



**CITY COUNCIL AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
MONDAY, MARCH 15, 2010, 7:00 P.M.**

Call to Order

Pledge of Allegiance

Invocation – Pastor Richard Bishop, Clifton Bible Church

[The invocation is offered for the use and benefit of the City Council. The invocation is intended to solemnize the occasion of the meeting, express confidence in the future and encourage recognition of what is worthy of appreciation in our society. During the invocation you may choose to sit, stand or leave the room.]

Proclamations/Recognitions

Proclaiming March 26, 2010 as “Hilltop Community Resources Day” in the City of Grand Junction

Council Comments

Citizen Comments

***** CONSENT CALENDAR ***®**

1. **Minutes of Previous Meetings**

[Attach 1](#)

Action: Approve the Minutes of the February 25, 2010 Special Session and the Minutes of the March 1, 2010 and the March 3, 2010 Regular Meetings

*** Indicates New Item

® Requires Roll Call Vote

2. **Setting a Hearing on the Adoption of the Zoning and Development Code** [File # TAC-2010-020] [Attach 2](#)

Proposed ordinance to repeal the 2000 Zoning and Development Code, certain sections of the Transportation Engineering Design Standards Manual and adoption of the 2010 Zoning and Development Code.

Proposed Ordinance Repealing the 2000 Zoning and Development Code, Repealing Certain Sections of the Transportation Engineering Design Standards Manual, and Adopting the 2010 Zoning and Development Code

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for April 5, 2010

Staff presentation: Lisa Cox, Planning Manager

3. **Setting a Hearing on the Zoning the KD Annexation, Located at 823 22 Road** [File # ANX-2010-006] [Attach 3](#)

A request to zone the 10.12 acre KD Annexation, consisting of one parcel located at 823 22 Road, to an I-1 (Light Industrial) zone district.

Proposed Ordinance Zoning the KD Annexation to I-1 (Light Industrial), Located at 823 22 Road

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for April 5, 2010

Staff presentation: Brian Rusche, Senior Planner

4. **Appointments and Assignments of City Council Members to Represent the City on Various Boards, Committees, Commissions and Organizations Vacated by Linda Romer Todd** [Attach 4](#)

Councilmember Linda Romer Todd represented the City Council on the Colorado Water Congress and the 5-2-1 Drainage Authority board. Due to her resignation, her position on those boards must be filled. Council may select from its members the person(s) to fill those vacancies. Ms. Todd also served on the Legislative Committee (a subcommittee of the City Council).

Resolution No. 14-10—A Resolution Amending Certain Appointments and Assignments of City Council Members to Represent the City on Various Boards, Committees, Commissions and Organizations

®Action: *Adopt Resolution No. 14-10*

Staff presentation: Stephanie Tuin, City Clerk

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

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

5. **Construction Contract for the D Road Bridge Replacement** [Attach 5](#)

This request is for the construction contract award for the replacement of the D Road Bridge over the No Thoroughfare Wash. The current two-lane bridge is classified as “Structurally Obsolete” by the State of Colorado. While the current bridge itself is still structurally sound, the narrow design of the current bridge creates safety hazards for motorists, bicyclists and pedestrians when using the bridge at the same time. In addition, the current 20-foot bridge span was not designed to effectively pass the runoff produced in the No Thoroughfare Wash during a 100-year rainfall event.

Action: *Authorize the Purchasing Division to Enter into a Contract with Martinez Western Constructors, Inc. of Rifle, Colorado for the Construction of the D Road Bridge over No Thoroughfare Wash in the Amount of \$582,850.57*

Staff presentation: Tim Moore, Public Works and Planning Director
Jay Valentine, Assistant Financial Operations Manager

6. **Construction Contract for a Recycle Center Processor Building** [Attach 6](#)

This approval request is for the contract award for the Construction of a Recycle Center Processor Building to be located at the Municipal Services Campus site. Currently GJ CRI has sufficient storage and equipment to collect, process, store and ship 3.5 million pounds of recyclable commodity per year. The proposal is to expand the current GJ CRI operation to 9 million pounds per year to meet the growing demands of customers and maintain the well established relationships with trucking firms and domestic markets and mills.

Action: *Authorize the Purchasing Division to Enter into a Contract with Vostatek Construction, Inc for the Construction of a Recycle Center Processor Building in the Amount of \$153,923*

Staff presentation: Greg Trainor, Utilities, Streets Systems, and Facilities Director
Jay Valentine, Assistant Financial Operations Manager

7. **Contract for Persigo Wastewater Treatment Plant UV Disinfection Design Services** [Attach 7](#)

This approval request is the contract award for the design of an Ultra Violet (UV) Disinfection System at the Persigo Wastewater Treatment Plant (WWTP). Based on previous process improvement evaluation studies at the WWTP, Staff has identified the need to move from final treatment of the waste stream using chlorine gas to an ultraviolet disinfection system to improve operation safety at the WWTP. This change will eliminate handling and storage of chlorine and sulfur dioxide gases and provide a system that is more reliable and will serve the WWTP well into the future.

Action: Authorize the Purchasing Division to Enter into a Contract with Stantec Consulting Services, Inc. for the Design of the Persigo WWTP UV Disinfection System in the Amount of \$145,600

Staff presentation: Tim Moore, Public Works and Planning Director
Jay Valentine, Assistant Financial Operations Manager

8. **Non-Scheduled Citizens & Visitors**

9. **Other Business**

10. **Adjournment**

**Attach 1
Minutes of Previous Meetings**

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE SPECIAL SESSION MEETING**

February 25, 2010

The City Council of the City of Grand Junction convened into special session on the 25th day of February 2010 at 7:25 p.m. in the City Auditorium. The purpose of the meeting was to fill the vacant District B seat. The special session was noticed and convened following a public candidate's forum. Those present at the special session were Councilmembers Bonnie Beckstein, Teresa Coons, Tom Kenyon, Gregg Palmer, Bill Pitts, and Council President Bruce Hill. Also present were City Manager Laurie Kadrach, City Attorney John Shaver and City Clerk Stephanie Tuin.

Council President Hill called the meeting to order.

City Clerk Stephanie Tuin was directed by Council President Hill to pass out ballots upon which the Councilmembers would vote for their top two candidates.

Councilmember Kenyon said he appreciated and thanked all the candidates for their interest and participation noting that the thought they were all great.

Councilmember Coons concurred with Councilmember Kenyon and thanked those applying for their willingness to run for the vacated seat.

Councilmember Palmer said in the past City elections there were many times when a person ran unopposed thus not allowing for exchange of ideas.

The City Clerk collected the ballots and tallied the results. Council President Hill advised the top two candidates were Sam Susuras and Brad Higginbotham. The City Clerk distributed ballots for Councilmembers to select one of the two. The City Clerk tallied those votes. The result was a tie. There was a discussion on how to resolve the tie.

Councilmember Palmer suggested that a question be posed to Mr. Susuras and Mr. Higginbotham on their vision for the City.

Councilmember Beckstein suggested a question on their vision relative to the Comprehensive Plan.

Councilmember Coons suggested a question focused around how the City can work with other partners such as Mesa County.

Councilmember Pitts suggested a question on what the candidate would like to accomplish in the next fourteen months, the duration of this particular term. The candidates were called forward in alphabetical order and asked to respond to any of the questions that had been suggested.

Brad Higginbotham said in the next twelve months Council should flush out the framework that the village center clustered residencies will be built upon. City Council can remove any questions or ambiguity about the Comprehensive Plan and create some predictability on how it will be accomplished. Council should come up with a plan to deal with the Fire and Police Departments and their work situations. Mr. Higginbotham thought creating a vision the citizens can buy into is also the way to go. He also noted that he would look into ways to help enterprises within the City (contracting out Parks maintenance and other services were examples given.)

Sam Susuras said five years from now will be very exciting. The Comprehensive Plan will be in place for five years as well as the new codes. He said that he was on the County Planning Commission and was part of adopting the Comprehensive Plan for the County. One way to work with the County is the conversion to natural gas for vehicles. The Clifton annexation is another way to cooperate with the County.

Council President Hill directed Stephanie Tuin, City Clerk, to pass out new ballots.

City Clerk Stephanie Tuin distributed ballots. She collected those, tallied the results and informed Council President Hill of the results. Council President Hill announced that Sam Susuras had received the most votes.¹

The City Clerk then administered the oath of office to newly elected District B Councilmember Sam Susuras.

Adjournment

The meeting was adjourned at 7:49 p.m.

Stephanie Tuin, MMC
City Clerk

¹ As a result of an inquiry from the Daily Sentinel, the City Attorney confirmed with City Councilmembers that Council President Hill and Councilmembers Beckstein, Coons and Kenyon voted for Sam Susuras and Councilmembers Palmer and Pitts voted for Brad Higginbotham. That tally was provided to the Daily Sentinel by the City Attorney. The City Clerk affirms that the vote was 4-2 and that the vote was recorded as described in these minutes.

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

March 1, 2010

The City Council of the City of Grand Junction convened into regular session on the 1st day of March 2010 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Tom Kenyon, Gregg Palmer, Bill Pitts, Sam Susuras, and Council President Bruce Hill. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Junior Girl Scout Troop 194 asked the audience to stand. The Troop posted the colors and then led in the Pledge of Allegiance.

Council President Hill called the meeting to order. Pastor Art Blankenship, Canyon West Worship Center came forward and offered the invocation.

Council President Hill asked the Scouts to come forward and introduce themselves.

Proclamations/Recognitions

Proclaiming March 7 – 13, 2010 as “Girl Scout Week” in the City of Grand Junction

Proclaiming March 8 – 12, 2010 as “Women in Construction Week” in the City of Grand Junction

Council Comments

There were none.

Citizen Comments

Carl Mitchell, 582 Grand View Court, addressed the City Council regarding HB 1191, relative to sales tax on candy and soda. He suggested that Council consider the health issues of the children today and that money spent for obesity and diabetes comes from the general fund. He suggested the City ask for the tax and use it for education on childhood obesity and related issues.

CONSENT CALENDAR

Councilmember Beckstein read the Consent Calendar and then moved to approve items #1 through #5. Councilmember Coons seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the February 17, 2010 Regular Meeting

2. **Setting a Hearing on the KD Annexation, Located at 823 22 Road** [File # ANX-2010-006]

Request to annex 10.12 acres located at 823 22 Road. The KD Annexation consists of one parcel and is a serial annexation.

a. **Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction**

Resolution No. 11-10—A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, KD Annexation, Located at 823 22 Road

Action: Adopt Resolution No. 11-10

b. **Setting a Hearing on Proposed Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, KD Annexation, Approximately 10.12 Acres, Located at 823 22 Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for April 5, 2010

3. **Continue Public Hearing—Sign Code Amendment** [File # TAC-2009-251] (Continued from February 1, 2010)

Proposed amendment to repeal Section 4.2B6 of the Zoning and Development Code regarding lighted, moving and changeable copy signs. City Staff is requesting an additional continuance to complete research and discussions with CDOT staff regarding the difference between City and State sign regulations and the potential impacts of said regulations.

Proposed Ordinance Repealing Section 4.2B6 of the City of Grand Junction Zoning and Development Code Regarding Lighted, Moving and Changeable Copy Signs

Action: Continue Public Hearing to April 5, 2010

4. **Somerville and Anderson Ranch Lease**

In an August 2009 City Council meeting the Council gave its authorization for City Staff to enter into negotiations with Howard and Janie Van Winkle on the leasing of the Somerville and Anderson ranches. A negotiated lease has been completed and is now ready for the City Manager to sign.

Resolution No. 12-10—A Resolution Authorizing a Ten-Year Lease of the City's Somerville and Anderson Ranch Properties to Howard and Janie Van Winkle

Action: Adopt Resolution No. 12-10

5. **Federal Aviation Administration Grant at the Grand Junction Regional Airport for the West Air Carrier Ramp Reconstruction**

This is a grant for the reconstruction of the West Air Carrier Ramp at the Grand Junction Regional Airport. Total funding for this project will be approximately \$5,000,000.00. Congress has approved a two part AIP program for 2010. The Supplemental Co-sponsorship Agreements are required by the FAA as part of the grant acceptance by the City.

Action: Authorize the Mayor and City Attorney to Sign the FAA Grant Documents for West Air Carrier Ramp Reconstruction at the Grand Junction Regional Airport and Authorize the City Manager to Sign the Supplemental Co-sponsorship Agreements for the Grant Award

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Funding Recommendations for Arts and Cultural Events and Projects and Presentation of Annual Report for 2009

The Commission on Arts and Culture annually makes recommendations for grant awards to local non-profit organizations to support arts and cultural events, projects, and programs in Grand Junction, which are expected to reach an audience of over 250,000 citizens and visitors and help promote employment, education, exhibit, and sales opportunities for many artists, musicians, and non-profit sector employees in the community. The Commission also presents the annual State of the Arts report for 2009.

Rob Schoeber, Parks and Recreation Director, introduced this item. He advised that \$8,300 of the grant funding comes from the Colorado Council on the Arts. He lauded the work of the Commission. He then asked Allison Sarmo, Cultural Arts Coordinator, and Kat Rhein, Commission on Arts and Culture Chair, to present the details as well as the Annual Report for 2009.

Kat Rhein, Chair of the Commission on Arts and Culture, thanked the City Council for recognizing the importance of their efforts by keeping their funding in place. This year more than any other, arts organizations and artists are feeling the stress of the economic times. Many have lost other sponsors and these small grants are crucial to their survival. The Commission added the preservation of jobs to the criteria for grant funding. Twenty-one non-profits will benefit from these small grants and she then listed the number of workers impacted and also the impact to the community. She detailed the benefits to the community and the citizens.

Councilmember Susuras inquired if all the organizations are local to which Ms. Rhein answered that is a requirement.

Chair Rhein noted that this is Ms. Sarmo's last time to appear before Council as she is retiring on April 1, 2010.

Councilmember Coons asked about the studies conducted by the VCB on the economic impact of the arts. Ms. Sarmo said she does not have those figures but the Arts Commission studied that impact and it amounted to \$27 million to the community. The Commission also won an award, the National Recreational Park Association and the Midwest Arts and Humanities Award was granted to the Arts Commission for their grant program.

Councilmember Beckstein moved to approve the recommendations from the Commission on Arts and Culture for grant funding. Councilmember Coons seconded the motion.

Councilmember Susuras thanked Allison Sarmo for all her work with the Commission and wished her well in her next endeavor.

Motion carried by roll call vote.

Public Hearing—Petition for Exclusion from the Downtown Grand Junction Business Improvement District for Property Located at 337 South 1st Street (Pufferbelly Restaurant)

On August 4, 2009, Mr. Arvan J. Leany filed a letter and the required deposit to initiate consideration of the exclusion of his property, located at 337 S. 1st Street (Pufferbelly Restaurant) from the Downtown Grand Junction Business Improvement District. On August 17, 2009, the City Council referred the matter to the Downtown Grand Junction Business Improvement District (DGJBID) Board. The DGJBID heard the request on October 22, 2009 and with a tied vote, the motion to grant the request was defeated. The result was taken back to City Council, who remanded the matter back to the DGJBID Board. The DGJBID Board reheard the matter on January 28, 2010 and sent a recommendation for exclusion back to the City Council.

The public hearing was opened at 7:26 p.m.

John Shaver, City Attorney, presented this item. He explained the reason for the matter coming before City Council is exclusions are required to come before the governing body for approval or denial. He provided a history of the request including the recommendation from the Downtown Grand Junction Business Improvement District to exclude the property. The decrease in assessment collected as a result of an exclusion would be \$1,058 per year. City Attorney Shaver noted that DDA Executive Director Heidi Ham was present to answer any questions.

The applicant (petitioner), Mr. Arvan Leany, was not present.

There were no public comments.

The public hearing was closed at 7:30 p.m.

Ordinance No. 4407—An Ordinance Excluding Property Owned by Arvin J. Leany from the Downtown Grand Junction Business Improvement District, Located at 337 South 1st Street (Pufferbelly Restaurant)

Councilmember Kenyon moved to adopt Ordinance No. 4407 and ordered it published. Councilmember Susuras seconded the motion. Motion carried by roll call vote with Councilmember Palmer voting NO.

Public Hearing—Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include 847, 851, and 861 Rood Avenue

The DDA has been petitioned by Armstrong Consultants, Inc. and Corsi Ventures, LLC to include three properties into the DDA boundaries. Inclusion of these properties within the DDA boundaries will serve to promote community stability and prosperity by improving property values, assist in the development and redevelopment of the district and provide for the continuance of economic health in the community.

The public hearing was opened at 7:31 p.m.

John Shaver, City Attorney, explained the reason the request is coming before the City Council and why the matter must be considered by the governing body. This will bring three properties into the Downtown Development Authority boundaries. Heidi Ham, DDA Executive Director, was present to answer any questions. City Attorney Shaver said all statutory criteria have been met and he recommended approval. Councilmember Kenyon asked if the matter went before the DDA. City Attorney Shaver said that it did.

Councilmember Beckstein asked if there were other properties adjacent that are in the DDA boundaries. City Attorney Shaver said the contiguity is to the south. There were no public comments.

The public hearing was closed at 7:35 p.m.

Ordinance No. 4408—An Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include 847, 851, and 861 Rood Avenue

Councilmember Kenyon moved to adopt Ordinance No. 4408 and ordered it published. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

Public Hearing—Zoning the Sunlight Subdivision Planned Development and Approval of the Preliminary Development Plan, Located at 172 and 174 Sunlight Drive [File #ANX-2006-348 and PP-2008-051]

A request to zone 11.21 acres to PD (Planned Development) with a default zone of R-4 (Residential – 4 units per acre) and consideration of a Preliminary Development Plan (PDP) for Sunlight Subdivision.

The public hearing was opened at 7:36 p.m.

Greg Moberg, Planning Services Supervisor, presented this item. He described the site, the location and request. The requested zone is compatible with the designation on the Comprehensive Plan. He reviewed the history of the development application. It was annexed but the developer had requested that the zoning be deferred. A site plan was developed which showed the requested zoning was reasonable.

Mr. Moberg described all the density and lot sizes to the west which are the same as what is being proposed. There are larger properties to the south and east. The applicant is proposing 33 detached home lots. Two TEDS exceptions were granted to the site, one for street lighting and one for a shorter approach to the intersection of 28 ½ Road and the proposed River Divide Road. All the lots meet the requirements except for some irregular lots along the cul-de-sac. That was reviewed and approved by the Planning Commission. The applicant asked for a ten-year vesting of the plat to allow some time for the plan to go forward. Planning Commission recommended approval of that request. The request does meet the criteria of the Zoning and Development Code. The Planning Commission recommended approval.

Councilmember Pitts asked if the topography precludes connectivity to the south, thus the cul-de-sacs. Mr. Moberg said there is connectivity to the south through Sunlight Drive.

Councilmember Kenyon asked about the pedestrian trail and the connection to the Old Spanish Trail. Mr. Moberg said it is an easement and will be maintained by the homeowners association. It is assumed that the trail goes along Sunlight Drive.

Councilmember Coons asked how this Planned Development will buffer against the two larger properties to the south. Mr. Moberg said the density will likely be lower to the south due to the topography and that will serve as a buffer from the higher density to the north.

Councilmember Coons asked what the process is and the changes are for the ten year vesting request. Mr. Moberg said minor changes would not stop the final plat from going through but any major changes would have to go back through the process of the Planning Commission and the City Council.

Councilmember Coons asked for confirmation that the Old Spanish Trail will not be blocked due to this development. Mr. Moberg said that it will not be blocked due to this development.

Councilmember Palmer asked what happened to change the recommendation from zoning R-2 to R-4. Mr. Moberg explained that Staff was concerned about R-4 due to the topography. However, with a Planned Development, the Preliminary Development Plan must be submitted so Staff could then see how the topography could be addressed.

Councilmember Palmer asked if the street will be standard width and built in compliance with City requirements. Mr. Moberg said they will be in compliance.

Councilmember Palmer asked about the eight lots that do not meet City requirements. Mr. Moberg said that due to the request being a Planned Zone, the City Council can approve those as they are irregular lots along the cul-de-sac.

Bob Blanchard, representing the applicant Ted Munkres, Freestyle Development, stated that the engineer, Jeff Oder, is also present for questions. He described in more detail the surrounding uses, zoning, and densities and how the area is being developed at urban densities. Their proposal is a 33 lot subdivision with lots ranging from 8,000 to 21,000 square feet. The proposal has many topographical challenges. The development is designed to take advantage of those constraints. The design allows for walk out basements but the structure will appear as a single story structure. Old Glory View Drive will not be a roadway extension but an alternative access to the Old Spanish Trail.

Mr. Blanchard explained the reason for the request for the Planned Zone District which includes the allowance for flexibility, however the applicant must provide additional benefits in order to qualify for such a zone district. He listed the benefits which are to

minimize visual impact, providing over 23,000 square feet of common open space for passive recreation areas, an additional access to the Old Spanish Trail along with signage, use of low water grasses in the detention areas, and covenants that will encourage xeriscape.

Mr. Blanchard then explained the review criteria and how the proposal meets that criteria. He explained the reason for the ten-year vesting request and how it is an option that the City Council can consider.

The developer did host a couple of neighborhood meetings and tried to address the concerns voiced at those meetings. He listed some of those issues including drainage, the Old Spanish Trail access, the irrigation system, and the topography constraints to the south. Sunlight Drive does not continue to the south at this time. The engineer for the project can answer any questions on these issues and the developer is present to answer questions also.

Councilmember Susuras asked if there will be a fence to separate this property from the canal. Mr. Blanchard said that is not being proposed at this time

Councilmember Palmer asked how the detention ponds work. Mr. Blanchard briefly explained how they function but deferred to the engineer for specific answers.

Vicki Felmlee, 178 Old Glory View Drive, said she represents part of the neighborhood and some people over on 28 ½ Road as well. She asked the City Council to consider R-2 zoning. She stated Staff recommended R-2 five years ago due to the topography. Another issue is drainage, there are no issues with the drainage now but they fear there will be with the addition of 33 more rooftops. Her third concern is the characteristics of the adjacent and surrounding area. Ms. Felmlee then described some photos and viewpoints she had with her concern being the topography. There is an 8% grade. Ms. Felmlee asked Councilmember Susuras to recuse himself from this matter as he agreed with the R-4 zoning in his position on the Mesa County Planning Commission. Ms. Felmlee then described the surrounding zoning and densities and how different decisions were made in the past on nearby subdivisions. Next Ms. Felmlee addressed irrigation and how each lot will be allocated irrigation rights. She feels that will result in more irrigation and impact on the land that has not been irrigated in many years. She rebuked some things stated at the Planning Commission meeting that were untrue relative to the irrigation canal, one being that the statement at the Planning Commission meeting that this was a wastewater ditch and flows towards I-70, which it does not. She concluded by asking the City Council to consider the R-2 zone.

Lisa Burns, 2841 Valley View Drive, north of the development, was concerned about the rerouting of the lateral (irrigation canal). She cannot get flood insurance to protect her against any failure of the irrigation system and she currently has some minor flooding. She said the R-2 zoning would allow a better re-routing of the irrigation pipe.

Dean DiCamillo, 177 28 ½ Road, is concerned with the pond development and the drainage. He thought there might be some overflow. The lateral has already flooded. He asked if there was a letter provided to the City Council from Kathy Laughton. (Staff will check on this.)

Brian Brinkerhoff, 172 28 ½ Road, east of the development, is concerned with the topography as there is a significant rise and how the development will affect his property with the increase in traffic.

There were no other public comments.

The public hearing was closed at 8:41 p.m.

Mr. Blanchard addressed some of the concerns brought up. There are developments on much higher slopes in the area. The ponds are designed to be overcapacity. The reason for the detention ponds is to prevent the drainage from exceeding any drainage over the historical drainage flows. The lateral will only be used in an extreme event. The default zone is R-4 for the standards, not necessarily the density. If there were an R-3 zone district, that would be the default zone. The proposal is less dense than the developments to the north, it is compatible with the neighborhood. Compatible does not mean the same. Drainage was designed for 100 year events. Another consideration is large lots would result in larger irrigated areas.

Councilmember Pitts inquired as to the location of Headgate 144.

Ted Munkres, 121 Chipeta, the developer of the project, replied Headgate 144 is off the map. Headgate 146 is on the southeast edge, 147 is to the south and supplies this property and the properties to the north. The splitter box for the irrigation is in front of Ms. Burns home and the plan is to mitigate that situation.

Jeff Oder, representing Gold Engineering, said the proposed location of the new system is to tie into the existing headgate, go north through the proposed subdivision to another offsite location, and then go into the detention/ irrigation pond. There will be junction box in front of Ms. Burns home.

Councilmember Coons asked if the discussion was about stormwater. Mr. Oder confirmed. She asked for further description of the new junction box at Ms. Burns home and the redesign of the lateral.

Mr. Oder said the location of the splitter box will remain but it is a different system. It is currently in an open ditch. The developer will provide a pipe into that same structure and there will be a headgate to allow more exact control to both directions. There will also be overflow controls which will ultimately flow into Pond B, if it gets plugged it will

be captured in the drainage swell which diverts the water into the detention ponds. It would take a pretty significant circumstance to continue and get into the irrigation system downstream and flood out the neighbors.

Councilmember Coons asked if the control would be a manual control. Mr. Oder said yes, it would be controlled by the Irrigation Company. If they choose, it will automatically flow through the canal and not get used.

Council President Hill said the Council understands that the City Staff will not allow any development to add to any drainage flows onto anyone else's property.

Mr. Oder then described the size of the ponds, Pond A has 36% excess capacity. Pond B is more than double than what is required and Pond C is also 36% oversized than what is required.

Councilmember Beckstein asked City Attorney Shaver if there is still a lot of work as this is just the Preliminary Plan. City Attorney Shaver said that is correct, this is not the final design or final conceptual plans.

Councilmember Beckstein asked Tim Moore, Public Works and Planning Director, if considering the uniqueness of the area, will there be any vagueness in the Final Plan? Mr. Moore confirmed that there will be no vagueness at Final Plan.

Councilmember Palmer asked about Ms. Felmlee's request that one of the Councilmembers should be recused. City Attorney Shaver did not understand her concern as the reference was to a previous request and consideration. Prior consideration and decision does not disqualify Councilmember Susuras. Councilmember Susuras has not expressed a pre-judgment or pre-consideration of this item but that was not what Ms. Felmlee expressed. Additional inquiry can be made of Ms. Felmlee.

Council President Hill asked Councilmember Susuras if he was comfortable with the City Attorney's assessment. Councilmember Susuras said he was and, in fact, he has written comments that show he reread and reconsidered the matter completely.

Councilmember Palmer asked how far out of compliance the lot deviations are and is this unprecedented? Mr. Moberg said many times this occurs and is allowed under a Planned Development. The zoning and the Code allows those deviations to be approved. It is normal for lots along cul-de-sacs, which are typically pie-shaped, to not meet the required width in the Code.

Councilmember Kenyon asked if every subdivision that has a cul-de-sac has a deviation. Mr. Moberg answered yes to subdivisions that have irregular lots and those are approved by the Planning Commission.

City Attorney Shaver said the letter referred to previously is in the record and with the City Clerk, although Council was not specifically provided copies.

Ordinance No. 4409—An Ordinance Zoning the Sunlight Subdivision Annexation to PD (Planned Development) Zone, by Approving a Preliminary Development Plan with a Default Zoning of R-4 (Residential – 4 Units Per Acre), Located at 172 and 174 Sunlight Drive

Councilmember Kenyon moved to adopt Ordinance No. 4409 and ordered it published. Councilmember Beckstein seconded the motion.

Councilmember Palmer stated he initially had some concerns as there were a number of issues. It is to Staff's credit that these things were worked through. It is a difficult parcel but it is clear that a lot of thought has gone into this Plan and the review.

Councilmember Coons agreed there are challenges to this property but she is comfortable that those questions are being addressed.

Motion carried by roll call vote.

Council President Hill called a recess at 9:15 p.m.

The meeting reconvened at 9:22 p.m.

Public Hearing—Old Mill Vacation of Rights-Of-Way, Located at 1101 Kimball Avenue [File #VR-2008-373]

Applicant is requesting to vacate two existing, unimproved rights-of-way and an unused water line easement. The applicant would like to further develop the property in the future and vacation of these rights-of-way and the easement will remove unnecessary encumbrances on the site.

The public hearing was opened at 9:23 p.m.

Senta L. Costello, Senior Planner, presented this item. She described the site, the location, and the request. She asked that the Staff Report and attachments be entered into the record. The vacation requests meet the criteria of the Zoning and Development Code and the Planning Commission did forward a recommendation of approval. The applicant is no longer present.

There were no public comments.

The public hearing was closed at 9:25 p.m.

Resolution No. 13-10—A Resolution Vacating a Water Line Easement
Located at 1101 Kimball Avenue

Ordinance No. 4410—An Ordinance Vacating Road Petition for 27 Road Alignment
Located Approximately Between Kimball Avenue and Unawep Avenue

Ordinance No. 4411—An Ordinance Vacating Right-of-Way for South 12th Street
Located Between Kimball Avenue and the Colorado River

Councilmember Coons moved to adopt Resolution No. 13-10 and Ordinance Nos. 4410
and 4411 and ordered them published. Councilmember Pitts seconded the motion.
Motion carried by roll call vote.

**Public Hearing—Noland Avenue Right-of-Way Vacations Located at Noland
Avenue South of the Riverside Parkway** [File #VR-2009-225]

This is a request by the City of Grand Junction to vacate three surplus right-of-way
areas totaling 0.78 acres. These remnants have been rendered impractical as right-of-
way because of the alignment of the Riverside Parkway through the area.

Vacation #1: Alley right-of-way located within Block One of the South Fifth Street
Subdivision, north of Noland Avenue and south of the Riverside Parkway.

Vacation #2: A portion of right-of-way located within Lot 20 of the South Fifth Street
Subdivision, north of Noland Avenue acquired for the Riverside Parkway in Book 3973,
Pages 628-631.

Vacation #3: A portion of Noland Avenue right-of-way located between 5th Street and 7th
Street south of the Riverside Parkway and an alley right-of-way within Block 2 of the
South Fifth Street Subdivision between Struthers and the Riverside Parkway.

The public hearing was opened at 9:25 p.m.

Greg Moberg, Planning Services Supervisor, presented this item. He described the
locations, sites, and request. He then asked that the Staff Report and the attachments
be entered into the record. The vacation meets the criteria of the Zoning and
Development Code. The Planning Commission has recommended approval.

There were no public comments.

The public hearing was closed at 9:26 p.m.

Ordinance No. 4412—An Ordinance Vacating Alley Right-of-Way Located Within Block One of the South Fifth Street Subdivision North of Noland Avenue and South of the Riverside Parkway

Ordinance No. 4413—An Ordinance Vacating Right-of-Way Located within Lot 20 of the South Fifth Street Subdivision North of Noland Avenue Acquired for the Riverside Parkway in Book 3973, Pages 628-631

Ordinance No. 4414—An Ordinance Vacating a Portion of the Noland Avenue Right-of-Way Located between 5th Street and 7th Street South of the Riverside Parkway and an Alley Right-of-Way Located within Block 2 of the South Fifth Street Subdivision between Struthers and the Riverside Parkway

Councilmember Beckstein moved to adopt Ordinance Nos. 4412, 4413, and 4414 and ordered them published. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

Public Hearing—TNG Rezone, Located at 29 Road and G Road [File #RZ-2008-378]

Request to rezone 2.63 acres, from an R-5 (Residential 5 units/acre) to a C-1 (Light Commercial) zone district.

The public hearing was opened at 9:28 p.m.

Greg Moberg, Planning Services Supervisor, presented this item. He described the request, location, and site. He asked that the Staff Report and attachments be entered into the record. The request does meet the criteria of the Zoning and Development Code. The Planning Commission recommended approval.

There were no public comments.

The public hearing was closed at 9:29 p.m.

Ordinance No. 4415—An Ordinance Rezoning One Parcel of Land from R-5 (Residential 5 Units Per Acre) to C-1 (Light Commercial), Located at 29 Road and G Road (TNG Rezone)

Councilmember Coons moved to adopt Ordinance No. 4415 and ordered it published. Councilmember Kenyon seconded the motion. Motion carried by roll call vote.

Public Hearing—Rimrock Landing Apartment Community Rezone, Located at 665 and 667 24 ½ Road [File #GPA-2009-232]

Request to rezone 14.6 +/- acres located at 665 and 667 24 ½ Road from R-12, (Residential – 12 du/ac) to R-24, (Residential – 24 du/ac).

The public hearing was opened at 9:30 p.m.

Scott D. Peterson, Senior Planner, presented this item. He described the request, location, and site. The City Council changed the Growth Plan to allow for this designation. The applicant is now asking for the corresponding zoning. Mr. Peterson asked that the Staff Report and attachments be entered into the record. The request meets the criteria of the Zoning and Development Code. The Planning Commission has recommended approval. He said the applicant is present if there are any questions.

The applicant did not wish to speak except to support the Staff recommendation.

There were no public comments.

The public hearing was closed at 9:32 p.m.

Ordinance No. 4416—An Ordinance Rezoning Property Known as the Rimrock Landing Apartment Community Rezone from R-12, (Residential – 12 DU/Ac) to R-24, (Residential – 24 DU/Ac) Located at 665 and 667 24 ½ Road

Councilmember Susuras moved to adopt Ordinance No. 4416 and ordered it published. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Council President Hill asked, with the newly adopted Comprehensive Plan, will they shortly be seeing the Comprehensive Plan maps? Mr. Moberg said they will still see the Future Land Use Maps and Staff Reports have been amended to say Comprehensive Plan rather than Growth Plan.

Adjournment

The meeting was adjourned at 9:35 p.m.

Stephanie Tuin, MMC
City Clerk

GRAND JUNCTION CITY COUNCIL MINUTES OF THE REGULAR MEETING

March 3, 2010

The City Council of the City of Grand Junction convened into regular session on the 3rd day of March 2010 at 7:02 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Tom Kenyon, Gregg Palmer, Sam Susuras, and Council President Bruce Hill. Councilmember Bill Pitts was absent. Also present were City Manager Laurie Kadrach, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Bruce Hill called the meeting to order. Council President Hill led in the Pledge of Allegiance.

Citizen Comments

Neal Kaspar, 503 River View Drive, addressed the City Council regarding medical marijuana dispensaries. He addressed the City Council previously on this issue. After that he met with the proprietor and the investors of the proposed dispensary across from the Messiah School. The facilities will not be going into the location across from their school.

Presentations

2010 Budget Amendment Presentation

City Manager Laurie Kadrach presented this item. She said this is a follow up to the workshop that occurred a few weeks ago. She said the 2010 budget process started in the fall of 2009. The budget was based on 2006 revenues. Unfortunately the revenues streams were lower than 2006. The budget was able to be balanced in 2009. January 2010 collections were 20% lower than last January. February 2010 is 16% less than last February. Retail sales seem to be up but that does not mean that is a trend.

City Manager Kadrach then reviewed the City Council goals regarding the budget and what the City has done in regards to local stimulus projects. They are infrastructure projects to the tune of \$13,600,000. There is \$30 million in construction projects planned for 2010 which will result in a \$453 million local economic impact. This is based on a factor from the Economic Development Corporation. The other major expense the City has is the pay off of the Riverside Parkway debt.

City Manager Kadrach then reviewed the General Fund revenues that have declined from 2008. There were a few offsets: a slight increase in cable franchise fees, a slight

increase from the Highway User Tax Fees, and an increase in property tax. The total of these offsets do not make up for the lost revenue in other areas.

City Manager Kadrich reviewed the various ways the City has operated with existing revenues. The 29 Road viaduct project was delayed while awaiting grants. The City in partnership with the County did receive \$3.2 million from the Department of Local Affairs (DOLA).

Councilmember Palmer asked what development projects will be coming forward this year. City Manager Kadrich listed Cabelas, American Furniture Warehouse, two motels, and a new City Market to name a few.

Councilmember Beckstein asked about the 3% growth which is based on 2006, not on 2009. City Manager Kadrich concurred. She added that the City has not seen a population decline like what happened in the 1980's. People have left from the energy industry and from the construction industry but there are still people moving here. This data is based on the number of utility customers and school enrollment.

Councilmember Palmer noted the number of vacant rentals.

Councilmember Kenyon added that some empty houses may still have utilities hooked up. From a real estate perspective, he does not see good times for a while but houses are cheaper, so there is opportunity for buyers. There is still a lot of uncertainty.

Council President Hill noted it is barely March and even the revision could still need to be adjusted. It is good to know there are projects coming.

City Manager Kadrich noted the City will be the last to benefit from the new projects. Even people who get jobs will take time to recover from this downturn. That is why the City is staying conservative but may not be conservative enough.

City Manager Kadrich then reviewed the reductions that have been made. There was a 3% salary reduction and there has been a reduction in work force program that has reduced the work force by 70 positions.

The City has stayed committed to capital projects. City Manager Kadrich listed 14 ways to further reduce the budget to the tune of \$4,836,300. Two other items will be deferred until the fourth quarter- \$500,000 to Mesa State College and the fire station alerting system for \$200,000. Many of the fourteen items will affect services in the community and City Manager Kadrich detailed some of those things that will be noticeable in the community such as no street overlays and the collapse of the Code Enforcement division.

Councilmember Coons asked about Code Enforcement issues that might be health and safety issues and asked if discussions have taken place with the County to share

resources. City Manager Kadrich said discussions have taken place and are continuing in that regard.

Councilmember Palmer asked how long the deferrals can happen. City Manager Kadrich said in some cases the City will be okay but an area of concern is vehicle replacement. If there is a problem piece of equipment, it will be replaced through the fleet replacement fund so that it is not a maintenance problem. The chip seal project will likely be done in phases and citizens may not like that. Park maintenance is another area that will be reduced.

Councilmember Palmer asked City Manager Kadrich to identify the programs that will continue. City Manager Kadrich said every program that is revenue neutral will continue. Councilmember Palmer asked about Spring Cleanup. City Manager Kadrich said Spring Cleanup will take place. Spring Cleanup is a big recycling program. Recycling from others is encouraged. The Leaf Removal Program will also continue. It is a minimal cost. Picking up the leaves keeps the drain systems clear.

Councilmember Susuras asked about the payment to Mesa State College and if that will extend the time period. City Manager Kadrich said she would prefer to keep the term the same and increase the payment to catch up.

Councilmember Susuras asked if the fire alerting system is a safety situation. City Manager Kadrich said it is not and they are looking at possibly phasing some of it in.

Next, City Manager Kadrich addressed the work force numbers. Currently the City is at 643 full time employees which computes to 11.07 employees per 1,000 in population.

Councilmember Coons asked how many employees in Public Safety participated in the workforce reduction program. City Manager Kadrich said there was one, there were other retirements but those were backfilled with the over hire positions. She then identified a number of job shifts.

Councilmember Kenyon asked about the 70 position reduction that is being taken over a period of time and if the \$3.7 million is the net gain for the year. City Manager Kadrich confirmed and stated that the savings will not be completely realized until next year's budget. There is still a hiring freeze in place. There is some hiring in specialized areas but the numbers are reduced.

City Manager Kadrich demonstrated how the area served by the City has increased and the number of employees per 1,000 in population is lower than in 1973. The City's area is now 37.8 square miles compared to 8.5 square miles in 1973.

Council President Hill thanked City Manager Kadrich for the presentation noting that the budget is a tool and can continue to be adjusted.

Councilmember Coons thanked the Staff for putting together the presentation.

CONSENT CALENDAR

There were no items on the Consent Calendar.

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 7:57 p.m.

Stephanie Tuin, MMC
City Clerk



Date: March 5, 2010
Author: Lisa Cox
Title/ Phone Ext: Planning Manager - 1448
Proposed Schedule:
1st Reading: March 15, 2010
2nd Reading: April 5, 2010

CITY COUNCIL AGENDA ITEM

Attach 2 Setting a Hearing on the Adoption of the Zoning and Development Code

Subject: Updated Zoning and Development Code
File # : TAC-2010-020
Presenters Name & Title: Lisa Cox, Planning Manager

Executive Summary:

Proposed ordinance to repeal the 2000 Zoning and Development Code, certain sections of the Transportation Engineering Design Standards Manual and adoption of the 2010 Zoning and Development Code.

How this item relates to the Comprehensive Plan Goals and Policies:

The City's Zoning and Development Code is outdated and cannot fully implement the new Comprehensive Plan. The proposed updated Zoning and Development Code has been revised to ensure that it will implement the Vision and Goals of the new Comprehensive Plan.

Action Requested/Recommendation:

Consider Proposed Ordinance and Set a Public Hearing for April 5, 2010.

Board or Committee Recommendation:

The Planning Commission recommended approval of the attached ordinance at its March 9, 2010 meeting.

Background, Analysis and Options:

In August, 2007, the City of Grand Junction and Mesa County recognized the need to replace the outdated joint 1996 Growth Plan. A new plan was needed to guide the growth of the community for the next 25 years. On February 17, 2010, the Grand Junction City Council adopted the Grand Junction Comprehensive Plan. In order to implement the Vision, Goals and Policies of the Comprehensive Plan, the current Zoning and Development Code needed to be updated. The proposed updated Zoning

and Development Code has been revised to ensure that it will implement the Vision and Goals of the new Comprehensive Plan.

Financial Impact/Budget:

N/A

Legal issues:

None

Other issues:

None

Previously presented or discussed:

This has been discussed in many workshops and most recently at the Council's March 1, 2010 workshop.

Attachments:

Staff report
Ordinance

Background

In August 2007, the City and Mesa County recognized the need to replace the outdated City-County Growth Plan. Growth had occurred both inside and outside of the Persigo 201 Sewer Service Boundary at rates that exceeded what the Growth Plan had anticipated. Policy decision makers needed a plan that could be used to help determine the best location for public infrastructure such as new transportation facilities, water, sewer and other utilities, as well as other public facilities such as parks and open space. A new plan was needed to guide the growth of the community for the next 25 years. As a result, the City and County began the planning process for the first ever Comprehensive Plan.

On February 17, 2010, the Grand Junction City Council adopted the Grand Junction Comprehensive Plan (Plan). The Plan establishes the following Vision:

“Becoming the Most Livable Community West of the Rockies”

As part of the Plan, the following Six Guiding Principals were included to help shape the future of growth of our community:

- A. **Concentrated Centers** - The Plan calls for three types of centers: the City Center, Village Centers and Neighborhood Centers. The Plan establishes “Mixed Use Opportunity Corridors” along some major corridors.
- B. **Sustainable Growth Patterns** - Fiscal sustainability where we grow efficiently and cost-effectively. Encourage infill and redevelopment and discourage growth patterns that cause disproportionate increases in cost of services.
- C. **Housing Variety** – allow and encourage more variety in housing types (besides just large lot single family homes) that will better meet the needs of our diverse population—singles, couples, families, those just starting out, children who have left home, retirees, etc.
- D. **A Grand Green System of Connected Recreational Opportunities** - Take advantage of, and tie together the exceptional open space assets of Grand Junction, including the Colorado River, our excellent park system, trails and our surrounding open spaces.
- E. **Balanced Transportation** - Accommodate all modes of Transportation including: Air, Transit, Freight, Auto, Bike and Pedestrian.
- F. **A Regional Center** - Preserve Grand Junction as a provider of diverse goods, services and residential neighborhoods. The Plan calls for a community that provides strong health, education and other regional services. The Plan calls for the continued development and delivery of those services.

The Comprehensive Plan also established twelve Goals, which describe broad public purposes that help direct policies and programs, and thirty Policies which are intended to carry out the Goals. The Goals and Policies provide direction for the Plan, however, the implementation of the Comprehensive Plan will occur through the City's capital improvements plans, service delivery programs, public and private land use and development decisions and the City's Zoning and Development Code.

In order to implement the Vision, Goals and Policies of the Comprehensive Plan, the Zoning and Development Code (Code) needed to be updated.

With assistance from Code Studios, a consultant specializing in drafting zoning regulations, and a citizen based focus group (the Zoning Code Focus Group), work was undertaken to update the City's existing Code.

Based on input from City Council, stakeholders from the community and City staff, the following five key objectives were identified to guide the updating process:

- Implement the Vision and Goals of the Comprehensive Plan
- Remove barriers to development and redevelopment
- Reduce the burden of nonconformities
- Streamline the development review process
- Reorganize and reformat the Code to make it more user friendly

The following outlines the major proposed changes to the Code by the five key objectives. This not a complete list of all proposed changes, rather it shows the major changes designed to implement the Vision and Goals of the new Plan:

Implement the Vision and Goals of the Comprehensive Plan

- Encourage special consideration for Centers, Downtown and Mixed Use Opportunity Corridors (amendment process, form based districts, Alternative Parking Plan, etc.)
- Comprehensive Plan amendments – clarified decision making between City and County
- Made approval criteria for City amendments consistent with the Comprehensive Plan
- Clarified and expanded Director authority for administrative changes
- Provided opportunity for rezoning in Mixed Use Opportunity Corridors (from residential to mixed use)
- Created a wider palette of districts allowed to implement the Comprehensive Plan (form based districts, Business Park district)
- Reduced minimum lot sizes/setbacks and increased heights in most zone districts
- Added new Table of Districts to show land use designations that implement the Comprehensive Plan
- Changed neighborhood meeting content (concept plan required) and the City's role (educating the public about City goals and vision) at the meeting to engage the neighborhood more in the development process

Remove barriers to development and redevelopment

- Eliminated or reduced minimum lot size for most residential zone districts
- Increased density allowances for group homes
- Added new “Special Permit” for additional height, building area, fences (approved by City Council)
- Administrative changes allowed to Comprehensive Plan via amendment process (approved by Director)
- Revised Use Table to eliminate certain Conditional Uses and provide more uses by right
- Reduced landscaping requirements in the I-1, I-2 and B-2 zone districts
- Eliminated side yard landscaping in the I-1 and I-2 zone districts
- Reduced buffering and screening requirements between certain zone districts
- Encourage water wise (xeric) planting with reduced plant sizes
- Eliminated Open Space requirements in Multi-family development
- Existing districts retained, new form districts added as an option
- Revised buffer table (less instances where buffers are required), reduced buffer width
- Standardized bicycle parking space requirement (same for all development)
- Alternative parking plan provides Director flexibility (parking ratios may be modified and approved as part of site plan approval)
- Eliminated requirement for 20-year lease for shared parking; handicap parking may be provided on street in public right-of-way; parking rations lowered for certain uses
- Floor Area Ratio (FAR) has been eliminated
- Deleted site analysis requirement for large development (only required when conditions warrant)
- Special Permit allowed for interim uses

Reduce the burden of nonconformities

- Old Code combined nonconforming use, sites and structures....new format separates each into its own section to be more user-friendly
- Change of Use: Director authority to approve a new, less nonconforming use
- Nonconforming residential use: Accessory structures such as garage/storage shed are now allowed
- Nonconforming structures maintenance and restoration:
 - Nonconforming structures may be maintained or restored provided there is no expansion of the nonconformity.
 - Mesa County Assessor’s appraisal may be used (if not more than 12 months old) to determine the fair market value of the structure
 - Maintenance, restoration or remodel work of 25% or more will require corresponding percentage compliance with landscaping only
 - Landscaping and related improvements may be installed up to 24 months after issuance of a Certificate of Occupancy when guaranteed by a DIA and financial security
- Nonconforming sites:

- New threshold of 65% increase of gross square footage of existing structure triggers site upgrades (used to be 35%)
- Less than 65% triggers corresponding increase for landscaping, screening and buffering
- Director now has authority to consider exceptions for properties that are physically constrained from full compliance (formerly known as the Site Design Exception process)
- Change of use must provide difference between required parking for prior use and the required parking for proposed use. If less than 5 new parking spaces are required, no new parking must be provided.

Streamline development review process

- Staff administered review and approval of subdivisions, condominium plats and lease holdings
- Expanded minor deviation as administrative adjustment
- Added minor exemption subdivisions
- New “Special Permit” allows standards in special circumstances to be exceeded, following public hearing before City Council
- Administrative changes to Comprehensive Plan allowed by Director
- Sign Packages are approved administratively
- Revised code amendment and rezoning criteria
- Established rezoning criteria for Mixed Use Opportunity Corridors
- Streamlined Planned Development (eliminated Preliminary Plan requirement), simplified review process
- New alternative parking plan allows staff modification of parking ratios, shared parking, off-site parking
- Clustering provisions simplified
- Nonconforming provision simplified, clarified
- Updated Use Table to reduce CUP’s and create more allowed uses

Reorganize and reformat the Code to make it more user-friendly

- Made changes in Code organization/reformatting, consolidate similar topics (ie: fence provisions, group homes)
- Added Headers/Footers for easier navigation through Code
- Added cross-references to help navigate the Code
- Reduced overall length of the Code by approximately 100 pages
- Added improved Table of Contents and a new Index
- Reorganized various Tables for easier use
- Combined some categories, separated others and eliminated some land use categories in the Use Table (ie: added Contractors and Trade Shops, Oil and Gas Operations to “Industrial Service”)
- Consolidated fence provisions, added Special Permit option
- Added additional graphics to help illustrate standards
- Provided two new Zone District Summary Tables (dimensional standards)
- Provided links to Use Standards from the Use Table with online use of Code
- Deleted outmoded regulations (for example, standards for “racing pigeons”)
- Incorporated key TEDS provisions (lighting, parking, private streets)

- Added new definitions and provided clarification of other key definitions

Consistency with the Growth Plan

The proposed Zoning and Development Code has been updated and revised to ensure that it will implement the new Comprehensive Plan. The proposed Zoning and Development Code is consistent with the following goals and policies of the Comprehensive Plan:

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policies:

A. To create large and small “centers” throughout the community that provides services and commercial areas.

B. Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy:

B. Encourage mixed-use development and identification of locations for increased density.

Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policies:

A. Design streets and walkways as attractive public spaces;

B. Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities;

D. Use outdoor lighting that reduces glare and light spillage, without compromising safety;

E. Encourage the use of xeriscape landscaping;

F. Encourage the revitalization of existing commercial and industrial areas.

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

Policy:

B. The City and County will provide appropriate commercial and industrial development opportunities.

Process

Work to update the Code began in late 2008. The City's Zoning Code Focus Group was expanded from 11 to 19 members that would represent citizen's and the development community's interests in the process.

The City's consultants, Code Studio, began by preparing a critique of the current Code with the intent to identify opportunities for improving the Code and to streamline the development review process. This was the technical assessment phase of the Code update. The Zoning Code Focus Group, City staff and citizen stakeholders were interviewed by the consultant to obtain information and suggestions about needed changes to the Code.

Between November, 2008 and January, 2009 the consultant submitted 3 modules (the original Code divided into 3 sections) to the City for review and comment. Each module outlined proposed changes to improve the Code and were reviewed by staff and the Zoning Code Focus Group for comments and input.

With feedback from staff and the Zoning Code Focus Group, a consolidated draft of the updated Code was submitted by the consultant to the City for review. Staff worked with the consultant to introduce new language to implement the new Comprehensive Plan and to ensure that all other objectives to updating the Code were met. The result was the Public Review draft which would be submitted for public review and comment.

The Public Review draft was posted to the City's website for public review and comment on January 29, 2010. No comments were received from the general public on the proposed Code.

A final review of the Public Review version of the proposed Code was made by the Zoning Code Focus Group. Key comments from the Focus Group were incorporated into the final, public hearing version of the Code which is attached to this staff report.

Findings of Facts/Conclusions

After reviewing the proposed amendment, TAC-2010-020, the following findings of fact and conclusion has been determined:

1. The requested amendment is consistent with the goals and policies of the Comprehensive Plan as noted in this report; and
2. The Code should be amended in accordance with the proposed ordinance.

Planning Commission Recommendation

After consideration of the proposed 2010 Zoning and Development Code the Planning Commission recommended approval of the attached ordinance at its March 9, 2010 meeting.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REPEALING THE 2000 ZONING AND DEVELOPMENT CODE,
REPEALING CERTAIN SECTIONS OF THE TRANSPORTATION ENGINEERING
DESIGN STANDARDS MANUAL AND ADOPTING THE 2010 ZONING AND
DEVELOPMENT CODE**

Recitals

In August 2007, the City and Mesa County recognized the need to replace the outdated City-County Growth Plan. A new plan was needed to guide the growth of the community for the next 25 years. On February 17, 2010, the Grand Junction City Council adopted the Grand Junction Comprehensive Plan (Plan).

In order to implement the Vision and Goals of the Comprehensive Plan, the Zoning and Development Code (Code) needed to be updated. The City's Code is dated and cannot fully implement the new Comprehensive Plan.

With input from community stakeholders, staff and City Council, the proposed Zoning and Development Code has been updated and revised to ensure that it will implement the new Comprehensive Plan.

After public notice and public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed 2010 Zoning and Development for the following reasons:

The request is consistent with the goals and policies of the Comprehensive Plan. The proposed updated Zoning and Development Code will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed 2010 Zoning and Development Code will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The 2000 Zoning and Development Code is hereby repealed.

The following sections of the Transportation Engineering Design Standards Manual are hereby repealed:

Section 4.3.1, On-site Roads
Section 4.3.2, Parking

Section 4.3.2.1, Parking Stall and Aisle Design
Section 4.3.2.2, Accessible Parking for Physically Handicapped Persons
Section 4.3.2.3, Maximum Allowable Grades in Parking Lots
Section 4.3.2.4, Lighting
Section 13.1, Private Streets
Section 13.2, Shared Driveway and Loop Lanes
Section 13.2.1, Shared Driveway Standards
Section 13.2.2, Loop Lane Standards

The updated Zoning and Development Code, also known as the 2010 Zoning and Development Code, attached hereto and incorporated by this reference as if fully set forth, is hereby adopted.

INTRODUCED on first reading the _____ day of _____, 2010 and ordered published in pamphlet form.

PASSED and **ADOPTED** on second reading the ____ day of _____, 2010 and ordered published in pamphlet form.

ATTEST:

City Clerk

President of the City Council



Date: March 2, 2010

Author: Brian Rusche

Title/ Phone Ext: Senior Planner,
ext 4058

Proposed Schedule:

March 15, 2010

2nd Reading : April 5, 2010

CITY COUNCIL AGENDA ITEM

Attach 3 Setting a Hearing on Zoning the KD Annexation

Subject: Zoning the KD Annexation, Located at 823 22 Road
File #: ANX-2010-006
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to zone the 10.12 acre KD Annexation, consisting of one parcel located at 823 22 Road, to an I-1 (Light Industrial) zone district.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 6: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County and other service providers

Annexation will allow appropriate commercial industrial use of this property within the City's urban setting.

Goal 12: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Annexation and future development will help to sustain a healthy, diverse economy within the City's urban setting.

Action Requested/Recommendation:

Introduce a Proposed Ordinance and Set a Public Hearing for April 5, 2010.

Board or Committee Recommendation:

Planning Commission recommended approval for the KD Annexation to the zoning designation of I-1(Light Industrial) on March 9, 2010.

Background, Analysis and Options:

See attached Staff Report/Background Information

Financial Impact/Budget: None

Legal issues: None

Other issues: None

Previously presented or discussed:

First reading of the annexation was at the March 1, 2010 meeting, scheduling a public hearing on the annexation for April 5, 2010.

Attachments:

1. Staff report/Background information
2. Annexation - Site Location Map / Aerial Photo Map
3. Comprehensive Plan / Existing City and County Zoning Map
4. Zoning Ordinance

STAFF REPORT / BACKGROUND INFORMATION

Location:		823 22 Road		
Applicants:		John Durmas and Shawn Wallace		
Existing Land Use:		Vacant		
Proposed Land Use:		Industrial		
Surrounding Land Use:	North	Residential		
	South	Agricultural		
	East	Agricultural		
	West	Industrial		
Existing Zoning:		County RSF-R (Residential Single Family)		
Proposed Zoning:		I-1 (Light Industrial)		
Surrounding Zoning:	North	County RSF-R (Residential Single Family)		
	South	I-1 (Light Industrial)		
	East	I-1 (Light Industrial)		
	West	I-1 (Light Industrial) and County PUD (Planned Unit Development)		
Growth Plan Designation:		Commercial Industrial		
Zoning within density range?	X	Yes		No

Staff Analysis:

Zone of Annexation: The requested zone of annexation to the I-1 (Light Industrial) zone district is consistent with the Comprehensive Plan designation of Commercial Industrial. The existing County zoning is County RSF-R (Residential Single Family). Section 2.14 of the Zoning and Development Code states that the zoning of an annexation area shall be consistent with either the Comprehensive 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 Comprehensive Plan and other adopted plans and policies, the requirements of this Code, and other City regulations.

Response: The 10.12 acres of the property for which an I-1(Light Industrial) zone is being requested is consistent with the surrounding City zones in the neighborhood, and consistent with the Comprehensive Plan designation of CI (Commercial Industrial). County RSF-R development lies north of the property. To the west is a City I-1(Light Industrial) zoned property and County PUD. East

are properties zoned I-1. To the south, all properties are zoned I-1(Light Industrial).

- 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.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Comprehensive Plan designation for the subject property.

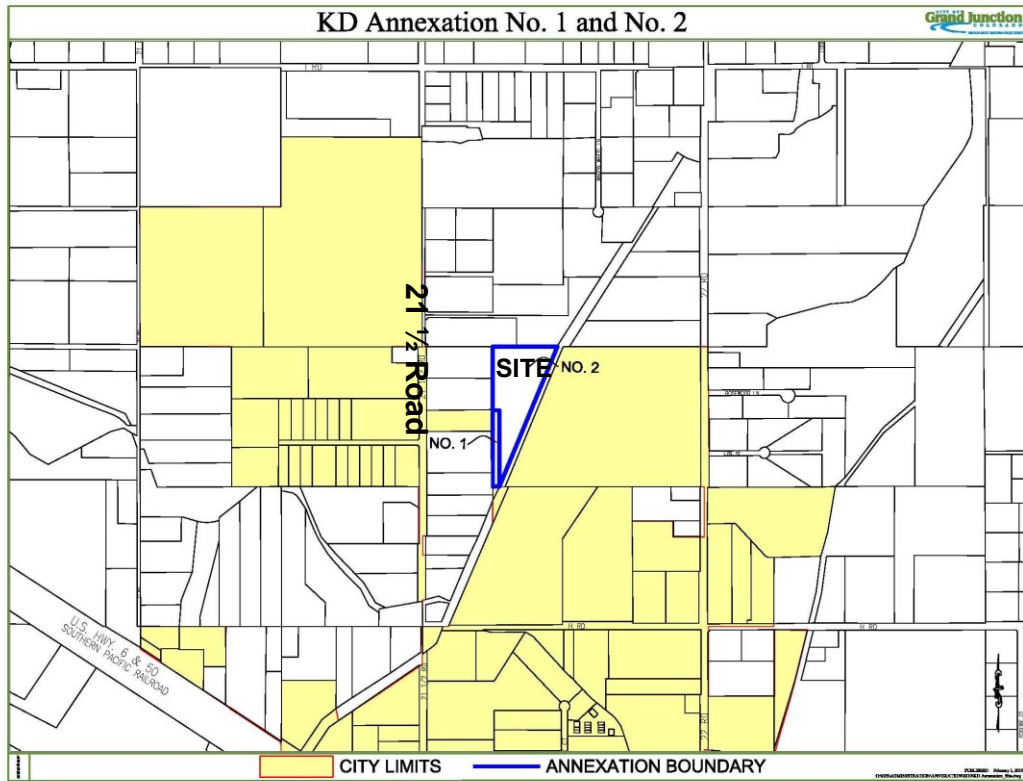
- a. I-0 (Industrial Office)
- b. I-2 (General Industrial)

If the City Council chooses to recommend one of the alternative zone designations, specific alternative findings must be made.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the I-1 (Light Industrial) district to be consistent with the Comprehensive Plan, and Sections 2.6 and 2.14 of the Zoning and Development Code.

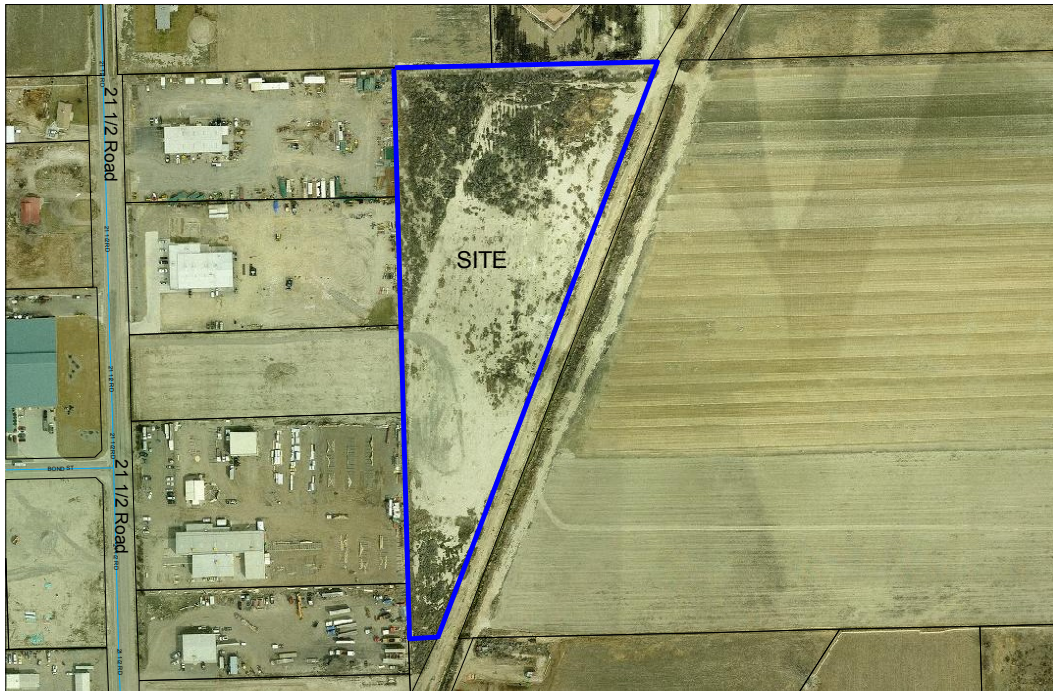
Annexation-Site Location Map

Figure 1



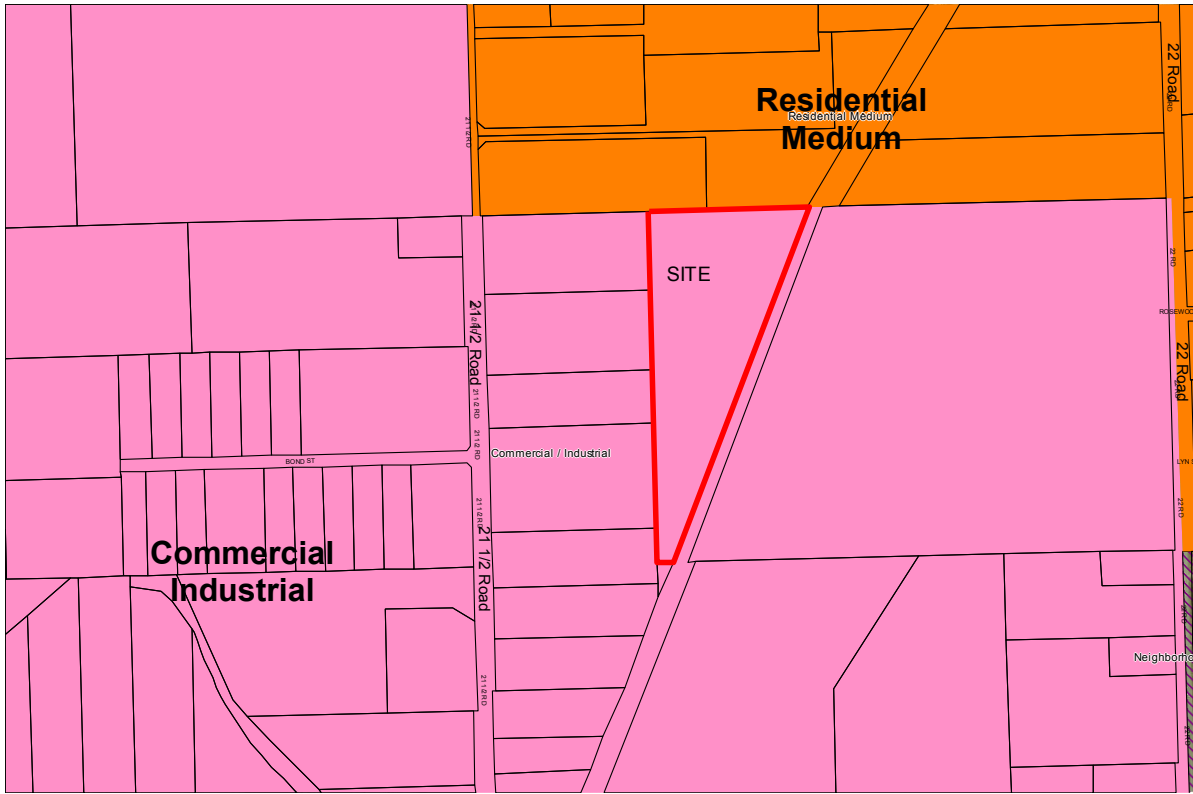
Aerial Photo Map

Figure 2



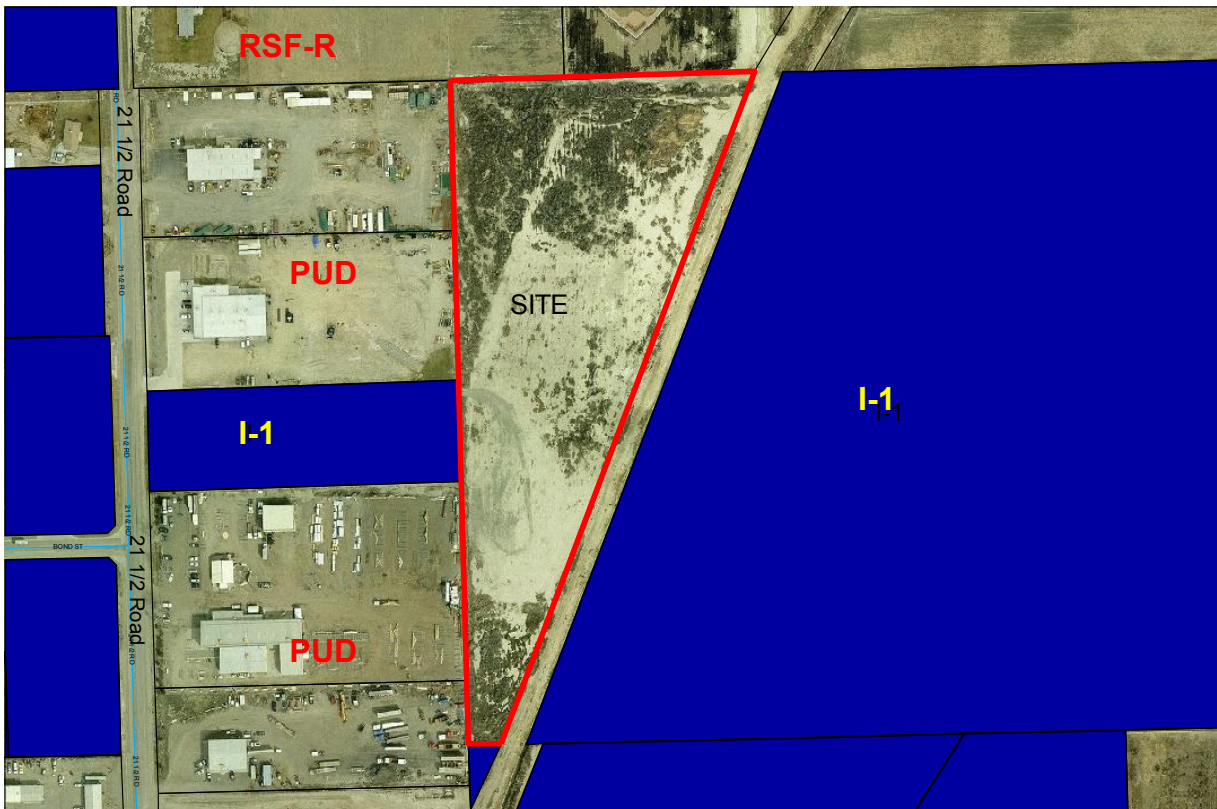
Comprehensive Plan

Figure 3



Existing City and County Zoning Map

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE KD ANNEXATION TO
I-1 (LIGHT INDUSTRIAL)**

LOCATED AT 823 22 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 KD Annexation to the I-1 (Light Industrial) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Comprehensive Plan and the Comprehensive 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 I-1 (Light Industrial) 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 property be zoned I-1 (Light Industrial).

KD ANNEXATION NO. 1

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township One North, Range Two West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 4, Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 17, Public Records of Mesa County, Colorado and assuming the North line of the NW 1/4 SE 1/4 of said Section 25 bears S 89°54'23" E with all other bearings contained herein being referenced thereto; thence from said Point of Beginning, S 00°01'28" W along the East line of said Riverview Commercial Subdivision, a distance of 720.56 feet, more or less, to its intersection with the South line of the NW 1/4 SE 1/4 of said Section 25; thence S 89°52'11" E, along the South line of the NW 1/4 SE 1/4 of said Section 25, a distance of 60.43 feet, more or less, to its intersection with the Westerly line of that certain 100 foot wide right of way for the Copeco Drain, as same is recorded in Book 229, Pages 21 and 22, Public Records of Mesa County, Colorado; thence N 00°01'28" E along a line parallel to the East line of

said Riverview Commercial Subdivision, a distance of 720.56 feet; thence N 89°51'44" W a distance of 60.43 feet, more or less, to the Point of Beginning.

CONTAINING 43,437 Sq. Ft. or 0.9995 Acres, more or less, as described.

KD ANNEXATION NO. 2

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township One North, Range Two West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 4, Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 17, Public Records of Mesa County, Colorado and assuming the North line of the NW 1/4 SE 1/4 of said Section 25 bears S 89°54'23" E with all other bearings contained herein being referenced thereto; thence from said Point of Beginning, N 00°01'28" E along the East line of Riverview Commercial II Subdivision, as same is recorded in Plat Book 16, Page 58, Public Records of Mesa County, Colorado, a distance of 600.61 feet, more or less, to a point on the North line of the NW 1/4 SE 1/4 of said Section 25; thence S 89°54'23" E along the North line of the NW 1/4 SE 1/4 of said Section 25, a distance of 606.66 feet, more or less, to a point on the Westerly line of that certain 100 foot wide right of way for the Copeco Drain, as same is recorded in Book 229, Pages 21 and 22, Public Records of Mesa County, Colorado; thence S 22°29'46" W along said Westerly line, a distance of 1429.06 feet, more or less, to a point on the South line of the NW 1/4 SE 1/4 of said Section 25; thence N 00°01'28" E along a line parallel to the East line of said Riverview Commercial Subdivision, a distance of 720.56 feet; thence N 89°51'45" W a distance of 60.43 feet, more or less, to the Point of Beginning.

CONTAINING 397,130 Sq. Ft. or 9.1169 Acres, more or less, as described.

INTRODUCED on first reading the _____ day of _____, 2010 and ordered published.

ADOPTED on second reading the _____ day of _____, 2010.

President of the Council

ATTEST:

City Clerk



Date: March 3, 2010
 Authors: Stephanie Tuin and John Shaver
 Title/ Phone Ext: City Clerk, x1511 and City Attorney, x1506
 Proposed Schedule: March 15, 2010
 2nd Reading (if applicable):
N/A

CITY COUNCIL AGENDA ITEM

**Attach 4
 Appointments and Assignments of City Council Members to Represent the City on Various Boards, Committees, Commissions and Organizations Vacated by Linda Romer Todd**

Subject: Appointments and Assignments of City Council Members to Represent the City on Various Boards, Committees, Commissions and Organizations Vacated by Linda Romer Todd
File # (if applicable):
Presenters Name & Title: Stephanie Tuin, City Clerk

Executive Summary:

Councilmember Linda Romer Todd represented the City Council on the Colorado Water Congress and the 5-2-1 Drainage Authority board. Due to her resignation, her position on those boards must be filled. Council may select from its members the person(s) to fill those vacancies. Ms. Todd also served on the Legislative Committee (a subcommittee of the City Council).

How this item relates to the Comprehensive Plan Goals and Policies:

Not applicable.

Action Requested/Recommendation:

Adopt the Proposed Resolution Assigning Councilmembers to the Board Positions Formerly held by Linda Romer Todd.

Board or Committee Recommendation:

Not applicable.

Background, Analysis and Options:

Councilmember Linda Romer Todd resigned her City Council seat in February 2010. She represented the City Council on the Colorado Water Congress (CWC) and on the 5-2-1 Drainage Authority Board (521). She also served on the City Council's Legislative Committee. The City Council desires to replace her representation on the CWC, the 521 and the Legislative Committee.

Financial Impact/Budget:

There is no financial impact.

Legal issues:

None.

Other issues:

None.

Previously presented or discussed:

Council discussed the vacancies and assignments at the pre-meeting of March 1, 2010 and the Clerk was directed to bring a Resolution making the appointments of those members that expressed an interest in filling the vacancies.

Attachments:

Proposed Resolution

RESOLUTION NO. __-10

**A RESOLUTION AMENDING CERTAIN APPOINTMENTS
AND ASSIGNMENTS OF CITY COUNCIL MEMBERS
TO REPRESENT THE CITY ON VARIOUS BOARDS,
COMMITTEES, COMMISSIONS AND ORGANIZATIONS**

Recitals:

Through various boards, committees, commissions and organizations the citizens of the City have a longstanding tradition of service to the community. The City Council by and through its creation of many of those boards and its participation thereon and therewith is no exception. The City is regularly and genuinely benefitted by the service performed by its boards, committees, commissions and organizations.

In order to continue that service the City Council annually or at convenient intervals other than annually designates certain Council members to serve on various boards, committees and commissions.

On June 1, 2009 Resolution No. 49-09 appointing and assigning City Councilmembers to various boards, committees, commissions and organizations was adopted.

In February 2010, Councilmember Linda Romer Todd resigned her position as Councilmember for District B. As Councilmember she served as the City Council representative for the Colorado Water Congress and the 5-2-1 Drainage District.

With Ms. Todd's resignation, the City Council needs and desires to fill the vacancies until the next annual assignment of the City Councilmembers to the various boards, committees and commissions on which they serve.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION COLORADO THAT:

1. Until further action by the City Council, the appointments and assignments of the members of the City Council to replace the seats vacated by Linda Romer Todd are as attached; and

2. All other appointments made in Resolution No. 49-09 remain as adopted on June 1, 2009.

PASSED AND ADOPTED THIS ____ day of _____ 2010.

President of the City Council

ATTEST:

City Clerk

CITY COUNCIL FORMAL ASSIGNMENTS

Individual Members are assigned for each of the following:

Board/Organization	Meeting Day/Time/Place	2009 amended Assignments
Colorado Water Congress	Meets 3-4 times a year in Denver	Sam Susuras
5-2-1 Drainage Authority	Meets the 4 th Wednesday of month at 3:30 p.m. in the Old Courthouse in Multi Purpose Room	Tom Kenyon
Legislative Committee	Meets as required to monitor/respond to legislation	Sam Susuras



Date: March 4, 2010
 Author: Scott Hockins
 Title/ Phone Ext: Purchasing
Supervisor, ext 244-1484
 Proposed Schedule:
3/15/2010
 2nd Reading
 (if applicable): _____

CITY COUNCIL AGENDA ITEM

**Attach 5
 Construction Contract for the D Road Bridge
 Replacement**

Subject: Contract for D Road Bridge Replacement
File # (if applicable):
Presenters Name & Title: Tim Moore, Public Works and Planning Director Jay Valentine, Assistant Financial Operations Manager

Executive Summary:

This request is for the construction contract award for the replacement of the D Road Bridge over the No Thoroughfare Wash. The current two-lane bridge is classified as “Structurally Obsolete” by the State of Colorado. While the current bridge itself is still structurally sound, the narrow design of the current bridge creates safety hazards for motorists, bicyclists and pedestrians when using the bridge at the same time. In addition, the current 20-foot bridge span was not designed to effectively pass the runoff produced in the No Thoroughfare Wash during a 100-year rainfall event.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

One of the goals for the community of Grand Junction and Mesa County is to continue to expand the pedestrian/bicyclist pathway network within the Grand Valley. With the completion of the proposed new D Road Bridge with the longer bridge span, a future pathway alignment can now go underneath the new bridge along the No Thoroughfare Wash towards the Colorado National Monument.

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

By completing the proposed new 49-foot wide D Road Bridge, pedestrians and bicyclists, in addition to cars and trucks, will be able to more safely negotiate crossing the bridge when other users are present. Also, the longer bridge span will help to pass the 100-year rainfall event more effectively.

Action Requested/Recommendation:

Authorize the Purchasing Division to Enter into a Contract with Martinez Western Constructors, Inc. of Rifle, Colorado for the Construction of the D Road Bridge over No Thoroughfare Wash in the Amount of \$582,850.57.

Board or Committee Recommendation:

N/A

Background, Analysis and Options:

The new bridge will be 49-feet wide, and will more safely accommodate pedestrians and bicyclists in addition to cars and trucks. The new bridge will remain a two-lane bridge, but will have bike lanes, sidewalks and guardrail on both sides. The bridge will also have a longer 50-foot span to accommodate the 100-year rainfall event, as well as, accommodate a future 10-foot wide pedestrian/bicyclist pathway along the No Thoroughfare Wash.

A formal solicitation was issued through BidNet (and on-line site for governmental bid document distribution), advertised in the Daily Sentinel, and sent to a source list of local contractors including the Western Colorado Contractors Association (WCCA). The following bids were received on March 2, 2010:

Company	City, State	Total Bid Amount	Difference from Low Bid
Martinez Western Constructors, Inc.	Rifle, CO/Grand Junction, CO	\$582,850.57	----
G.A. Western Construction Co.	Palisade, CO	\$594,539.66	2.0%
Mays Concrete, Inc.	Grand Junction, CO	\$608,470.00	4.2%
Sorter Construction, Inc.	Grand Junction, CO	\$694,759.70	16.1%

Martinez Western Constructors, Inc. is a Rifle, Colorado based company having been at their present location for the last fifteen (15) years. They also have a local office in Grand Junction and currently employ eleven (11) full-time people between the two offices. Martinez Western Constructors, Inc. specializes in general contracting and construction management and currently has no work history with the City of Grand Junction.

Financial Impact/Budget:

100% of this project is being funded by Mesa County.

Project Costs:

• Total Construction Contract Amount (Paid by Mesa County) -	\$582,850.57
• Design Costs -	\$ 22,500.00
• City Contract Management and Construction Oversight -	\$ 12,000.00
• City Quality Assurance Testing -	<u>\$ 14,000.00</u>
Total Project Cost for D Road Bridge -	\$631,350.57

Legal issues:

N/A

Other issues:

The Colorado Monument Superintendent has responded favorably to this project as it will not affect traffic heading to or from Monument Road to the east gate.

Previously presented or discussed:

N/A

Attachments:

N/A



Date: 03/5/10
 Author: Duane Hoff Jr.
 Title/ Phone Ext: Buyer,244-1545
 Proposed Schedule:
03/15/10
 2nd Reading
 (if applicable): _____

CITY COUNCIL AGENDA ITEM

**Attach 6
 Construction Contract for a Recycle Center
 Processor Building**

Subject: Contract for Recycle Center Processor Building
File # (if applicable):
Presenters Name & Title: Greg Trainor, Utilities, Streets Systems, and Facilities Director Jay Valentine, Assistant Financial Operations Manager

Executive Summary:

This approval request is for the contract award for the Construction of a Recycle Center Processor Building to be located at the Municipal Services Campus site. Currently GJ CRI has sufficient storage and equipment to collect, process, store and ship 3.5 million pounds of recyclable commodity per year. The proposal is to expand the current GJ CRI operation to 9 million pounds per year to meet the growing demands of customers and maintain the well established relationships with trucking firms and domestic markets and mills.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Currently, there are only large amounts of asphalt spoils being stored at the building site area. The new processor building and in combination with the new office trailer, recently purchased, will create a much more attractive, clean and organized appearance at the Municipal Services Campus.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

The Recycle Center provides a very needed service to the community and by adding the processor building it will allow for greater capacity and efficiency for the processing of cardboard materials. This project will also allow for the relocation of the materials drop off points which will make driving through the campus easier for the community.

Action Requested/Recommendation:

Authorize the Purchasing Division to Enter into a Contract with Vostatek Construction, Inc for the Construction of a Recycle Center Processor Building in the Amount of \$153,923.

Board or Committee Recommendation:

N/A

Background, Analysis and Options:

The City of Grand Junction and Grand Junction Curbside Recycling Indefinitely (GJ CRI) has been awarded a Recycling Resources Economic Opportunity (RREO) grant in the amount of \$325,731. The grant will allow the City and contractor, GJCRI, to expand the community based recycling program and facility.

GJCRI has been providing recycling services for the City at this location since 1992. Their facility is one of only two multi-material recycling options in the area. Due to market conditions, shipping distances, the need to store minimum loads of at least 45,000 pounds and requirements by mills to keep baled commodities safe from sunlight and weather, the current storage space is insufficient. Construction of an 80' x 40' processor building would provide a sufficient processing and storage area for the growing demand for recycling services. This building will house the recently purchased auto tie baler for cardboard recycling.

This project was originally proposed as a remodel to one of the abandoned clarifiers located at the Municipal Services Campus. However, after proposals were received it was determined that a better use of the grant money would be to build a new facility to serve the needs of the recycle center. The solicitation was officially cancelled, the project redeveloped, and re-bid.

A new formal Invitation for Bid was issued via BidNet (an on-line site for government agencies to post solicitations), advertised in The Daily Sentinel, and sent to a source list of local contractors including the Western Colorado Contractors Association (WCCA). Seven bids were found to be responsive and responsible, in the following amounts:

Company	City, State	Total
Vostatek Construction	Clifton, CO	\$180,956.00
PNCI Construction	Grand Junction, CO	\$192,250.00
Northway Construction	Carbondale, CO	\$215,174.25
Alpine C.M., Inc.	Grand Junction, CO	\$215,675.00
Lannie & Rund G.C. Inc.	Grand Junction, CO	\$232,601.00
C & H Construction	Avon, CO	\$238,981.00
Extreme Construction	Grand Junction, CO	\$250,607.00

Vostatek Construction Inc, is a Grand Junction based company having been at their present location for the last 20 years and currently employing 1 person. Their company specializes in general contracting, construction management and design build projects. Vostatek also has a history of performing City construction projects since 1993.

All bids received were over the \$154,000 budgeted for the project. Negotiations were entered into with the low bidder, Vostatek Construction. After much negotiation (including project rescaling, in-kind contributions from the City, and contractor concessions), the project price was successfully brought within budget.

Total negotiated contract with Vostatek Construction is \$153,923.

Financial Impact/Budget:

This project is 100% grant funded through a Recycling Resources Economic Opportunity (RREO) grant.

Legal issues:

N/A

Other issues:

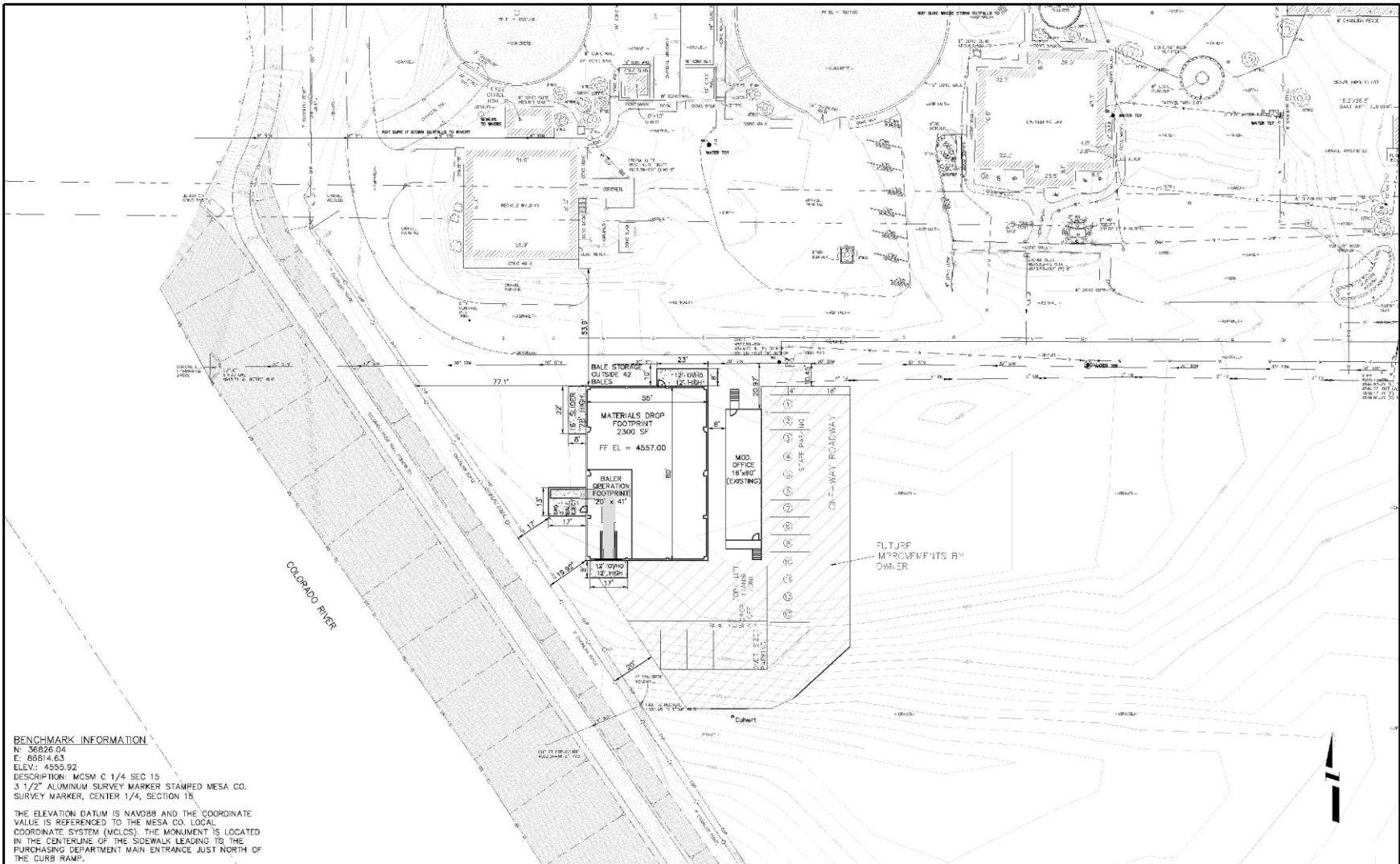
N/A

Previously presented or discussed:

N/A

Attachments:

Site Plan



BENCHMARK INFORMATION
 N: 36826.04
 E: 68814.63
 ELEV: 4955.92
 DESCRIPTION: MCSM C 1/4 SEC 15
 3 1/2" ALUMINUM SURVEY MARKER STAMPED MESA CO.
 SURVEY MARKER, CENTER 1/4, SECTION 15

THE ELEVATION DATUM IS NAVD88 AND THE COORDINATE VALUE IS REFERENCED TO THE MESA CO. LOCAL COORDINATE SYSTEM (MCLCS). THE MONUMENT IS LOCATED IN THE CENTERLINE OF THE SIDEWALK LEADING TO THE PURCHASING DEPARTMENT MAIN ENTRANCE JUST NORTH OF THE CURB RAMP.

REV'S ON	DISCREP TO	DATE	DRAWN BY	SCALE	DATE
REV'S ON			S.S./JAH	1/8" = 1'-0"	2/21/20
REV'S ON			IN SIGN'D BY		1/8" = 1'-0"
REV'S ON			CHECKED BY		DATE
REV'S ON			APPROVED BY		DATE



**PUBLIC WORKS
 AND UTILITIES
 ENGINEERING DIVISION**

**RECYCLING CENTER BUILDING EXPANSION
 SITE PLAN**



Date: 3/4/2010
 Author: Scott Hockins
 Title/ Phone Ext: Purchasing
Supervisor, ext 244-1484
 Proposed Schedule:
3/15/2010
 2nd Reading
 (if applicable): _____

CITY COUNCIL AGENDA ITEM

**Attach 7
 Contract for Persigo Wastewater Treatment Plant
 UV Disinfection Design Services**

Subject: Contract for Persigo Wastewater Treatment Plant UV Disinfection Design Services
File # (if applicable):
Presenters Name & Title: Tim Moore, Public Works and Planning Director Jay Valentine, Assistant Financial Operations Manager

Executive Summary:

This approval request is the contract award for the design of an Ultra Violet (UV) Disinfection System at the Persigo Wastewater Treatment Plant (WWTP). Based on previous process improvement evaluation studies at the WWTP, Staff has identified the need to move from final treatment of the waste stream using chlorine gas to an ultraviolet disinfection system to improve operation safety at the WWTP. This change will eliminate handling and storage of chlorine and sulfur dioxide gases and provide a system that is more reliable and will serve the WWTP well into the future.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 11: Public safety facilities and services for our citizens will be a priority in planning for growth.

This project will allow for the elimination of on-site storage for chlorine and sulfur dioxide gases that pose a potential health threat to areas that are downwind of the WWTP, while enabling staff to economically meet anticipated effluent standards for Ammonia.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

This process modification project will provide for safe treatment of the waste stream now, and into the future with build-out of the WWTP.

Action Requested/Recommendation:

Authorize the Purchasing Division to Enter into a Contract with Stantec Consulting Services, Inc. for the Design of the Persigo WWTP UV Disinfection System in the Amount of \$145,600.

Board or Committee Recommendation:

N/A

Background, Analysis and Options:

The City plans to retrofit the Aeration Basins at Persigo to allow for nitrification/ de-nitrification that will allow the City to meet impending ammonia standards. The City anticipates that this modification will necessitate high chlorine usage at times, and anticipate that federal restrictions regarding the use of chlorine disinfection will impose additional costs to operation of the plant that could be avoided if UV disinfection is provided. The modification of the existing chlorine contact basin will eliminate effluent disinfection utilizing chlorine, allowing for the UV disinfection system that will meet predicted future wastewater flows. If approved, design of the system would begin immediately and construction of the system is anticipated in the summer and fall of 2010.

Other Benefits:

- Reduction in chemical cost outweighs increase electrical usage by \$10,000/year.
- Future capacity needs can easily be addressed by adding additional UV lights.
- Eliminate all hazards associated with chlorine and sulfur dioxide gas.

A formal solicitation was issued through BidNet (and on-line site for governmental bid document distribution), advertised in the Daily Sentinel, and sent to the Western Colorado Contractors Association (WCCA). Proposals were received and evaluated from the following firms:

Firm	City, State
Stantec Consultant Services, Inc.	Denver, CO
Burns & McDonnell	Centennial, CO
Tetra Tech	Denver, CO
Schmueser Gordon Meyer	Glenwood Springs, CO
Aqua Engineering	Bountiful, UT
Jacobs	Denver, CO

The proposals were evaluated based on the firm's qualifications, experience, approach, and ability to complete the project in the necessary timeframe, location of firm and resources, and references. Because this was a qualification based evaluation, firms

were asked to submit a fee proposal in a separate sealed envelope. The selection committee only opened the fee proposal of the top rated firm.

After evaluation and fee negotiation, Stantec Consulting Services, Inc. was chosen to complete the UV Disinfection design.

Stantec is a North America based company having been in business for 56 years employing 10,000 people worldwide, with 100 employees in Denver, Colorado. The design team proposed for this project is based at the Denver office. Stantec specializes in many engineering services including wastewater treatment facilities and has a history of successful projects with the City of Grand Junction.

Financial Impact/Budget:

This project is budgeted at \$1,000,000. The total project costs are summarized below assuming approval of this design contract with Stantec Consulting Services, Inc.

Project Costs:

Total Design and Construction services -	\$145,600.00
Construction Project Cost (Estimate) -	\$600,000.00
City Construction Inspection & Contract Admin. -	<u>\$25,000.00</u>
Total Estimated Project Cost -	\$770,600.00

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A