Auto and Light Truck Mechanical Repair	A	C	A		
Body Shop	A	C	A		
Truck Stop/Travel Plaza	A		A		
Tire Recapping and Storage	A		A		
All Other Vehicle Repair	C		C		
<b>Vehicle Service, Limited</b> - direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed					
Car Wash	A	C	A	C	
Gasoline Service Station	A	C	A	C	
Quick Lube	A	C	A	C	
All Other Vehicle Service, limited	A		A		

**INDUSTRIAL**

**Manufacturing and Production** - firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods

<b>Indoor Operations and Storage</b>					
Assembly	A	A	A	A	
Food Products	A	A	A	A	
Manufacturing/Processing	A	A	A	A	
<b>Indoor Operations with Outdoor Storage</b>					
Assembly	A	A	A	C	

	Food Products	C	A	A	C	
	Manufacturing/Processing	A	A	A	C	
	<b>Outdoor Operations and Storage</b>					
	Assembly	C	C	A		
	Food Products	C	C	A		
	Manufacturing/Processing	C	C	A		
	All Other Industrial Service, including the storage of hazardous materials and explosives		C	C		
<b>Contractors and Trade Shops</b>	Indoor operations and storage	A	C	A	A	
-	Indoor operations and outdoor storage (including heavy vehicles)	A	C	A	C	
-	Outdoor storage and operations		C	A		
<b>Junk Yard</b>	Junk Yard			C		4.3.D
<b>Impound Lot</b>	Impound Lot	C		C		
<b>Heavy Equipment Storage/Pipe Storage</b>	All		C	A		
<b>Warehouse and Freight Movement</b> - firms involved in the storage or movement of freight	Indoor Operations, Storage and Loading	A	A	A	A	
	Indoor Storage with Outdoor Loading Docks	C	A	A	C	
	Outdoor Storage or Loading		C	A		
	Gas or Petroleum Storage		C	C		
	Sand or Gravel Storage			A		4.3.K
	All Other			C		
<b>Waste-Related Use</b> - uses that receive solid or liquid wastes from others, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material	Non-Hazardous Waste Transfer			C		
	Medical/Hazardous Waste Transfer Station			C		4.3.J
	Solid Waste Disposal Sites			C		
	Recycling Collection Point	C	C	C		
	All Other Waste-Related			C		
<b>Wholesale Sales</b> - firms involved in the sale, lease or rental of products primarily intended for industrial, institutional or commercial businesses	Wholesale Business (No Highly Flammable Materials/Liquids)	A	A	A	A	
	Agricultural Products		C	A	C	
	All Other Wholesale Uses		C	A	C	
<b>OTHER</b>						
<b>Agricultural</b>	Animal Confinement			C		
	Dairy			C		
	Confined Animal Feeding Operation, Feedlot			C		
	Forestry, Commercial					
	Pasture, Commercial			A		
	Winery		C	C	C	
	All Other Agriculture			C		
<b>Aviation or Surface Passenger Terminal</b> - facilities for the landing and take-off of flying vehicles or stations for ground-based vehicles, including loading and unloading areas	Airports/Heliports	C	C	C		
	Bus/Commuter Stops	A	A	A	A	
	Bus/Railroad Depot	A	A	A		
	Helipads	C	C	C	C	
	All Other Aviation or Surface Passenger Terminal		C	C		
<b>Mining</b> - mining or extraction of mineral or aggregate resources from the ground for off-site use	Oil or Gas Drilling			C		
	Sand or Gravel Extraction or Processing		C	C		4.3.K
	All Other Mining					

<b>Telecommunications Facilities</b> - devices and supporting elements necessary to produce nonionizing electromagnetic radiation operating to produce a signal	Telecommunications Facilities & Support Structures	C	C	C	C	4.3.R
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<sup>1</sup> Only allowed as part of a mixed use development.

<sup>2</sup> Produce stands are allowed in residential zone districts only for products produced on the premises provided no hazards are created with parking, ingress, egress and signage and the operation does not disrupt the peace, quiet and dignity of the neighborhood. Produce stands in non-residential zone districts may include products produced off-premise and require a Temporary Use Permit.

<sup>3</sup> In some zone districts, lots originally platted and zoned for detached dwellings require a Conditional Use Permit for attached units. See Section 3.3.

Exhibit 6.5.C  
BUFFERING BETWEEN ZONING DISTRICTS

Zoning of Proposed Development	Zoning of Adjacent Property												
		R-5	R-8	R-12 & R-16	R-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	-
R-5	-	-	-	-	-	-	F	F	-	W	W	W	-
R-8	A&F <sup>1</sup>	-	-	A or F	A or F	A or F	F	F	-	W	W	W	-
R-12 & R-16	A&F	A&F	A&F	A&F	A or F	A or F	F	F	W	W	W	W	-
R-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 <sup>2</sup>	A&F <sup>2</sup>	A&F <sup>2</sup>	A or F	A or F	A or F	-
B-2	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 <sup>3</sup>	-	-	-	-	-	-	-	-	-	B	B	B	-

**Notes**

A and B indicate landscape buffer types as described in Exhibit 6.5.D  
 F and W indicate a six foot (6') fence and wall respectively as described in paragraph 1 of 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 may approve increased landscaping rather than requiring a wall or fence.  
 The Director may modify this table based on the uses proposed in any zone district.

<sup>1</sup> Only required for multifamily development in R-8.

<sup>2</sup> Only B-1 that includes a residential component adjacent to nonresidential uses or zoning requires "A&F" buffer.

<sup>3</sup> Gravel operations subject to buffering adjacent to residential.

**Exhibit 6.5.D  
BUFFER REQUIREMENTS**

Buffer Types	Landscaping Requirements	Location of Buffers on Site
<p align="center"><b>Type A</b></p> <p align="center"><b>Type B</b></p>	<p align="center"><b>Eight foot (8') wide landscape strip with trees and shrubs</b></p> <p align="center">Twenty-five foot (25') wide landscape strip with trees and shrubs</p>	<p align="center"><b>Between different uses Exhibit 6.5.C</b></p> <p align="center">Between different uses Exhibit 6.5.C</p>

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

**LETTERS FROM CONCERNED CITIZENS/AGENCIES**



>>> <[Rick.Krueger@fws.gov](mailto:Rick.Krueger@fws.gov)> 8/24/2007 5:13 PM >>>

To All Concerned: Penny and Enno Heuscher contacted me earlier in the week concerning the proposal by Brady trucking to operate a trucking operation at the intersection of 27 1/2 and C 1/2 Roads adjacent to the Colorado River. They asked if there were any concerns that the Service might have about the pending proposal Brady has to construct and operate from this site adjacent to the River. I told them that the Service has several concerns that should be addressed:

The Colorado River including the 100 year flood plain is designated critical habitat for two Federally listed endangered fish the Colorado pikeminnow and razorback sucker. In addition two other Federally listed endangered species the bonytail and humpback chub occupy the river in close proximity to this site. If this project requires a Federal action (i.e. 404 permit) then the Federal agency representing the applicant will need to consult with the Service on impacts to all federally listed species.

The Service is very concerned about floodplain encroachment. The floodplain of the Colorado River has been drastically reduced and this is a major concern for the fish. If Brady plans to further restrict the floodplain at this site this could lead to increased velocities in the river and decreased over-bank flooding which is essential to the life cycles of endangered fish. If their proposal decreases the overall capacity of the floodplain this could be a concern by increasing the potential for flooding up stream and downstream of the constriction point. This tends to lead to more requests for higher dikes to protect these areas causing even further degradation of floodplain habitat. In addition, maintaining a riparian buffer (setback areas) along the river is important for a number of species including migratory birds, another Service trust resource. Riparian areas have a number of functions besides providing habitat for birds and terrestrial species they act as a flood buffer, providing decreased velocities and creating sediment depositional areas. They also provide a source of nutrients to the river as bank side vegetation grows and falls into the river. This provides the nutrients that produce the bugs and aquatic microfauna that fish and other riparian species depend upon to live and reproduce.

As I understand it, the proposal is for a trucking operation at this site. Run-off from parking areas and loading areas are a concern from a contaminants standpoint. We would request that all storm water from the site pass through an oil/trash/water separator before entering the Colorado River. The potential for contaminants entering the river from a trucking operation are quite high and the potential for fish to be exposed to contaminants is a concern. We have had discussions with city engineers in the past about the use of water/oil separators at key areas within the valley to protect the river from contaminants. It may be prudent to look at the stormwater within the total drainage area and determine if a central collection point should be created with an oil/ water separator designed into the containment/detention pond.

The Service has been an active participant supporting the Riverfront Commissions efforts to restore the river corridor to a more natural environment and remove historic industrial uses/users. Protecting our riverfront should be a common cause of the Grand Junction community. Most areas within the nation now recognize the value that river floodplains provide including: reducing flooding potential, providing wildlife habitat and recreational opportunities through trails and open space and natural contaminant buffers. The city and county should take an active role by changing zoning along the rivers to provide a natural buffer by rezoning former industrial and urban development designations to open space as opportunities become available. This will preserve the Grand Valley's overall appeal and provide protection which may lead to delisting of the four Federally endangered fish that occupy our Rivers.

Rick Krueger  
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Phone: (970) 243-2778  
Fax: (970) 245-6933  
e-mail: [Rick.Krueger@fws.gov](mailto:Rick.Krueger@fws.gov)

Dear Commissioners,

The proposal to establish a trucking operation at the intersection of 27 1/2 and C 1/2 Roads adjacent to the Colorado River should not be approved. Maintaining a riparian buffer along the river is important for a number of species including breeding, wintering, and migratory birds, and allowing such operations would negatively affect an already threatened resource.

Despite its occupying approximately one percent of the region's surface area, lowland riparian habitat provides support for up to 80% of the resident bird species during some part of their life cycle. Colorado Partners in Flight (a cooperative effort of governmental agencies, conservation groups, industry, the academic community, and private individuals) points out in its Bird Conservation Plan, " This system has the richest avian species component of any of Colorado's habitats." A recent study identified more than 200 bird species using a single mile of this habitat in the Grand Valley during a one-year period, including species of conservation concern such as Bald Eagle and Peregrine Falcon. Another recent survey identified the Grand Valley riparian corridor as the best representative of this habitat in Western Colorado. Because the Grand Valley riparian corridor provides critical habitat for such a large percentage of the state's bird species, Audubon of Colorado has recognized it as one of Colorado's Important Bird Areas.

Lowland riparian is, of all of our varied habitat types, the one most susceptible to loss and degradation by urban and industrial development. Allowing a trucking operation on the river's banks would be counter to the Riverfront Commission's efforts to restore the river corridor to a more natural environment by removing historic industrial uses/users. Protecting the riverfront and its riparian habitat should be a high priority for the Grand Valley. Most areas within the nation now recognize the value that river floodplains provide by reducing flooding potential and providing wildlife habitat and recreational opportunities. The city and county should take an active role in developing these values by rezoning former industrial and urban development designations to open space as opportunities become available.

Rich Levad

(co-author, "Birds of Western Colorado: Plateau and Mesa Country")

August 28, 2007

To the Grand Junction City Council Members and the Grand Junction Planning Commission:

**Re: The South Downtown Plan and the Brady Trucking Zone of Annexation Between C ½ Road and the Colorado River**

The zoning decisions for the Brady property along the riverfront will present a golden opportunity for the Grand Junction City Council Members to take responsible action regarding the future of the South Downtown area of our fair city.

Many people have worked diligently and unselfishly on the future of this important area of our city and there are compelling reasons for this area to be zoned for Mixed Use. The area is in the flood plain and US Fish and Wildlife Service is very concerned about floodplain encroachment. In addition, there are many homes directly across the river from the Brady property that are impacted by the noise and the unsavory view that a large trucking company, that is billed as an Oil Field Hauling and Trucking firm, would result in.

This is prime real estate that should be used to enhance our city. A riverfront location in the downtown area would be a perfect location for restaurants, parks and river trails, as many other cities throughout the country have chosen to provide for their citizens.

Other cities (see attached) have had to spend millions of dollars to change their riverfronts from prior heavy industrial use to residential, parks and neighborhood enhancing businesses, such as restaurants and theaters. It makes no sense to zone the area in question for industrial use when the potential for better alternatives is so apparent. Stating that it should be zoned for heavy industrial use because it was

always that way is not taking the longer view, and it is the longer view that needs to be taken. Looking forward to what this area could look like and the tremendous income it could produce for the city is what needs to be considered. As a concerned citizen and as an active member of the Grand Valley Audubon Society, I urge the City Council Members to take this unique opportunity to improve our riverfront by voting to have this area zoned for Mixed Use.

*American cities transform themselves from places of industry and commerce to centers of culture and refinement.*

*Chief Joseph: "Without Vision the People Perish"*

Sincerely,  
Paul Didier,  
2808 Laddie Way  
Grand Junction, CO 81506  
242-8643  
didier@cheerful.com

## MUNICIPAL RIVERFRONT IMPROVEMENTS

***American cities transform themselves from places of industry and commerce to centers of culture and refinement.***

- 1 Portland, OR <http://www.tbrpc.org/waterfront/riverpl.htm>  
By the early 1970s, Portlanders were deciding how they could reclaim their waterfront. A masterplan was already in place known as the Downtown Waterfront Urban Renewal Plan. The plan sought to strengthen the link between the waterfront and the central city. Portland's commitment to the South Waterfront began in 1975 when the City Council amended the plan and extended the urban renewal boundary south to Montgomery Street. In 1976 a landmark decision removed Harbor Drive, a four-lane expressway that cut off downtown from the river. The stage was set for Portlanders to again have access to their riverfront! In 1979, the Planning Commission and City Council adopted the South Waterfront Development Program developed by the Portland Development Commission. Between the years of 1980 and 1983 the Marina basin was dredged, utility relocation and street construction work were completed and the Waterfront Park Extension from the Hawthorne Bridge to Montgomery Street was underway.
- 2 Pittsburgh, PA [http://www.friendsoftheriverfront.org/new\\_pages/links.htm](http://www.friendsoftheriverfront.org/new_pages/links.htm)  
Read about Pittsburgh's extensive revitalization of its riverfronts - all three rivers at the above website.
- 3 St. Louis, MO <http://stlouis.missouri.org/government/duffy/riverfront.htm>  
<http://www.explorestlouis.com/meetings/newPackage.asp?PageType=3>  
**The Riverfront Master Plan** - St. Louis' historic riverfront is being re-made for the future thanks to a new Master Plan. A mile-long stretch of the Riverfront from the Poplar Street to the Eads bridges will be transformed into an inviting and vibrant destination with greenways, dining, attractions and a focus on the Mississippi River. The plan also will create new spaces for public performances to enhance the popular Live on the Levee summer concert series and allow for additional riverfront events.
- 4 Philadelphia, PA [http://www.schuylkillbanks.org/admin/controls/doc/2\\_20051213115749.pdf](http://www.schuylkillbanks.org/admin/controls/doc/2_20051213115749.pdf)

The New Schuylkill Riverfront - Master Plan and Priority Projects - Along the banks of the Schuylkill River, south of the Fairmount water works, a long-awaited transformation is taking place. It is not just the new trail that bends around a gracious turn in the river and continues to Locust Street. It's in the hearts and minds of Philadelphians who are experiencing the Schuylkill for the first time and discovering the joy of bringing the river back into the fabric of our lives. For many years, the lower section of the Schuylkill River has deserved only a casual glance. Due to more than a century of industrialization, it has lost the lush green banks that attracted early Dutch explorers and the city's forefathers who strategically aligned the city's development along its verdant edge. Look again.

- 5 Des Moines, IA <http://www.lib.drake.edu/heritage/odm/article.html>

As landscape architecture, municipal art and city planning gained increasing favor nationally, local architects turned to matters of site planning. At the request of the Civic Improvement Committee of the Greater Des Moines Committee (connected with the Commercial Clubs), Frank E. Wetherell prepared the "Plan of Improvement of River Front" in 1908.
- 6 Fort Wayne, IN <http://downtownfortwayne.com/story.php?cat=1&sub=253&uid=134>

Municipal Riverfront Improvement District/ CREeDAn infill strategy for the downtown core is being developed that will weld these two sets of incentives to grow **mixed-use** projects, featuring first floor retail/restaurants and upper floor housing as well as integrating arts and culture into a number of smaller developments. Setting the conditions to spur creative industries is the key goal of the strategy.
- 7 Sunbury, PA <http://www.seda-cog.org/nor-sunbury/cwp/view.asp?a=863&Q=430769>

The goal of the Sunbury Riverfront Park Project is to create aesthetically pleasing riverfront improvements that combine flood protection with quality park and recreation services and facilities that benefit the diverse recreational interests of its residents, and provides access to the Susquehanna River and Lake Augusta, while serving as a catalyst for economic development.
- 8 Bellevue, IA <http://www.iowaleague.org/AboutCities/CIA.aspx?id=113>

The majority of Bellevue's riverfront area had been improved with brick sidewalks, picnic tables, benches, and lighting, however the south river front was still in need of these improvements. The river front is used extensively by the community and tourists for recreation and completing the South Riverfront Park Project would finish the entire riverfront area and be another step closer to eventually encircling the entire city with a walkway system. The additions were completed in June of 2004.
- 9 Albany, GA <http://www.albanytomorrow.com/projects/projects.html>

Both new and rehabilitated structures are included in Albany Tomorrow's proposed \$1.5-\$2 million development of the downtown street closest to the Flint River. The Flint River Entertainment District is envisioned as a dense mix of specialty retail, entertainment and dining establishments linking the Flint RiverCenter, the hotel and conference center, the Flint River Walk, the Albany Civic Center and riverfront amenities such as docks, plazas, parks and trails. The area would feature streetscape and lighting improvements as well as courtyards, open-air tables and inventive storefront treatments. Development along the west side of Front Street in the block between Broad and Pine Avenues is emphasized.
- 10 Henderson City, KY <http://www.courierpress.com/news/2007/jul/15/riverfront-improvements-meeting-set/?gleaner=1/>

the commission will meet in a workshop, at which time it will discuss the list of possible riverfront improvement projects.

11 Rockland  
County NY

<http://www.co.rockland.ny.us/planning/landuse/rivercomm.htm>

Communities have officially agreed to work together toward preserving and enhancing one of our greatest assets, our riverfront communities

9/6/07

Dear Kristen,

Please keep the zoning mixed in the property across from Eagle Rim Park along the Colorado River. I live in Orchard Mesa and often use the bike trail in this area. It would be so great to have a picnic area here and a pond for herons and water fowl. The first summer after I moved here (2004), there was pond where the truck parking lot is now. It was filled with roosting herons. It was so neat. Thank you.

Sincerely,  
Roberta Hettinger  
2754 Laguna Drive GJ, CO 81503

9/6/07

I am requesting that the Brady land be zoned as mixed use. We need to preserve the land along the Colorado River for future beautification efforts compatible with the Riverfront Trail, the new parkway, the Botannic Gardens and Eagle Ridge Park across the river. It is not a good economic decision to zone these three parcels for light industrial and industrial/office use. Grand Junction's future economy will be better served by beautifying the south downtown area. Because we are attracting more and more tourists and retirees to our area, we need to enhance areas along the river as one of the important tools to continue to attract more tourists and retirees to our city. They are the true basis of Grand Junction's current and future economy - they bring MONEY with them! There are other areas in our city, such as along the Business 50 bypass, more appropriate for industrial use.

Sincerely,  
Barbara Hill

9/6/07

Grand Junction Planning Commissioners:

Please keep the Brady land zoned as mixed use. Cities across the country are realizing the value of riverside property, with beautification projects, riverside walks, etc. The Colorado River runs through the center of Grand Junction, and as our centerpiece should not look like a junkyard or industrial site. A junky looking riverside does not bode well for the future of Grand Junction. Rather than zone more land along the river as industrial, Grand Junction needs to be thinking of options to move existing industrial sites away from the river. When the oil and gas jobs dry up, Grand Junction's natural beauty will be a big draw to the area. The Colorado River is the centerpiece of Grand Junction and should be a big piece of that picture.

Keeping the Brady land zoned as mixed-use is a step in the right direction for the future of Grand Junction.

Thank you,  
Roy High  
2821 Columbine Park Court  
Grand Junction, CO 81501  
970-245-5267

9/6/07

Dear Kristena et al:

Since my move to Grand Junction five years ago this week, I've wondered why? My town which is named after the river junction, does not celebrate that fact by beautifying its river front!!

Please zone the Brady land as "Mixed use" rather than Light industrial or industrial/office.

Respectfully,  
Concerned citizen Barbara H. Fredell

9/11/07

To the City Planning Commission,

Re: Zoning the former rendering plant property on the banks of the Colorado River.

Much has been said about the property on the riverfront, which the Brady Trucking company wants to use for its oil field hauling and trucking operations.

My purpose in writing today is to urge you to make a decision on this zoning issue that will be right for the people of Grand Junction and Mesa County. Relying on what the land was used for in the past is no longer a valid argument. We are now in the 21st century and continuing growth of the city and county requires decisions that apply to tomorrow's needs, not yesterdays.

This part of Colorado will continue to expand more rapidly than the rest of Colorado and your planning position is one of public trust. The people respect each of you because they know they can rely on you to represent their interests. You have a huge responsibility and we the people expect our interests to be represented fairly and in a manner that will benefit the majority of us.

Recommending a plan of action to the City Council in favor of one company that just arrived on the scene is inappropriate. Some recommendations that you are asked to make are more difficult but nevertheless we expect you to rise to the challenge and recommend accordingly. It is in this spirit of respect that I come to you concerning this important issue for the people I represent.

Thank you for your consideration.

Sincerely,  
Paul Didier, Grand Valley Audubon Society

9/7/07

Dear Council Members,

I recently moved my family here from the mountains of Colorado. Prior to the move, I had heard many of the old cliches about Grand Junction being a heavily industrialized town with unbounded noise and air pollution. An initial survey of the area a couple of years back certainly gave credence to some of the claims that I was hearing, but as I looked beyond the surface, I saw that there were some very commendable changes taking place. Just this past year I have seen a tremendous amount of clean-up along the Colorado River corridor in the area of the 5th street overpass. The Riverside project certainly speaks to a vast improvement of roadway and the adjoining Riverfront Park has been a pleasure to enjoy, even in its earliest stages of development. In reality, I have been quite happy with the efforts and changes that I have seen, and I trust in the vision that has been set forth in developing the quality of life in the Grand Junction area.

I have heard that there is a zoning request for property held by Brady Trucking on newly-annexed land adjoining the Colorado River located on 27-1/2 Road. I strongly urge the City Councilmembers and Planning Commission to give said property a "MIXED USE" zoning designation rather than the industrial designation that is being requested. A re-encroachment of industrial use into this area would truly be a contradiction to all the money and effort that have gone into cleaning up this part of the river corridor and our urban setting.

No doubt there is a need for industry supportive of the energy development that our area is presently experiencing. However, such industries need to be located in areas where their impacts do not degrade the quality of our urban and suburban settings. Added to this, placement of such industries in sensitive river corridors and floodplains would contradict wise-planning and jeopardize the very setting we are trying to restore.

I would strongly ask that the City Council and Planning Office continue the vision of the riverfront improvements and zone the land in question as MIXED.

Sincerely,  
Jim Liewer and family

Distributed during  
the Sept. 11, 2007 PC  
meeting.  
(File Copy)

Penny Heuscher  
Grand Junction, Co.

Good Evening COMMISSIONERS

**JIM ROBB , JUDGE ELA** AND MANY OTHERS LED THIS COMMUNITY WITH GOVERNMENTS IN FORMULATING A VISION FOR OUR RIVERFRONT. GREAT STRIDES HAVE BEEN MADE TO IMPLEMENT THIS EXCITING, WONDERFUL VISION THAT PROMOTES HEALTHFUL RECREATIONAL USES OF OUR RIVERFRONT. WE HAVE SPENT MILLIONS TO clean IT up AND get the job done. We found an APPROPRIATE LOCATION FOR JARVIS.

.....THE POINT IS: WE HAVE TAKEN INDUSTRIAL OFF THE RIVER! WE BUILT A BEAUTIFUL PARK, EAGLE RIM ON THE SOUTH BANK. SPENT NEARLY TWO MILLION ON EAGLE RIM OVERLOOKING THE RIVER AND THE VALLEY.

RIVERBANK PROPERTY WAS RECENTLY PURCHASED BY BRADY TRUCKING ,AN OUT OF STATE FIRM. THIS BANK PROPERTY HAD COUNTY INDUSTRIAL ZONING FOR MANY YEARS BUT WE WOKE UP TO THE FACT THAT RIVERS AND THAT RIPARIAN HABITATS ARE IMPORTANT. WE LEARNED THAT INDUSTRIAL ZONING IS NOT APPROPRIATE FOR SENSITIVE AREAS. . IT HAS BEEN ANNEXED INTO GRAND JUNCTION. TONIGHT WE ARE RECOMMENDING ZONING. THERE IS A RANGE OF ZONING POSSIBILITIES FOR IT.

**PAUL JONES** OF THE RIVERFRONT FOUNDATION HAS STATED THAT INDUSTRIAL IS "NOT A FIT" FOR THIS PROPERTY.

WE IN GRAND JUNCTION HAVE THE OPPORTUNITY TO PLACE ZONING THAT FITS WITH THE RIVER, WE RECOMMEND MIXED USE ZONING FOR THE FOLLOWING REASONS,

IS MORE PROTECTIVE OF THE FLOOD PLAIN AND THE ADJACENT ENDANGERED FISH,

MIXED USE WOULD TRANSITION WITH THE ZONING OF THE ADJACENT LAS COLONIAS PARK AND THE NEW REC CENTER.  
IT FITS BETTER WITH EAGLE RIM ABOVE IT ON THE OPPOSITE BANK.,

The SOUTHDOWN PLAN SEEKS TO PROTECT VIEWS FROM EAGLE RIM. THAT IS IN THE DOCUMENT. MIXED USE DOES NOT ALLOW OUTDOOR STORAGE AND THEREFORE WOULD BE IN AGREEMENT TO THE SOUTH DOWNTOWN PLAN - WHEREAS , Industrial -1 I-1 WHAT THEY WANT FOR THE



LARGEST PART OF THE PROPERTY AND INDUSTRIAL OFFICE ARE NOT IN AGREEMENT WITH THIS NEW PLAN.

KEEP IN MIND THAT NO AMOUNT OF SCREENING CAN BUFFER THE VIEW FROM THE PARK HIGH ABOVE THE RIVERBANK .OR FROM RESIDENTIAL AND **YES WE WERE HERE FIRST**. WE HAVE HAD OUR RESIDENTIAL ZONING IN THE CITY FOR MANY YEARS THE TRUCKING COMPANY IS APPLYING JUST NOW FOR ZONING IN THE CITY.

PERHAPS WHEN THEY BOUGHT THE PROPERTY, THEY WERE LED TO BELIEVE IT WOULD BE INDUSTRIAL.

INDUSTRIAL ZONING BY ITS' NATURE IS NOISY THE HORRIBLE LOUD RACKET FROM THE BRADY SITE THIS SUMMER WAS UNACCEPTABLE TO ANY ONE IN THE AREA NOT GOOD FOR-TRAIL USERS OR RESIDENTS OR VISITORS TO ADJACENT PARKS.

**MIXED USE IS RECOMMENDED BY PLANNING STAFF AS AN ALTERNATIVE AS STATED IN YOUR STAFF REPORT. SEE PAGE( ) WE RECOGNIZE THE VALUE IN MIXED USE AND SEE IT AS THE BEST ZONING IF YOU MUST RECOMMEND ZONING FOR THIS AREA NOW.**

**DR. FINDLEY** OF THE RIVERFRONT FOUNDATION BELIEVES THAT A LAND TRADE SHOULD BE IMPLMENTED.

We prefer a land swap so that Brady can have a suitable site away from the river with access and zoned appropriately and the city could use this land for park and recreation purposes. We believe we have found suitable land that could be used for the swap.

COMMUNITY RECREATIONAL ZONING IS THE ULTIMATE BEST FOR THIS RIVERBANK. A LAND TRADE FOR BRADY WOULD SOLVE THIS DILEMMA AND IT WOULD TRULY BE BEST FOR THE RIVER AND OUR COMMUNITY.

PLANNING COMMISSIONERS, YOU SERVE AS VOLUNTEERS JUST AS JIM ROBB DID FOR THIS COMMUNITY. HE AND MANY OTHERS WORKED FOR THIS COMMUNITY TO ACTUALIZE WHAT THOUSANDS OF PEOPLE WANT -A GREEN RIVERFRONT WITHOUT INDUSTRIAL RACKET AND FUMES

THANK YOU FOR YOUR ATTENTION AND SERVICE.

**From:** "Tom acker" <tacker@mesastate.edu>  
**To:** <kristena@gjcity.org>  
**Date:** 9/2/2007 12:44 PM

Dear GJ zoning board,  
Please zone the Brady parcel as "mixed use" instead of light industrial. Try and conserve the the concept which create Eagle Rim Park and the honor the location of the marker commemorating the plaque marking the crossing place of the brave trappers and explorers the preceded us.  
Thanks.  
Tom Acker

Thomas Acker  
Associate Professor of Spanish  
Mesa State College  
1100 North Ave.  
Grand Junction, Colorado 81501  
(970)248-1068  
<tacker@mesastate.edu>

**From:** WAYNE FLICK <waflick@yahoo.com>  
**To:** <kristena@gjcity.org>  
**Date:** 9/2/2007 9:34 AM  
**Subject:** Rezoning of near the Colorado River

To Whom It May Concern:

This is about the proposed zoning change directly across the river from the popular Orchard Mesa Eagle Rim Park and adjacent to the river trail and foot bridge in Las Colonias Park. Brady Trucking is requesting that the city change the zoning to Light Industrial for the westerly parcel and to Industrial/Office for the two easterly parcels. All three parcels on directly on the river and most of the land falls within the floodplain.

I'm asking that you instead zone the Brady land as MIXED USE rather than Light Industrial or Industrial/Office. This will potentially do much less damage to the river as the former zoning.

Thank you for your consideration of this matter.

Sincerely,  
Wayne Flick  
3026 Cline Ct  
Grand Junction, CO 81504  
970 433 2035  
waflick@yahoo.com

**From:** "Norm Kronvall" <kron530@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/3/2007 5:32 PM  
**Subject:** Riverfront

As a concerned citizen, We (my husband and I) are appealing to you to turn down the Industrial use along the Colo. River near Eagle Rim Park. This seems like backwards planning to us! After all so many people have done to try to clean up our beautiful river, let's keep it that way, it's healthier for all, people and critters. Thanks for your attention to our deep concerns, Sincerely, Mary and for Norm Kronvall

**From:** "Dave Murphy" <dave.murphy@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/2/2007 1:09 PM  
**Subject:** Re-zoning of Riverfront property

Dear Planning Commission:

I am concerned about possible harmful impacts from a proposed re-zoning of land along the Colorado River in the Grand Junction South Downtown area. Brady Trucking wants land they own to be re-zoned as Light Industrial or Industrial / Office. The potential re-zone would allow the company access to land along the river, removing the potential for beautification efforts along this stretch of the river corridor in the future. I urge you to have this area zoned as Mixed Use to allow for greater protection of this critical area. Thank you-

Dave and Crystal Murphy  
2341 Promontory Ct  
Grand Junction, CO 81503  
970-241-7958

**From:** "joantom" <joantom@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/3/2007 11:21 AM  
**Subject:** Brady Trucking Re-zonging request

Dear Planning Commissioners:

What is the City thinking??? First we see billboards and an energy services facility on Redlands Parkway leading towards the Monument. These are huge eyesores detracting from one of the major natural attractions of the Grand Valley. And now light industry along the riverfront? If we're going to have massive sprawl, we need at least to preserve and enhance the areas that make (or made?) the Valley so attractive. Please - zone this area Mixed Use and work to make it part of a premier walking/biking corridor.

Thanks for considering my views.

Joan Woodward  
254-1656

**From:** "Harriet Stephens" <hstephens1@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/4/2007 4:46 AM

Re: Zoning of the Brady land

We need to be looking to clean and beautify the GJ riverfront; not industrialize it. There are other location options for industrial business, but there are not other locations for parks or amenable business desiring a riverfront ambiance. Also, this land is located in a floodplain and I hate to think of a flood in an industrial area - the resulting pollution to the river. Other cities are working hard to clean up thier riverfronts'; we have an oppportunity to not mess ours up in this location.

Please zone this area mixed used.

Thank you  
Harriet S. Stephens  
1150 Primrose Ln  
Fruita, Co 81521

**From:** <Montelizabeth@aol.com>  
**To:** <kristena@gjcity.org>  
**Date:** 9/4/2007 12:28 PM  
**Subject:** riverside property is not the best option for industrial sites

Grand Junction Planning Commission:

Please keep the Brady land as mixed use. Cities across the country are realizing the value of riverside property, with beautification projects, riverside walks, etc.

The Colorado River runs through the center of Grand Junction, and our centerpiece should not look like a junkyard or industrial site. A junky looking riverside does not bode well for the future of Grand Junction.

Rather than zone more land along the river as industrial, Grand Junction needs to be thinking of options to move existing industrial sites away from the river.

When the oil and gas jobs dry up, Grand Junction's natural beauty will be a big draw to the area. The Colorado River as the centerpiece of Grand Junction to be a big piece of that picture.

Keeping the Brady land as mixed-use is a step in the right direction for the future of Grand Junction.

Thank you,

Roy High  
 2821 Columbine Park Court  
 Grand Junction, CO 81501  
 970-245-5267

\*\*\*\*\*

Get a sneak peek of the  
 all-new AOL at <http://discover.aol.com/memed/aolcom30tour>

**From:** "nancy terrill" <nordicski@msn.com>  
**To:** <kristena@gjcity.org>  
**Date:** 9/4/2007 11:27 AM  
**Subject:** Mixed use urged--Brady property

Hello Kritena,

I am very concerned about the riverfront property leased by Brady Trucking.

I oppose any industrial use of the riverfront and strongly urge the City to give

a "Mixed Use" designation to this property. We have an opportunity to make the riverfront more beautiful, not less beautiful, and this wonderful life-giving resource

will stay clean and an area of recreation, enjoyment and pride for our community.

Sincerely,

Nancy Terrill  
 300 Cedar Ct.  
 Grand Junction

**From:** "larry arnold" <larnold47@msn.com>  
**To:** <kristena@gjcity.org>, "larry arnold" <larnold47@msn.com>  
**Date:** 9/4/2007 12:29 PM  
**Subject:** Re: Brady Land at 27.5 Road in GJ

**CC:** "aileen lotz" <redwing@bresnan.net>, "andrea" <arobinsong@paonia.com>, "...

I neglected to mention that this is in reference to GJ Land Development Application Pending #2007-051. The area is accessible via 27.5 Road off of D Road and is well marked with yellow signs, Re: action pending (just in case anyone wants to go have a look). The Riverfront trail should be continued through that area rather than dumping both foot- and bicycle-traffic out onto C and 1/2 Road as it currently does. That riverfront property simply is not the right location for any type of industry, even "light industry" or office buildings. At dawn this morning, there were numerous waterfowl, wading birds and shorebirds moving up and down the river at that location.

Larry

----- Original Message -----

From: larry arnold<mailto:larnold47@msn.com>  
To: kristena@gjcity.org<mailto:kristena@gjcity.org>  
Cc: aileen lotz<mailto:redwing@bresnan.net>; andrea<mailto:arobinsong@paonia.com>; billday<mailto:billday@paonia.com>; Carole Brysky<mailto:cbandfizie@yahoo.com>; coen dexter<mailto:coenbrenda@yahoo.com>; Craig Dodson<mailto:cddodson@mesastate.edu>; jacob cooper<mailto:certhia@bresnan.net>; jason BEASON<mailto:jasonbeason@tds.net>; JMoston<mailto:JMoston@aol.com>; john toolen<mailto:jtoolen@bresnan.net>; kathy kuyper<mailto:chswift@hotmail.com>; riversidepkwy<mailto:riversidepkwy@gjcity.org>; Robert Bradley<mailto:thrasher@bresnan.net>; ron\_lambeth<mailto:rolambeth@yahoo.com>; ronda woodward<mailto:woodward@wic.net>; Terri AHERN<mailto:ahernterri@msn.com>; levadgj@bresnan.net<mailto:levadgj@bresnan.net>; paul&fran didier<mailto:didier@cheerful.com>  
Sent: Tuesday, September 04, 2007 9:55 AM  
Subject: Brady Land at 27.5 Road in GJ

04 September 2007

GJ Planning Commission,

The "Brady property" on the Colorado River at 27.5 Road should NOT be zoned as industrial, whether "I-1" or "I-O" for the following reasons:

\* People live across the river from that area and it would degrade their neighborhood with noise pollution, light pollution, air pollution, etc

\* ANY industrial activity in a riverine habitat will negatively impact water quality of both surface and ground water, in this case the Colorado River, and down the road somebody will be faced with an expensive cleanup effort and/or fines. Guaranteed. It happens every time.

\* Much of this area is in the floodplain, meaning there WILL be release of hazardous materials into the river when flooding occurs.

\* Industrial zoning would sabotage the city's efforts toward a green belt and "mixed use" goals, and would also deny future protection of an important wildlife corridor.

Sincere thank you for your consideration,  
Larry Arnold  
308 Country Club Park  
Grand Junction, CO 81503

970-263-0115

**From:** "Brian Olson" <b.olson37@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/5/2007 9:48 AM  
**Subject:** Brady Property on Colorado Riverfront

Kristena,  
With all the positive things that are happening in the southern downtown area of Grand Junction and along the riverfront, it would be a step backward to allow the Brady property along the river to be zoned anything but for MIXED USE.

Thank you.  
Brian Olson  
2068 Snow Mesa Lane

**From:** Pamela J Parrish <pparrish@mesastate.edu>  
**To:** <kristena@gjcity.org>  
**Date:** 9/4/2007 7:19 PM  
**Subject:** Brady Land by the river

Hello--I'm in favor of zoning the Brady land by the Colorado river as mixed use vs industrial of any type. Industrial zoning by any river seems regressive and we can look back through time and see what a mess our rivers have been due to this kind of zoning and backward thinking. Please, let's use progressive forward thought and visualize how beautiful the river corridor should be, along with the Los Colonias park.  
Pam Wieser

**From:** "Michael Marquardt" <mrmarquar@msn.com>  
**To:** <kristena@gjcity.org>  
**Date:** 9/5/2007 10:25 AM  
**Subject:** Brady land zoning

To whom it may concern:

I am hoping that you and the Planning Commission will recommend a zoning category of "mixed use" for the Brady land rather than "light industrial" or "industrial/office". As more and more of our open land is devoured by development, please listen to your citizens that we want to retain as much open space as possible, especially on the river front. Objections by neighbors should be carefully considered, as the proposed changes directly affect them and their property. I am particularly concerned as I ride the bike trail down from Orchard Mesa and along the river in that very area on my commutes into the city from Whitewater. At present, that stretch of ride is quiet, clean, and calming, and I would hate to see noise and pollution from industrial activity replace that oasis-like quality.

Thank you for listening.

Sincerely,

Michael R. Marquardt  
Whitewater

**From:** "MARTY GARVEY" <mgifts2@msn.com>  
**To:** <kristena@gjcity.org>  
**Date:** 9/5/2007 11:32 AM  
**Subject:** Brady Trucking rezone

Rezoning for one special interest sets a bad precedent for all zoning regulation enforcement and will lead to spot zoning throughout the county. An exemption for Brady trucking is just such an example of poor zoning practice and is not in the best interest of Mesa County residents. Margaret B. Garvey

**From:** "Carol Ortenzio" <protenz78@gmail.com>  
**To:** <kristena@gjcity.org>, <jimd@gjcity.org>, <lindat@gjcity.org>, <greggp@g...>  
**Date:** 9/5/2007 2:11 PM  
**Subject:** Brady Land Zoning

I am writing to voice my objection to making the Brady Trucking land purchase at 27 1/2 Road I-1 & I-O. This land should be zoned MIXED USE.

The City of Grand Junction & Mesa County have spent years cleaning up this area of the riverfront at a very high cost. As you already know, uranium mill tailings have been removed from the site. Salvage yards & other heavy industrial uses were purchased & removed as part of the riverfront project. To place industrial zoning on this parcel opens the door to re-polluting the area, totally negating the efforts to clean up the riverfront & wasting monies spent on clean-up.

Also, the many homes across the river from this property would be impacted by noise, offensive odors, & an industrial view of the trucking company. This is property that should enhance, not degrade the city. We should be planning a riverfront area that is the ideal location for parks & trails, restaurants, shops, & other possibilities such as a band shell or even concert hall. Other cities have beautified their riverfronts & brought revenue & beauty to their city. Imagine the income from local & tourist dollars it could bring in!

This area is in a flood plain. With an industrial zoning, there brings the increased risk of pollution & damage to the waters & endangered fish in the Colorado River. Our water is much too valuable to risk.

Let's not become a city of ugly vistas. Let's continue on our journey to become an area of culture & beauty.

PLEASE, make these 3 parcels MIXED-USE ZONING CLASSIFICATION.

Thank you.

Carol Ortenzio, 306 Dakota Drive, GJ 81503

**From:** Bill Haggerty <haggerty20@bresnan.net>  
**To:** <kristena@gjcity.org>  
**Date:** 9/5/2007 6:36 PM  
**Subject:** use of Brady property...

To Whom it May Concern: I'm amazed that after nearly two decades of clean-up along the Colorado River, the planning commission would even consider a light industrial designation for property near the Western Colorado Botanical Gardens. I have personally spend hundreds of hours helping to clean up the riverfront property around Watson Island and many other parcels. I've spent even more time promoting it as a clean, healthy environment we can all enjoy. Please do not designate this area as light industrial. I believe that is a step in the wrong direction.

Sincerely,

Bill Haggerty

--

Bill Haggerty  
250 E. Fallen Rock Rd  
Grand Junction, CO 81503  
970.245.7028 (h)  
970.270.3509 (c)  
haggerty20@bresnan.net

**From:** "Magoon, Janet " <jmagoon@mesa.k12.co.us>  
**To:** <kristena@gjcity.org>, <belindaw@gjcity.org>, <planning@gjcity.org>, <la...>  
**Date:** 9/5/2007 4:49 PM  
**Subject:** Industrial zoning on the river-

Members of the Planning Commission, City Council members, Mayor Doody and Laurie Kadich,

The zoning issue addressing the Brady Parcels along the banks of the Colorado River did first come to my attention because I reside across the river, however, my personal interest goes far beyond the scope of my neighborhood. Since I do have property above that area, I am extremely concerned about noise/odor/lights as are most of my neighbors and every park user I have spoken with.

Beyond that, as a concerned citizen of Grand Junction, I find the opportunity of developing Las Colonias Park and linking it to Eagle Rim Park incredible! It will unify the two parks, and a foot bridge in-between is a unique asset for commuters, nature enthusiasts, and park users. I find the future use of the 3 Brady parcels on the river bank of extreme importance from a visual and noise aspect for both parks but especially for Eagle Rim Park. It IS an awesome view from the rim and sound carries easily over the water. The Spanish Trail memorial was just placed over-looking that area. We need to make it presentable along the river for all those who value the river as the essence of life in this desert valley. An "eyesore" IS an eyesore and although Brady Trucking has not declared what they intend to put on potentially zoned I-1 land, let's face it, no amount of landscaping can obscure the view from the Eagle Rim Park.

More importantly, as a concerned citizen of the United States, I find industrial zoning along the bank of the Colorado River (in a flood plain, no less!) a reckless and irresponsible proposal. Industrial zoning would allow for heavy vehicles and equipment, outdoor storage and outdoor operations/manufacturing. We have seen what happens when big trucks have accidents or leak contents...it does not belong on the river. Brady has I-1 zoning right across the street. That is close enough to the river for that sort of zoning.

After much thoughtful consideration and input from a multitude of good people with healthy, futuristic visions, my hope for the area (if CSR is not an option) would be to zone all 3 parcels as "Mixed Use". I believe that zoning choice would be the least destructive to the environment and the most considerate to the neighboring residents and park users.

From Page 6 of the South Downtown Neighborhood Plan given to citizens at the Riverside open house August 2007....."the River does present excellent opportunities to maintain and enhance amenities that have already been placed along the River including the Botanic Gardens, the Riverfront trail system, the Old Mill pedestrian bridge and the community investment of the Riverside Parkway. The topography of the site is also an important consideration. While the South Downtown area



itself is flat, it is significantly lower than Orchard Mesa to the south. This makes it a very visible area as well as presents some unique opportunities for views and vistas."

Thank you for your time and consideration,

Sincerely,

Janet Magoon

**Bennett Boeschstein, AICP  
1255 Ouray Ave.  
Grand Junction, CO 81501**

Mayor, City Council & City Manager  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Re: Rezoning the former Rendering Plant on the Banks of the Colorado River

The Grand Junction Planning staff has listed three zoning categories it believes would be appropriate in view of the City's amendment to the master plan for the above mentioned property: 1. I-O Industrial Office, 2. I-1 Light Industrial, 3. M-U Mixed Use

It is my opinion that the MU zone would be the most appropriate zone for the site for the following reasons: 1. it has specific performance standards for nuisances such as noise, vibration, glare and hazardous materials, 2. it requires appropriate screening, buffering and open space and enhancement of natural features and 3. it does not allow outdoor storage and operations. The drawback to this zone is that it allows multi-family housing; however, any structure including multi-family housing must meet the strict standards of the City's Flood Plain ordinance which incorporate the requirements as established by the Federal Emergency Management Agency (FEMA).

In addition, I hope the City Council, Planning Commission and staff will examine the site plan of this development to insure that its possible harmful effects are mitigated. Items such as a riverfront paved trail with landscaping along the River's edge, raising any structure one foot above the 100 year flood plain and/or flood proofing below the 100 year flood plain and establishing strict environments standards to prevent noise, air and water pollution should all be part of an approved plan. (This site was underwater during the flood of 1983.)

There are appropriate alternative locations for this trucking facility which are located away from the Colorado River on the Riverside Parkway. These sites are vacant and are zoned industrial.

This community has worked too long and hard in cleaning up the riverfront of salvage yards, low- level radioactive uranium mill tailings, and polluting industries to allow a potentially new polluting industry to locate on the riverfront.

Thank you for your consideration of my request.

Sincerely,

Bennett Boeschstein, AICP

xc. City Planning Commission

**Agenda Topic: Brady South Zone of Annexation-GPA 2007-051**

Requesting placing I-1 on the Colorado River bank and in the extensive Flood Plain and I-O on the River bank on two parcels eastward parts of which are also Flood Plain. Location: 347 and 348 27 ½ Rd and 2757 C ½ Rd.

Dear Planning Commissioners, City Councilmembers and City Planning Staff and City Manager.

You have a rare opportunity to weigh most carefully and consider information regarding zoning to be placed on the banks of our (Nation's-Interstate ) Colorado River. This is not a decision to be made without an in depth understanding of the impact of your decision. It is not one to be made hastily. It is not a political decision but it must be an unselfish and thoughtful one based upon many facts.

You may hear arguments that some of the newly acquired Brady Trucking Firm land on the river bank was zoned industrial when it was in the County and therefore it should remain industrial in the City. Those decisions were made early in the last century. Now that it has been annexed into the City, the applicant is requesting I-1 or Industrial 1, on a west parcel and I-O (Industrial / Office) on two east parcels. The argument to keep the zoning is no longer valid. We have all learned much about the importance of rivers, riparian habitat, flood plains and water quality since those early days when Industrial uses were allowed adjacent to or close to rivers.

**The U.S. Fish and Wildlife** has provided to YOU compelling reasons for the City NOT to put industrial zoning back on the Colorado River. The United States Fish and Wildlife's primary concern is the flood plain of this area. The Critical Habitat for endangered fish is inclusive of the Flood Plain. The Fish and Wildlife refers to the endangered fish in the report. Nearly ALL of the West Parcel is in the Flood Plain and some amounts of the east parcels are in the flood plain. The Rendering Plant was flooded in the early 1980's. I witnessed people canoeing on the property. The flood carried off a heavy log bench that was cut from a cottonwood tree on the south bank. You have been provided with copies of that extensive letter. **Rocky Mountain Bird Observatory** has given input on this area that should not be Industrial. **The Division of Wildlife** has recommended a 300 ft corridor along the river for wildlife.

The staff report CLAIMS that the proposed zoning is "Compatible" with adjacent zoning. Let's take a closer look at that.

Please refer to the staff report on page 1. "Surrounding Zoning"

NORTH: the surrounding zoning is CSR – Recreational (Las Colonias Park) and a very small amount across C & 1/2 Rd is I-1.

SOUTH: R-5 and also CSR (Recreational). Eagle Rim Park is the CSR on the South border. Hopefully you understand that the River is not a buffer from Industrial to Residential because of the PHYSICS of sound. The BLASTING LOUD racket created by the Aspen Drilling Company, who had leased the property this summer from Brady in no.

*P.H. pg 1 of 2  
copy given  
to planning*

way can be considered compatible to the zoning at Eagle Rim Park or for the adjacent zoning of the neighborhoods. Proposed I-1 zoning would be noisy-not compatible to parks and residential zoning. Noise adjacent to residential areas should not be tolerated in any zone.

EAST: RSF-R in the County, again Residential Zoning

WEST: again CSR –Recreational- or Las Colonias Park

A Planning Commissioner observed that the zoning was not compatible at the Growth Plan Hearing.

**An alternative could be MIXED USE, (MU.** It is more protective of the River and compatible to adjacent zoning. **It has restrictions that support the South Downtown Plan** regarding Views from Eagle Rim. The applicant's proposal for zoning allows uses as outlined in **TABLE 3.5 Use/Zone Matrix - pg 23 of the staff report** that are a direct contradiction to the South Downtown Plan. **See the Downtown Neighborhood PLAN** pages 6 and 9. Heavy vehicles would be allowed and outdoor storage allowed. This can not be buffered from the view of the Orchard Mesa Eagle Rim Park which you know is high above the river.

**Gas and petroleum storage is Conditional in both I/O and I-1 zones but it is not allowed in Mixed Use. No storage of gas and petroleum is more protective of the river.**

The area that is not in the Flood Plain could be residential as allowed by Mixed Use although CSR would be better still.

In addition a land trade is possible and the applicant is willing. Also the applicant has received (according to the City staff) offers for this property. This matter should be tabled. However, if you must place zoning on these parcels at this point in time, then choose The City of Grand Junction's Planning Department alternative recommendation of "Mixed Use" as noted in the staff report. It respects the applicant, it is compatible to surrounding zoning and it is most protective of the river.

For your convenience I have included a copy of the U.S. Fish and Wildlife input regarding this matter, a map of the Flood Plain that he refers to and copies of the petition signed by many neighbors and trail users that was presented to the City Council when the applicant had requested a change in the "Growth Plan".

Thank you,

Penny Pauline Heuscher  
330 Mountain View Ct.  
Grand Junction, CO 81503  
August 30, 2007

*pg 20/2*

For inclusion in Planning Commission and City Council Packets.

Dear GJ Planning Commission:

My name is Janelle Heiden. I have for 16 years been a proud resident of Grand Junction, Colorado. That being said, I would like to offer you my opinion on a change that may be taking place in our community. As you may already know, I am writing this letter concerning the potential development of the Eagle Rim area in Orchard Mesa. I believe that we should keep it free of industrial use and use it primarily as a mix use area. In my opinion, using the land for the Big Trucking Company would destroy a lot of beautiful wild life and land that is in use by the Community every day. Also, the eagle Rim area is very close to the river, putting a trucking company there may danger the water and its natural habitats that live in or around it. I do know that this change would bring in money and jobs to our community but is it wroth the risk or destruction of a well known area? I believe not and think that this place is not safe and/or even convient to locate such a company.

Thank you for your time,

Janelle Heiden, Central High School Student

Dear GJ Planning Commission:

I am a student at Central High School and I am expressing my opinion about the matter of the truck transporting business by the river by orchard mesa.

I think that this would be a bad thing for the people and the environment from the possible contamination of the river and the surroundings, they would also be ruining the scenery and the animals around that area.

Sincerely, Scott Miller

Dear GJ Planning Commission:

My name is Ashley, this is my senior year at Central High School. I would have to say my opinion on this matter would have to be to make it a zoned mixed use. My understanding is the neighborhood overlooking this area does not want to see a trucking business run and spread out instead of there scenery. To me that's just a materialistic problem and is not a big deal. The big deal to me is the water, and what will happen if this is placed right next to a river. Water is more important in this world than any trucking business. I do understand it is there land but keep in mind we need good water. Thank you for taking the time to read my side of this.

Ashley Taylor

Hello, my name is Tim Ostrom. I'm a senior at Central High School. I think that the neighbors have a say in how the view will look. They are living there, they should at least get to express their opinion. Sure the company owns the land but it would be nice to keep the beautiful land that we have. Thank you for considering my opinion.

Sincerely, Timmy Ostrom

Dear GJ Planning Commission:

My name is Katy. I think Brady Trucking should be able to do whatever they want with the land. It's theirs to build on.

If Brady Trucking can build there factory without polluting the River, then I'm fine with it. I'm not the one who has to look at it every day. Thank you for reading this and considering my opinion and I hope you will use this to help with your decision.

Sincerely, Katy Kean

Grand Junction Planning Commission,

My name is Seth King. I'm a Senior at CHS and have lived in Mesa County for 17 yrs. My opinion on this issue of debate is a zoned mixed use. I know that Brady Trucking Company owns the land which they want to make industrial but it's not fair. I plan to live in the Mesa County for as long as I live, but if this is the way parks and trails are going to be treated I have no interest. That is why most people are in Mesa County, because of the nice parks and beautiful trails. Good luck with your decision.

Sincerely, Seth King

Dear GJ Planning Commission,

9-11-07

My name is Samantha Martinez and I moved here close to a year ago. Grand Junction is a really great place to live and has so many places. In my opinion I think the zoned mix use would be a better thing to do for the community. We need to keep the park and the water quality in good shape. The idea of having a bunch of industrial buildings around that area is not a good idea. The neighbors around the area would like to look out their windows in the morning to see a great view of the park and stuff, not some building

and industrial things. I give you my opinion here today because I care about the community and the people around. Thank you for reading this.

Sincerely, Samantha D. Martinez

Dear: GJ Planning Commission

I am a student at Centairal high school. I have lived in Grand Junction all my life. I believe that the trucking company owns the land and if they want to make it a light Industrial zone then they can. However I think actions to help preserve the quality of our water need to be taken.

John Vantassel

Dear GJ Planning Commission,

Hello, my name is Alexandra Fisher. I attend Central High School. I help my parents pay taxes so I feel my voice should be heard! My grandma lived in that area for quite a while and I remember always going to the park and play and go down to the river and catch frogs. Yes, I'll agree that the trucking company owns the land, but what will this do to the quality. The neighbors can't really choose how their view is going to look but they should have a say in water pollution. So that zone should be deemed mixed use. The company will also cause air pollution and with a school right down the street all this pollution that is going to happen can damage the well being of our youth. Thank you for taking the time to read this letter and please take into consideration what I have to say.

Sincerely, Alexandra Fisher

Dear GJ Planning Commission,

My name is Veronica and I am a senior at Central High School. My opinion on this is that, yes, it doesn't seem fair to the neighborhood because of what could happen to their water supply. They could get different chemicals in their water, that could harm them. I do have to agree that yes the neighborhood does not own the property so you could really do whatever you wanted. But you also have to think about how it could affect them.

Thank You For Taking Our Opinions In Consideration

Veronica Ortega

Dear GJ Planning Commission,

I am a senior at Central High School and I've lived here all my life. I think it would be ok to change it to a light industrial zone as long as the water quality is affected. I wouldn't mind big buildings going in there if they don't hurt the environment. Thank you for taking time and hearing out my opinion about this plan.

Thank you, Mac Cooke

Dear GJ Planning Commission,

I am a 17 year old Senior at Central High School. I have lived in Grand Junction for 13 years now. I recommend and hope you are considering keeping the zoning as it is and wanting to change it. The Brady Trucking Company is thinking of changing it for the better but I don't think that they are considering the thought of how it will harm the water. So my vote is to keep the zoning the same as it is and changing it for industrial use.

From Daniel Ambriz

Dear GJ Planning Commission,

I'm Devin Schneider a senior at Central High School. I think the area should be zoned for mixed use. The small mountain town of Grand Junction is growing and that means more people. So there should be a park or something like it.

Sincerely, Devin Schneider 9-11-07

Dear GJ planning Commission

I am a student at Central High School. I am a Senior this year. I am writing about the Egale Rim Park. I don't really care what you decide, but I hope you make a decision that is best for everyone in the area.

Sincerely, Jeffrey Anderson

Dear GJ Planning Commission,

McKenna Blair 9-11-07

I am a senior at Central High School and would first like to thank you for taking the time to hear my opinion. I am glad that you have taken into consideration the opinions of those around this issue as well as those directly influenced by it.

As far as the “zoned” area stands with me, I must agree with the neighborhood on this topic. A light industrial zone is indeed a great and well thought-out plan, but at the same time, it only benefits the trucking company.

Should the neighborhood’s plead be heard, more room for far more useful things can be created to better suite the community as a whole. I will not list these advantages because I’m sure the residence have already spoken the available possibilities.

I thank you again for listening to my opinion, and the opinion of my fellow students. My your final decision benefit our community in the best possible way.

Dear Planning Commission,

My name is Kevin Hill and being a Grand Junction citizen I believe that the trucking company should choose what they want. The trucking company owns the land. Grand Junction is a growing city and industry is going to happen. This zoning would be a great start to a blooming county and could jumpstart the towns livelihood. Brady should be allowed to build there as long as water quality measures are taken. I hope my opinion has helped you decide your choice.

Sincerely, Kevin Hill

Dear GJ planning commission,

My name is Gissela Tercero, I am a junior at Central High School. I have lived here all my life as well as my family. My opinion in all of this is that the trucking company should not go on with there plans because it would ruin the neighborhood and that part of orchard mesa. Mainly because of all the noise and trucks coming in and out. Personally I do not think it is a very good idea and the neighborhood should have this vote! Thank you very much for taking your time to read my opinion.

Gissela Tercero

Dear GJ Planning Commission,

My name is Brandon I am a junior at Central High School and I have lived in the valley for 12 years. I think that the area owned by Brady trucking should be zoned mixed so that the water won’t be polluted and the park will stay pretty. These people were here first and should have the opportunity to live in a peaceful place like everyone else.

Sincerely, Brandon Kendall

Dear GJ Planning Commission,

My name is Zach Martinez. I am 16 years old. I have lived in Grand Junction for 13. My opinion is a mix use. I am ok with that company opening their factory there. As long as it deosn’t affect how the town is run. Also if it effect air pollution then i disagree. We polute to air already enough as it is. Water polution is another big deal with me. If it is going to polute anything it shouldn’t be done. All polution does is kill the Earth and us faster.

Sincerely, Zach Martinez

Dear GJ Planning Commission,

9-11-7

I am a senior at Central HS, I have a job and getting ready for the real world. My opinion is that the Orchard Mesa Park should be zoned Mixed Use. I believe that even though I am only a student I should still have a say in what will happen to the Park because I will be the one who has to live with it. So please take my thought into consideration. We have to live with it so why put big companies there leave it as it is. Thanks for your time.

Concerned Student, Maggie Bagley 12<sup>th</sup> grade senior Central High School

Dear GJ Planning Commission,

Hello, I’m Chris McDonald and I am a junior at Central High School. Our teacher read a paper to us to see our opion on what the Council is talking about doing with proposed Rezoning of the riverfront land across from Eagle Rim Park. Technically I like the idea, but what about the people that like the walk-way or the park? Where will this put the middle school? You have 29 road going right up to Orchard Mesa and 5<sup>th</sup> Street. I would stick with what we have right now, because there will be a lot of citizens upset about it if it happens. Really there isn’t a reason for it. Thank you for your time spent reading this letter.

Concerned Student, Chris McDonald

Dear GJ Planning Commission,

I am a student at Central High School, and I’m a junior. I have lived in Grand Junction my whole life so far.

My opinion about the zoning is that I would like the zoned mixed use because I like the park and where it's located in orchard mesa. I think it should be this because I want the better water quality, and no flood plain. So this is what I think should happen.

Sincerely, Sara Ammerman

Dear GJ Planning Commission,

I'm Brittany Case, a Senior at Central High School. I think that the land should be zoned for mixed use. Grand Junction is growing big but I think that we should use that land for a park like setting. With Eagle Rim Park near by & the river front trail it should be used for recreation. I know I wouldn't want to be walking down a quiet peaceful river and then come into an industrial area that's loud, and the air is polluted. Grand Junction is a home at mountains and the small community feel. We don't need any more pollution in the air. Lets keep Grand Junction the home of the outdoors & make the zoned land park-like settings.

Thank You For your time, Brittany Case 9-11-07

Dear Grand Junction Planning Commission,

9/11/07

My name is Ashley Sidoneyz. I attend Central High School, and have lived in the Eaglerim park area a couple of times.

I think that Eaglerim should remain as a mixed use zone for a number of reasons. Considering that we are already having water issues, we need to leave the river alone to maintain good qualities of water and a good supply. Another reason being that the park serves so many purposes. Many of my friends enjoy the skate park, my younger brothers love the playground, and my parents and I enjoy the peacefulness of looking out at our city and what it is.

If we take this away, air will become polluted, we will have less clean water, and families will have to resort to other options for entertainment which may not be spent in Grand Junction. Our City is more of a homely place rather than an industrialized city. Please keep it this way.

Student of Central High School, Ashley Sidoneyz

Dear, GJ Planning Commission

Im a junior from central high school. I think the land should be zoned to mixed use. I think this because there is already a bridge put there for walking they don't need another one. I also think that by Putting another bridge there it would decrease wildlife habitat.

Sincerely, Student from central high school  
Chase Liddecoat

Dear Grand Junction Planning Commission,

My name is Muranda, I'm currently a senior at Central High School. I personally believe the zoned area should be a mixed area, which would include keeping the park, kping the water quality high, and keeping property value around the area high. Many students, including myself, throughout this Grand Valley, will consider attending Mesa State and continuing to live in this area and community and possibly raise our children here. Why would we want to take away our landscape and parks in replace to trucks and industrial type things? I'm sure many people are going to benefit from clean water and a place for children to play, than a trucking company where only a few would prefer that option. I hope you consider others opinions when deciding what to do with the zoned area in Orchard Mesa.

Thanks, Muranda O'Grey

Dear GJ planning Commission,

My name is Nathan Bell and I am a student a Central High School. I am wrighting to you because I think that the river front should be zoned for mix use. Personaly I would rather have a cleaner river than some trucks pluting it up. I also like to BMX so if that jeperdises the skate park there that would suck. Also my family really like that boardwalk for bikes and walkers. And why would you want to take all that stuff away after you pretty much just put it in. I just think that it should stay the way it is because it has worked out good so far.

Sincerely, Nathan Bell

Dear, GJ Planning Commission,

I am Bryan A. Trice a senior at Central. I think you should make the Highway. It will help people how to not have a car, turck or S.U.V. Just make life easier on workers and man kind alike. The enivorment is already destroy so Just Do It

Bryan Tice CHS.



Dear GJ Planning Commission,

My name is Janelle and I'm a junior at Central High School. I have only lived in Junction for 3 yrs. My whole family is from this area pretty much.

My opinion on the whole River front being threatened is just go ahead with zoned light industrial. Brady Trucking already owns the land so really nothing more to be done. I'm sure after building the offices and buildings that you can figure away around the floodplain and make it work for all.

Thank you GJ Planning Commission for caring about our opinions!

Sincerely, Janelle Heil

Dear GJ Planning Commission,

My name is David Hamilton. I pay my taxes so I believe I have a right to say something about what goes on. I believe that the area in question should be zoned as a mixed use zone because people live in this area. There is the need to make money that is what Brady Trucking is trying to do.

David Hamilton CHS

Dear GJ Planning Committee,

I am Michael Fraser from Central High School. I have lived here for close to 10 years of my life and I have been to the Eagle Rim Park countless times. I think that your group should use the land better than put a noisy highway through my favorite rollerblading spot. I also wouldn't like to see this to industrial zone.

Thank you for reading this

Sincerely, Michael Fraser

Dear GJ Planning Commission,

I'm 17 years old & a senior at Central High School. I've been living here in GJ since I was 4 years old so what goes on in the community is very important to me and towards the Orchard Mesa Eagle Rim Park project. I think the zone should be a Mixed Zone use. As long as it does not affect the water quality in the river, & as long as it does not make any more air pollution.

Sincerely, Sabrina Morales

Dear GJ Planning Commission,

My name is Trish, and I'm a junior at Central High School. I've lived in Grand Junction basically my entire life. Before my mom moved down here with my sister and me, my family lived in Denver and now we live all over the country.

I have read and heard about your idea to start rezoning of riverfront land across from Eagle Rim Park. Although I'm 16 and have a lot of friends around 17-19 yrs. Old we enjoy our environment very much. We like to drive around and occasionally stop by random parks to hang out. Rocket Park, Eagle Rim Park, and Longs Family Memorial Park are our favorite parks to hang out. The view of the sky late at night when your swinging on the swings is just so sweet to lose. Sure it is only one of the three parks we like to hang out at but still we go to Eagle Rim Park we go to the most and losing all the trees and fresh air would really suck.

Yours Truly, Patricia Shubert

Dear GJ Planning Commission,

My name is James Contreras and I'm a junior at Central High School. I have lived in Colorado most of my life but some changes can be good or bad. My opinion is that we should have a mixed use zone because there are homes and families that like to go out in about to have some fun. It could be dangerous in some ways like if an eight year old was playing by the construction the kid could get hurt and the family will sue the company.

Sincerely, James Contreras

Dear Brady Trucking,

9/11/07

We ask you to not put your trucking company next to our river water.

With the problems of pollution already you will add to that, along with other problems. The runoff can get high, and what if it floods? Well there goes all of your equipment down the river.

Many locals float down the river for a nice relaxed day and then when they come by you it's not so relaxed anymore. I really disagree with your company being built there. Many health problems can be a risk for not only you and your employees but the many people that live in Grand Junction. Please don't only think of you but the citizens that live here.

Sincerely Alyssa. M



# **MINUTES FROM 9/11/2007 PLANNING COMMISSION MEETING**

**GRAND JUNCTION PLANNING COMMISSION  
SEPTEMBER 11, 2007 MINUTES  
7:00 p.m. to 9:40 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 7:00 p.m. by Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Dr. Paul A. Dibble (Chairman), Roland Cole (Vice-Chairman), Bill Pitts, Tom Lowrey, Patrick Carlow (1<sup>st</sup> alternate) and Ken Sublett (2<sup>nd</sup> alternate). Commissioners Lynn Pavelka-Zarkesh, Reggie Wall, and William Putnam were absent.

In attendance, representing the City's Public Works and Planning Department - Planning Division, were Lisa Cox (Planning Manager), Lori Bowers (Senior Planner), Ken Kovalchik (Senior Planner), and Kristen Ashbeck (Senior Planner). Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.  
There were 42 interested citizens present during the course of the hearing.

#### **IV. FULL HEARING**

- 11. GPA-2007-051                      ZONE OF ANNEXATION – Brady South Annexation**  
Recommendation to City Council on a Zone of Annexation for property located at 347 and 348 27½ Road and 2757 C½ Road from County Heavy Industrial (I-2) to City Light Industrial (I-1) and Industrial Office Park (I-O).  
**PETITIONER:** Jennifer Brady – SLB Enterprises, LLC  
**LOCATION:** 347, 348 27½ Road and 2757 C½ Road  
**STAFF:** Kristen Ashbeck, Senior Planner

Chairman Dibble mentioned that a petition had been received that pertained to the Growth Plan Amendment, not the Zone of Annexation. Therefore, the petition would not be received into evidence this evening.

#### **PETITIONER'S PRESENTATION**

Robert Jones II of Vortex Engineering, 255 Vista Valley Drive, Fruita, Colorado, addressed the Commission as applicant's representative. Mr. Jones stated that applicant was requesting a zone of annexation of three parcels located directly south of the intersection of 27½ Road and C½ Road. The requested zoning is a combination of I-1 and I-O. Mr. Jones stated that the three parcels are approximately 12.6 acres in total size. He further stated that the existing zoning of the three parcels has been Heavy Industrial, I-2, for some time in unincorporated Mesa County. Applicant is requesting to zone the westernmost parcel I-1 and transition the zoning to I-O for the two parcels to the east. He went on to state that the proposed zone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan. He also advised that the Growth Plan designation for these parcels is Industrial on the westernmost parcel and Commercial-Industrial on the two parcels to the east. Additionally, Mr. Jones stated that adequate public facilities are available or will be

supplied at the time of specific development. The proposed zoning combination would allow for an adequate buffer between the CSR zoned property to the north and west and the residential properties to the east.

### **STAFF'S PRESENTATION**

Kristen Ashbeck, Senior Planner, of the Public Works and Planning Department made a PowerPoint presentation regarding the requested zone of annexation. Ms. Ashbeck confirmed that the annexation of the three parcels has been completed and the Growth Plan amendment was approved for the two easterly parcels in July 2007 by City Council. Kristen stated that the biggest difference between I-1 and I-O is that outdoor storage and display are allowed in I-1 much more so than they are in I-O as a CUP would be required in the I-O. Ms. Ashbeck stated that the zone districts conform with the Growth Plan Future Land Use Map and the proposed transition across the site as well as the natural buffers to the south and to the east will create the compatibility that the Code requires. She went on to state that public facilities and services are available or can be upgraded or supplied as the property develops in the future. Finding that the proposed Zone of Annexation request meets Code criteria, Ms. Ashbeck recommended approval of the I-1 and I-O Zone Districts as proposed by the applicant.

### **QUESTIONS**

Commissioner Cole asked if the requested zoning is much less intense zoning than what is presently on the property. Ms. Ashbeck confirmed that the requested zoning represents a significant down zoning from the current I-2 zoning.

Commissioner Pitts raised a concern regarding the 100-year floodplain. Ms. Ashbeck confirmed that the westerly parcel is most impacted by the floodplain. The other two parcels are not impacted as much and can be developed more readily as there are no regulations in the 500-year flood plain.

Commissioner Lowrey asked if applicant could still make use of the land with the M-U. Ms. Ashbeck stated that there are viable uses allowed within the M-U zone district.

Chairman Dibble asked if the I-O zone district would allow more latitude in defining what is done on the property as well as floodplains and setbacks. Ms. Ashbeck confirmed that industrial uses or outdoor operations and storage require additional levels of review by the Planning Commission.

Chairman Dibble asked what the differences between the I-O designation and the M-U designation are. Ms. Ashbeck stated the M-U still does allow some outdoor storage and outdoor operation uses. She further stated that similar to the I-O and I-1 differences, in the M-U designation there are some uses that require a CUP wherein an I-O designation may not. The other major difference is that residential uses are allowed in the M-U Zone District.

Commissioner Sublett asked for clarification about buffering differences between the M-U and the I-O. Kristen Ashbeck stated that the I-O is very defined by the Code. However, in an M-U the buffers are to be built within the project and looked at specifically as the project develops.

## **PUBLIC COMMENT**

### **For:**

Russ Justice, operations manager for Brady Trucking, stated that they have asked for this zoning because it is quite a bit less than what is on the property. He stated that there is already a natural buffer on the south side of the property. He stated that they intend to be friendly to the community and to the river. They believe that the lighter zoning will accommodate future development.

Dale Hart stated that he has been looking for some industrial zoning within the City limits. He believes that the M-U designation would not be a very good thing for the City. He requested approval as requested by applicant. He would also like to see the boat launch for emergency rescue services to be maintained.

Bill Wagner, 300 Cedar Court, requested that the Commission consider the Los Colonias project as well as the riverfront. He believes a buffer on the westernmost parcel is needed to transition from residential to industrial. He would also like to see the riverfront trail be continued to the east end of the property.

Terry Reynolds, 557 Sol Lane, stated that he is part owner of the video surveillance system suppliers that are working with applicant. He stated that approval of this project would be a positive thing for Grand Junction and Brady Trucking's business.

Clayton Brown, 552 Eastbrook, stated that Russ Brady can be taken by his word and applicant's zoning as applied for should be granted.

Robert Jones, 1880 K Road, Fruita, stated that approximately 12 years ago he was a general contractor for the City of Grand Junction and poured part of the Riverfront Trail that is west of the Botanical Gardens. He believes this should be approved especially considering that applicant is proposing to extend the Riverfront Trail.

### **Against:**

Janet Magoon, 2752 Cheyenne Drive, made a PowerPoint presentation. She stated that she does not see the river as a natural buffer as it is not that wide. She further stated that the surrounding properties are primarily residential and park. Ms. Magoon stated that she is extremely concerned about noise, odor and lights. She stated that she finds the future use of the three Brady parcels on the riverbank to be of extreme importance from a visual and noise aspect for especially Eagle Rim Park. Furthermore, she stated that no amount of landscaping can obscure the view from Eagle Rim Park. She also believes that industrial zoning along the bank of the Colorado River, in a floodplain, a reckless and irresponsible proposal. Ms. Magoon would suggest zoning all three parcels as Mixed Use as it would be the least destructive to the environment and the most considerate to the neighboring residents and park users.

Bennett Boeschenstein, a retired City planner, stated that he is also a former Community Development Director for the City of Fruita, prior to that he was Grand Junction's Community Development Director and prior to that he was Mesa County Planning Director. As such, he is very aware of certain clean up projects along the river. He went on to the assessor's webpage and stated that he has found some parcels owned by the City which would be more suitable for Brady Trucking. He said that the total acreage that the City of Grand Junction owns that can be swapped for

Brady Trucking's 16.15 acres is 31.75 acres. Mr. Boeschenstein further stated that the industrial zoning is incompatible because to the north and west there is a park; there is residential, a park and a school across the river; and the only industrial that abuts the subject parcels is a small corner on the eastern edge. He too believes that the M-U zone would be the most appropriate because it has specific performance standards for nuisances such as noise, vibration, glare and hazardous materials and requires appropriate screening, buffering and open space and enhancement of natural features and limits outdoor storage. He also believes that the City's floodplain needs to be strictly adhered to. He suggested that if approved, staff needs to examine the plan of development so that there is a riverfront paved trail with landscaping along the river's edge, raising the structures one foot above the 100-year floodplain and/or flood proofing below the 100-year floodplain, establishing strict environmental standards to prevent noise, air and water pollution. He urged the Commission to think about what the community has done to clean up the riverfront and to be very careful about this zoning decision.

Penny Heuscher of 330 Mountain View Court addressed the Commission and stated that Judges Robb and Ela, among many others, led this community with government in formulating a vision for the riverfront. She further stated that industrial has been taken off the river and industrial zoning is not appropriate for sensitive areas. She believes that Mixed Use is the most appropriate zoning for this area because it is more protective of the flood plain and the endangered fish, it would be a better transition, and allows more restrictions on things like outdoor storage and would be more in agreement with the South Downtown Plan. Ms. Heuscher also stated that the river does not act as a buffer from noise but rather accentuates noise. Finally, she believes that Community Recreational zoning would be the ultimate best zoning and a land swap would be best for the river and the community.

Katie Sewalson, 1537 Grand, a Central High School science teacher, appeared on behalf of herself and some of her students. Furthermore, she is a truck driver in the United States Army Reserves and is aware of pollution caused by trucks,. She stated that her main concern is with the pollution as well as aesthetics. She submitted some letters written by some of her students.

Hannah Holm, 1800 North 3<sup>rd</sup> Street, stated that she is the water organizer for the Western Colorado Congress but spoke on behalf of herself and several residents. She stated that she opposes industrial zoning for these parcels, particularly the I-1 zoning, primarily on water quality grounds and because of the flood plain issues. She also said that industrial activities so close to the river raise the potential for impact to the water quality from spills and also from storm water runoff. Ms. Holm also stated that the Mixed Use zoning would likely have fewer impacts on water quality from hazardous materials and there would be higher performance standards associated with it. She also believes that the Mixed Use zoning would open up more opportunities for development that could complement rather than detract from the parks and the neighborhoods.

Lee Gelatt, 320 Country Club Park, stated that he would like to encourage the Commission to be as restrictive as possible to the zoning. He represented that protecting the riverfront and its riparian habitat should be a high priority for the Grand Valley. Mr. Gelatt submitted a letter from Mr. Rich Levad.

Enno Heuscher, Mountain View Court, stated that he is a former vice president of the Audubon Society. He recommends that the Commission turn down the current zoning request of Industrial Office and Industrial-1. According to Mr. Heuscher, the Mixed Use zoning would provide the best flexibility for the planners to help the owner have appropriate and safe development of this particularly ecologically sensitive site. The M-U zoning would allow for someone to live on the site to protect the assets of the commercial enterprise and would allow for more requirements for conditional use to ensure reasonable hours of operation.

### **PETITIONER'S REBUTTAL**

Robert Jones II addressed the concerns raised. Mr. Jones stated that it is important to realize that the supply of larger parcels zoned industrial are short in the location of the downtown region and believes that the community will derive benefits from the proposed zoning. Additionally, he said that the City and Riverfront Commission had the chance to purchase the subject property but did not. He also stated that the I-1 district on the western parcel will provide for the maximum buffer to Los Colonias Park. Mr. Jones stated that they had met with representatives of the Riverfront Commission to specifically discuss the potential and plan for extending the riverfront trail along the south side of this property directly adjacent to the Colorado River and continuing north along the east side of the parcel in order to have a connection into C½ Road. Accordingly, the trail and buffer should provide for an acceptable mitigation to the Colorado River and the residential homes to the east and south. The trail along the river will be provided by the applicant at the time of site development.

### **QUESTIONS**

Chairman Dibble asked if it was Mr. Jones' understanding that both the I-O zone and M-U zone would allow outdoor storage. Mr. Jones stated that to some degree but there are many other uses not provided for in the M-U zone that are in the I-O.

Chairman Dibble asked if it was applicant's intention to include housing on any of the subject parcels. Mr. Jones said that it is not applicant's intent to place any residential units on this property.

Commissioner Cole asked whether or not the Riverfront Commission had the opportunity to buy this property. Mr. Jones said that it was his understanding that the Riverfront Commission had at one time approached the City to seek funding to purchase this property; however, it to his knowledge, that was denied.

Commissioner Pitts asked for clarification regarding outdoor storage. Kristen Ashbeck confirmed that industrial types of outdoor storage and operations are not allowed in an M-U; however, other kinds of outdoor storage are allowed.

Chairman Dibble asked Mr. Jones how applicant would deal with the floodplain issue on the western part of the property. Mr. Jones said that there are specific regulations and the present Storm Water Management Manual requires that non-habitable buildings have to be a minimum elevation above the 100-year floodplain. Also, no development in the flood way is permitted. He anticipates a fairly good size buffer on the south side of the property when you fit in some sort of trail and berm section coupled with the other



regulations that are applied at the time of a site specific review, believes that would be adequate to mitigate the concerns raised.

Commissioner Sublett asked if either applicant or the Riverfront Commission has considered extending the trail directly west from the proposed I-1 property to meet the juncture of the trail with the portion coming off the pedestrian bridge across the river rather than going up to the part that already exists. Mr. Jones stated that would be the intent. He stated that the intent would be to provide for some sort of connection that would traverse the south side of the project and then come along and go along the east side and back out on C½ Road.

## **DISCUSSION**

Commissioner Carlow stated that he did not necessarily disagree with the long term goal involving the riverfront. He also said that he did not see much difference between the M-U and the I-O zone and would be in favor of approving the zoning as requested.

Commissioner Lowrey stated that although the majority of the property from 32 Road to Los Colonias Park on the north side of the river is Estate, Park or Conservation, he thought that as proposed the zoning request ended up being the most restrictive zoning considering the decisions that had already been made. He stated that he could reluctantly vote for the proposed zoning.

Commissioner Cole said that there are three options to be looked at: leave the property zoned as it is I-2; consider the M-U zone; or consider the I-1 and I-O as requested by applicant. It seemed to Commissioner Cole that the community would be much better served to grant this request and he would favor it.

Commissioner Pitts stated that from his standpoint, he was going to request that the Commission consider an M-U rather than the requested zoning.

Commissioner Sublett stated that he also really regretted that the City had gotten itself in this mess and that it was a mess because throughout the remainder of most of the country, great efforts had been going on for a considerable time period to clean up riverfronts and to make riverfronts into something that the public could actually use and be proud of." He said that he would reluctantly vote to support the applicant's request.

Chairman Dibble said that he believed requirements for screening and buffering were very different between the I-O, I-1 and M-U. Chairman Dibble also stated that Conditional Use Permits were allowed and must be required for some uses in the I-O district and also believed that there was more control associated with the I-O. Accordingly, he would be in favor of restricting the usage of all three parcels to an I-O zone.

Commissioners Pitts, Lowrey and Sublett concurred with Chairman Dibble for I-O zoning on all three parcels. After discussion of protocol and staff's recommendation, among other things, the following motion was made.

**MOTION: (Commissioner Lowrey) "Mr. Chairman, on the Brady South Zone of Annexation, GPA-2007-051, I move that the Planning Commission forward to the**

**City Council a recommendation of approval of the I-O zone district on all three parcels for the Brady South Annexation with the facts listed in the staff report as previously stated.”**

Commissioner Pitts seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

With no objection and no further business, the public hearing was adjourned at 9:40 p.m.

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE BRADY SOUTH ANNEXATION TO  
INDUSTRIAL/OFFICE PARK (I-O) ZONE DISTRICT**

**LOCATED AT 347 AND 348 27-1/2 ROAD AND 2757 C-1/2 ROAD**

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Brady South Annexation to the Industrial/Office Park (I-O) zone district finding that it conforms with the land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Industrial/Office Park (I-O) zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following properties be zoned Industrial/Office Park (I-O).

**BRADY SOUTH ANNEXATION**

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of that certain parcel of land described in Book 4172, Page 725, Public Records of Mesa County, Colorado, and assuming the North line of the NE 1/4 SW 1/4 bears N89°57'02"E with all other bearings contained herein being relative thereto; thence N89°57'02"E along said North line a distance of 664.62 feet to the Northeast corner of said NE 1/4 SW 1/4; thence along the North line of the NW 1/4 SE 1/4 of said Section 24 and along the South line of the Elite Towing Annexation No. 1, City of Grand Junction, Ordinance Number 3101 the following 3 courses: (1) S89°46'25"E a distance of 367.65 feet; (2) S00°08'41"W a distance of 30.00 feet; (3) S89°46'25"E a distance of 335.33 feet to the Northeast corner of said parcel; thence S33°59'39"W along the East line of said parcel a distance of 457.37 feet; thence along the South line of said parcel the following 2 courses: (1) N55°57'21"W a distance of 97.06 feet; (2) S00°08'40"W a distance of 47.47 feet to a point on the North

Bank of the Colorado River; thence meandering Westerly along said North Bank to a point on the West line of said parcel; thence N00°06'10"W along said West line a distance of 534.28 feet, more or less, to the Point of Beginning.

Said parcel contains 12.62 acres (549,691 square feet), more or less, as described.

**INTRODUCED** on first reading the \_\_\_\_ day of \_\_\_\_\_, 2008 and ordered published.

**ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

**Attach 5**  
**Setting a Hearing on Rezoning the Oral Health Partners**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Oral Health Partners Rezone – Located at 2552 F Road		
<b>File #</b>	RZ-2008-082		
<b>Meeting Day, Date</b>	Wednesday, May 21, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<b>X</b>	<b>Individual</b>
<b>Date Prepared</b>	April 30, 2008		
<b>Author Name &amp; Title</b>	Ronnie Edwards, Associate Planner		
<b>Presenter Name &amp; Title</b>	Ronnie Edwards, Associate Planner		

**Summary:** Request to rezone 2552 F Road, consisting of one parcel of .89 acres, from R-8 (Residential, 8 du/ac) zone district to RO (Residential Office) zone district.

**Budget:** N/A

**Action Requested/Recommendation:** Set a public hearing on the rezone Ordinance for June 4, 2008.

**Attachments:**

1. Site Location Map
2. Aerial Photo Map
3. Future Land Use Map
4. Existing City and County Zoning Map
5. Proposed Ordinance

**Background Information:** See attached Staff Report/Background Information

BACKGROUND INFORMATION					
<b>Location:</b>		2552 F Road			
<b>Applicants:</b>		Glen Dean – Oral Health Partners			
<b>Existing Land Use:</b>		Single Family Residence			
<b>Proposed Land Use:</b>		Dental Clinic			
<b>Surrounding Land Use:</b>	<b>North</b>	Foresight Village Apartments			
	<b>South</b>	Pomona Elementary School			
	<b>East</b>	Seventh Day Adventist Services Center			
	<b>West</b>	U.S. Postal Service Center			
<b>Existing Zoning:</b>		R-8 (Residential, 8 du/ac)			
<b>Proposed Zoning:</b>		RO (Residential-Office)			
<b>Surrounding Zoning:</b>	<b>North</b>	R-24 (Residential, 24 du/ac)			
	<b>South</b>	CSR (Community Services and Recreation)			
	<b>East</b>	R-8 (Residential, 8 du/ac) & RO (Residential Office)			
	<b>West</b>	I-O (Industrial/Office)			
<b>Growth Plan Designation:</b>		Residential Medium High (8-12 du/ac)			
<b>Zoning within density range?</b>		X	Yes		No

**Staff Analysis:**

1. Background

The property was annexed in 1979 with the Pomona School Annexation and was zoned R1A, which was equivalent to Mesa County zoning and agreed with the existing use at that time of a single family residence. The subject parcel was Lot One of the Miller Subdivision that was platted in 1988 and was zoned PR-16. With the zoning changes that occurred in 1998, it was changed once again to PR-18, which corresponded with the adjacent zoning of Foresight Village to the north. With the adoption of the revised Zoning and Development Code and Zoning Map in 2000, the property became RSF-8, or as we now refer to as R-8. It has been the location of one single family residence since the 1940's.

The RO zone district was established to provide low intensity, non-retail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. All construction in the RO zone district shall be designed with architectural considerations consistent with existing buildings, which also includes operational, site design and layout.

2. Consistency with the Growth Plan

Policy 1.3 states that City decisions about the type and intensity of land uses will be consistent with the Future Land Use Map and Plan policies. The RO zone district could be implemented with the residential medium high density land use classification of the Growth Plan in transitional corridors between residential and more intensive uses.

3. Section 2.6.A of the Zoning and Development Code

Zone requests must meet all of the following criteria for approval:

1. The existing zoning was in error at the time of adoption; or

The previous and existing zone district support the existing use and was not in error at the time of annexation. However, the RO zone district was developed for applications such as this that are adjacent to major corridors to create a transitional corridor.

2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth/growth trends, deterioration, development transitions, etc.;

During the 1980's up to the present, constant development has been occurring around the subject area along the F Road corridor that is commercial in nature. During this time there have been new growth trends and zone changes that demonstrate that the neighborhood has changed in character. There are adjacent parcels zoned RO that have been approved in the past few years located to the east at 2558 and 2560 F Road.

3. The proposed rezone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations;

The proposed zoning district of RO implements the Residential Medium High land use classifications of the Growth Plan. The request conforms to the goals and policies of the Growth Plan and the requirement of the Code and City regulations.

The applicant has not provided Staff with any definite site development plans except that the request is being made to allow for a new dental office and clinic. The proposed site development will have to be in conformance with the RO zone district performance standards, which include specific building considerations, signage and hours of operation. These restrictive performance standards are required to create a transitional corridor and to insure compatibility to adjacent residential neighborhoods as well as other commercial uses.

4. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of development allowed by the proposed zoning;

Adequate facilities and services are existing due to the commercial and residential development that has occurred during the 1980's to the present. Any

impacts due to future development will be addressed with a separate review process.

5. The supply of comparably zoned land in the surrounding area is inadequate to accommodate the community's needs; and

The land available in the neighborhood and surrounding area could accommodate the RO zone district, as it is a new designation adopted in 2000. This zone district was developed to create transitional corridors and with our increased growth, more of this type of requests will be coming forward.

6. The community will benefit from the proposed zone.

The residential neighborhood could benefit, as the proposal for light office use and the associated site and landscape upgrades required will create a buffer zone from the traffic impacts of F Road. Future development of the site will create a local neighborhood service that will benefit this area.

#### FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Oral Health Partners Rezone application, #RZ-2008-082, I recommend that the Planning Commission make the following findings of fact and conclusions:

3. The requested zone is consistent with the Growth Plan
4. The review criteria in Section 2.6.A of the Zoning and Development Code have all been met.

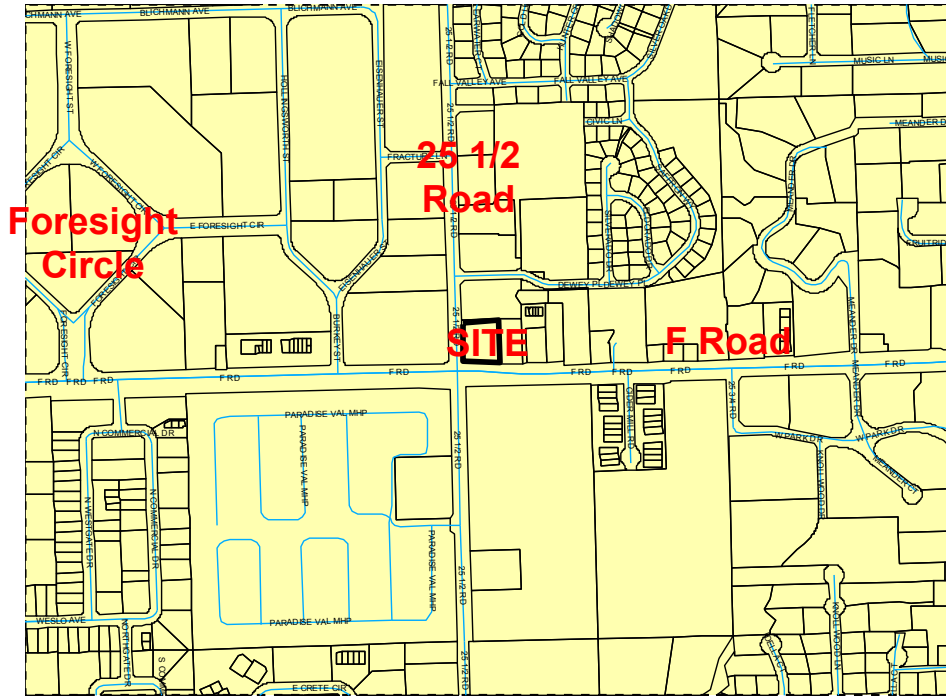
#### PLANNING RECOMMENDATION:

At their May 13, 2008 hearing, the Planning Commission forwarded a recommendation of approval of the rezone request.



# Site Location Map

Figure 1



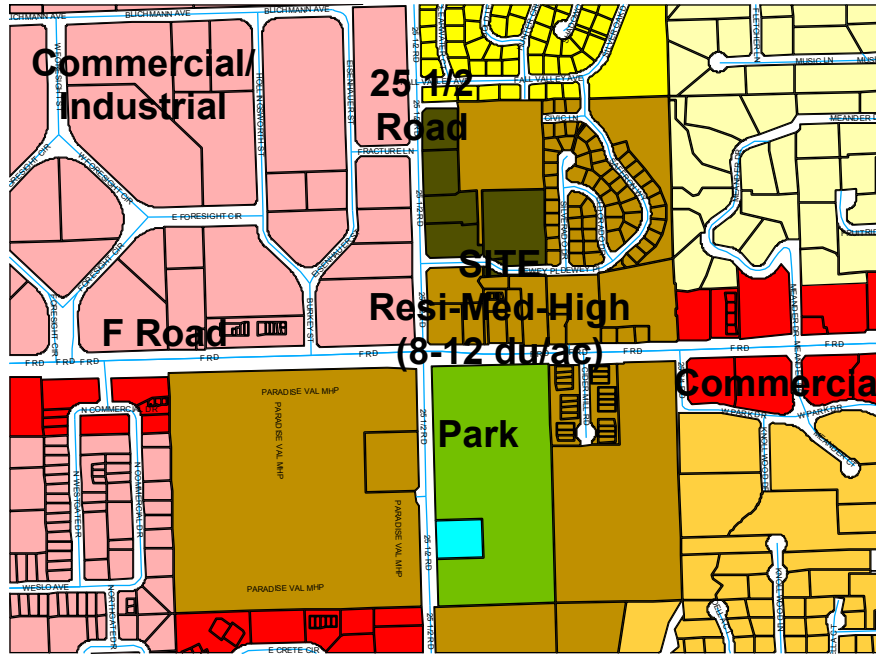
# Aerial Photo Map

Figure 2



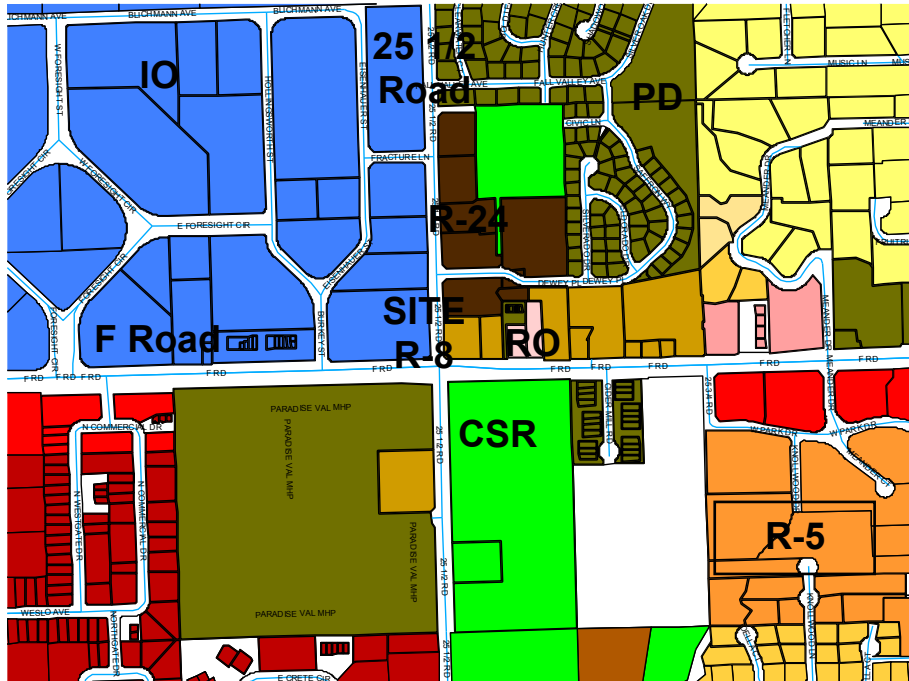
# Future Land Use Map

Figure 3



# Existing City and County Zoning Map

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE REZONING A PARCEL OF LAND FROM  
RESIDENTIAL- 8 UNITS PER ACRE (R-8) TO  
RESIDENTIAL OFFICE (RO)**

**LOCATED AT 2552 F ROAD**

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezone request from R-8 zone district to the RO zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds the rezone request meets the goals and policies and future land use as set forth by the Growth Plan, Residential Medium High (8 – 12 ac/du). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED RO (RESIDENTIAL OFFICE):**

Lot 1 in Miller Subdivision, Grand Junction, Mesa County, Colorado  
recorded in Book 4365 page 45.

Introduced on first reading on the \_\_\_\_ day of \_\_\_\_\_, 2008.

PASSED and ADOPTED on second reading this \_\_\_\_ day of \_\_\_\_\_, 2008.

Attest:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of the Council

**Attach 6**

**South Downtown Neighborhood Plan and Setting a Hearing on Amendments to the Zoning and Developments Code and to the Zoning Map  
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	South Downtown Neighborhood Plan		
<b>File #</b>	PLN-2007-292		
<b>Meeting Day, Date</b>	Wednesday, May 21, 2008		
<b>Placement on the Agenda</b>	<b>Consent</b>	<input type="checkbox"/>	<b>Individual</b> <input checked="" type="checkbox"/>
<b>Date Prepared</b>	May 15, 2008		
<b>Author Name &amp; Title</b>	Kristen Ashbeck, Senior Planner		
<b>Presenter Name &amp; Title</b>	Kristen Ashbeck, Senior Planner		

**Summary:** The City Planning Commission met in a public hearing on November 13, 2007 to consider adoption of the South Downtown Neighborhood Plan. The City Planning Commission recommended approval of the South Downtown Plan, including a Growth Plan Amendment to adopt the Plan, amendments to the Zoning Map and amendments to the Zoning and Development Code to include a Zoning Overlay.

**Budget:** NA

**Action Requested/Recommendation:** First reading of Ordinances regarding proposed amendments to the Zoning and Development Code and Zoning Map and set a hearing for June 4, 2008. The hearing to adopt the Plan by Resolution shall coincide with the second reading of the Ordinances.

**Attachments:**

1. Background Information/Analysis
2. Proposed Future Land Use Changes Map
3. Proposed Zoning Changes Map
4. Summary of Public Comments and Response
5. Comparison Use/Zone Matrix of Existing/Proposed Zone Districts
6. Planning Commission Minutes
7. Proposed Ordinances

South Downtown Neighborhood Plan and Zoning Overlay (hard copies under separate cover)

## BACKGROUND INFORMATION:

### Neighborhood Location and Planning Background

The South Downtown Neighborhood is located on either side of the confluence of the Gunnison and Colorado Rivers, roughly between the Riverside neighborhood to the northwest to 28 Road on the east and the railroad tracks to the Colorado River. In the early 1990s a South Downtown planning process was started but never completed since the community undertook a valley-wide land use planning process that included looking at future land uses in the South Downtown area. In addition, planning efforts began for the Riverside Parkway in the late 1990s – again it did not seem worthwhile to continue with a South Downtown planning process until the Parkway alignment was finalized.

### Community Participation

The planning process for this area has taken place over the last 12 months. Fifteen meetings with small interest groups and 3 public open houses have been held. Approximately 80 to 100 people attended the last public open house held on August 22, 2007. In addition, 3 newsletters were mailed to property owners within the neighborhood as well as other neighboring and interested citizens throughout the planning process and information was made available on the City's website.

The first steps of the planning process included the site analysis and an existing conditions inventory. These were accomplished with both a consultant involved in the initial kick-off meetings and the first public open house in September 2006 and staff reviewing the natural framework, the built environment, the surrounding influences and an inventory of existing land uses.

From there, the plan evolved from discussions in a series of small group meetings held in the winter of 2006-2007. The groups included City Council, Planning Commission and Staff, large and small business and industrial interests, housing, parks/trails/botanic gardens, real estate and development and other property owners.

The results of the meetings were presented at a public open house in February 2007. A menu of design concepts was presented and participants were asked to evaluate these ideas as to what extent they agreed or disagreed with them. The menu of ideas addressed four major elements of the plan: Land Use, Circulation, Economic Redevelopment and Visual Character.

A compilation of the evaluation showed strong community support for ideas that were translated into the overall goals for the South Downtown Neighborhood Plan. The final public open house presented the draft preferred plan and public comment was solicited until the end of September 2007. The comments received did not change the basic premises of the plan; thus, we believe this plan provides a foundation and consensus toward the future development and redevelopment of the South Downtown area. A summary of the comments and staff's response are included in Attachment B.

## SOUTH DOWNTOWN NEIGHBORHOOD PLAN GOALS:

- Create/maintain/enhance a green waterfront

- Recognize existing heavy industry and rail service that supports it
- Recognize distinction between “industrial” streets (9<sup>th</sup> and 12<sup>th</sup> Streets) and “public” streets (7<sup>th</sup> Street and Riverside Parkway)
- Improve streetscape on “public” streets
- Promote higher quality, “cleaner” uses in the area generally between 7<sup>th</sup> and 9<sup>th</sup> Streets
- Improve entry points to and along major corridors within the area
- Improve connections to downtown
- Create some transitional areas of mixed uses along 7<sup>th</sup> Street and Riverside Parkway to screen the heavy industry
- Create retail, general commercial and mixed use opportunities
- Increase light industrial opportunities
- Create/enhance redevelopment opportunities and partnerships

#### PLAN ELEMENTS:

The City has a variety of tools available through which these goals can be implemented so that the vision for the South Downtown Neighborhood can materialize and eventually be realized. This Plan represents the first phase of implementation and includes the basic strategies of designating Future Land Use categories, zoning the properties accordingly, amending development standards of the zoning districts through a zoning overlay, creating a circulation plan and establishing goals and policies for future phases of plan implementation such as economic (re)development strategies.

#### Future Land Use

The South Downtown Neighborhood Plan is formulated around six general land use categories: Estate Residential (EST), Park/Open Space (PK), Mixed Use (MU), Corridor Commercial (CC), Commercial Industrial (C/I) and Industrial (I). These categories are intended to replace the categories presently designated on the City’s Growth Plan Future Land Use Map. The South Downtown Neighborhood Land Use Plan is depicted in Appendix C of the Plan document (Attachment A). While much of the area remains the same in terms of future land use designation, the two major changes to the current Growth Plan are:

- Creating a new future land use category for South Downtown called “Corridor Commercial”. A new land use category will set it apart from the other commercial areas designated on the valley-wide Growth Plan Future Land Use Map. The Corridor Commercial areas are intended to provide opportunities for a wide range of uses and encourage mixed uses in South Downtown; and
- Changing the land use designation in portions of the South Downtown area along the more public corridors (7<sup>th</sup> Street and Riverside Parkway) from Industrial to Corridor Commercial to begin to effect a change in character and use commensurate with the public investment in the Riverside Parkway as well as in the future development of Las Colonias Park.

The Estate Residential (EST) areas on the plan currently exist along the River from approximately 27-1/2 Road east to the 28 Road boundary. These are existing large lot single family residences and the plan does not propose any changes in this area.

The Park/Open Space (PK) land use areas primarily correspond to the public or private lands reserved for active park and recreation sites and open space. They include the riverfront areas on the city-owned Jarvis Property, the Botanical Gardens and the Las Colonias Park site.

The proposed Future Land Use Map designates the remainder of the Jarvis property south of the Parkway as Mixed Use (MU). This land use category recognizes the potential future development of this area to include employment, residential, open space and/or retail commercial uses.

The most significant change to the Future Land Use Map is the proposal for a new land use category specifically designed for the South Downtown area. The new land use category is referred to as Corridor Commercial (CC). It includes 2 subareas – the commercial core, along 7th Street and the Parkway Corridor Commercial along the Parkway. The concept behind these areas is to permit a wide range of commercial development including mixed use and residential opportunities where feasible. These areas are intended to provide transition and screening between the more public areas and the industrial uses.

The Commercial Industrial (C/I) areas provide another tier of transition between commercial and industrial uses. In the areas east of 12th street, the Commercial Industrial areas provide the most opportunity to expand light industrial uses in South Downtown.

The Industrial (I) land use areas are designated for heavy commercial and industrial operations, particularly those requiring rail access. These areas generally correspond with the rail sidings where there is the potential for new industrial development or it corresponds with the existing heavy industries that currently utilize the rail spurs.

The Future Land Use changes proposed by the South Downtown Neighborhood Plan are more specifically described by area from west to east below (refer to attached map summarizing proposed changes).

#### Riverside Neighborhood to 5<sup>th</sup> Street

- Jarvis Property & Vicinity – C/I to MU and PK
- City Property North of Parkway – I to C/I

#### 5<sup>th</sup> Street to 9<sup>th</sup> Street

- RR & Van Gundy – C/I to I
- City Property near Elam – C to C/I
- East side 7<sup>th</sup> to 8<sup>th</sup> Street – C/I to CC
- Parkway to Noland Street – C/I to CC

#### 9<sup>th</sup> Street to 15<sup>th</sup> Street

- East side 9<sup>th</sup> to 10<sup>th</sup> – I to C/I
- Parkway to Noland – I to CC
- Noland to Winters – I to C/I
- City Property on Parkway Curve – PK to C/I

## 15<sup>th</sup> Street to 28 Road

- 15<sup>th</sup> Street to Parkway – I to C/I
- Parkway to Bonny Street – I to CC
- South Side of Parkway to Winters – I to C/I

## Zoning

Within the land uses described above, the properties within South Downtown that are presently within the City's jurisdiction will be rezoned according to the Plan as depicted in Appendix D in the Plan document. The zoning categories will be applied to each land use category as outlined below. The South Downtown Neighborhood Plan will serve as a guide for zoning properties as they are (re)developed and annexed to the City of Grand Junction.

- **Estate Residential** – These properties are not presently within the city limits of Grand Junction thus, will retain the existing Mesa County zoning of RSF-E. If and when the properties are annexed, a zoning consistent with the South Downtown Neighborhood Plan would be applied.
- **Park/Open Space** – Areas presently in public ownership will be zoned Community Services and Recreation (CSR). Those properties not in public ownership retain existing zoning but the South Downtown Neighborhood Plan Future Land Use Plan will dictate development and zoning of these properties in the future.
- **Mixed Use** – The area shown as mixed use on the Land Use Plan will be zoned Mixed Use (MU) to afford the flexibility for development of a variety of uses on the site that is presently owned by the City of Grand Junction. Non-polluting industrial and commercial uses are encouraged adjacent to and mixed in with residential uses.
- **Corridor Commercial** – These areas will be zoned C-1 but the overlay standards of the South Downtown Neighborhood Plan make revisions to this zoning district to be more conducive to a wider range of uses and improve the quality of the important public corridor areas.
- **Commercial Industrial** – Zoning of these areas will either be Light Industrial (I-1) or Industrial/Office Park (I-O) depending on the location within the South Downtown Neighborhood. For properties fronting the Riverside Parkway, the Plan includes overlay standards to improve visual character and aesthetics along this corridor.
- **Industrial** – The areas shown as Industrial on the Plan will be zoned Light Industrial (I-1) or Heavy Industrial (I-2), depending on the existing use and/or adjacent zoning.

The zoning changes proposed by the South Downtown Neighborhood Plan are more specifically described by area from west to east below (refer to the attached map summarizing the proposed zoning changes). A use/zone comparison of the new C-1 zone district and the existing zone districts is also included in the attachments.



#### Riverside Neighborhood to 5<sup>th</sup> Street

- Jarvis Property & Vicinity – I-1 to MU
- Riverfront – R-8 & MU to CSR
- City Property North of Parkway – MU to I-O
- City Property @ 5<sup>th</sup> Street/Parkway Interchange – C-2 to CSRI

#### 5<sup>th</sup> Street to 9<sup>th</sup> Street

- City Property near Elam – C-1 to I-OI
- East side 7<sup>th</sup> to 8<sup>th</sup> Street – I-1 to C-1
- Parkway to Noland Street – I-1 to C-1

#### 9<sup>th</sup> Street to 15<sup>th</sup> Street

- East side 9<sup>th</sup> to 10<sup>th</sup> – I-2 to I-1
- Parkway to Noland – I-2 to C-1
- Noland to Winters – I-2 to I-1
- City Property on Parkway Curve – CSR to I-1

#### 15<sup>th</sup> Street to 28 Road

- RR Property North Side of D Road/Parkway – I-1 to I-2
- Scattered Properties 27-1/2 to 28 Road – I to CC
- South Side of Parkway to Winters – I to C/I

#### Circulation Plan

The Circulation Plan for the South Downtown Neighborhood is shown in Appendix E of the plan document. The plan identifies a street network that includes both existing and proposed streets and both major and minor streets. The Circulation Plan also identifies the desired cross-sections and level of streetscape development along the streets within the South Downtown Neighborhood to support the proposed land uses and circulation to and from the area for pedestrian, bicycle and vehicles. The Circulation Plan adopted for the South Downtown Neighborhood will amend the Grand Valley Circulation Plan.

The general goals for the Circulation Plan are to:

- Re-establish and improve a street grid in the central area of the South Downtown Neighborhood
- Establish a new street grid in the eastern area of the South Downtown Neighborhood
- In as much as possible, encourage traffic generated from the eastern area to travel north and east rather than east through the low density residential areas

**Major Streets.** The street classifications and proposed street sections for the major corridors in the South Downtown Neighborhood Area are described below. Illustrations within the plan document further describe this information.

- **Riverside Parkway** – Arterial Street constructed by the City Parkway Project. The right-of-way width varies; multi-lane; bike lanes; detached walk on the south side; no on-street parking.

- **7<sup>th</sup> Street** – Collector Street. 60-foot right-of-way width; 2 lanes; bike lanes; on-street parking both sides; detached walks with landscaping.
- **9<sup>th</sup> Street and 27-1/2 and C-1/2 Roads** – Collector Street. 60-foot right-of-way width; 2 lanes; bike lanes; on-street parking both sides; detached sidewalk preferred where possible.
- **Kimball Avenue** – Collector Street. 60-foot right-of-way width; 2 lanes; on-street parking on one side; detached walks with landscaping.
- **D Road (from 9<sup>th</sup> Street east to the Riverside Parkway)** – Arterial Street. Section yet to be determined.

**Local Streets.** The local street network provides access to individual parcels and serves short length trips to and from collector and higher order streets. Design of local streets occurs through the development process and will be in accordance with the City's adopted Transportation Engineering Design Standards (TEDS). In the core commercial area of South Downtown, the streets will eventually be modified or retrofitted to become less industrial and more commercial in nature and provide for better pedestrian circulation.

#### Urban Trails Plan

The existing Urban Trails Master Plan shows the following proposals within the South Downtown Neighborhood.

- Bike Lanes on South 5<sup>th</sup>, 7<sup>th</sup> and 9<sup>th</sup> Streets, Struthers Avenue, D Road/Riverside Parkway, River Road/Riverside Parkway and 27-1/2 and C-1/2 Roads
- Off-street Trails (primarily riverfront trails) connecting from the Riverside Neighborhood, through the Jarvis Property and the Botanic Gardens/Las Colonias Park and east to 28 Road

The South Downtown Neighborhood Plan proposes the following additions/changes to the Urban Trails Plan. The Trails Plan adopted for the South Downtown Neighborhood will amend the Urban Trails Plan.

- The future off-street trail east of 27-1/2 Road is shown along the River rather than alongside C-1/2 Road.
- The Plan also provides more specific guidance in terms of pedestrian development along the streets as part of the proposed street cross-sections.

#### Economic Development

There are already a number of positive influences in the South Downtown Area including completion of the Riverside Parkway and development of a Master Plan for the Las Colonias Park Site. Thus, the South Downtown Plan outlines some strategies for taking advantage of these existing or potential circumstances such as:

- Analyzing how the South Downtown Neighborhood fits into the City-wide comprehensive plan

- Encouraging potential partnerships
- Taking advantage of the City's Infill and Redevelopment Program or the Mesa County Enterprise Zone or developing other incentives.

### Zoning Overlay

The final element of the proposed South Downtown Neighborhood Plan is adoption of a Zoning Overlay. The standards supplement other development regulations such as the City's Zoning and Development Code. The overlay is intended to help:

- Improve the type and quality of development in the commercial core of South Downtown
- Introduce and promote a wider mix of uses
- Coordinate development in the area with other existing plans such as the Urban Trails Plan, the Las Colonias Park Master Plan, long term plans of the Botanical Gardens and the long-term ideas for the City-owned Jarvis Property.

The zoning overlay establishes a new C-1 commercial zone district in the corridor commercial areas. The new zone district is designed to specifically address the goals of the South Downtown Plan to introduce and encourage a variety and mix of new uses.

The overlay includes standards for landscaping, parking, outdoor storage, signage and architectural elements that will effect the desired higher quality and a character unique to South Downtown. Within the commercial core of South Downtown (generally between 7<sup>th</sup> and 8<sup>th</sup> Streets), the standards are intended to create a more pedestrian-friendly environment. New buildings would be compatible in style and scale – which could even include rehabilitation and reuse of some of the older homes for smaller businesses. Or the redevelopment could infill with higher density residential such as townhomes in these areas.

In the commercial core areas south of the Parkway, private development could be well integrated with the surrounding public park and botanical garden uses. The proposed zoning overlay supports higher quality structures of mixed use such as retail below and office or residential above with the overall goal of creating a higher quality image along the street as well as when viewed from the passing riverfront trail.

The character along the Parkway is of a much larger scale than the commercial core. The Parkway is wide so larger, taller structures do not feel out of scale. The existing sugar beet factory offers appropriate architectural character that is reinforced with the standards applicable to redevelopment in this area. The uses here could be mixed as with the other commercial core areas but the buildings can be bigger. The standards propose the requirement for a minimum height of 2 stories in this area in order to provide screening for the industry that lies north of the area as well as create a higher level of intensity to keep activity along the parkway across from the park. An example of a building of this scale that was recently built in South Downtown is the new Elam office on Struthers Avenue – it is a 2-story building with a flat roof and overall height of 26.5 feet. This building helped serve as a guide for developing the height standard in the South Downtown overlay zone.

Zoning overlay standards are also proposed for the industrial areas which have parcels that front Riverside Parkway. The intent of these standards is to maintain and allow industrial uses but create a higher quality visual character along the main corridor. The standards in these areas address site planning elements such as building setback and screening of outdoor storage as well as architectural considerations for the facades that face the parkway.

## STAFF ANALYSIS:

### Consistency with the Growth Plan

Rationale for adopting the South Downtown Neighborhood Plan is articulated in the Grand Junction Growth Plan. The Plan contains language that directs staff to conduct neighborhood and area plans. Planning Commission may recommend approval of a neighborhood plan if it is consistent with the purpose and intent of the Growth Plan and meets the Growth Plan Amendment Review Criteria in Section 2.5.C of the Grand Junction Zoning and Development Code as outlined below.

- a. Events subsequent to the adoption of the Growth Plan have invalidated the original premises and findings;

**Response:** The Growth Plan did not anticipate construction of the Riverside Parkway through this area nor completely address future development of the Las Colonias Park. Both the Parkway and the future park will significantly impact adjacent uses and the neighborhood in general – the existing Growth Plan did not foresee this potential for development and redevelopment in the area.

- b. The character and/or condition of the area have changed enough that the amendment is acceptable and such changes were not anticipated and are not consistent with the plan;

**Response:** With the imminent opening of the Riverside Parkway, traffic patterns through and within this area of the City will change significantly. In addition, the future development of Las Colonias Park will bring more visitors and a different types of users to the neighborhood. There are already indications that properties along the Parkway and the more public corridors such as 7<sup>th</sup> Street may be more viable for uses other than heavy commercial/light industrial. The current Growth Plan did not anticipate the parkway providing this impetus and subsequent evolution of the neighborhood.

- c. The change is consistent with the goals and policies of the Plan, including applicable special area, neighborhood, and corridor plans.

**Response:** The new plan is necessary and recommended in the 1996 Growth Plan. The following goals and policies support the South Downtown Neighborhood Plan.

- a. Goal 1, Policy 1.8: The City and County will use zoning and special area policies to describe the preferred types of non-residential development in different parts of the community.
- b. Goal 9, Policy 9.1: The City and County will update existing area plans and create new plans where more detailed planning is needed.
- c. Goal 9, Policy 9.2: The City and County will encourage neighborhood designs which promote neighborhood stability and security.
- d. Goal 10, Policy 10.4: The City and County will encourage development designs that enhance the sense of neighborhood.

- e. Goal 13, Policy 13.4: The Community's streets and walkways will be planned, built and maintained as attractive public spaces.
  - f. Goal 20, Policy 20.2: The City and County will support efforts to maintain or improve the quality of green spaces along the Colorado and Gunnison Rivers.
- d. Public and community facilities are adequate to serve the type and scope of land use proposed;

**Response:** A current inventory, analysis and public input shaped the direction and concepts of the South Downtown Neighborhood Plan. As a result, the community facilities are adequate or can be provided to serve the scope of land uses proposed.

- e. An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and

**Response:** The City has envisioned creating a plan for the South Downtown Neighborhood since the early 1990s. So, with the completion of the Riverside Parkway and adoption of a new plan for Las Colonias Park, City Council directed staff to undertake the plan to include examining the designation or redesignation of land for new and different uses in the area.

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

**Response:** The new plan will provide benefits to the South Downtown Neighborhood, and the community as a whole. The Plan reflects the current needs of the South Downtown area as gathered from public meetings and associated communications as well as the changes in the character of the area since the 1996 Growth Plan was adopted.

#### Rezone Criteria

Adoption of the South Downtown Plan includes the proposal to rezone many of the properties that are currently within the City limits so they are consistent with the South Downtown Future Land Use Plan. The criteria for a rezone are found in Section 2.6.A. of the Zoning and Development Code and address the same issues that are included in the Growth Plan criteria discussed above. Thus, the rezone criteria are not discussed separately.

#### FINDINGS OF FACT/CONCLUSIONS:

After reviewing the South Downtown Neighborhood Plan recommendations including amendments to the Zoning Map and Zoning and Development Code, Planning Commission made the following findings of fact and conclusions:

5. The proposed amendments are consistent with the purpose and intent of the Growth Plan.
6. The review criteria in Section 2.5.C of the Zoning and Development Code have all been met.
7. The review criteria in Section 2.6.A of the Zoning and Development Code have all been met.

PLANNING COMMISSION RECOMMENDATION (11/13/07 7-0): Planning Commission recommended approval of the amendments to the Zoning Map and Zoning and Development Code pertaining to the South Downtown Neighborhood Plan.

<b>ATTACH. B – PUBLIC COMMENT SUMMARY</b>	
<b>COMMENT</b>	<b>RESPONSE</b>
Mesa County – Agree with Plan for County Properties	No response required
Request Parkway Corridor Commercial for 399 27/5 Road	Land Use Plan amended
Suggest no industrial on the river	Majority of Plan addresses this with the exception of 3 parcels at 27.5 and the River – land use was recently amended to Commercial/Industrial
No 4 story buildings in the commercial core	Height is limited in these areas to 35 feet which precludes a 4 story building
3 parcels zoned I-2 in the area shown as Commercial/Industrial	Zoning Map amended to show these parcels as I-1 to conform with Commercial/Industrial land use designation
Encourage variety in architectural design in overlay standards	Standards are written broad enough that variety can be accomplished with compatible style
Include architectural metal as an allowed material	Overlay standards amended to include
Consider adding requirement for solar equipment visual mitigation	The Plan should encourage the use of solar energy rather creating additional requirements that may not be possible to meet and still retain the viability of the solar use
Suggest leased gardens	While a good idea, it is better approached as part of detailed development plans for the Botanical Gardens and/or Las Colonias Park rather than the part of the more general Neighborhood Plan
Suggest allowing schools and community facilities in the Plan	These types of uses are allowed in some of the zone district proposed in South Downtown. However, schools generally are not appropriate in industrial areas.
Is Daily Sentinel allowed in the proposed C-1 zoning?	Use/zone matrix for the South Downtown C-1 amended to allow this and similar uses as a contractor/trade shop.
Prefer Mesa Feed silo be demolished when no longer needed rather than retained as an entry feature.	The Plan does not dictate that the silo remain. Using it as an entry feature was only an example as long as it remains on the site.
Request retaining Industrial land use category and I-2 zoning for SemMaterials site along Riverside Parkway	Land Use and Zoning Maps amended to retain Industrial land use category and I-2 zoning as it currently exists.



More specifically define “green waterfront” as 100-foot or 300-foot wide strip next to high water of Colorado River	Section 7.2 E. of the Zoning and Development Code already requires a 100-foot setback for Wildlife Habitat Protection which would apply in the South Downtown area
Refine description of Village Development to encourage live-work use	Addressed in Land Use description of uses in Corridor Commercial areas in Plan report
Refine description of mixed use	Addressed in Land Use description of Mixed Use areas in Plan report
Refine description of 7 <sup>th</sup> Streetscape	Addressed in South 7 <sup>th</sup> Streetscape discussion in Plan
Suggest only 1-story buildings in Commercial Core adjacent to riverfront	Proposed height limit is 35 feet. This will provide opportunities for higher intensity uses to keep activity near the park but should not detract from existing uses.
Refine description of 5 <sup>th</sup> Street/Parkway entry	Revised text in 5 <sup>th</sup> Street/Riverside Parkway discussion regarding neighborhood entryways
Floodplain comment in Jarvis discussion should be stated for the entire neighborhood	Floodplain compliance is already addressed in Chapter 7 of the Zoning and Development Code
Suggest two-family, single family and duplex be allowed in South Downtown C-1 to make existing residences conforming for refinancing purposes	The conformance issue for existing homes in South Downtown is already addressed in Chapter 3 of the Zoning and Development Code. Infill housing should be at a higher density to provide more intensity of use in portions of the South Downtown neighborhood.
Suggest a land swap for industrial properties that exist along the river	This concern is best addressed in detail on a property-by-property basis, rather than in the Plan.
Creation of high density residential must address floodplain	The zones in which high density residential might develop are not within the designated 100-year floodplain.
Retain zoning in vicinity of 556 Struthers that will allow existing use to expand	The existing use is office and shop without door storage of vehicles and equipment. The area is proposed to be zoned I-O which would accommodate these uses with a CUP for the outdoor storage.
City Council – Generally supportive but concern with allowing residential to construct in close proximity to existing or proposed industrial uses	Revised Use/Zone Matrix for the new C-1 zone district to require a Conditional Use Permit for all new residential uses except for a business residence. Also revised the proposed zoning overlay to include additional review criteria for residential uses in the South Downtown area.



**Table 3.5 Use/Zone Comparison (New SD C-1 Zoning)**

Use Category- Definition. See Chapter Nine for complete description.	Specific Use Type	SD C-1		C-1	C-2	I-O	I-1	I-2	M-U
		<b>RESIDENTIAL</b>							
<b>Household Living</b> - residential occupancy of a dwelling unit by a "household"	Business Residence	A		A	A	C	C		A
	Rooming/Boarding House	C		C					
	Two Family Dwelling <sup>3</sup>	C							
	Single-Family Detached	C							
	Duplex <sup>3</sup>	C							
	Multifamily <sup>3</sup>	C		C					A
	Stacked Dwelling								
	Residential Subunits/Accessory Units								
	Agricultural Labor Housing								
	Single-Family Attached								A
	Manufactured Housing Park			C					
All Other Housing Living	C							A	
<b>Home Occupation</b>	Home Occupation	A		A					A
<b>Group Living</b> - residential occupancy of a structure by a group of people who do not meet the definition of "Household Living"	Small Group Living Facility	C		C	C				
	Large Group Living Facility (includes secure facilities)	C		C	C				C
	Unlimited Group Living Facility	C		C	C				C
<b>INSTITUTIONAL &amp; CIVIC</b>									
<b>Colleges and Vocational Schools</b> - colleges and institutions of higher learning	Colleges and Universities	A		A	A	C	C	C	A
	Vocational, Technical & Trade Schools	A		A	A	A	C	C	A
	All Other Educational Institutions			C	C	C	C	C	A
<b>Community Service</b> - uses providing a local service to the community	Community Activity Building	C		A	A	C			A
	All Other Community Service	A		A	C	C	C	C	C

<b>Cultural</b> - establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society	Museum, Art Galleries, Opera Houses, Libraries	A		A	C	C	C	C	A
<b>Day Care</b> - care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day	Home-Based Day Care (1-12)	A		C	C				C
	General Day Care	A		A	C	C			C
<b>Detention Facilities</b> - facilities for the detention or incarceration of people	Jails, Honor Camps, Reformatories				C		C	C	
	Community Corrections Facility			C	C				
	Law Enforcement Rehabilitation Centers			C	C		C	C	
<b>Hospital/Clinic</b> - uses providing medical treatment or surgical care to patients	Medical and Dental Clinics	A		A	A	C	A		A
	Counseling Centers (nonresident)	A		A	A	C			A
	Hospital/Mental Hospital	C		C	C	C			C
	Physical and Mental Rehabilitation (resident)	C		C	C	C			C
	All Other	C		C	C	C			C
<b>Parks and Open Space</b> - natural areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, etc.	Cemetery	A		A	A	C	C	C	C
	Golf Course	A		A	A	C	C	C	A
	Campground, Primitive								
	Golf Driving Ranges	A		A	A	C	A	A	C
	Parks, Lakes, Reservoirs	A		A	A	A	C	C	A
	All Other	A		A	A	C	C	C	C
<b>Religious Assembly</b> - meeting area for religious activities	All	A		A	A		A		A
<b>Funeral Homes/Mortuaries/ Crematories</b>	All	C		A	A				C
<b>Safety Services</b> - public safety and emergency response	All	C		A	A	A	A	A	A

services									
<b>Schools</b> - schools at the primary, elementary, middle, junior high or high school level	Boarding Schools	C		C	C				C
	Elementary Schools	A		A					C
	Secondary Schools	A		A	A				C
<b>Utility, Basic</b> - Infrastructure services that need to be located in or near the area where the service is provided	Utility Service Facilities (underground)	A		A	A	A	A	A	A
	All Other Utility, Basic	A		A	A	A	A	A	C
<b>Utility, Corridors</b> - passageways for bulk transmitting or transporting of electricity, gas, oil, communication signals, or other similar services	Transmission Lines (above ground)	C		C	C	C	C	C	C
	Transmission Lines (underground)	C		C	A	A	A	A	C
	Utility Treatment, Production or Service Facility					C	C	C	C
	All Other	C		C	C	C	C	C	C
<b>COMMERCIAL</b>									
<b>Entertainment Event, Major</b> - activities and structures that draw large numbers of people to specific events or shows	Indoor Facilities	C		C	C	C			C
	Outdoor Facilities	C			C	C	C	C	C
<b>Lodging</b> - hotels, motels and similar establishments	Hotels & Motels	A		A	A	C			C
	Bed and Breakfast (1-3 guest rooms)	A		C	C				C
	Bed and Breakfast (4-5 guest rooms)	A		C	C				C
<b>Office</b> - activities conducted in an office setting and generally focusing on business, government, professional, or financial services	General Offices	A		A	A	A	C		A
	Office with Drive-Through	C		C	A	C	C		C
<b>Parking, Commercial</b> - parking that is not necessary to serve a specific use	All	A		A	A	A	A	A	C

and for which fees may be charged									
<b>Recreation and Entertainment, Outdoor</b> - large, generally commercial uses that provide continuous recreation or entertainment-oriented activities	Campgrounds and Camps (non-primitive)			A	A				
	Resort Cabins and Lodges								
	Swimming Pools, Community	A		A	A	C			A
	Shooting Ranges, Outdoor						C	C	
	Amusement Park	C		C	C				C
	Drive-In Theater			C	C				
	Miniature Golf	C		A	C				C
	Riding Academy, Roping or Equestrian Area								
	Zoo			C	C				
	All Other Outdoor Recreation			C	C		C	C	C
<b>Recreation and Entertainment, Indoor</b> - large, generally commercial uses that provide indoor recreation or entertainment-oriented activities including health clubs, movie theaters, skating rinks, arcades	Health Club	A		A	A	A	C		A
	Movie Theater	A		A	A	A	C		C
	Skating Rink	A		A	A	A	C		C
	Arcade	A		A	A	A	C		C
	Shooting Ranges, Indoor			C	C		C	C	
	All Other Indoor Recreation	A		A	A	A	C		C
<b>Retail Sales and Service</b> - firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer & business goods	Adult Entertainment			A	A		A	A	
	Alcohol Sales, retail	A		A	A	C	C		C
	Bar/Nightclub	C		C	C	C	C		C
	Animal Care/Boarding/Sales, Indoor	A		A	A	C	A	A	
	Animal Care/Boarding/Sales, Outdoor			C	C	C	C	A	
	Delivery and Dispatch Services (vehicles on-site)	C		C	A	A	A	A	C
	Drive-through Uses (Restaurants)			C	C		C		
	Drive-through Uses (Retail)	C		C	C		C		
	Food Service, Catering	A		A	A	A	A		A
	Food Service, Restaurant (including alcohol sales)	A		A	A	C	C		C
	Farm Implement/Equipment Sales/Service			A	A	C	A	A	
	Farmer's Market/Flea Market	A		A	A				C
	Feed Store	A		A	A		A	A	

	Fuel Sales, automotive/appliance	C		A	A	C	A	A	
	Fuel Sales, heavy vehicle				C	C	A	A	
	General Retail Sales, Indoor operations, display and storage	A		A	A	C	C		C
	General Retail Sales, Outdoor operations, display or storage			C	A		C		
	Landscaping Materials Sale/Greenhouse/Nursery	A		A	A		A	C	
	Manufactured Building Sales and Service				A		A		
	Produce Stands <sup>2</sup>	A		A	A	A	A	A	A
	Rental Service, Indoor display/storage	A		A	A		A		A
	Rental Service, Outdoor display/storage			A	A		A		
	Repair, small appliance	A		A	A		A		A
	Repair, large appliance			A	A		A	A	A
	Personal Services	A		A	A	C			A
	All Other Retail Sales and Services	C		A	A	C			C
<b>Self-Service Storage</b> - uses providing separate storage areas for individual or business uses	Mini-Warehouse			A	A	C	A	A	C
<b>Vehicle Repair</b> - repair service to passenger vehicles, light and medium trucks and other consumer motor vehicles	Auto and Light Truck Mechanical Repair			A	A	C	A	A	
	Body Shop			C	A	C	A	A	
	Truck Stop/Travel Plaza			C	A		A	A	
	Tire Recapping and Storage				A		A	A	
	All Other Vehicle Repair				C		C	A	
<b>Vehicle Service, Limited</b> - direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed	Car Wash			A	A	C	A	A	C
	Gasoline Service Station			A	A	C	A	A	C
	Quick Lube			A	A	C	A	A	C
	All Other Vehicle Service, limited			A	A		A	A	

## INDUSTRIAL

<b>Manufacturing and Production</b> - firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	<b>Indoor Operations and Storage</b>								
	Assembly	A		A	A	A	A	A	A
	Food Products	A		A	A	A	A	A	A
	Manufacturing/Processing	C		C	A	A	A	A	A
	<b>Indoor Operations with Outdoor Storage</b>								
	Assembly			C	A	A	A	A	C
	Food Products			C	C	A	A	A	C
	Manufacturing/Processing				A	A	A	A	C
	<b>Outdoor Operations and Storage</b>								
	Assembly				C	C	A	A	
	Food Products				C	C	A	A	
	Manufacturing/Processing				C	C	A	A	
	All Other Industrial Service, including the storage of hazardous materials and explosives								
						C	C	C	
<b>Contractors and Trade Shops</b>	Indoor operations and storage	A		A	A	C	A	A	A
-	Indoor operations and outdoor storage (including heavy vehicles)			C	A	C	A	A	C
-	Outdoor storage and operations					C	A	A	
<b>Junk Yard</b>	Junk Yard						C	C	
<b>Impound Lot</b>	Impound Lot				C		C	C	
<b>Heavy Equipment Storage/Pipe Storage</b>	All						C	A	A
<b>Warehouse and Freight Movement</b> - firms involved in the storage or movement of freight	Indoor Operations, Storage and Loading				A	A	A	A	A
	Indoor Storage with Outdoor Loading Docks				C	A	A	A	C
	Outdoor Storage or Loading					C	A	A	
	Gas or Petroleum Storage					C	C	C	
	Sand or Gravel Storage						A	A	
	All Other						C	C	
<b>Waste-Related Use</b> - uses that receive solid or liquid wastes from others, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the	Non-Hazardous Waste Transfer						C	C	
	Medical/Hazardous Waste Transfer Station						C	C	
	Solid Waste Disposal Sites						C	C	
	Recycling Collection Point	C		C	C	C	C	C	
	All Other Waste-Related							C	C



composting of organic material									
<b>Wholesale Sales</b> - firms involved in the sale, lease or rental of products primarily intended for industrial, institutional or commercial businesses	Wholesale Business (No Highly Flammable Materials/Liquids)				A	A	A	A	A
	Agricultural Products					C	A	A	C
	All Other Wholesale Uses					C	A	A	C
<b>OTHER</b>									
<b>Agricultural</b>	Animal Confinement						C	C	
	Dairy						C	C	
	Confined Animal Feeding Operation, Feedlot						C	C	
	Forestry, Commercial								
	Pasture, Commercial						A	A	
	Winery					C	C	C	C
	All Other Agriculture						C	C	
<b>Aviation or Surface Passenger Terminal</b> - facilities for the landing and take-off of flying vehicles or stations for ground-based vehicles, including loading and unloading areas	Airports/Heliports				C	C	C	C	
	Bus/Commuter Stops	A		A	A	A	A	A	A
	Bus/Railroad Depot			A	A	A	A	A	
	Helipads	C		C	C	C	C	C	C
	All Other Aviation or Surface Passenger Terminal						C	C	C
<b>Mining</b> - mining or extraction of mineral or aggregate resources from the ground for off-site use	Oil or Gas Drilling						C	C	
	Sand or Gravel Extraction or Processing						C	C	C
	All Other Mining							C	
<b>Telecommunications Facilities</b> - devices and supporting elements necessary to produce nonionizing electromagnetic radiation operating to produce a signal									
	Telecommunications Facilities & Support Structures	C		C	C	C	C	C	C

<sup>1</sup> Only allowed as part of a mixed use development.

<sup>2</sup> Produce stands are allowed in residential zone districts only for products produced on the premises provided no hazards are created with parking, ingress, egress and signage and the operation does not disrupt the peace, quiet and dignity of the neighborhood. Produce stands in non-residential zone districts may include products produced off-premise and require a Temporary Use Permit.

<sup>3</sup> In some zone districts, lots originally platted and zoned for detached dwellings require a Conditional Use Permit for attached units. See Section 3.3.

**GRAND JUNCTION PLANNING COMMISSION  
NOVEMBER 13, 2007 MINUTES  
7:02 p.m. to 11:00 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 7:02 p.m. by Chairman Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Dr. Paul A. Dibble (Chairman), Roland Cole (Vice-Chairman), Lynn Pavelka-Zarkesh, Bill Pitts, Reggie Wall, Tom Lowrey and William Putnam.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Dave Thornton (Principal Planner), Rick Dorris (Development Engineer) and Greg Moberg (Development Services Supervisor). Also present, representing Neighborhood Services, was Kristen Ashbeck (Senior Planner).

Jamie Beard (Assistant City Attorney) was present.  
Wendy Spurr (Planning Technician) was present to record the minutes.  
There were 44 interested citizens present during the course of the hearing.

- 4.     PLN-2007-292     AREA PLAN – South Downtown Neighborhood Plan**  
**Request approval to adopt the South Downtown Neighborhood Plan as an element of the City of Grand Junction Growth Plan and recommend approval to City Council to amend the City Zoning Map and zoning and Development Code accordingly.**  
**PETITIONER: City of Grand Junction**  
**LOCATION:     Generally located between the Riverside Neighborhood on the west; 28 Road on the East; Colorado River on the South; and the Union Pacific Railroad tracks on the North**  
**STAFF: Kristen Ashbeck, Senior Planner**

**STAFF'S PRESENTATION**

By way of a PowerPoint presentation, Kristen Ashbeck addressed the Commission regarding the proposed South Downtown Neighborhood Plan. She stated that several public meetings were held. She added that the results were presented at a public open house in February 2007 and a menu of design concepts presented for participants to evaluate the ideas. Ms. Ashbeck stated that there were four major elements of the proposal which she identified as land use, circulation, economic development and visual character. She further stated that the results of the evaluation showed strong community support for the

waterfront. The plan also should recognize the existing heavy industry in the area and the rail service that supports that industry. According to Ms. Ashbeck, the plan should distinguish between streets in the area that are primarily used by the general public versus the streets that primarily handle the commercial and industrial. The plan should promote higher quality, cleaner uses especially in the central core which is primarily between 5<sup>th</sup> and 9<sup>th</sup> Streets and Struthers to the railroad tracks. Ms. Ashbeck stated that one of the goals of the plan would be to enhance the entries to the area and improve connections to downtown. Another goal is to create new opportunities for light industrial uses and then also create transitional areas that screen the heavy industries between the recreational users south of the parkway and heavy industries that are north of the parkway. And the last goal of the plan is to create new and take advantage of existing opportunities for public-private partnerships that support the redevelopment in south downtown. She further stated that the plan includes the basic strategies that are the first phases of the plan which would include a future land use plan, a zoning map, circulation and trails plans, overlay standards for some areas and establishes goals and policies for economic redevelopment. The land use plan basically came down to six categories – state residential, parks and open space, mixed use, corridor-commercial, commercial-industrial and industrial. The proposed categories are intended to replace the categories that currently exist on the Land Use Map and the Growth Plan. She further stated that the next phase of implementation was to rezone the properties that are currently within the City limits according to the proposed Future Land Use Plan. Another element of the South Downtown Plan is the development of plans for various modes of transportation. She stated that the three main goals of the Circulation Plan are to improve the existing street grid in the central area, establish a new grid in the eastern area and try to keep traffic separated as much as possible from the industrial traffic and the lower density residential area. Also included in the Circulation Plan are amendments to the Urban Trails Plan. She pointed out that most of the area is within the Mesa County Enterprise Zone. Another element of the proposed South Downtown Neighborhood Plan was the adoption of the zoning overlay which addresses primarily the commercial core. Ms. Ashbeck stated that the overlay includes standards for landscaping, parking, outdoor storage, signage and architectural elements. Ms. Ashbeck pointed out that there is private property on the south side of the parkway that is surrounded by open space and park uses, such as the Botanical Gardens and Los Colonias. She stated that the proposal is to support higher quality structures of mixed use with the overall goal of creating a higher quality image along the street as well as viewed along the trail. Additionally, there would be guidelines for the parcels that have frontage facing the parkway that would address the architectural character of the facades as well as screening requirements for outdoor storage and signage. She also discussed the need for land to be designated for various land uses. Ms. Ashbeck next reviewed the criteria of the Growth Plan.

## **QUESTIONS**

Commissioner Cole asked if properties not presently in conformance with the plan would be zoned to conform. Kristen Ashbeck stated that those properties would be rezoned.

Chairman Dibble asked if sign codes were addressed in the overlay. Ms. Ashbeck said the sign code in the overlay is different than the Code but if not specifically addressed, the Code would be the default. She further pointed out that the specific requirements are outlined for each of the Commercial and Industrial core areas along the parkway.

Commissioner Wall asked if the Brady property had previously been zoned Industrial. Ms. Ashbeck advised that the Brady property has not been zoned yet.

Commissioner Lowrey stated that he has a concern where the property goes from Estate to Commercial/Industrial as it is a dramatic change. He asked if it could be Estate, Mixed Use and then Commercial/Industrial. Kristen answered that that would be possible.

Commissioner Cole asked how non-conforming uses would be handled. Ms. Ashbeck stated that the Code already handles non-conformity. She further stated that the homes in the area are currently zoned Industrial and are presently non-conforming. However, with the C-1 zoning that has been proposed, they would be more conforming. She further stated that the intent is not to take away use but to provide more opportunities for those properties of a wider range of uses.

### **PUBLIC COMMENT**

Donna Cline, 388 Bonny Lane, stated that she is concerned about valuation of properties. She also questioned the Estate zoning as it is located in a flood plain.

Rick Krueger, 235 West Fallen Rock Road, stated that he represents the U. S. Fish and Wildlife Service. He wanted to express that the Colorado River, including the 100 year flood plain, is designated critical habitat for two federally endangered species – the Colorado pike minnow and the razorback sucker. Additionally, he also wanted to make the Commission aware that two other federally listed species – the boney tail and the humpback chub –occupy this reach of the river. He stated that the Fish and Wildlife Service supports the creation, maintenance and enhancement of the buffer area along the Colorado River.

Janet Magoon, 2752 Cheyenne Drive, stated that she believes these plans will shape the whole feeling of the City. She stated that no kind of industrial activity belongs on the river. She stated that she is particularly concerned with the Commercial core area that is closest to the river. She stated that her biggest

concern is the three parcels of land along the river, also known as the Brady parcels. She said that there is a radioactive storage bunker in the middle of the three parcels.

Mark Gardner, 2612 H-3/4 Road, stated that he is vice president of White Water Building Materials. He said that 7<sup>th</sup> and 9<sup>th</sup> Riverside Parkway are the only truck accesses into the industrial area. He also said that he does not think Mixed Use for residential use is a viable option. He encouraged industrial use to have priority

Hannah Holm, 1800 North 3<sup>rd</sup> Street, stated that she is the water organizer for Western Colorado Congress. She said that she supports the goal of creating areas for live/work environments and believes that it would help the vitality of the area. She submitted some proposed language regarding the green waterfront concept. According to Ms. Holm, this would include preserving or restoring a buffer of natural vegetation in the 100 year floodplain and at least 100 feet from the edge of the high water mark as well as limiting the immediate waterfront uses to low impact uses. She stated that this would strengthen the goal of green waterfront.

Penny Pauline Heuscher, 330 Mountain View Court, stated that it is exciting that the City is taking a look at improving the south downtown area. She further voiced a concern that the views from Eagle Rim Park should not be ruined with outdoor storage permitted in Industrial zoning. She said that it is not common sense to put Industrial zoning on the river as indicated in the plan. She also stated that she would like the rendering plant pond restored and voiced her concern for the need for riparian habitat. Ms. Heuscher said that over 400 people have signed petitions that ask for a land swap so that Industrial zoning would not be put on the riverfront.

Enno Heuscher, 330 Mountain View Court, noted what he believes to be significant errors of the plan. More particularly, he suggested the deletion of "and along the south side of C½ Road just west of 28 Road" and instead of "Commercial and Industrial" it should read "Commercial/Industrial" on page 9, paragraph 2.

Randy VanGundy, 2166 Village View Court, stated that he agrees that the issue of truck traffic needs to be taken into consideration. He also said that trails along with the truck traffic would be a problem. Additionally, he said he did not want zoning downgraded from I-1 to Commercial/Industrial.

David Berry, 530 Hall Avenue, stated that he is concerned with the zoning that will be placed on his property. He was directed to discuss his specific concerns with staff. Commissioner Wall asked if a property is zoned Industrial and by this plan the zoning would be changed to Commercial/Industrial, when would they have to come into conformity with the Commercial/Industrial zoning. Jamie

Beard, Assistant City Attorney, said that they don't have to change anything on their site unless they want to redevelop in some fashion.

Gayle Lyman, property manager for Elam Construction, 556 Struthers Avenue, voiced a concern regarding the truck traffic on 7<sup>th</sup> and 9<sup>th</sup> Streets. He also wanted to make sure that they would not be downgrading their property from an I-1 to I-O.

Mark Bonella, 11973 21½ Road, stated that he is president of Castings, Inc. as well as chairman of the Mesa County Planning Commission. He stated that he is concerned with the amount of industrially zoned properties. He went on to state that not long ago it was identified that there was a lack of Industrial properties in the community. As a result, over 100 acres of Agricultural property was changed to Industrial. Now, pursuant to this plan, there would be more Industrial property being taken out. He stated that the parkway acts as a buffer between the river and the Industrial and no further buffer is needed. He also stated that Residential has no business where there is Industrial. He said that there is a great need for industrially zoned properties.

#### **STAFF'S REBUTTAL**

Kristen Ashbeck stated that the Code contemplates looking specifically at issues of preserving habitat when a property develops. She further said that staff was hesitant to try to create a 300 foot swath limited to this portion of the riverfront when the river runs through the entire valley. She stated that Fish and Wildlife Service would be included for review of each project along this area. She also said that there would not be any Industrial zoning on the river with this plan. Also, truck traffic would not be precluded from 7<sup>th</sup> and 9<sup>th</sup> Streets. Ms. Ashbeck confirmed that there is no proposed change for the VanGundy property. With regard to the landscaping along 7<sup>th</sup> Street, the C-1 zone district as adopted allows some lessening of landscape requirements.

#### **QUESTIONS**

Commissioner Cole asked if the zoning along 10<sup>th</sup> Street and Winters Avenue would be changed from I-2 to I-1. Ms. Ashbeck confirmed that I-1 is more compatible with existing uses.

Chairman Dibble asked if the stair step affects the land use changes from Industrial to Commercial makes good sense for transitioning into the park area. Kristen stated that was a major premise of the plan to make that change both from a land use as well as a zoning perspective.

#### **DISCUSSION**

Commissioner Cole stated that he is not comfortable with the whole plan in its entirety but believes he can support it.

Commissioner Pitts stated that the plan is overwhelming. He stated that he has concerns regarding landscaping, proposed residential development, infill and redevelopment incentives, and architectural control. He said that while he was in favor of improvements and overlays, he cannot support the plan's overall concept.

Commissioner Putnam stated that he would approve the plan.

Commissioner Lowrey likewise said that he would approve the plan. He added that there were protections to the river which he finds to be important. Also of importance, the plan would preserve a vast amount of the Industrial land and would preserve the uses for the businesses that presently exist. He added that he would like to see a buffering along the Estate zoning.

Commissioner Wall stated that he too can support the plan; however, with regard to Industrial, the goal is not to take away Industrial.

Commissioner Pavelka-Zarkesh also stated that she supports the plan. She said that Industrial would be preserved in an area with an appropriate and existing infrastructure, while preserving the river corridor.

Chairman Dibble stated that he can support the plan. He stated that the plan has a lot of good sense in it, there have been many opportunities for the public to comment on the proposal, provides more flexibility and he can support forwarding this onto City Council.

Commissioner Pitts stated that he believes his concerns would be alleviated and taken care of by demand and standards and therefore, stated that he too can support the plan.

A brief recess was taken.

**MOTION: (Commissioner Pavelka-Zarkesh) "Mr. Chairman, on item PLN-2007-292, I move that we forward to City Council our recommendation of approval of the South Downtown Neighborhood Plan including the changes to the circulation plan and urban trails map with the facts and conclusions listed as #1 and #2 in the staff report."**

Commissioner Pitts seconded the motion. A vote was called and the motion passed unanimously by a vote of 7-0.

**MOTION: (Commissioner Cole) "Mr. Chairman, on item PLN-2007-292, I move that we forward to City Council our recommendation of approval of the amendments to the Zoning Map with the facts and conclusions listed as #1 and #3 in the staff report."**



Commissioner Pitts seconded the motion. A vote was called and the motion passed unanimously by a vote of 7-0.

**MOTION: (Commissioner Pavelka-Zarkesh) “Mr. Chairman, on item PLN-2007-292, I move that we forward to City Council our recommendation of approval of the text amendments to the Zoning and Development Code including those set forth in the Zoning Overlay for South Downtown and the changes to the Table 3.5 Use/Zone Matrix based on the information included within the staff report and provided as testimony this evening.”**

Commissioner Lowrey seconded the motion. A vote was called and the motion passed unanimously by a vote of 7-0.

**CITY OF GRAND JUNCTION, COLORADO  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ADOPTING A NEW ZONING MAP FOR THE SOUTH  
DOWNTOWN NEIGHBORHOOD**

**GENERALLY LOCATED BETWEEN THE RIVERSIDE NEIGHBORHOOD TO  
THE NORTHWEST, TO 28 ROAD ON THE EAST AND FROM THE RAILROAD  
TRACKS ON THE NORTH, TO THE COLORADO RIVER ON THE SOUTH**

Recitals.

The City has adopted the South Downtown Neighborhood Plan (plan) as a part of the Growth Plan. The Neighborhood Plan includes a Future Land Use Map identifying uses for parcels within the neighborhood. As part of implementation of the plan, a Zoning Map has been created that is consistent with the Future Land Use Map and vision as identified in the plan.

The Grand Junction City Council has determined that this new zoning map for the South Downtown Neighborhood is necessary for the preservation of health, safety and general welfare of the citizens of Grand Junction.

City Council finds that the proposed changes to the South Downtown Neighborhood Plan Zoning Map are in conformance with the rezone criteria stated in Section 2.6.A of the Grand Junction Zoning and Development Code.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY  
OF GRAND JUNCTION:**

1. The existing maps depicting and describing the zone and districts of lands within the South Downtown Neighborhood of the City, which are a part of the City's Zoning and Development Code (the "Zoning Code") are hereby repealed and reenacted with the attached map (Exhibit A – to be added electronically at 2<sup>nd</sup> reading, refer to hard copy in Plan Report). The Clerk may publish this map in conjunction with publication of the South Downtown Plan and Zoning Overlay documents.
2. This reenactment shall not be construed to revive any ordinance or part thereof that had been previously repealed.
3. Nothing in this ordinance, nor any provision repealed by the adoption of this ordinance, shall affect any offense or act committed or done, or any penalty of forfeiture incurred, or any contract or right established or occurring before the effective date hereof.

4. Unless another provision is expressly provided in the Zoning Code, every person convicted of a violation of any provision of these newly provisions and maps shall be punished according to the City of Grand Junction Code of Ordinances, Chapter 1, Section 1-9.
  
5. If any zoning map or portion thereof adopted hereby or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or application of these zoning maps which can be given effect without the invalid provisions or applications, and to this end, the provisions of this ordinance are declared to be severable.

**INTRODUCED** on first reading the \_\_\_\_ day of \_\_\_\_\_, 2008 and ordered published.

**PASSED** and **ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

\_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_

\_\_\_\_\_  
President of City Council

**CITY OF GRAND JUNCTION, COLORADO  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE TO  
ADD SECTION 7.7 SOUTH DOWNTOWN NEIGHBORHOOD PLAN ZONING  
OVERLAY**

Recitals.

One of the recommendations of the South Downtown Neighborhood Plan was to create design standards and guidelines as first step for implementing the plan. The Plan recommends adoption of these standards and guidelines as an overlay district to apply to portions of the neighborhood as specified in the Plan.

Overlay zoning is one way to create a more flexible and discretionary alternative to traditional zoning. An overlay zone is defined as “an overlay district superimposed on one or more established zoning districts which may be used to impose supplemental restrictions on uses in these districts, permit uses otherwise disallowed, or implement other forms of incentives”.

An overlay zone supplements the underlying zone with additional requirements or incentives while generally leaving the underlying zoning regulations in place. Examples might include special requirements such as design standards, different setbacks, increased height allowance or varied allowed uses. A parcel within the overlay zone area will thus be simultaneously subject to two sets of zoning regulations: the underlying and the overlay zoning requirements.

Overlay zone boundaries are also not restricted by the underlying zoning district’s boundaries. An overlay zone may or may not encompass the entire underlying zoning district. Likewise, an overlay zone can cover more than one zoning district, or even portions of several underlying zoning districts.

The South Downtown Neighborhood Plan Zoning Overlay is being proposed to cover all properties zoned C-1 and those properties zoned Industrial that have frontage on the Riverside Parkway within the South Downtown Neighborhood that is generally bounded by the Riverside Neighborhood, 28 Road, the railroad tracks and the Colorado River. The document includes a revised use/zone matrix for the C-1 zone district and standards pertaining to site design, landscaping, signage, outdoor uses, setbacks, building height and architectural character.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY  
OF GRAND JUNCTION:**

The Zoning and Development Code is hereby amended to add section 7.7 entitled "South Downtown Neighborhood Plan Zoning Overlay" to be applied to the area as described in South Downtown Zoning Overlay (Exhibit A – to be provided electronically with 2<sup>nd</sup> reading, please refer to accompanying hard copy) and generally described above.

**INTRODUCED** on first reading the \_\_\_\_ day of \_\_\_\_\_, 2008 and ordered published.

**PASSED** and **ADOPTED** on second reading the \_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

\_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_

\_\_\_\_\_  
President of City Council

**Attach 7**  
**Public Hearing—2008 CDBG Program Year Funding for the 2008 Action Plan**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	2008 CDBG Program Year Funding for the 2008 Action Plan, a Part of the 2006 Five-Year Consolidated Plan		
<b>File #</b>	2008 CDBG		
<b>Meeting Day, Date</b>	Wednesday, May 21, 2008		
<b>Placement on the Agenda</b>	Consent	<input type="checkbox"/>	Individual <input checked="" type="checkbox"/>
<b>Date Prepared</b>	May 15, 2008		
<b>Author Name &amp; Title</b>	Kristen Ashbeck, Senior Planner		
<b>Presenter Name &amp; Title</b>	Kristen Ashbeck, Senior Planner		

**Summary:** City Council will consider which activities and programs to fund and will prioritize and recommend levels of funding for Community Development Block Grant (CDBG) projects for the 2008 Program Year.

**Budget:**

2008 CDBG ALLOCATION	\$337,951
FUNDS FROM PREVIOUS YEARS	\$246,150
TOTAL FUNDS TO BE ALLOCATED	\$584,101

**Actions Requested/Recommendation:**

1. Receive public input on the use of the City's 2008 CDBG funds.
2. Consider the CDBG City Council subcommittee recommendation for funding eight projects for the City's 2008 CDBG Program Year Action Plan.
3. Set a hearing for adoption of the CDBG 2008 Action Plan for June 18, 2008.

**Attachments:**

1. Summary of 2008 Funding Requests
2. CDBG Evaluation Criteria
3. History of CDBG Projects 1996-2007
4. Spreadsheet of 2008 Funding Requests

**Background Information:** CDBG funds are an entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The City's 2008

Program Year will begin September 1, 2008. Applications for funding were solicited and received by the City in mid-April.

The City has received \$536,258 in grant requests and an additional request for funds to be allocated to Whitman Parks as funds allow. The City will receive \$337,951 for the 2008 program year. Attached is a summary of the applications received for 2008 funding.

In addition to the 2008 program year funds, there are some remaining CDBG funds from previous years for projects that were under budget or that were unable to be carried out. The additional funding is listed below:

**ADMINISTRATION/PLANNING FUNDS**

Surplus funds for Analysis of Impediments Study	\$ 2,835
Surplus 2007 Administration Funds	\$ 9,575

**CAPITAL FUNDS**

Reimbursement for sale of Hope Haven	\$ 7,500
Unspent funds for Senior Center Addition	\$ 25,500
Unspent funds for Hale Avenue Sidewalk	\$ 99,130
Unspent funds for TreeHouse Property Acquisition (\$40,000 to be allocated to complete Homeless Shelter wall)	\$101,610
Total Additional Funds	\$246,150

**TOTAL FUNDS TO BE ALLOCATED 2008** \$584,101

With this reallocation of funds from previous years staff has allocated as much as possible towards projects and carried forward only a minimal amount for program administration (current balance is approximately \$25,000). As the 2008 Program Year proceeds, some of these funds may be available for reallocation.

On May 5, 2008 five Council members met as a sub-committee to discuss the funding requests. This committee recommends that Council fund eight requests/projects as shown in the summary below and on the attached spreadsheet of funding requests. The City added project to the 11 funding requests received. The twelfth project proposes to fund a City Capital Improvement Project within a low/moderate income neighborhood.

# SUMMARY OF 2008 FUNDING REQUESTS

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## ADMINISTRATION AND PLANNING PROJECTS (20% cap)

### 1 City of Grand Junction Senior Multi-Use Campus Feasibility Study and Concept Design

The Grand Junction Parks and Recreation Department is requesting funds for a feasibility study and conceptual design of senior complex in the vicinity of the current library/senior recreation center/Gray Gourmet area. The study would examine the possibility of collaboration between interested user groups as well as the demand for such services. The conceptual design of the complex, based on the findings of the feasibility study, would help determine possible site plans, cost estimates and specific programmatic elements.

**Total Project Cost: \$80,000**  
**Funds Requested: \$80,000**  
**Recommended Funding: \$80,000**

**FUNDING CONCERNS:** None





## **PUBLIC SERVICES PROJECTS (15% cap)**

### **2 Giving Adolescents New Goals, Inc. (G.A.N.G.) Children/Youth Art and Music Camps**

Funds will be used to support after-school and enrichment activities for area children and youth. Specifically, G.A.N.G. would purchase equipment and supplies for new art and music programs to be offered in the summer of 2009. The program expects to serve 70 to 80 children/youth in the coming year. They expect to receive a \$3,000 grant from the International Church of the Foursquare Gospel Grant Foundation for program operations.

**Total Project Cost: \$2,875**  
**Funds Requested: \$2,375**  
**Recommended Funding: -**

**FUNDING CONCERNS:** The program operates in Applewood Estates mobile home park and in Riverside Park. Since Applewood Estates is not within the City limits, the City could not fund the entire project. In addition, administration would be difficult to be able to document that at least half of the services are provided to City residents and that they meet the HUD income guidelines.

### **3 Center for Enriched Communication Counseling and Education Center (CEC)**

This program provides counseling services for low income citizens. Funds are requested to help pay for 160 additional counseling sessions for 20 clients. The number of persons served is directly related to the amount of funding received. In 2008, CEC anticipates providing counseling to 550 clients. Other secured and/or anticipated funding includes grants from United Way, VALE, St. Joseph's Foundation, HeArt for the Community, and other private fundraisers throughout the year.

CEC received CDBG funding in 2007, approximately half of the \$7,181 grant has been expended.

**Total Program Budget: \$138,529**  
**Funds Requested: \$ 8,000**  
**Recommended Funding: -**

**FUNDING CONCERNS:** Need to expend 2007 funds

### **4a Center for Independence (CFI) New Horizon Vocational Center**

CFI expanded its program services in September 2007 to include vocational training for persons with disabilities. To date, the program has evolved to a 4 day per week class that has culinary training, janitorial

training, computer skills training and is a self-directed consumer group that establishes goals for their own program. 22 persons are presently enrolled in the program and 10 more are expected to be added in the coming year.

CDBG funds are requested to assist with capital funds to upgrade dated electrical systems in the kitchen used by the program at the 740 Gunnison Avenue facility.

**4b Center for Independence (CFI) New Horizon Vocational Center**

CFI has also requested funds for public services. These funds would pay for additional hours for program administration, an AmeriCorps intern, ads and brochures to market the program, and specific training for computer and transit vocations. Additional funds are anticipated from United Way, Junior Services League and the Alpine Bank Donation Fund.

CFI received CDBG funds in 2003 in the amount of \$20,000 for the purchase of a 16-passenger handicapped-accessible bus.

**Total Project Cost: \$80,783**  
**Funds Requested: \$53,783 (total)**  
**\$ 9,500 (capital)**  
**\$44,283 (services)**  
**Recommended Funding: \$ 9,500 (capital)**

**FUNDING CONCERNS:** The \$9,500 capital funds are justified due to safety concerns with antiquated electrical systems in the existing facility. The work will have to be bid and is subject to Federal wage rates. Funding for the AmeriCorps intern is an eligible expense but the remainder of the funds requested under services are ineligible since they are salary for existing positions and other operational expenses. HUD generally does not allow funds to be used for ongoing operating and maintenance expenses.

**5 Audio Information Network of Colorado (AIN)**

Funds would support audio information services that provide access to ink print materials not otherwise available to Grand Junction's blind, visually impaired, and print-handicapped citizens. The number of people served is directly related to the amount of funding received. AIN has 28 listeners in Grand Junction is proposing to add 12 more. Funds will be used to underwrite 36 hours of the 1,612 annual hours of Grand Junction news programming, embossing/distribution of Braille program schedules, radios or speaker/headset telephones, onsite installation and instruction and community outreach. The conversion to digital services in early 2009 will double the cost of the receivers. Old receivers will not work once the digital conversion is complete. The State of Colorado provides annual

funding to AIN as do numerous trusts and foundations.

AIN received funding in 2004 (\$4,500) and in 2007 (\$4,500).

**Total Program Cost: \$89,100**  
**Funds Requested: \$ 5,700**  
**Recommended Funding: -**

**FUNDING CONCERNS:** All of the 2004 funds and only a portion of the 2007 funds have been expended. The 2007 application stated that 12 new listeners would be added to the program but the numbers stated in the 2008 application show only 4 new persons have been provided services. Current funds should be expended and performance demonstrated prior to additional funding.

#### **6 Riverside Educational Center (REC)**

REC provides qualifying K-12<sup>th</sup> grade students facing academic and financial challenges a no-cost, after-school tutoring and enrichment program, operated in the old Riverside School. REC has had significant growth since its inception in 2006 with just 22 students to the current enrollment of 75 students. Services are primarily provided to the students by over 50 volunteers. Tutoring is provided 3 nights a week and enrichment activities are provided 1 night a week.



CDBG funds would fund 2 AmeriCorps employees to be obtained through Mesa State College. These individuals would work directly with the Program Coordinator, outline the curriculum for sessions and recruit academic and enrichment volunteers. These employees will provide 288 hours of additional contact hours with students. The additional personnel will also allow for more students to participate in the enrichment programs

offered by the Center, particularly for middle and high school aged students. CDBG funds are the only targeted funds for this purpose but the overall program has a budget of approximately \$125,000 and receives funds from a variety of private organizations and foundations as well as doing fundraising activities.

**Total Program Costs: \$125,000**  
**Funds Requested: \$ 5,000**  
**Recommended Funding: \$ 5,000**

**FUNDING CONCERNS:** REC will need to document the quantifiable increase in services that the addition of the AmeriCorps personnel will provide the program.

**7 St . Mary’s Hospital Foundation Gray Gourmet Program**

This program delivers meals to homebound elderly residents. Funding is requested for food, personnel, travel, and other operating expenses to serve an additional 50 seniors. The program served 54,655 meals in 2007 and expects an increase to 57,388 in 2008. Funding is received through several in-kind and financial sources including the Area Agency on Aging and the State of Colorado. CDBG funds were provided for the same purpose in 2003 (\$5,050), 2004 (\$10,000) and 2007 (\$20,500).

**Total Program Costs: \$620,500**  
**Funds Requested: \$ 20,500**  
**Recommended Funding: \$ 20,500**

**FUNDING CONCERNS:** None

**CAPITAL AND OTHER PROJECTS**

**8 Homeward Bound of the Grand Valley**

CDBG funds would be used to construct an 8-foot masonry screen wall along the shelter’s south boundary to mitigate impacts on the adjacent residential neighborhood.

The homeless shelter has received CDBG funds in the past including purchase of the building in 1999 (\$205,000 CDBG) and the purchase of bunk beds in 2002 (\$10,000 CDBG).

**Total Project Cost: \$40,000**  
**Funds Requested: \$40,000**  
**Recommended Funding: \$40,000**



**FUNDING CONCERNS:** In order to allow this project to proceed as quickly as possible, funds will be allocated from the unspent 2007 dollars instead of having to wait for 2008 funds in September.

## **9 Riverside Task Force, Inc. Campus Expansion**

The Riverside Task Force is seeking to expand the Riverside School Campus through the acquisition of two of the residential parcels east of the school. The current 2-acre campus consists of the Dual Immersion Elementary School, the Community Center in the old Riverside School which also houses some uses for the elementary school, playground and parking areas. The restored school has achieved optimal usage, with the majority of the 4,000 square feet of functional space being utilized by the elementary school, after-school programs and other community uses.

In this final phase of campus development, the Riverside Task Force would like to utilize CDBG funds to purchase the two closest residential properties – 542 and 538 West Main Street. The acquisition would add functional acreage to the existing campus. During the course of acquisition, the Task Force would work with the community, the School District and other campus users to determine the best use of this area – whether for open space, parking, playing fields, gymnasium, etc.

The City funded the initial stages of the rehabilitation of the Riverside School with CDBG funds. In 2003 and 2004, a total of \$66,650 CDBG funds were allocated to do a Historic Structure Assessment and repair the

roof of the building.

**Potential Future Project Cost: \$1,420,000**

**Funds Requested: \$ 220,900**

**Recommended Funding: \$ 220,900**

**FUNDING CONCERNS:** Acquisition with Federal funds will trigger all Federal requirements for future use of the property(ies) including relocation of residents, environmental concerns with demolition, historic preservation and payment of Davis-Bacon wages on future construction. Staff has already started working with HUD and other agencies to ensure requirements are met if the acquisition project is funded.



## **10 Mesa Youth Services, Inc. (Partners) Western Colorado Conservation Corps**

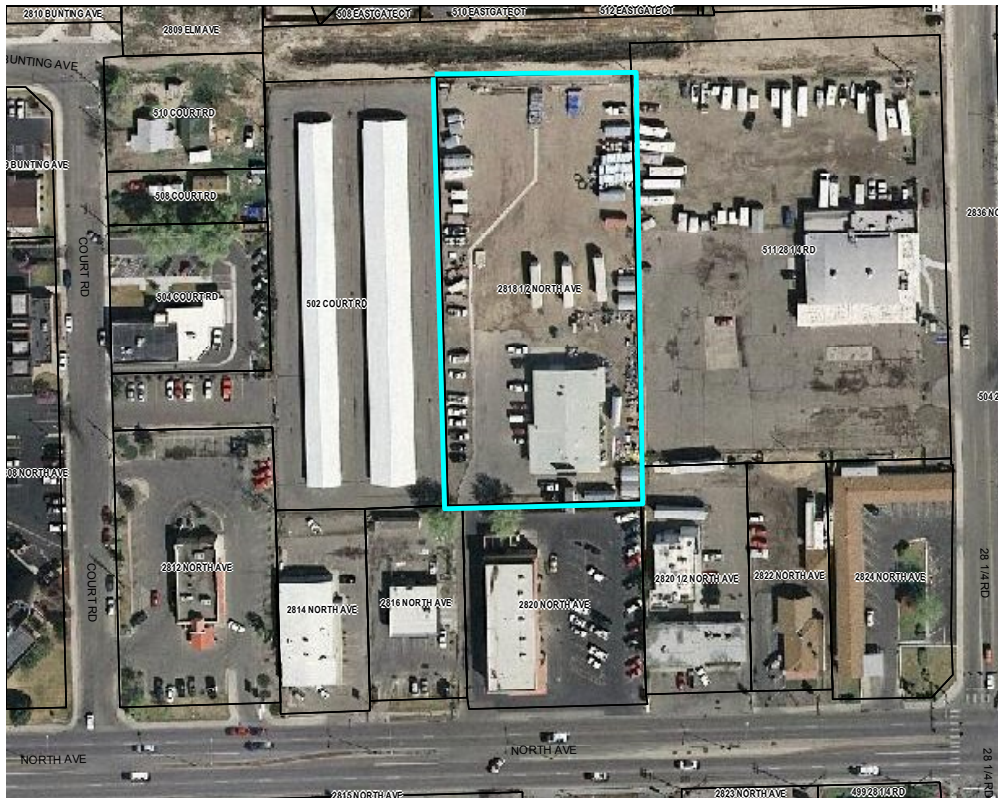
Partners is proposing to utilize CDBG funds towards the acquisition of property at 2818-1/2 North Avenue for purposes of relocating the facilities for the operation of its Western Colorado Conservation Corps (WCCC) program. WCCC is an employment and educational experience for a diverse population of youth ranging in age from 14 to 25. Members have the opportunity to learn life skills, provide service to their community and conservation groups, as well as take on civic and environmental responsibilities. The number of youth and young adults served by the program has increased by 45% in the last two years and anticipates growth of approximately 25% in 2008. Currently, the program serves 120 local youth and young adults.

Partners is in the early stages of developing a fundraising campaign to match CDBG funds for the total purchase price of \$800,000.

Partners received CDBG funds in 2001 to landscape the new facility on Colorado Avenue (\$15,000) and 2005 to purchase a 12-passenger van (\$15,000).

**Total Project Cost: \$800,000**  
**Funds Requested: \$100,000**  
**Recommended Funding: \$100,000**

**FUNDING CONCERNS:** Partners may not be able to raise matching funds in a timely manner. CDBG funds should be expended by the end of 2009 to meet HUD timeliness requirements. Acquisition with Federal funds will trigger all Federal requirements for future use of the property including environmental review and Federal wage rates on future construction. Staff will work with HUD and the other agencies to ensure requirements are met if the acquisition project is funded.



### **11 City of Grand Junction Whitman Park Improvements**

The City is proposing improvements to Whitman Park in anticipation of the construction of the adjacent Public Safety Building to create a more useable urban open space. Elements of the first phase of the project may include relocating the restrooms, additional lighting, landscape improvements and an exercise course that may be used by the public as well as for police officers and fire personnel training.

**Total Project Cost: TBD**  
**Funds Requested: \$100,000**  
**or remaining allocation**  
**Recommended Funding: -**

**FUNDING CONCERNS:** All federal regulations will apply, including the requirement for bid process and adherence to Federal wage rates for the construction workers.



**12 City of Grand Junction Public Works or Parks Project**

The City Council subcommittee recommended allocating any remaining 2008 CDBG funds to a Public Works or Parks Capital Improvements Project that is already funded in 2009. Staff has identified the replacement of the restroom in Hawthorne Park as a potential project that could be funded in part by CDBG funds. It is in an eligible neighborhood and the CIP already allocates \$200,000 for the replacement. Another potential project is the replacement of playground equipment in Duck Pond Park on Orchard Mesa which is also an eligible neighborhood.

**Total Project Cost: TBD**  
**Remaining 2008 CDBG Funds**



**Recommended Funding: \$108,201**

## **2008 CDBG PROGRAM YEAR SCHEDULE**

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May 21, 2008	PUBLIC HEARING BEFORE CITY COUNCIL City Council reviews Council Committee recommendations and makes decision on which projects to fund for 2008 Program year as part of 2006 Action Plan
June 6, 2008 To July 7, 2008	PUBLIC REVIEW PERIOD FOR THE 2008 ACTION PLAN 30-day review period required
June 18, 2008	PUBLIC HEARING BEFORE CITY COUNCIL Adoption of the 2006 Action Plan
July 11, 2008	SUBMIT 2008 ANNUAL CONSOLIDATED PLAN TO HUD 45 day review required
August 29, 2008	RECEIVE HUD APPROVAL BEGIN CONTRACTS WITH SUBRECIPIENTS
Sept 1, 2008	BEGIN 2008 PROGRAM YEAR

**City of Grand Junction**  
**CDBG PROJECTS BY PROGRAM YEAR 1996-2007**

**1996 PROGRAM YEAR - \$484,000 – All Projects Completed**

- Habitat for Humanity Property Acquisition - \$80,000
- Catholic Outreach Homeless Day Center - \$30,000
- Program Administration - \$44,000
- GJHA Lincoln Apartments Property Acquisition - \$330,000

**1997 PROGRAM YEAR - \$477,000 – All Projects Completed**

- Catholic Outreach Homeless Day Center - \$10,000
- Marillac Clinic Elevator and Program Costs - \$90,000
- South Avenue Reconstruction - \$330,000
- Program Administration - \$47,000

**1998 PROGRAM YEAR – \$469,000 – All Projects Completed**

- Catholic Outreach Homeless Day Center - \$17,131
- Colorado West Mental Health Transitional Living Center - \$25,000
- Salvation Army Hope House Shelter - \$25,000
- Mesa Developmental Services Group Home Rehabilitation - \$200,000
- Elm Avenue Sidewalk - \$157,869
- Program Administration - \$44,000

**1999 PROGRAM YEAR - \$472,000 - All Projects Completed**

- GJHA Homeless Shelter Acquisition - \$205,000
- Catholic Outreach Homeless Day Center - \$16,000
- Salvation Army Hope House Shelter - \$25,000
- Riverside Drainage Improvements - \$200,000
- Program Administration - \$26,000

**2000 PROGRAM YEAR – \$489,000 – All Projects Completed**

- Catholic Outreach Day Center Acquisition - \$130,000
- Energy Office Linden Building Rehabilitation - \$55,000
- Riverside Drainage Improvements - \$200,000
- Head Start Classroom/Family Center - \$104,000

**2001 PROGRAM YEAR - \$465,000 – All Projects Completed**

- The Energy Office – Housing Acquisition - \$200,000
- Catholic Outreach Transitional Housing services - \$10,000
- Marillac Clinic Dental Expansion - \$200,000
- Mesa County Partners Activity Center Parking/Landscaping - \$15,000
- Mesa Developmental Services Group Home Improvements - \$40,000

**2002 Program Year - \$468,834 – All Projects Completed**

- Catholic Outreach Soup Kitchen Remodel - \$50,000

- Western Region Alternative to Placement Program Costs - \$10,000
- Homeward Bound Bunk Beds for Homeless Shelter - \$10,000
- Western Slope Center For Children Remodel - \$101,280
- GJHA Affordable Housing Pre-development/ costs - \$41,720
- Bass Street Drainage Improvements \$205,833
- Program Administration - \$50,000

### **2003 Program Year - \$417,000 – All Projects Completed**

- Riverside School Historic Structure Assessment - \$4,000
- Riverside School Roof Repair - \$15,000
- Center For Independence Purchase 4-passenger Accessible Van - \$20,000
- Western Region Alternative to Placement Program Costs - \$7,500
- The Tree House Teen Bistro Rehabilitation and AmeriCorps Volunteer - \$20,000
- Gray Gourmet Program - \$5,050
- Foster Grand Parents Program - \$5,000
- Senior Companion Program - \$5,000
- GJHA Linden Pointe Infrastructure - \$335,450

### **2004 Program Year - \$407,000**

- Program Administration - \$20,000 (completed)
- Five-Year Analysis of Impediments to Fair Housing Study - \$15,000 (completed - balance of \$2,834 to transfer to 2008)
- Gray Gourmet Program - \$10,000 (completed)
- Foster Grand Parents Program - \$7,000 (completed)
- Senior Companion Program - \$8,000 (completed)
- Radio Reading Services of the Rockies - \$4,500 (completed)
- Mesa County Health Dept Purchase Equipment - \$5,000 (completed)
- Riverside School Roof Repair/Rehabilitation - \$47,650 (completed)
- Senior Center Masterplan Study – \$20,000 (completed)
- Senior Center Addition Construction - \$25,500 (not completed – transfer funds to 2008)
- Hilltop Community Resources Energy Improvements - \$50,000 (completed)
- Housing Resources Permanent Supportive Housing - \$50,000 (completed)
- Hope Haven Roof Replacement - \$7,500 (completed)
- Riverside Sidewalk Improvements - \$50,000 (completed)
- Grand Avenue Sidewalk Improvements - \$60,000 (completed)

### **2005 Program Year - \$387,644 – All Projects Completed**

- Program Administration \$25,000
- Salvation Army Adult Rehab Program - \$25,000
- Mesa County Partners Purchase 12-passenger Van - \$15,000
- GJHA Bookcliff Property Acquisition - \$127,500 (completed – balance of \$7,500 due to funds returned from 2004 Hope Haven Project – transfer funds to 2008)
- Housing Resources Install Handicap Lift at 8-plex for Homeless Veterans - \$30,000
- Ouray Avenue Storm Drain Enlargement - \$172,644

**2006 Program Year - \$348,286**

- Program Administration - \$69,656
- GJHA Village Park Property Acquisition - \$178,630 (completed)
- Orchard Mesa Drainage Improvements - \$100,000

**2007 Program Year - \$412, 043 (includes funds transferred from 2001 and 2002 – All Projects Underway**

- Program Administration - \$24,575 (transfer part to 2008)
- Audio Information Network of Colorado - \$4,500
- Center for Enriched Communication - \$7,181
- Gray Gourmet Program - \$20,500
- Foster Grandparent Program - \$10,000
- Senior Companion Program - \$10,000
- The Treehouse Property Acquisition – \$101,610 (project cancelled – transfer to 2008)
- Riverside Head Start Classroom Addition - \$110,610
- Hilltop Community Resources Daycare/Family Center Remodel - \$24,547
- Hale Avenue Sidewalk Improvements - \$99,130 (project cancelled – transfer to 2008)

**2008 Program Year - \$337,972 – to be allocated mid-2008**

## 2008 CITY OF GRAND JUNCTION CDBG APPLICATIONS

Project	Agency	Project Title	Grant Request	Min. Grant Request	Funding Limitations and Additional Information	Council Committee Recommendation
1	City of Grand Junction	Senior Multi-Use Campus Feasibility Study and Concept Plan	<b>\$80,000</b>	<b>\$80,000</b>	Under 20% Administration/Planning Cap	<b>\$80,000</b>
Projects listed above are under the 20% Planning Cap	Maximum of 2008 funds is \$67,590 - remainder can be taken from balances of previous projects and/or previous year administrative funds		<b>Total Request: \$80,000</b>			<b>Total Planning Funding : \$80,000</b>
2	Giving Adolescents New Goals, Inc. (GANG)	Children/ Youth Art and Music Camps	<b>\$2,375</b>	<b>\$2,000</b>	Part of services not within City limits. Cannot fund entire amount. Administrative difficulties to determine if those meet income and residency requirements served	-
3	Center for Enriched Communications	Counseling Services	<b>\$8,000</b>	<b>Any</b>		-

4a	Center for Independence	New Horizon Vocational Center	\$44,283	\$30,622	Funds requested for salaries not eligible per HUD guidelines. Able to fund AmeriCorps position	-
5	Audio Information Network of Colorado	Grand Junction Audio Information Services	\$5,700	\$4,500	Concerns with past performance. 2007 funds not yet expended.	-
6	Riverside Educational Center	After School Tutoring Program	\$5,000	\$2,500	REC will need to document quantifiable increase in services	\$5,000
7	St Mary's Hospital Foundation	Gray Gourmet Program	\$20,500	\$10,000		\$20,500
<b>Project Number</b>	<b>Agency</b>	<b>Project Title</b>	<b>Grant Request</b>	<b>Min. Grant Request</b>	<b>Funding Limitations and Additional Information</b>	<b>Recommend Funding (Staff)</b>
Projects listed above are under the 15% Public Services Cap	Maximum that can be spent in this area of 2008 funds is \$50,692		<b>Total Request: \$85,858</b>			<b>Total Services Funding: \$25,500</b>

<b>8</b>	Homeward Bound of the Grand Valley	Homeless Shelter Screen Wall	<b>\$40,000</b>	<b>\$40,000</b>	Funds should be allocated from unspent 2007 grants in order for the project to proceed without having to wait for approval of the 2008 Action Plan	<b>\$40,000</b>
<b>9</b>	Riverside Task Force	Property Acquisition for Community Center campus expansion	<b>\$220,900</b>	<b>\$124,000</b>	Some relocation requirements will need to be met. Will trigger future Federal requirements.	<b>\$220,900</b>
<b>10</b>	Mesa Youth Services, Inc. (Partners)	Property Acquisition for Western Colorado Conservation Corps Program	<b>\$100,000</b>	<b>\$50,000</b>	Timeliness to raise matching funds. Will trigger future Federal requirements.	<b>\$100,000</b>
<b>4b</b>	Center for Independence	New Horizon Vocational Center	<b>\$9,500</b>	-	CFI will need to document a bidding process. Will trigger Federal requirements for environmental review, wage rates, etc.	<b>\$9,500</b>
<b>11</b>	City of Grand Junction	Whitman Park Improvements	<b>\$100,000</b>	<b>Remaining Balance</b>	Planning for the area is not far enough along to be able to expend CDBG funds in a timely manner.	-



12	City of Grand Junction	Capital Improvements Project	\$108,201	\$108,201	Funds to be set aside for a City infrastructure project in an eligible low/moderate income neighborhood.	\$108,201
Capital Projects - No % funding limitations	Minimum of \$219,669 must be spent in this category		<b>Total Request:</b> \$578,601			<b>Total Capital Funding:</b> \$478,601