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**CITY COUNCIL AGENDA  
WEDNESDAY, JUNE 3, 2015  
250 NORTH 5<sup>TH</sup> STREET  
6:15 P.M. – ADMINISTRATION CONFERENCE ROOM  
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

*To become the most livable community west of the Rockies by 2025*

**Call to Order**  
(7:00 P.M.)

Pledge of Allegiance  
Moment of Silence

**Proclamation**

Proclaiming the Month of June and Wednesday, June 24, 2015 as “Bike Month and Bike to Work Day” in the City of Grand Junction [Attachment](#)

**Certificates of Appointment**

To the Commission on Arts and Culture

To the Grand Junction Regional Airport Authority

To the Grand Junction Housing Authority

**Citizen Comments**

[Supplemental Document](#)

**Council Comments**

*Revised June 4, 2015*

*\*\* Indicates Changed Item*

*\*\*\* Indicates New Item*

*® Requires Roll Call Vote*

**\*\*\* CONSENT CALENDAR \*\*\*®**

1. **Minutes of Previous Meetings** [Attach 1](#)

*Action: Approve the Summary of the May 4, 2015 Workshop, the Minutes of the May 20, 2015 Regular Meeting, and the Minutes of the May 26, 2015 Special Session*

2. **Setting a Hearing on Amending the 24 Road Corridor Design Standards Changing the Maximum Letter Height for Building (Wall Mounted) Signs, Section 25.28 Signs** [Attach 2](#)

This is an amendment to the Development Regulations found in Title 25, 24 Road Corridor Design Standards, changing the maximum letter height for building (wall mounted) signs by eliminating the current 12 inch height limits of letters for all building (wall mounted) signs within the 24 Road Corridor subarea. This effectively allows for any size lettering that also conforms to the general Sign Code allowances as found in the Zoning and Development Code and no longer restricts such signage to 12 inch letters.

Proposed Ordinance Amending Section 25.28 of the 24 Road Corridor Design Standards and Guidelines (Title 25 of the Grand Junction Municipal Code) Regarding Maximum Lettering Size for Building Signs

*Action: Introduce a Proposed Ordinance and Set a Hearing for June 17, 2015*

Staff presentation: David Thornton, Principal Planner

3. **Revocable Permit for Access to City-Owned Property for Baker’s Boutique, Located at 726 24 Road** [Attach 3](#)

Baker’s Boutique is requesting a Revocable Permit for access to city-owned property (Canyon View Park) for public ingress/egress to and from the business and to allow for the use of Canyon View Park traffic aisle for truck deliveries.

Resolution No. 29-15 – A Resolution Concerning the Issuance of a Revocable Permit to Baker’s Boutique, Located at 726 24 Road

*®Action: Adopt Resolution No. 29-15*

Staff presentation: Scott D. Peterson, Senior Planner

**4. North Avenue Complete Streets Phase II – TIGER VII Grant Application**[Attach 4](#)

In July of 2012, the City was awarded a Federal Transportation, Community, and System Preservation Program (TCSP) Grant in the amount of \$1,190,099 for the North Avenue (US Highway 6) Complete Streets Project which will construct a  $\frac{3}{4}$  mile segment from 12<sup>th</sup> Street to 23<sup>rd</sup> Street later this Fall. This federal TIGER VII grant request for \$10 million would fund a second phase that proposes to transform the balance of the four mile thoroughfare by constructing ADA compliant active (bike/ pedestrian) transportation alternatives to the disadvantaged corridor and provide for future expansion of technological upgrades.

Resolution No. 30-15 – A Resolution Authorizing the City Manager to Apply for a Federal Transportation Infrastructure Generating Economic Recovery (TIGER) VII Grant for Construction Work on the North Avenue (US Highway 6) Complete Streets Project Phase II

®Action: *Adopt Resolution No. 30-15*

Staff presentation: Trent Prall, Engineering Manager

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

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

**5. Public Hearing – Vistas at Tiara Rado, Phase 2, Outline Development Plan, Located at 2063 South Broadway**[Attach 5](#)

The applicant, Hatch Investments, LLC, requests approval of an Outline Development Plan (ODP) for Vistas at Tiara Rado, Phase 2 as a Planned Development (PD) zone district with a default zone of R-O (Residential Office) to develop 14 single-family detached and attached dwelling units on 3.16 +/- acres.

Ordinance No. 4663 – An Ordinance Approving the Outline Development Plan as a Planned Development with a Default R-O (Residential Office) Zone District for the Development of 14 Dwelling Units to be Known as Vistas at Tiara Rado, Phase 2, Located at 2063 South Broadway

*®Action: Adopt Ordinance No. 4663 on Final Passage and Order Final Publication in Pamphlet Form*

Staff presentation: Scott D. Peterson, Senior Planner

**6. Public Hearing – Rezoning Property Located at 1020 Grand Avenue**

[Attach 6](#)

A request to rezone the property at 1020 Grand Avenue from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district.

Ordinance No. 4664 – An Ordinance Rezoning Property from R-8 (Residential 8 du/ac) to R-O (Residential Office), Located at 1020 Grand Avenue

*®Action: Adopt Ordinance No. 4664 on Final Passage and Order Final Publication in Pamphlet Form*

Staff presentation: Brian Rusche, Senior Planner

**7. Public Hearing – Amending the Zoning and Development Code Regarding Industrial Loading Dock Standards**

[Attach 7](#)

This is a proposed amendment to the Performance Standards for Industrial Districts found in the Grand Junction Municipal Code (GJMC), Section 21.03.080. The proposed amendment would remove a restriction on the location of loading docks in the Industrial Districts and remove another redundant provision.

Ordinance No. 4665 – An Ordinance Amending Section 21.03.080, Industrial Districts (Title 21 of the Grand Junction Municipal Code), Regarding Location of Loading Docks

*®Action: Adopt Ordinance No. 4665 on Final Passage and Order Final Publication in Pamphlet Form*

Staff presentation: Brian Rusche, Senior Planner

**8. Application for US Department of Justice Annual Justice Assistance Grant for Technology Enhancements for Information Sharing**

[Attach 8](#)

The Grand Junction Police Department has been solicited by the Bureau of Justice Assistance (BJA) Program of the US Department of Justice to apply for an annual grant for 2015 in the amount of \$25,557. If awarded, these funds will be used

toward the purchase of software and hardware that will provide a platform to access data from several information systems involved in operations.

As part of the application process, the Bureau of Justice Assistance requires that City Council review and authorize receipt of the grant, and provide an opportunity for public comment. Therefore, a public comment opportunity is requested for the purpose of satisfying this requirement.

*Action: Authorize the City Manager to Apply for these Funds, and if Awarded, to Manage \$25,557 in Grant Funding*

Staff presentation: John Camper, Police Chief  
Michael Nordine, Deputy Police Chief

9. **Non-Scheduled Citizens & Visitors**
10. **Other Business**
11. **Adjournment**



# Grand Junction

State of Colorado

## PROCLAMATION

**WHEREAS,** *Colorado is a premiere bicycling state and Grand Junction offers some of the most diverse bicycling opportunities; and*

**WHEREAS,** *Colorado has designated each June as Bike Month to celebrate bicycling for transportation, fun and health, joining a nationwide effort to encourage cycling novices and enthusiasts to experience the fun and freedom of safely riding a bike to work, school, errands and recreation; and*

**WHEREAS,** *the bicycle is a viable and environmentally sound form of transportation and an excellent form of recreation; and*

**WHEREAS,** *the education of bicyclists and motorists as to the proper and safe operation of bicycles is important to ensure the safety and comfort of all users; and*

**WHEREAS,** *the City of Grand Junction has signed onto the U.S. Department of Transportation's Mayors' Challenge for Safer People and Safer Streets and will be taking actions over the next year to improve safety for bicycle riders and pedestrians of all ages and abilities; and*

**WHEREAS,** *bicycling activities and attractions have a positive impact on Grand Junction's economy and tourism industry and stimulates economic development by making the area attractive to businesses and citizens who enjoy the out-of-doors and healthy lifestyles; and*

**WHEREAS,** *creating bicycle-friendly communities has been shown to improve citizens' health, well-being, and quality of life, to boost community spirit, to improve traffic safety, and to reduce pollution and congestion, all of which contribute to Grand Junction becoming "The Most Livable Community West of the Rockies"; and*

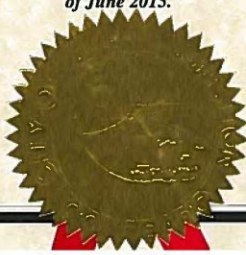
**WHEREAS,** *the Urban Trails Committee, Grand Valley Bikes, and Healthy Mesa County, along with other local organizations throughout Mesa County will be promoting bicycling as an environmentally-friendly alternative to the automobile with a number of activities during Bike Month and on Bike to Work Day.*

**NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the month of June and Wednesday, June 24, 2015 as**

**"BIKE MONTH AND BIKE TO WORK DAY"**

**in the City of Grand Junction and call upon all citizens to participate by biking as an alternative form of transportation.**

**IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 3<sup>rd</sup> day of June 2015.**



\_\_\_\_\_  
Mayor



Attach 1

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY  
May 4, 2015 – Noticed Agenda Attached**

Meeting Convened: 4:35 p.m. in the City Auditorium

Meeting Adjourned: 8:02 p.m.

City Council Members present: All

Staff present: Englehart, Shaver, Moore, Lanning, Valentine, Rainguet, Tice, Portner, Thornton, Ashbeck, and Tuin

Others: Gary Harmon

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Agenda Topic 1. Foreign Trade Zone Boundaries Discussion

Legislative and Management Liaison Elizabeth Tice reviewed a handout which outlined a draft for the expectations for a Foreign Trade Zone (FTZ) analysis. The consultants have seen it and agree that they can provide the aspects they need to. The other aspects will be provided by City Staff; contributions and collaborations will be provided by the Chamber of Commerce, Grand Junction Economic Partnership (GJEP), and the Business Incubator. She asked City Council to review the list and advise if there is anything missing that needs to be on the list. She noted that a significant area on the list is the “Roles and Responsibilities of the Grantee” which the grantee can be any not-for-profit agency. It would require a good understanding of the legal and financial responsibilities and what marketing and business assistance responsibilities fall under the purview of the grantee. She named several areas where case studies will be done of similar sized communities or economies with FTZ’s. The case studies will look at the structure of the grantee, staffing levels, fees that are passed onto businesses, and marketing and promotion efforts. There will be attorney findings for analysis of potential benefits to existing companies, the cost of the application, cost estimates of potential boundary adjustments, time and cost estimates for subzone sites, and the feasibility of the application approval. There will also be an analysis of the potential future benefit, and if Council chooses to move forward, letters of support would be requested from business organizations, economic development organizations, and neighboring counties. Ms. Tice reviewed a map that was provided to City Council and advised that a FTZ allows a 60 mile reach or a 90 minute drive from the port of entry with the possibility of some leniency on the boundaries; however FTZ’s do not cross State boundaries. Montrose was at the Summit meeting and expressed some interest. Ms. Tice said they have not spoken to other communities as they are seeking City Council’s permission first to move forward. It is important to have other communities support. There was some discussion regarding Grand Junction being best for a regional center for a FTZ on the Western Slope, the benefit of presenting it to potential partners carefully, and advising them of what a FTZ is. She noted that

letters of support will be useless without the details. Whether or not other Western Slope entities have researched this on their own and the possibility of other entities looking at applying for a FTZ is not known at this time. Ms. Tice advised that the City is hoping to have a report from the analysis to Council sometime in June. There will be two analyses conducted, one will be just for Mesa County alone and the other would have boundaries that include additional counties. They will talk to companies at the Global Petroleum Show to gauge what interest may be out there. Ms. Tice said it takes approximately eight months for approval of a FTZ. There was discussion about other areas to look at to consider bringing into a FTZ, such as Rangely and Meeker, because they do have manufacturing and mining. City Council directed Ms. Tice to hold off talking to other counties and municipalities until after the analysis has been received.

## Agenda Topic 2. Potential Text Amendments to the Zoning and Development Code

City Manager Rich Englehart advised City Council that Staff has taken a strong look at the Zoning and Development Code and is in need of amendments.

Deputy City Manager Tim Moore advised that Staff goes through a very formal process and this is the 9<sup>th</sup> set of Code amendments that they are bringing to Council for approval. Councilmembers McArthur and Boeschenstein have been a part of all of the conversations regarding the two Code amendments that are being presented.

Principal Planner Dave Thornton described the proposed amendments. The first one is a request to amend the Code and Bylaws to modify the membership of the Zoning Board of Appeals. The Board is currently a five member board; the Chair of the Planning Commission serves as the Chair for the Zoning Board of Appeals, two positions serve as Alternates on the Planning Commission, and two positions are At Large positions. They are proposing to reduce it to a three member board, eliminating the two At Large positions. He explained that the purpose of the Zoning Board of Appeals is to look at variances and there have not been many meetings over the last few years. Mr. Thornton gave an example of one of the hearings that was held to increase the size of a sign which required a variance and noted that one criteria for granting a variance is hardship. A Zoning Board of Appeals is required legally by State Statutes and the jurisdiction of the Board is different than that of the Planning Commission. There was lengthy discussion regarding the purpose of the Board, the necessity of reducing the number on the Board, the possibility of having additional members as alternates on the Planning Commission, and the likelihood of the number of hearings the Zoning Board of Appeals hear increasing. A poll was taken and City Council was in favor of leaving it as a five member Board.

Mr. Thornton explained that the second proposed change is to amend minimum setback requirements, building size limitations, and conditional use permit requirements in the Mixed Use and Industrial Zone districts to bring more uniformity among zone districts. He provided some background information for the request. He stated that there will still be height restrictions on the buildings but the amendment would eliminate the maximum size of the buildings. Requests have been made for building size increases which requires a conditional



use permit process. The proposed change would eliminate the need for the applicant to go through that process. The required parking for any given property could dictate the size of the building. A poll was taken and City Council was in favor of having Planning Commission review this proposal and make a recommendation to City Council.

### Agenda Topic 3. CDBG 2015 Program Year Funding Requests

Deputy City Manager Tim Moore explained that the Community Development Block Grant (CDBG) Program is a federal grant program that is administered through the City's Community Development Department each year. There is a calendar of events that has to happen for the administration of the program.

CDBG Administrator Kristen Ashbeck explained that the program administration cannot exceed 20% of the allocation and human services projects cannot exceed 15% of the allocation. The remaining allocation is for capital projects. There was discussion regarding the Housing Authority not receiving CDBG dollars if they get their other funding that was requested. Ms. Ashbeck explained the difference between the grant amount requested and the minimum request; in case the full amount requested cannot be approved, they also can request a minimum amount to just get their project moving forward. She also explained that the difference between services projects and capital is services are what the clients use daily for services that they are receiving and capital is more like appliances that are used for daily life. When asked about the housing needs assessment, which was the first item on the spreadsheet, Ms. Ashbeck advised that the last housing needs assessment was done in 2002 and a housing strategy was done in 2009. A housing impediments analysis is required to be conducted every five years and with data being outdated from the previous reports, it needs to be brought current.

Community Services Manager Kathy Portner further clarified the need for the housing assessment to be current. CDBG requires that the housing impediments analysis and a five year consolidated plan be completed every five years. The data used comes from the housing needs assessment and information from the Comprehensive Plan review that is currently being done. She said that they think they can get some funding from other partners, i.e. Division of Housing, Housing Authority, Colorado Housing and Finance Authority, Palisade, Fruita, STRIVE, Housing Resources of Western Colorado, and Hilltop to help fund the housing needs assessment and they are also waiting to hear from the County on their participation.

Ms. Ashbeck said they still have 2014 funds that they will be able to put towards this.

City Council reviewed the spreadsheet and discussed the allocations. They were in favor of funding the following:

<b>AGENCY</b>	<b>PROJECT TITLE</b>	<b>RECOMMENDED FUNDING</b>
City of Grand Junction	Housing Needs Assessment	\$30,000 from 2014 Funds for Housing Study \$18,000 from 2014 for Administration
City of Grand Junction	Program Administration	\$43,000
<b>AGENCY</b>	<b>PROJECT TITLE</b>	<b>RECOMMENDED FUNDING</b>
STRiVE	Diagnostic Clinic	\$4,500
Mind Springs Health	Outpatient Services Expansion	\$23,910
Western Colorado Suicide Prevention Foundation	Bridges Program	\$8,860
St. Mary's Foundation	Gray Gourmet	\$9,950
St. Mary's Foundation	Foster Grandparent Program	\$8,998
Karis, Inc.	Asset House Improvements	\$10,200
Housing Resources of Western Colorado	Emergency Repair Program	\$22,500
HomewardBound of the Grand Valley, Inc.	Shelter HVAC Energy Improvements	\$28,293
Grand Valley Catholic Outreach	Housing Rehabilitation – Emergency Transitional House	\$4,000
STRiVE	Housing Rehabilitation – Group Home HVAC Replacement	\$27,210
Mesa Youth Services (Partners)	Main Program Office Safety Improvements/New Stairwell	\$27,500
City of Grand Junction Public Works	Orchard Avenue Elementary Safe Routes to School	\$55,551
City of Grand Junction	Westlake Park Neighborhood Pedestrian Improvements	\$103,778

#### Agenda Topic 4. Other Business

City Manager Rich Englehart passed out the 2014 Current City Council Assignments and asked that they look at it and mark what they would like to serve on or continue serving on and submit it to him prior to Wednesday, May 6<sup>th</sup>. He will compile the results and bring them to the pre-meeting that evening. There was some discussion regarding what boards to look at for the new Councilmembers and what boards need to be added or removed from the list.

#### Agenda Topic 5. Board Reports

Councilmember Chazen reported that at the Downtown Development Authority (DDA) meeting, they developed a job description for the advertisement for a new Executive Director. The Board wants to split the roles of the DDA Director and the person in charge of the Business

Improvement District (BID) as they are two completely different skill sets needed for those jobs. They are currently working on a job description for the BID person in charge. In the meantime, they have coverage on the DDA and the BID with the help of Deputy City Manager Tim Moore. The Visitor and Convention Bureau is looking at housing an office downtown with the DDA which could be a marketing opportunity for downtown.

There are two Requests for Proposals (RFP's) out for White Hall, one for ideas about what to do with the property, and the other for the demolition of the remaining building.

There are currently two openings on the DDA Board to fill seats currently held by P.J. McGovern (term limited) and Kevin Reimer (resigned).

Councilmember McArthur said he has no new information regarding drainage. The County is taking the lead on that.

Councilmember Traylor Smith advised that, regarding the Housing Authority, the Colorado Housing and Finance Authority (CHFA) application for tax credits for senior housing was due and submitted by May 1<sup>st</sup>. Results will be in by the first of August.

Councilmember Boeschstein said that he, the Mayor, the City Manager, the City Attorney, and the Airport Attorney will be meeting on May 5<sup>th</sup> to discuss the construction contract and the Master Plan that shows what future buildings will be used for. Councilmember Boeschstein also reported that the Riverfront Commission met and the new restroom, the new trail head, and trails to Edgewater Brewery are under construction which is the first phase for Las Colonias. Meetings have been held on the planning for the amphitheater for outside concerts for 5,000 to 7,000 people. Councilmember Boeschstein commented on another horrible accident on Horizon Drive and the need to move up the construction of some safety islands and a trail so people stay off of the road. He also went to a Grand Valley Regional Transportation Committee (GVRTC) meeting. Money is being acquired for North Avenue that was originally slated for Orchard Avenue. He participated in a full day workshop for the Mobility Study which indicated that lanes through the middle of Grand Junction do not need to be eight lanes; four lanes with wider sidewalks, crosswalks, and lots of landscaping would be better. The historic train depot also needs to be fixed up.

City Manager Englehart said that the Mobility Study presentation and report are scheduled for the May 18<sup>th</sup> Workshop.

There was some discussion about broadband and City Manager Englehart advised Council he will have some information for the retreat on May 15<sup>th</sup>.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL  
MONDAY, MAY 4, 2015**

**WORKSHOP, 4:30 P.M.  
CITY HALL AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

*To become the most livable community west of the Rockies by 2025*

1. **Foreign Trade Zone Boundaries Discussion**
2. **Potential Text Amendments to the Zoning and Development Code:** Staff is seeking direction from Council for 2 potential amendments. These potential amendments include 1) amending the Code and Bylaws to modify membership of the Zoning Board of Appeals, and 2) amending minimum setback requirements, building size limitations and Conditional Use Permit requirements in the Mixed Use and Industrial Districts. **Attachment**
3. **CDBG 2015 Program Year Funding Requests:** City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2015 Program Year. The City will receive \$374,788 for the 2015 Program Year which begins September 1, 2015. In addition, funds from prior years in the amount of \$51,462 will be allocated with the 2015 funds. **Attachment**
4. **Other Business**
5. **Board Reports**

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

**May 20, 2015**

The City Council of the City of Grand Junction convened into regular session on the 20<sup>th</sup> day of May, 2015 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Chris Kennedy, Duncan McArthur, Rick Taggart, Barbara Traylor Smith, and Council President Phyllis Norris. Also present were City Manager Rich Englehart, City Attorney John Shaver, and Deputy City Clerk Debbie Kemp.

Council President Norris called the meeting to order. The audience stood for the Pledge of Allegiance led by Kyle Huff, a Mesa County Partners, Inc. participant, followed by a moment of silence.

**Presentation**

Presentation by Legends of the Grand Valley regarding the Next Legends Art Project

Legends of the Grand Valley (LGV) Chair, Mr. Tilman "Tillie" Bishop, and Co-Chair, Jacquie Chappell-Reid presented the rendering of the program's last sculpture. Mr. Bishop thanked Council and reviewed the history of the sculpture series which began 10 years ago with the Dalton Trumbo sculpture now located in front of the Avalon Theatre.

Ms. Chappell-Reid thanked Council and explained that after 10 years, the Committee felt it was time to wrap up the program with a piece that represented the Grand Valley itself. She displayed a picture of what the piece will look like and said it will be a 36' x 8' wall with seven panels showing depictions of early settlers, agriculture, ranching, mining, churches, schools, hospitals, recreation, and businesses to name a few. The whole project has been supported by individuals, businesses, and the City. The unveiling is planned for April 29, 2016.

Mr. Bishop brought the design picture up to Council and provided more details.

Ms. Chappell-Reid said Laurena Davis will write the copy that will be fired into the tiles of the sculpture. Ms. Davis will work closely with the Museum of Western Colorado and others to gather the historical information.

Mr. Bishop said there was a committee of about 14 to 16 people that helped with the ideas and designs.

Council President Norris commented the sculptures have been community projects and said she appreciates the work of the committees.

### **Proclamation**

Proclaiming the Week of May 22 through May 29, 2015 as "Junior College World Series Week" in the City of Grand Junction

Councilmember Traylor Smith read the Proclamation. City Manager Rich Englehart accepted the Proclamation and said Councilmember Chazen will read the Proclamation at the Alpine Bank JUCO (Junior College) World Series 2015 Banquet on May 22<sup>nd</sup>. City Manager Englehart said after the Proclamation is read at the banquet it will be presented to JUCO Chairman Jamie Hamilton.

### **Appointment**

To the Grand Junction Housing Authority

Councilmember Traylor Smith moved to appoint Jerry Schafer to the Grand Junction Housing Authority for a Five Year Term Expiring October 2019. Councilmember Boeschstein seconded the motion. The motion carried by roll call vote.

### **Certificates of Appointments**

#### **To the Commission on Arts and Culture**

Elizabeth Brodak, Betsey Dick, and Mary Olkowski were present to receive their Certificates of Appointment.

They all thanked Council for the appointment and said they are looking forward to serving on the Commission on Arts and Culture.

#### **To the Urban Trails Committee**

David Lehmann and Max Schmidt were present to receive their Certificates of Appointment.



Both thanked Council for the appointment and said they are looking forward to serving on the Urban Trails Committee.

### **Citizens Comments**

There were none.

### **Council Comments**

Councilmember McArthur attended the Grand Junction Chamber of Commerce (COC) Young Entrepreneurs Academy graduation on May 7<sup>th</sup>; they presented very impressive business plans. On May 8<sup>th</sup> he went to the Canyon View Park Ribbon Cutting for the new playground equipment; the Play 2 Dream Foundation provided a lot of support for this impressive facility. On May 9<sup>th</sup> he assisted with the Western Colorado Contractors Association's Gauntlet event which raised money for Special Olympics' Athletes in Western Colorado; everyone had a great time. On May 11<sup>th</sup> Councilmember McArthur attended the flag raising ceremony that was held at the Public Safety Building in honor of Peace Officers Memorial Day and Week, and the Housing and Homebuilders Association of Northwestern Colorado dinner where Elliot Eisentberg, Senior Economist at the National Association of Home Builders, gave a presentation which included a local housing market analysis. The Associated Governments of Northwest Colorado (AGNC) held a meeting with Governor Hickenlooper on May 12<sup>th</sup> which he attended. On May 18<sup>th</sup> he went to the Colorado Municipal League (CML) meeting in Denver; the discussion was on a ballot initiative to waive Colorado Senate Bill 152 regarding broadband; it was an informative meeting that explained where rural communities are in the process of establishing broadband services so they can be more attractive to businesses. On May 19<sup>th</sup> he and others from Council attended a presentation on the history of the Las Colonias Park site.

Councilmember Boeschenstein attended the Farewell Celebration for retiring Councilmembers Jim Doody and Sam Susuras that was held at the Avalon Theatre on May 7<sup>th</sup>. On May 11<sup>th</sup> he went the Urban Trails Committee meeting, the Grand Junction High School Graduation, and the rededication ceremony of the George A. Crawford Tomb and Statue; the statue that was in front of City Hall has now been relocated beside his tomb south of the Orchard Mesa Cemetery at 2620 Legacy Way. Other meetings and events Councilmember Boeschenstein attended were the regional CML meeting, the Grand Junction Downtown Development Authority (DDA) meeting, the City Council Retreat, the North 7<sup>th</sup> Street Historic Residential District Home and Church

Tour, the Mesa Land Trust Annual Picnic and Potluck, the Grand Valley Regional Transportation Committee meeting which included a presentation on the I-70 B Plan, the presentation on the history of the Las Colonias Park site, the Colorado Riverfront Commission meeting, and the Horizon Drive Business Improvement District meeting.

Councilmember Chazen also attended the flag ceremony held at the Grand Junction Public Safety Building; he agreed with Councilmember McArthur that it was a moving ceremony and he encouraged others to attend the annual event. On May 7<sup>th</sup> he went to the National Day of Prayer event where non-denominational prayers were read; it was hosted by the Grand Junction Ministerial Alliance and held at the old Mesa County Courthouse. On May 8<sup>th</sup> he went to the Canyon View Park ribbon cutting ceremony and on May 19<sup>th</sup> he attended the Going-Away Reception for DDA Executive Director Harry Weiss, Marketing and Communications Director for Downtown Grand Junction Business Improvement District (BID) Aaron Hoffman, and DDA/BID board members P.J. McGovern and Kevin Reimer. On May 12<sup>th</sup> the AGNC hosted Governor Hickenlooper; various issues were discussed including the borrowing of funds from the Severance Tax Fund for the State TABOR (Taxpayers Bill of Rights) Refund. The State diverted \$20 million from the Severance Tax Fund to pay for the TABOR refund; the Governor said these funds would be restored in 2016. Councilmember Chazen also attended the signing of Senate Bill 282 which will help bring new businesses to rural areas; he provided testimony on behalf of Council in support of this bill. On May 14<sup>th</sup> he attended the DDA meeting; they are continuing to search for an Executive Director and have received some good applications. On May 19<sup>th</sup> he went to the Legislative Wrap-Up Breakfast hosted by the COC and a BID meeting.

Councilmember Kennedy said he attended the Parks and Recreation Advisory Board meeting on May 7<sup>th</sup> and on May 8<sup>th</sup> he went to the Canyon View Park ribbon cutting; he encouraged people of all ages to check out the new playground equipment as there is something for everyone. Also on the 7<sup>th</sup>, he attended the Farewell Celebration for retiring councilmembers. On May 11<sup>th</sup> he went to Chatfield Elementary School and spoke to the 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> graders about the importance of staying in school. On May 13<sup>th</sup> he went to CMU for the "Jump-Start Program for Economically Distressed Counties" (Senate Bill 282) signing; while there, he met with Senator Michael Johnston and other area leaders to discuss ways the City can leverage the Jump-Start Bill for Grand Junction. Also on the 13<sup>th</sup> he went to the Avalon Theatre Phase One Completion Celebration and an Energy Briefing hosted by the COC. On May 16<sup>th</sup> he attended the CMU commencement ceremonies; 1,700 students graduated. On May 17<sup>th</sup> he served as Grand Marshal for the Colorado West Pride Festival; this event has more than doubled in size since its inception three years ago. He went to the groundbreaking

ceremony for CMU's new Veterans Memorial and the Legislative Wrap-Up Breakfast hosted by the COC on May 19<sup>th</sup>.

Councilmember Traylor Smith also went to the Farewell Celebration for the retiring councilmembers; it was a beautiful day and a beautiful place. On May 12<sup>th</sup> she went to the Business Incubator Center's board meeting; it is great to see what they are working on. City Council had a Retreat on the 15<sup>th</sup> and they spent the day looking at issues. The Retreats are worth Council's time; they were able to make a lot of progress. She attended a National Collegiate Athletic Association, Division II Baseball Tournament which was held in Grand Junction; she noted that hosting sporting events is another opportunity for economic development. On May 18<sup>th</sup> she attended a Grand Junction Housing Authority meeting and on the 19<sup>th</sup> she also went to the Legislative Wrap-Up Breakfast; she thanked the Representatives for the time they spent addressing the bills. She attended a Grand Valley Catholic Outreach luncheon which included a tour of their properties and information on the services they provide; she encouraged everyone to find out more about what they do. She also went to the CMU Veterans Memorial groundbreaking ceremony and learned they plan to incorporate some pieces of the current memorial into the new one. On May 20<sup>th</sup> she went to the Grand Junction Economic Partnership meeting, the Multiple Sclerosis Everyday Heroes Celebration, and a CMU International Student Exchange Program dedication. Lastly, she attended the historic presentation on the Las Colonias site.

Councilmember Taggart attended the Colorado Peace Officer Standards and Training Academy graduation on May 5<sup>th</sup> and on the 7<sup>th</sup> he went to the EMS (Emergency Medical Services) Academy graduation hosted by the Grand Junction Fire Department. On May 12<sup>th</sup> he went to the Visitor and Convention Bureau board meeting and on the 19<sup>th</sup> to the Grand Junction Regional Airport Authority Board meeting; he was impressed with the way the Airport board is dealing with difficult issues like the administration building and lease agreements.

Council President Norris noted how involved City Council is in the community and she appreciates that the organizations allow them to be involved. She attended the Honor Guard Ceremony that was held at the Grand Junction Public Safety Building; area local law enforcement agencies were represented at this touching event. Council President Norris also went to the May 20<sup>th</sup> Police News Release regarding incidents that took place on May 18<sup>th</sup> and 19<sup>th</sup>. She expressed her sympathies to the families and thanked the public safety agencies for their cooperation and involvement.

## **Consent Agenda**

Councilmember Chazen read Consent Calendar items #1 through #12, and amended the motion for item #11 to include: if the grant is approved, prior to acceptance, the City Council shall review and as determined by a majority of the Council, approve the receipt and/or expenditure of the funds. He then moved to adopt the Consent Calendar. Councilmember Boeschstein seconded the motion. The motion carried by roll call vote.

1. **Minutes of Previous Meeting**

*Action: Approve the Minutes of the May 6, 2015 Regular Meeting*

2. **Setting a Hearing on Rezoning Property Located at 1020 Grand Avenue**

A request to rezone the property at 1020 Grand Avenue from an R-8 (Residential 8 DU/Ac) to an R-O (Residential Office) zone district.

Proposed Ordinance Rezoning Property from R-8 (Residential 8 DU/Ac) to R-O (Residential Office), Located at 1020 Grand Avenue

*Action: Introduce a Proposed Zoning Ordinance and Set a Public Hearing for June 3, 2015*

3. **Setting a Hearing on Hutto-Panorama Annexation, Located at Approximately 676 Peony Drive**

A request to annex approximately 7.921 acres, located at approximately 676 Peony Drive. The Hutto-Panorama Annexation consists of one parcel and no public right-of-way.

Resolution No. 25-15 – 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, Hutto-Panorama Annexation, Located at Approximately 676 Peony Drive

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hutto-Panorama Annexation, Approximately 7.921 Acres, Located at Approximately 676 Peony Drive

*Action: Adopt Resolution No. 25-15, Introduce a Proposed Annexation Ordinance, and Set a Hearing for July 1, 2015*

4. **Setting a Hearing on Rodgers Annexation, Located at 2075 South Broadway**

A request to annex approximately 1.924 acres, located at 2075 South Broadway. The Rodgers Annexation consists of one parcel and no public right-of-way.

Resolution No. 26-15 – 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, Rodgers Annexation, Located at 2075 South Broadway

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Rodgers Annexation, Approximately 1.924 Acres, Located at 2075 South Broadway

*Action: Adopt Resolution No. 26-15, Introduce a Proposed Annexation Ordinance, and Set a Hearing for July 1, 2015*

5. **Setting a Hearing on Vistas at Tiara Rado, Phase 2, Located at 2063 South Broadway, Outline Development Plan**

The applicant, Hatch Investments, LLC, requests approval of an Outline Development Plan (ODP) for Vistas at Tiara Rado, Phase 2 as a Planned Development (PD) zone district with a default zone of R-O (Residential Office) to develop 14 single-family detached and attached dwelling units on 3.16 +/- acres.

Proposed Ordinance Approving the Outline Development Plan as a Planned Development with a Default R-O (Residential Office) Zone District for the Development of 14 Dwelling Units to be known as Vistas at Tiara Rado, Phase 2, Located at 2063 South Broadway

*Action: Introduce a Proposed Ordinance and Set a Public Hearing for June 3, 2015*

6. **Setting a Hearing on Amending the Zoning and Development Code Regarding Industrial Loading Dock Standards**

This is a proposed Amendment to the Performance Standards for Industrial Districts found in the Grand Junction Municipal Code (GJMC) Section 21.03.080. The proposed amendment would remove a restriction on the location of loading docks in the Industrial Districts and remove another redundant provision.

Proposed Ordinance Amending Section 21.03.080 Industrial Districts (Title 21 of the Grand Junction Municipal Code) Regarding Location of Loading Docks

*Action: Introduce a Proposed Ordinance and Set a Public Hearing for June 3, 2015*

7. **Contract for Development of a Wireless Telecommunications Master Plan**

The Grand Junction Regional Communications Center (GJRCC) would like to enter into a contract with CityScape Consultants, Inc. for consulting services for the amount of \$147,835. CityScape Consultants, Inc. will assist in the development and provide a Wireless Telecommunications Master Plan (WTMP) for cellular coverage areas identified as Study Areas A, B, C, and the 201 Service Boundary.

*Action: Authorize the Purchasing Division, on behalf of the Grand Junction Regional Communications Center, to Enter into a Contract with CityScape Consultants, Inc. for the Development of a Wireless Telecommunications Master Plan in the Amount of \$147,835*

8. **Purchase Two Compressed Natural Gas (CNG) Cargo Vans**

This purchase of two CNG cargo vans will replace the City Warehouse delivery van and the Parking Technician Services vehicle.

*Action: Approve the Purchase of Two CNG Cargo Vans from Spradley Barr Ford of Greeley, CO in the Amount of \$66,382*

9. **Purchase Four Compressed Natural Gas (CNG) Long Bed Pickup Trucks**

The long bed pickup trucks are a part of the resources needed to provide ongoing maintenance in the Parks, Engineering, and Water Distribution Divisions. This equipment will be used for transporting crews and equipment necessary to perform departmental functions. This equipment is a scheduled replacement for each user department and has gone through the Equipment Replacement Committee. The additional cost for the CNG engines will be covered through grant funding.

*Action: Authorize the City Purchasing Division to Purchase Four CNG Long Bed Pickup Trucks from Johnson Auto Plaza for \$143,998.80*

10. **Council Committee Assignments for 2015 - 2016**

Annually, the City Council reviews and determines who on the City Council will represent the City Council on various boards, committees, commissions, authorities, and organizations.



Resolution No. 27-15 – A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, Authorities, and Organizations

*Action: Adopt Resolution No. 27-15*

11. **Grant Application to the Federal Aviation Administration (FAA) for the Grand Junction Regional Airport Authority**

This is a grant application for entitlement funds from the Federal Aviation Administration for the Grand Junction Regional Airport. This grant application encompasses five different project elements which include pavement maintenance on the primary runway and taxiway connectors, and taxiway lighting modifications. Mesa County and the City of Grand Junction are required as Co-Sponsors to the Grant Offer, if awarded.

*Action: Approve a Grant Application between the Federal Aviation Administration and the Grand Junction Regional Airport Authority for Airside Improvements in the Amount of \$2,295,450*

12. **Joining Next Century Cities**

The request is for City Council to adopt a resolution joining Next Century Cities. Next Century Cities is a free membership organization that supports community leaders across the country as they seek to ensure the development and deployment of fast, affordable, and reliable internet to its community members.

Resolution No. 28-15 – A Resolution Authorizing the City Manager to Join Next Centuries Cities

*Action: Adopt Resolution No. 28-15*

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Public Hearing - Community Development Block Grant (CDBG) 2015 Program Year Funding Requests**

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2015 Program Year. The City will receive \$374,788 for the 2015 Program Year which begins September 1, 2015. In addition, funds from prior years in the amount of \$51,462 will be allocated with the 2015 funds.

The public hearing was opened at 8:05 p.m.

Kristen Ashbeck, CDBG Administrator, provided background on the Department of Housing and Urban Development (HUD) entitlement grant program and explained the purpose of the program is to develop viable communities by providing housing, suitable living environments, and expanding economic opportunities to low and moderate income persons and families in the community. This is the 20<sup>th</sup> year the City has been an Entitlement Community and year five of the City's Consolidated Plan which was adopted in 2011. Ms. Ashbeck reviewed some past grant projects and pointed out that receiving this grant can help recipients leverage more funds from other sources. Fourteen projects of the 23 applications received will be considered. Final adoption will be considered at a public hearing on June 17, 2015.

Ms. Ashbeck summarized the projects.

**Program Administration to the City of Grand Junction for 2014 Recommended Funding: \$18,000**

**2014 Housing Study Recommended Funding: \$30,000**

**Program Administration to the City of Grand Junction for 2015**

Program administration includes general administration, public participation, fair housing activities, and completion of the 2016 Five Year Plan and Analysis of Impediment to Fair Housing Choice study. **Recommended Funding: \$43,000**

**Human Services Grants:**

**STRiVE - Diagnostic Clinic**

STRiVE offers the only diagnostic clinic on the Western Slope for children facing challenges of autism, neurological conditions, or developmental disabilities that can benefit from individualized intervention and support services. The diagnostic process involves a team of specialists and is costly. CDBG funds would be used to provide this service to three clients. STRiVE has received CDBG funding in the past for a variety of programs and facilities: 1998 (\$200,000), 2001 (\$40,000), 2009 (\$40,000), 2011 (\$9,924), 2012 (\$25,000), and 2013 (\$20,000). **Recommended Funding: \$4,500**

**Mind Springs Health - Outpatient Services Expansion**

Mind Springs Health provides mental wellness, behavioral change, and substance abuse treatment and services and operates a mental health hospital (CDBG funded hospital room furnishings in 2014). Their services have increased 23% in the last 12

months and they have hired 17 individuals to handle the increased coordination, scheduling, and supervision of clients. CDBG funds are requested to purchase furnishings for office spaces for the new hires. Mind Springs Health received 2014 CDBG funds (\$31,164). **Recommended Funding: \$23,910**

#### **Western Colorado Suicide Prevention Foundation - Bridges Program**

The Bridges Program provides emergency counseling for children, teens, and young adults at risk for suicide who do not have the financial resources to obtain assistance. School counselors refer potential students to the program. Western Colorado Suicide Prevention Foundation has not received CDBG funds in the past. **Recommended Funding: \$8,860**

#### **St. Mary's Foundation - Gray Gourmet Program**

The Gray Gourmet program prepares, serves, and delivers a hot and nutritious lunchtime meal for Mesa County seniors ages 60 and older. The program fosters health, independence, and wellbeing. Volunteers deliver meals to homebound, frail, and recovering elderly that do not have the means to travel to one of the serving locations. CDBG funds would fund three more volunteers to deliver approximately 500 more meals on selected routes within the City limits. Gray Gourmet received CDBG funds in 2004 (\$10,000), 2007 (\$20,500), 2008 (\$20,500), 2010 (\$20,500), and 2012 (\$16,625) for this purpose as well as for the purchase of food and commercial grade kitchen appliances. **Recommended Funding: \$9,950**

#### **St. Mary's Foundation - Foster Grandparent Program**

This program places low income senior volunteers in schools, day cares, Head Start, preschools, and safe house facilities to help children with special needs. Funding would allow for the addition of six volunteers to serve 66 more students. Foster Grandparent Program has received CDBG funding for this same purpose in 2003 (\$5,000), 2004 (\$7,000), 2007 (\$10,000), 2010 (\$12,000), 2011 (\$10,000), 2012 (\$10,000), and 2013 (\$10,000). **Recommended Funding: \$8,998**

#### **Capital Improvements Projects:**

##### **Karis, Inc. - Asset House Improvements**

Karis, Inc. owns and operates the Asset House, a nine-bed transitional facility for homeless individuals, teens, and families. They are in the process of remodeling the home to expand the living and common areas, upgrade the kitchen and bathrooms, and add two new bedrooms for clients. CDBG funds would be used to purchase major appliances for the home. This part of Karis' request is considered facility improvements. Karis received \$85,000 CDBG funds in 2012 to purchase

The House, a safe place for Western Slope teens. **Recommended Funding: \$10,200**

**Housing Resources of Western Colorado - Emergency Repair Program**

Housing Resources provides low income residents with 24-hour emergency repair which includes roof repair, furnace repair, carbon monoxide issues, frozen pipes, water heaters, electrical problems, and evaporative coolers. CDBG funding is requested to help pay for materials and labor for the program. Housing Resources expects to serve 75 City residents through the program. CDBG funds have been granted to Housing Resources in 2000 (\$55,000), 2001 (\$130,000), 2004 (\$50,000), 2005 (\$35,000), and 2009 (\$120,000) for the acquisition and rehabilitation of various housing developments. **Recommended Funding: \$22,500**

**HomewardBound of the Grand Valley, Inc. - Shelter HVAC Energy**

**Improvements** HomewardBound of the Grand Valley (HBGV) provides year-round overnight emergency shelter for up to 160 individuals nightly. An energy audit was completed for the community homeless shelter which reported the rooftop HVAC and evaporative coolers are not functioning properly and need to be replaced. CDBG funds are requested to replace three rooftop units and one evaporative cooler. HomewardBound has received funding in the past: 2002 (\$10,000), 2007 (\$40,000), 2009 (\$21,071), 2010 (\$6,000), 2012 (\$109,971), and 2014 (\$1,500). **Recommended Funding: \$28,293**

**Grand Valley Catholic Outreach (GVCO) - Emergency Transitional Housing**

Grand Valley Catholic Outreach owns and operates a home at 247 White Avenue as an emergency shelter for families. CDBG funds are requested for roof repair. GVCO has received CDBG funding in the past: 1996-1999 (\$73,131), 2000 (\$130,000), 2001 (\$10,000), 2002 (\$50,000), 2010 (\$88,725), 2011 (\$50,000), and 2012 (\$12,638). **Recommended Funding: \$4,000**

**STRiVE - Group Home HVAC Replacement**

STRiVE operates group homes for disabled persons throughout the Grand Valley. CDBG funds would be used to replace the HVAC system at the home located at 1260 Glenwood Avenue. STRiVE has received CDBG funding in the past for a variety of programs and facilities: 2003 (\$5,000), 2004 (\$7,000), 2007 (\$10,000), 2010 (\$12,000), 2011 (\$10,000), 2012 (\$10,000), and 2013 (\$10,000). **Recommended Funding: \$27,210**

**Mesa Youth Services (Partners)**

The main office for Partners, 1169 Colorado Avenue, is in need of safety

improvements. Partners provides programs for substance abuse prevention, victim empathy, and life skills educational classes in the second floor meeting room. Currently there is only one exit from the upstairs to the first level. In an emergency that egress is unusable; up to 25 young people could be trapped. CDBG funds would be used to add a second stairwell at the west end of the building for a secondary escape. Partners received CDBG funds in 2001 (\$15,000), 2005 (\$15,000), 2008 (\$100,000), and 2013 (\$15,000). **Recommended Funding: \$27,500**

**City of Grand Junction - Orchard Ave Elementary Safe Routes to School**

A walking and biking to school audit was completed at Orchard Avenue Elementary in 2014 and several deficiencies were identified. In addition to some on-site circulation improvements that can be made, construction of segments of missing curb, gutter, and sidewalk along walking routes would improve pedestrian and bicycle accessibility and safety: 285 linear feet of new curb, gutter, and sidewalk along 19<sup>th</sup> Street and 161 linear feet of new curb, gutter, and sidewalk along Elm Avenue. The Orchard Avenue Elementary School neighborhood is CDBG-eligible. **Recommended Funding: \$55,551**

**City of Grand Junction - Westlake Park Neighborhood Pedestrian**

**Improvements** This project would provide pedestrian and bicycling improvements in the Westlake Park area to provide safe access to Pomona Elementary and West Middle Schools as well as improve pedestrian connectivity in the neighborhood. The Westlake Park neighborhood is CDBG-eligible. **Recommended Funding: \$103,778**

Ms. Ashbeck reviewed the grant approval time line, noting that after Council approval on June 17<sup>th</sup> the information will be forwarded to HUD for their approval. She then said some of the applicants were present for questions.

Councilmember Boeschstein thanked Ms. Ashbeck for including a Safe Routes to School proposal.

Councilmember Kennedy said this information was presented at his and Councilmember Taggart's first workshop after being sworn in; they both thanked Staff for putting a great workshop together and walking Council through each request and explaining the pros and cons.

Councilmember Chazen noted there are a lot of great projects and organizations. He then asked if there is a follow up process after the funds are expended to ensure the

funds were being spent properly. City Attorney John Shaver said the subrecipient agreement required by HUD for the grants includes a lot of checks and balances.

Jill Darrian, Co-Director for Mesa County Partners, 1169 Colorado Avenue, thanked Council for their consideration. Their building was constructed 14 years ago and since then the Fire Department advised them they needed a second building exit.

Martha Graf, Executive Director for Western Colorado Suicide Prevention Foundation, 740 Gunnison Avenue, said they just moved into the Center for Independence Building. She is grateful to the City for supporting them through this grant. She shared a story regarding a child who is suffering and through their program, they are able to provide counseling for the girl. There is a large need for this simple and responsive program. She thanked City Council.

Katie Bowman, Housing Resources of Western Colorado, 524 30 Road, Suite 3, said they had lost funding and thanked City Council for their support; with it they have been able to restart the Emergency Repair Program.

Councilmember McArthur asked if the Emergency Repair Program is only available for Housing Resources of Western Colorado homes. Ms. Bowman said the service is available for all homes in the community of low to moderate income individuals and families.

Jade Joyce, Deputy Director, HomewardBound of the Grand Valley, Inc., 2853 North Avenue, thanked Council for the opportunity to replace their heating and cooling system.

The public hearing was closed at 8:23 p.m.

Councilmember Traylor Smith said STRIVE was getting ready for a picnic with the JUCO players and was not able to attend the meeting, but noted the Diagnostic Clinic is a very worthwhile program.

Councilmember Chazen moved to approve the CDBG City Council Workshop recommendations for funding the 2015 Program Year and set a public hearing for adoption of the 2015 One-Year Action Plan for June 17, 2015. Councilmember Traylor Smith seconded the motion. The motion carried by roll call vote.

Council President Norris called for a break at 8:25 p.m.

The meeting reconvened at 8:34 p.m.



## **Establishment of Line of Credit FBO (for benefit of) Downtown Development Authority (DDA) and DDA Budget Amendments**

The Downtown Development Authority (DDA) seeks the establishment of a revolving Line of Credit (LOC) for the purpose of accessing tax increment revenues for ongoing and future TIF (Tax Increment Financing)-qualified projects. Administration of the Line of Credit shall be through an Intergovernmental Agreement (IGA) between the City and the DDA. The DDA has identified additional TIF-eligible undertakings that require budget amendments for FY (fiscal year) 2015 subject to Council approval.

Harry Weiss, DDA Executive Director, presented this item. He explained the three proposals included in this item, how TIF's work, and what they can be used for. TIF's are not tailored for an ongoing basis; the LOC would provide that instrument. He named other DDA's that have used this system. If approved, an IGA would state what the LOC can be used for. TIF funds could easily be paid back from that withdrawal. The DDA does not intend to carry a balance on the LOC. The Financial Operations Director would be responsible for authorizing the draws. The TIF is in the name of the City and the LOC would need to be under the same name. He explained the budget contingencies are for the demolition of White Hall and the acquisition of R-5 High School and surrounding property. He stated this request is for Council to authorize the LOC with Alpine Bank, execute an IGA, and consent to the budget amendments.

Councilmember Boeschstein thanked Mr. Weiss for his service and asked for what purpose the R-5 High School property is going to be purchased. Mr. Weiss said R-5 is a high demand property; the undeveloped area can be used for housing while the school building could be used for a cultural center and a downtown office for the Business Incubator. The DDA will lease the building back to the School District until a new building is constructed.

Councilmember Boeschstein asked if the DDA has a long range plan. Mr. Weiss said by statute the DDA has a Plan of Development and this includes what the DDA has done since 1981. In addition to that, by reference, it refers to all of the other plans that have been adopted; he named them. Councilmember Boeschstein asked if the DDA is planning to incorporate the I-70 Business Loop Plan into their Plan. Mr. Weiss said this has been discussed; he explained one strategy. DDA does have funds that could be used to work with CDOT; it is a concept in progress.

Councilmember Boeschstein stated that the DDA has talked to the Parks and Recreation (P&R) Department regarding the plans for the Las Colonias Amphitheater; he then asked if the DDA is planning to participate in this. Mr. Weiss said he has had

conversations regarding the scope of the Amphitheater, but has not seen any plans or received any requests from P&R. The Design Services are being done now.

Councilmember Boeschstein asked if the plan for White Hall is now to demolish it. Mr. Weiss said yes, a contract has been awarded for the demolition. The DDA is discussing ideas for the properties redevelopment.

Councilmember Chazen clarified that for the LOC project, the money is in the bank and a withdrawal from the LOC loan will be taken out to pay a vendor and the loan will be paid off in a matter of days with the money that was already in the bank. Mr. Weiss clarified that the City will draw funds from the DDA's capital account and the DDA will authorize the repayment from the TIF funds; there is not a vendor in the transaction. Councilmember Chazen asked if there are sufficient funds in the bank now to undertake the two contingency projects. Mr. Weiss said yes, based on 2015 revenues, there is about \$1.8 million of unappropriated monies in the account. Councilmember Chazen asked if the new loan would violate any loan covenants currently in place. Mr. Weiss said it wouldn't.

Councilmember Kennedy thanked Mr. Weiss for his service and said he's sorry to see him go. He then asked what the time and money savings will be to process payments with this loan and payback structure. Mr. Weiss said there will be no issuance, or underwriting fees; there will be an annual fee and only one or two days of interest will be accrued.

Councilmember Chazen moved to authorize a Line of Credit FBO (for the benefit of) the Grand Junction DDA, approval of an Intergovernmental Agreement between the City of Grand Junction and DDA, and approval of DDA budget amendments for TIF-qualified projects. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

### **Public Hearing - Corner Square Outline Development Plan Amendment, Located at North 1st Street and Patterson Road**

F & P Development, LLC is requesting approval of an amendment to the Outline Development Plan (ODP) for the Corner Square Planned Development. The request is to amend the Outline Development Plan by changing the default zone of Pod G from R-12 (Residential - 12 units per acre) to B-1 (Neighborhood Business). The proposed amendment would allow personal service-oriented uses and commercial parking but no sales-oriented uses as defined by the Zoning and Development Code.

The public hearing was opened at 8:48 p.m.

Greg Moberg, Development Services Manager, introduced this item, described the request, the zoning of the property and surrounding area, and their uses. Currently six of the eight pods have been developed. The Future Land Use Map shows the designated site as a Neighborhood Center; however in 2010 Council adopted a Comprehensive Plan which changed the property designation to Neighborhood Commercial which would allow a B-1 Zone. The original ODP zoned Pod G as Residential only; the proposed amendment allows additional commercial uses while reducing residential use. The proposed ODP would not change the Default Zone for any other Pods in the development. The developer has self-limited commercial uses (restricting straight retail business) and building sizes. In November, 2014 a neighborhood meeting was held and the Planning Commission met, voting unanimously to forward a recommendation of approval.

Councilmember McArthur asked if this is a zoning change request. Mr. Moberg said the zoning would remain the same; this request is to change the underlying default zone that establishes the uses, setbacks, and size.

Councilmember Taggart asked Mr. Moberg to review the residential and commercial break outs. Mr. Moberg said the current default zone of Pod G and H are R-12 which limits their use to residential only at a density of 70 - 111 units. Amending Pod G to the default zone of B-1 would allow all uses including residential, but reduce the residential density to 60 – 91 units. Some restricted commercial uses are bars, nightclubs, and produce stands.

Councilmember Boeschstein asked if there would be any open space. Mr. Moberg said if residential use is proposed, open space would be a requirement.

Councilmember Boeschstein asked if the lot with the large hole is still vacant due to the recession and the difficulty to find financing. Mr. Moberg said that is correct.

Councilmember Kennedy asked how traffic would be impacted along 1<sup>st</sup> Street if more commercial use is added. Mr. Moberg said the proposed commercial uses are for offices which have a lower traffic demand than high density residential or businesses like strict retail and bars.

Council President Norris asked if Pod B (the vacant lot with the hole) is zoned for commercial. Mr. Moberg said yes. Council President Norris then asked if the intent of this request to make this area more commercial rather than residential. Mr. Moberg said the change for Pod G would be from residential to mixed use which includes commercial; however, the developer has restricted the commercial uses of Pod G to

office use only. Council President Norris asked if this could be changed and be less restrictive down the road if this request is approved. Mr. Moberg said a new amendment would need to be sought to change the restrictions of this request.

Councilmember McArthur noted there was a lot of concern about traffic when this project was first considered; if approved, would this change increase or reduce the amount of traffic. Mr. Moberg said there should be a slight reduction in traffic.

There were no public comments.

The public hearing was closed at 9:01 p.m.

Councilmember McArthur said this development was a grand experiment in this market and the developer chose to go to Planned Development to establish zoning and uses for the property. He feels it is appropriate to allow some flexibility in the zoning as a reaction to the market and he will support the amendment.

Ordinance No. 4662 – An Ordinance Amending the Corner Square Outline Development Plan to Change the Default Zone of Pod G From R-12 (Residential 12 DU/Ac) to B-1 (Neighborhood Business) and Modify the Phasing Schedule, Located at North 1<sup>st</sup> Street and Patterson Road

Councilmember Boeschstein moved to adopt Ordinance No. 4662 on final passage and ordered final publication in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

### **Dere Special Permit, Located at 675 1/2 24 1/2 Road**

The applicant, Brian Dere, requests approval of a Special Permit (SP) to allow a manufactured home as an interim use of property in accordance with Section 21.02.120 of the Zoning and Development Code.

Scott Peterson, Senior Planner, presented this item and explained the request. The Planning Commission (PC) forwarded a recommendation of approval to allow the developer to place one manufactured home on the property in order to receive rental income until the property is developed or sold. Mr. Peterson reviewed the location and allowable uses. The property is currently zoned R-24 with the Comprehensive Plan and Future Land Use Map designation of Urban Residential Mixed Use. The SP is a City Council discretionary review process to add flexibility when considering land use that is temporary. City Staff recommends approval; this request meets the requirements of the Zoning and Development Code and is consistent with the Comprehensive Plan.

Councilmember Boeschstein asked if this property will be connected to water and sewer. Mr. Peterson said yes; as part of the approval the applicant will be required to connect to Ute water and the City sewer. Councilmember Boeschstein then asked if this home will be HUD approved and if it will be single or double wide. Mr. Peterson said it will be HUD approved, but he does not know how wide the home will be. The applicant, Brian Dere, said it will probably be a single wide; about 1,000 square feet. Councilmember Boeschstein asked how the City will be assured the home will be removed. Mr. Peterson said the SP requires the mobile home to be removed upon development of the property. If the applicant fails to remove the home, the SP would be revoked and turned over to Code Enforcement. Councilmember Boeschstein asked if the City would hold any type of security to ensure compliance. Mr. Peterson said no; the SP is a conditional limit, not a time limit.

Councilmember McArthur noted Mr. Peterson used the term manufactured home and Councilmember Boeschstein referred to it as a mobile home. He then asked if the home will be on a permanent foundation. Mr. Peterson said yes, the Zoning Code requires manufactured homes to be placed on permanent foundations. Even though this is for interim land use that standard still applies. Councilmember McArthur clarified that this request is for an interim zoning and allowance that terminates on development of the property; he then asked if the SP would also terminate upon the sale of the property. Mr. Peterson said the way the SP is written, it runs with the land; if the property is sold the manufactured home could stay on the property until the land is developed.

Councilmember McArthur said this is potentially a method of skirting around the Zoning Code; perhaps a provision should be in place for a renewal of the SP at the time of sale. City Attorney John Shaver said this was a negotiated process and each SP has different conditions; a time frame, or expiration upon sale of the property are conditions that could be incorporated into the negotiations.

Councilmember Chazen said he has some of the same concerns as Councilmember McArthur. He feels having someone on property is a good thing, but is concerned about not having a sunset provision; the applicant should have to renew the permit within a certain period of time or upon sale of the property.

Councilmember Taggart agreed with Councilmember Chazen; the term interim is too broad. The applicant should show progress within a reasonable amount of time.

Councilmember Kennedy asked if there is an identified tenant for the structure. Applicant Brian Dere said he does not have specified tenant, but will do a background check when the time comes. The request for this SP is a result of safety and security

concerns; the property can't be farmed due to existing infrastructure and although it is an undeveloped property there are still safety concerns and maintenance that needs to be done. Mr. Dere said his plan is to only keep the temporary home for a short period of time; he would like get a plan for a nice development when the economy bounces back. He would not have a problem removing the home if the property is sold.

Councilmember Kennedy said he is concerned that the home will look like a permanent structure since it is required to have a permanent foundation. Mr. Dere said the Planning Department does not require a full stem wall so it could be easily removed.

Councilmember Traylor Smith said most of the concerns have been addressed, but she would like to see a clause added stipulating the home will be removed upon sale of the property.

Councilmember McArthur agreed with Councilmember Traylor Smith.

Mr. Dere said it could take four or five years before the economy comes back.

Councilmember Chazen noted that the Staff Report said the SP would be discussed at the May 12<sup>th</sup> PC meeting; what was the PC's decision? Mr. Peterson said this was placed on the consent agenda and was approved; no public was present to testify. Councilmember Chazen thanked the applicant for purchasing the property, but stated he would like a clause added in the event of a transfer of ownership and an eight to ten year term for reapplication. Mr. Dere asked for a 15 year term.

Councilmember Taggart said he is concerned 15 years is too long along with the requirement to have a permanent foundation; this does not sound temporary. Mr. Peterson said the foundation would be in compliance with the City's Zoning Code and Building Code. City Attorney John Shaver concurred and added the hook ups would also be in compliance.

Councilmember McArthur asked what the procedure is to extend a SP. Mr. Peterson said they would amend the SP document to add such a clause. Councilmember McArthur asked if the SP is approved with a ten year period, what would be required to renew the permit at the end of the ten year period. Mr. Peterson said the property owner would be notified to contact the Planning Department if they would like to come back to Council for an extension.

City Attorney Shaver said he would recommend against stipulating an extended term since this is a negotiated document. He suggested stipulating a term and having the applicant reapply for Council to hear and decide if they would like to issue the permit at



that time. Councilmember McArthur said with Mr. Shaver's recommendation he would be more willing to allow a 15 year term.

Council President Norris asked how Council should move forward. City Attorney Shaver said Council can give their direction now and Staff will accomplish the details.

Councilmember Chazen asked Mr. Shaver if this situation has come up before. City Attorney Shaver said it has not come up in this specific context before. The City has had only three SP applications since they became available in 2010. Councilmember Chazen asked if this should be sent back to the PC. City Attorney Shaver said it is an option, but since the PC has already given their recommendation, Council can give Staff direction and Staff will add Council's decision to the SP.

Councilmember Kennedy suggested adding the conditions discussed to the motion.

Mr. Dere requested a 15 year term as it would allow him more flexibility regarding economic conditions.

Councilmember Chazen asked if it will be a new home. Mr. Dere said they are looking for a nice home that is not too old.

Permit No. 2015-1 – Pursuant to Section 21.02.120 of the Grand Junction Municipal Code (Zoning and Development Code) for an Interim Use on Property Located at 675 ½ 24 ½ Road in Grand Junction, Colorado

Councilmember Kennedy moved to approve Special Permit No. 2015-1 to temporarily place a single manufactured home on 4.88 +/- acres in a R-24 (Residential - 24 DU/Ac) Zone District to be terminated upon sale or conveyance to another person or entity other than the way it is presently titled or completion of 15 years. Councilmember Taggart seconded the motion. Motion carried by roll call vote.

**Purchase a Single Axle 4x2 Compressed Natural Gas (CNG) 5-yard Dump Body with Snow Removal Equipment and Purchase a Tandem Axle CNG 10-yard Dump Truck**

The single axle 5 yard dump body with snow removal equipment is part of the resources needed to provide ongoing maintenance in the Streets and Stormwater Divisions and the tandem axle 10 yard dump truck is part of the resources needed to provide ongoing maintenance in the Water Services Division. These trucks are scheduled replacements for the Public Works Department and have been approved

through the Equipment Replacement Committee. The additional cost for the CNG engines will be covered through grant funding.

Jay Valentine, Internal Services Manager, presented this item. A DOLA (Department of Local Affairs) grant will help to pay for these units because they are being converted from diesel to CNG and payback is not required. These vehicles were not originally budgeted for 2015, but are being moved forward due to the cost savings through the grant funding and not having any payback. The purchase will require a budget appropriation.

Councilmember Chazen asked if there are sufficient reserves in the vehicle fund to pay for these now and will the reserves be restored in future years. Mr. Valentine said there are sufficient reserves and they are anticipating extra reserves in 2016. He explained the process to determine when the vehicles in the fleet should be replaced; the expected life span of these vehicles is 10 years.

Councilmember Traylor Smith asked if there will be any value the City can recover when these are replaced. Mr. Valentine said they have been offered and will accept a \$5,000 trade-in for the 5-year truck; there has been no offer on the 17 year old vehicle; it will probably be sold at auction.

Councilmember Kennedy asked if the maintenance costs for these are at a level where they are no longer cost effective. Mr. Valentine said yes, the maintenance cost for both of these vehicles has maxed out, meaning the maintenance costs have exceeded 50% of the replacement value. He explained the fleet review process to determine if a replacement is needed.

Councilmember Taggart asked if there are vehicles scheduled to be replaced in 2015 that could be pushed back to 2016 in order to maintain the reserves closer to \$1 million. Mr. Valentine said there are some opportunities, but by the time they come up for replacement, they have already been pushed back about two years.

City Manager Englehart said during the budget process they will look at ways to restore the reserve funds back up to \$1 million.

Councilmember Chazen is concerned there may not be enough CNG pumps to keep the trucks filled up. Mr. Valentine said with proper management, there are adequate fueling stations and not all the vehicles require slow time fill; some can be filled at faster fueling stations. Mr. Valentine added that Todd Hollenbeck, Manager of Grand Valley Transit (GVT), is looking for grant opportunities to build their own fueling infrastructure.

Councilmember Chazen asked for clarification that there are adequate fueling capabilities now. Mr. Valentine said yes, with management.

Council President Norris said she was glad to see local firms put in for bids for this request.

Councilmember McArthur asked regarding adequate fueling stations, is there potential to add a station at the Persigo substation to be located in Orchard Mesa. Mr. Valentine said the City does not like having the only CNG fueling station in the area; the City has been in support of the private sector adding CNG infrastructure and the State has encouraged more growth. Mr. Valentine agreed more fueling stations are needed.

Councilmember Boeschstein thanked Mr. Valentine for bringing the CNG vehicles to the City. These burn a lot cleaner and are great to have.

Councilmember Taggart suggested creating an accrual fund in next year's budget from the fuel savings for another station. City Manager Englehart thought it was a great idea; savings have been realized and he suggested GVT may also be able to contribute since they have also saved on costs. He said the Orchard Mesa area would be a good location.

Councilmember Chazen asked where the funds for a fueling station came from. Mr. Valentine said the regional CNG fueling station was 90% grant funded. He added Council approved the purchase of the CNG trash trucks and they were obtained prior to completion of the filling stations. Things were then put in place and the fueling station was completed in time for the trucks to be used. The replacement process now has CNG vehicles being replaced with CNG vehicles.

Councilmember McArthur said he previously saw bio gas being used at a North Carolina fire asphalt plant where they gathered methane gas from a landfill; he asked if anyone had looked into this idea. City Manager Englehart said it is a great concept. He has had conversations with former County administrators, but until they make a commitment to replacing their vehicles with CNG vehicles, the City will have to look at other alternatives.

Councilmember Boeschstein moved to authorize the City Purchasing Division to purchase a single axle CNG 5-yard dump body with snow removal equipment for \$187,492 and a tandem axle CNG 10-yard dump truck for \$167,904 from Transwest and Kois Brothers Equipment. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

There was none.

**Adjournment**

The meeting adjourned at 9:51 p.m.

Debbie Kemp, MMC

Deputy City Clerk

## **GRAND JUNCTION CITY COUNCIL**

### **SPECIAL SESSION MINUTES**

**MAY 26, 2015**

The City Council of the City of Grand Junction, Colorado met in Special Session on Tuesday, May 26, 2015 at 4:02 p.m. in the Administration Conference Room, 2<sup>nd</sup> Floor, City Hall, 250 N. 5<sup>th</sup> Street. Those present were Councilmembers Bennett Boeschstein, Marty Chazen, Chris Kennedy, Duncan McArthur, Rick Taggart, and President of the Council Phyllis Norris. Also present were City Manager Rich Englehart, City Attorney John Shaver, and Human Resources Director Claudia Hazelhurst.

City Attorney Shaver explained the Executive Session arises out of an open records request but specifically advised the Council that the request is not the topic of the Executive Session, the topic is personnel. City Attorney Shaver stated that the City Manager is the "personnel" that is the subject of the meeting and that he may speak to the request/how it involves him but that the specific response to the request is not proper for Executive Session. The City Attorney noted that the open records request has been forwarded to City Council for context for the meeting with Mr. Englehart. Mr. Shaver asked for questions of which there were none.

Councilmember McArthur moved to go into Executive Session for Personnel Matters under Section 402(4)(f)(I) of the Open Meetings Law. Councilmember Kennedy seconded the motion. Motion carried.

The City Council convened into executive session at 4:05 p.m.

It is noted for the record that Councilmember Traylor Smith arrived at the Special Session at 4:16 p.m. and that Councilmember McArthur left the Special Session at 5:55 p.m.

Stephanie Tuin, MMC  
City Clerk



Attach 2  
**CITY COUNCIL AGENDA ITEM**

Date: May 22, 2015  
Author: David Thornton  
Title/ Phone Ext: Principal Planner/x1450  
Proposed Schedule: June 3, 2015  
First reading  
2nd Reading: June 17, 2015  
File #: ZCA-2015-124

<b>Subject:</b> Amending the 24 Road Corridor Design Standards Changing the Maximum Letter Height for Building (Wall Mounted) Signs, Section 25.28 Signs
<b>Action Requested/Recommendation:</b> Introduce a Proposed Ordinance and Set a Hearing for June 17, 2015
<b>Presenter(s) Name &amp; Title:</b> David Thornton, Principal Planner

**Executive Summary:**

This is an amendment to the Development Regulations found in Title 25, 24 Road Corridor Design Standards, changing the maximum letter height for building (wall mounted) signs by eliminating the current 12 inch height limits of letters for all building (wall mounted) signs within the 24 Road Corridor subarea. This effectively allows for any size lettering that also conforms to the general Sign Code allowances as found in the Zoning and Development Code and no longer restricts such signage to 12 inch letters.

**Background, Analysis and Options:**

The Grand Junction City Council has requested that Staff propose amendments to City codes and regulations as needed to be dynamic and responsive. The proposed amendment will enhance the responsiveness of the Code to the concerns of citizens and enhance its effectiveness. City Council also recently developed an Economic Development Plan. The proposed amendments implement this Plan by streamlining processes and eliminating restrictions that are arguably unnecessary to protect the community.

The original purpose/goal of reducing the lettering size to 12 inches as part of the sign regulations for the 24 Road Subarea Plan area was to address the built environment of the corridor and minimize the visual clutter of signage and instead emphasize the architectural features and aesthetics of the buildings themselves. The 24 Road Corridor has specific architectural standards that are required and the corridor has benefited from these. The built environment of the corridor has created a unique entrance and corridor to Grand Junction. This is all part of the vision of the 24 Road Corridor Subarea Plan and the 24 Road Corridor Design Standards & Guidelines, which are the standards and guidelines codified as Title 25 of the Municipal Code. The City adopted the 24 Road Corridor Design Standards and Guidelines on November 1, 2000

as an overlay zone district to be applied to the entire study area of the 24 Road Corridor Subarea Plan.

In the quest to protect the community, neighborhoods and development the City must accommodate modern and changing needs of business, industry and community. Since the first zoning ordinance was adopted by the City of New York in 1916, municipalities and local governments have embraced zoning codes regulating the built environment including regulating signage. It is a dynamic and changing world and the needs of the community continue to change. As Grand Junction continues to grow and the City strives to encourage economic development throughout the community, changes to how business is regulated are sometimes needed.

This text amendment proposes to change the requirement for the size of sign letters located on building signage within the 24 Road Subarea. The Code currently limits letter size to 12 inches. This amendment if approved will eliminate the 12 inch maximum letter size for building (wall mounted) signs and allow for any size letter that also conforms to existing 100 square foot maximum sign size requirements already in place under the 24 Road Design Standards.

Community expectations are that the need to create a vibrant commercial district often starts with architectural and aesthetic treatments; however, the limitation of signage that

Main Address	Business Name	Letter Height
630 24 RD	City Market	39"
630 24 RD	City Market	26 1/2"
637 24 1/2 RD	GJ Scores	18" & 24"
637 24 1/2 RD	Spin City	60"
637 24 1/2 RD	Spin City	60"
636 MARKET ST	Kohl's	60"
648 MARKET ST	Regal Cinemas	42"
648 MARKET ST	Regal Cinemas	20"
654 MARKET ST	Candlewood Suites	33"
2430 PATTERSON RD	Costa Vida	40"
2430 PATTERSON RD	Which Wich	35"
2430 PATTERSON RD	Sport Clips	30"
625 RAE LYNN ST	Holiday Inn Express	20.8"
625 RAE LYNN ST	Holiday Inn Express	26.3"
633 24 RD	Timberline Bank	12"
651 MARKET ST	Value Place Hotel	12"

affects a person's ability to identify a business from a reasonable distance is counterproductive to creating a vibrant business environment.

Since 2000 when the design regulations and guidelines went into effect for the 24 Road Subarea there have been numerous variance requests to increase the size of lettering for building signage. All requests for variances to the letter size have been granted by the City Planning Commission or Board of Appeals. The table to the right lists some of those. The last two examples in the table are businesses that have not sought an increase in lettering for their building signs.

In the case of the Value Place Hotel they are located in very close proximity to 24 Road and can easily be seen by vehicle traffic and therefore easily identified and found. The 12 inch letter was used in their sign; they did not seek a variance.



View of Value Place Hotel from 24 Road – 12 inch letters



View of Regal Cinemas (20 inch letters) and Kohl's (60 inch letters) from the intersection of 24 Road and F 1/2 Road

Both Regal Cinemas and Kohl's have signs that are larger than 12 inches. Regal Cinemas received a variance for their sign to increase the letter size to 20 inches. The property where Kohl's was constructed did not have to comply with the 24 Road sign regulations due to an earlier development approval that was vested under the previous code. The size of these signs clearly helps a person see where they are from the vantage point at 24 Road and F 1/2 Road as seen in the picture above. The wall sign on the Kohl's building has a five foot letter height.



The proposed amendment is intended to encourage and facilitate orderly and efficient development in the City's 24 Road Corridor by eliminating outdated and somewhat arbitrary standards, unnecessary special permitting processes (variances) for building signs and allowing more flexibility in signage layout and design, which facilitates development in the 24 Road area and encourages the City's Comprehensive Plan vision. The proposed text change looks like the following. Strike through text will be deleted and underline text is added text.



**25.28.030 Site sign program.**

(5) Building identification signs provide for specific building identification viewed from the site or adjoining street. ~~Maximum letter height for building-mounted signs is 12 inches, and~~ letters may be painted on windows, or mounted on or routed out of the wall or fascia panel (commercial users only) designed specifically for signage.

Findings of Fact/Conclusions

There are no amendment criteria found in the 24 Road Corridor Design Standards and Guidelines. The following criteria is found in the Zoning and Development Code.

After reviewing the proposed amendment to changing the maximum letter height for building (wall mounted) signs by eliminating the current 12 inch height limits of letters for all building (wall mounted) signs within the 24 Road corridor subarea, the following findings of fact and conclusions have been determined:

1. The proposed amendments are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.
3. The reasons for the proposed amendments are as addressed in the staff report.

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

The proposed amendment further supports the Comprehensive Plan's Guiding Principles of "Concentrated Centers", "Sustainable Growth Patterns" and "A Regional Center" by further supporting the existing development and the future development expected in the 24 Road Corridor Subarea, an area that also makes up the Mesa Mall/24 Road Village Center as identified in the Comprehensive Plan. It is also 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.*

*Policy 3A: To create large and small "centers" throughout the community that provide services and commercial areas.*

The 24 Road Corridor is a major part of the Mesa Mall/24 Road Village Center identified in the Comprehensive Plan. Eliminating this 12 inch sign letter size on building signage within the corridor will create opportunities for better business visibility which will lead to better Wayfinding for their customers in finding them and knowing what businesses are open in the village center/24 Road Corridor. The vision of the Comprehensive Plan is to become the most livable community west of the Rockies by 2025. Achieving this vision includes enhancing business presence and helping them to be more successful.

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

*Policy 8C: Enhance and accentuate the City "gateways" including interstate interchanges, and other major arterial streets leading into the City.*

The vision statements found in the 24 Road Corridor Subarea Plan adopted by the City in 2000 include the desire to “achieve high quality development in the Corridor in terms of land use, site planning and architectural design” and “achieve a distinctive ‘parkway’ character along the roadway that can serve as a gateway to the Grand Junction community”. These vision statements support Goal 8 of the Comprehensive Plan and by amending the design standards for signage in the corridor will provide a better tool for developers through the proposed signage design option of larger letters which can help businesses be more visible yet be in keeping with the design and architectural standards in place for the corridor.

**How this item relates to the Economic Development Plan:**

Eliminating a maximum size for sign lettering supports more flexibility in signage and commercial design; and eliminating the need for a development to request a variance to the lettering size now required to increase size, supports the City’s 2014 Economic Development Plan. They support specifically Section 1.5 Supporting Existing Business: Streamline processes...while working within the protections that have been put in place through the Comprehensive Plan.; and the Action Step: Be proactive and business friendly and review development standards and policies to ensure that they are complimentary and support the common mission.

**Board or Committee Recommendation:**

On May 12, 2015, the Planning Commission heard this item and made a recommendation of approval (6 to 0) to City Council.

**Financial Impact/Budget:**

No financial impacts have been identified.

**Legal issues:**

Legal has reviewed this proposed text amendment and has no concerns with it.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

At the March 16, 2015 Workshop, City Council was briefed on this proposal recommending changing the size of lettering for building signs within the 24 Road Corridor Overlay.

**Attachments:**

1. Proposed Ordinance

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

**AN ORDINANCE AMENDING SECTION 25.28 OF THE 24 ROAD CORRIDOR  
DESIGN STANDARDS AND GUIDELINES (TITLE 25 OF THE GRAND JUNCTION  
MUNICIPAL CODE) REGARDING MAXIMUM LETTERING SIZE FOR BUILDING  
SIGNS**

**Recitals:**

This ordinance amends the Title 25 of the Grand Junction Municipal Code (known as the 24 Road Corridor Design Standards and Guideline), by eliminating the maximum size of sign letters located on building signage. This allows overall sign allowances and maximums dictate the actual allowed building signage on a building.

The City Council desires to maintain effective development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions.

The City Council has also recently developed an Economic Development Plan and desires that development regulations be reviewed and amended where necessary and possible to facilitate economic development.

The amendments enhance the effectiveness of the Code and its responsiveness to changing business practices and community expectations and implement the Economic Development Plan by removing unnecessary barriers to development and business and streamlining development review processes.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended adoption of the proposed amendment, finding the proposed amendments consistent with the vision, goals and policies of the Comprehensive Plan.

Following public notice and a public hearing as required by applicable law, the Grand Junction City Council finds and determines that the proposed amendments implement the vision, goals and policies of the Comprehensive Plan, and that they are in the best interest of the community and its citizens, and should be adopted.

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

**Subsection 25.28 is amended as follows (deletions struck through, additions underlined):**

Sections:

25.28.010 Introduction.  
25.28.020 General sign criteria.

[25.28.030](#) Site sign program.

**25.28.010 Introduction.**

Signs in the 24 Road Corridor should communicate information for property owners, tenants and users while not adding to the visual pollution that is present in many road corridors. Additional sign criteria are necessary to accomplish this that supplement the sign regulations in the City of Grand Junction Zoning and Development Code.

**25.28.020 General sign criteria.**

(a) **Purpose.** These criteria include restrictions on temporary signs and billboards, as well as a requirement to develop a site sign program for individual projects.



*Signs should communicate information and not add to visual pollution*

(b) **Standards.** The following minimum criteria shall apply to all signs in the corridor:

(1) The height of a sign and support shall not exceed 12 feet from the finished site grade.

(2) Sign face area shall not exceed 100 square feet per sign.

(3) Signs shall not be located closer than 10 feet from the property line or right-of-way. (Directional signs may be located six feet from the curb. See guidelines in GJMC [25.28.030](#), Site sign program.)

(4) Temporary signs shall be permitted which identify the name of the proposed facility, the parties participating in its design, construction and financing, the anticipated date of occupancy, and leasing information. Temporary signs shall be limited to one eight-foot by four-foot freestanding project sign. All temporary signs shall be subject to time limitations established during the approval process.

(5) No off-premises signs for outdoor advertising shall be permitted within the corridor subarea.

(6) All information signage shall be perpendicular to approaching traffic and shall be positioned so there is a clear line-of-sight well before the point at which direction must be changed or action taken.

- (7) Informational signage shall be positioned to avoid confusing backgrounds, particularly when directed to vehicular traffic.
- (8) All traffic signs shall comply with the requirements of the State of Colorado Department of Transportation and the U.S. Manual on Uniform Traffic Control Devices.
- (9) A licensed traffic engineer shall design the placement and type of regulatory signs.
- (10) Regulatory signs may be necessary along some of the trails; in such cases the size and lettering shall be consistent with the design speed of the trail.
- (11) If regulatory signage must communicate to vehicular traffic, it shall be placed so that it is visible.

(c) **Guidelines.**

- (1) Signs within the corridor should be governed by similar restrictions relative to size, number, placement and illumination.
- (2) The design of all signs should be coordinated to ensure a uniform appearance.
- (3) Signs for similar purposes should be consistent in style and detail.
- (4) The sign construction system should be flexible to easily permit changes in message without excessive cost.
- (5) Continuity of the sign system should be maintained by use of standard color, typeface, materials, and construction details throughout each project.

**25.28.030 Site sign program.**

(a) **Purpose.** The site sign program is intended to be flexible and adaptable to different sites and will address sign location, layout, organization, and length of the message, the typeface, the design of the supporting structures and the compatibility with other signs in the system.

(b) **Standard.**

(1) A site sign program shall be prepared for each development project within the 24 Road Corridor and address building and wall signs. Each site sign program shall be tailored to the requirements of the development (residential, commercial, office, industrial, etc.) and can specify the use of identifying logos. It should specify the height of sign and support, sign face area, location, illumination, type and number of signs for the project. Types of signs shall include entrance and building identification signs, directional signs and regulatory signs. Both permanent and temporary signs shall be addressed.

(2) The entrance identification sign panel shall include the corporate name, logo, or signature and optional descriptive identifier.

(3) The street address number must appear on the sign. In the case of multiple tenants, all may be identified on the sign, up to a maximum of three tenants. Where there are more than three tenants, the building should be identified with a name and the tenants listed on a directory inside the building.

(4) The entrance identification sign shall be placed perpendicular to approaching vehicular traffic.

(5) Building identification signs provide for specific building identification viewed from the site or adjoining street. Maximum letter height for building-mounted signs is 12 inches, and letters may be painted on windows, or mounted on or routed out of the wall or fascia panel (commercial users only) designed specifically for signage.

(6) Directional signs serve to guide the motorist or pedestrian in, around, and out of the development site. Confine directional signs to a limited number of key decision points along the primary circulation system.

(7) Consolidate directional signs by “grouping” signs to various destinations within one sign frame.

(c) **Guidelines.**

(1) Entrance signs identify individual building tenants or the name of the building. Tenant entrance identification signs should provide a distinctive sign style that will complement a variety of architectural styles.

(2) All entry identification signs should be either externally or internally illuminated. Only graphics and typography are to be illuminated.

(3) Entrance identification signs should be constructed of a metal panel with stone or veneer base. The sign may be single- or double-faced. If the sign is single-faced, the backside should be painted the same color as the cabinet and poles.

(4) No identification sign should be located closer than 10 feet to any property line.

(5) Generally, one tenant identification sign is sufficient. More than one may be used where a site has more than one vehicular entrance on different sides of the building, or when the nature of the site and adjacent streets requires more than one sign or proper identification. The sign should be placed so it does not obscure any other identification, information or vehicular control signs.

(6) The owner or tenant of a building may elect to place the identification of the primary tenant on the surface of the building. Sign information should be limited to the display of the building name or the name of the business occupying the site. Only one building identification sign should be provided for each building. Secondary elements

should be shown on the interior directory. The sign may be either nonilluminated or internally illuminated.

(7) To minimize clutter, directional signs should identify only primary tenants within the development site.

(8) The positioning of directional signage is critical to its effectiveness. Each site requires careful analysis of vehicular and pedestrian traffic. Decision points must be identified and proper information and directional signage provided.

(9) Directional signage should be placed no closer than six feet from the curb of a street or drive.

(10) Trail route identification signs should be placed at critical locations.

**All other parts of Section 25 shall remain in full force and effect.**

INTRODUCED on first reading the \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the \_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

ATTEST:

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

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



Date: May 21, 2015  
 Author: Scott D. Peterson  
 Title/ Phone Ext: Senior Planner/1447  
 Proposed Schedule: June 3, 2015  
 File #: COU-2014-420

Attach 3

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Revocable Permit for Access to City-Owned Property for Baker’s Boutique, Located at 726 24 Road
<b>Action Requested/Recommendation:</b> Adopt Resolution Granting a Revocable Permit to Baker’s Boutique for Access to City-Owned Property Located at 726 24 Road
<b>Presenter(s) Name &amp; Title:</b> Scott D. Peterson, Senior Planner

**Executive Summary:**

Baker’s Boutique is requesting a Revocable Permit for access to city-owned property (Canyon View Park) for public ingress/egress to and from the business and to allow for the use of Canyon View Park traffic aisle for truck deliveries.

**Background, Analysis and Options:**

Revocable Permits are needed to ensure that appropriate private development on public land is safely conducted in a manner that does not pose potential burdens on the public and documents to the public, applicant and future owners that the City may remove the private improvements or agreement, if necessary at any time.

The existing property located at 726 24 Road is adjacent to Canyon View Park and contains a single-family detached home and an accessory building. The applicant, Callie Ash of Baker’s Boutique, desires to operate a retail business on the property. The City Council approved the request to change the Comprehensive Plan Future Land Use Map designation from "Park" to "Village Center" and to rezone the property from CSR (Community Services and Recreation) to B-1 (Neighborhood Business) zone district in January, 2015 in order to accommodate the proposed business.

The applicant currently operates a bakery and retail store at 2478 Patterson Road, Suite 19, and desires to re-locate the business to the subject property in the near future. The applicant proposes to remodel the interior of the home converting it into a commercial retail business. The application for a Change of Use/Site Plan Review from residential to commercial is currently being administratively reviewed separately (City file number COU-2014-420) by City staff and is required to meet all applicable Code requirements for building, fire, access, signage and site plan. Part of the review and approval of the Change of Use/Site Plan Review is for the applicant to receive approval from the City Council for the Revocable Permit to allow public ingress/egress from Canyon View Park to serve the applicant’s property.



Currently, the applicant's property is accessed from 24 Road via a private bridge over Leach Creek. The vehicle weight capacity of the existing private bridge that serves the applicant's property from 24 Road is unknown. The City is not responsible for the bridge and will not provide structural analysis, nor any estimates of its load capacity. The property owner may wish to have such analysis performed by a private Professional Engineer to determine the appropriate load limitations, if any. It is the responsibility of the property owner to work with delivery services and other service providers to inform them of the condition of the bridge and its potential limitations. Since the applicant is changing the land use from residential to commercial, an alternative access for the public to utilize the property must be looked at.

Terms of the proposed Revocable Permit (Permit) are as follows; Permit Area 1 as identified within the Permit and located within Canyon View Park is for the public (customer), employee and owner access into the applicant's property, but not for truck deliveries as the existing parking lot identified as Permit Area 1 was not designed to accommodate heavy loads or trucks. Permit Area 2 as identified within the Permit is for the temporary parking of trucks for deliveries only to the applicant's property. Deliveries would then be either carried or delivered by dolly to the applicant's property across Permit Area 1 and would be restricted to between the hours of 9 PM to 7 AM. See attached Revocable Permit for additional information and conditions.

All applicable review agencies (City Planning, City Development Engineer, City Parks & Recreation, City Fire Department, etc.), have reviewed the application and have no objection with the issuance of the Revocable Permit or its conditions.

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

Granting the Revocable Permit will allow the applicant to utilize the property for a neighborhood business operation that provides appropriate ingress/egress to the property, supports the following goals and policies from the Comprehensive Plan.

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

**Policy A:** To create large and small "centers" throughout the community that provide services and commercial areas.

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

**Goal 6:** Land Use decisions will encourage preservation of existing buildings and their appropriate reuse.

**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.

**Economic Development Plan:**

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Revocable Permit for Baker's Boutique meets with the goal and intent of the Economic Development Plan by supporting and assisting an existing business within the community to expand their business at a new larger location to serve area residents.

**Board or Committee Recommendation:**

There is no committee or board recommendation.

**Financial Impact/Budget:**

No financial impact for this item.

**Legal issues:**

City Legal Staff has reviewed the requested Revocable Permit application.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

Comprehensive Plan Future Land Use Map Amendment and Rezone of the property to allow a neighborhood business land use was reviewed and approved by the City Council on January 7, 2015.

**Attachments:**

Staff report/Background information  
Site Location Map / Aerial Photo Map  
Comprehensive Plan Future Land Use Map / Existing Zoning Map  
Approved Site Plan  
Resolution  
Revocable Permit  
Agreement

<b>BACKGROUND INFORMATION</b>					
<b>Location:</b>		726 24 Road			
<b>Applicant:</b>		Baker's Boutique Callie Ash, Owner			
<b>Existing Land Use:</b>		Single-family detached home			
<b>Proposed Land Use:</b>		Retail business			
<b>Surrounding Land Use:</b>	<b>North</b>	Canyon View Park			
	<b>South</b>	Canyon View Park			
	<b>East</b>	Canyon View Park			
	<b>West</b>	Vacant land – zoned Mixed Use			
<b>Existing Zoning:</b>		B-1 (Neighborhood Business)			
<b>Proposed Zoning:</b>		N/A			
<b>Surrounding Zoning:</b>	<b>North</b>	CSR (Community Services and Recreation)			
	<b>South</b>	CSR (Community Services and Recreation)			
	<b>East</b>	CSR (Community Services and Recreation)			
	<b>West</b>	M-U (Mixed Use)			
<b>Future Land Use Designation:</b>		Village Center			
<b>Zoning within density range?</b>		X	<b>Yes</b>		<b>No</b>

**Section 21.02.180 of the Grand Junction Zoning and Development Code:**

Requests for a revocable permit must demonstrate compliance with all of the following criteria:

- a. There will be benefits derived by the community or area by granting the proposed revocable permit.

Granting the Revocable Permit allows the applicant and customers to utilize the City-owned Canyon View Park property for safe access to and from the property. The applicant's existing access to 24 Road, across the private bridge will still be allowed as a one-way in and exiting through Permit Area 1, but does not permit two-way traffic as the bridge and driving lane is only 16' wide. Food truck deliveries to the property are restricted between the hours of 9:00 PM to 7:00 AM so as not to interfere with Park activities and identified as "Permit Area 2" within the Revocable Permit therefore, the applicant's proposed use is acceptable and benefits the community by economic development business expansion.

Therefore, this criterion has been met.

- b. There is a community need for the private development use proposed for the City property.

Granting the Revocable Permit allows the applicant to re-locate their present business to this new site and expand the services they offer. The proposed Revocable Permit will allow the applicant to use Canyon View Park traffic aisle for truck deliveries and for customer, employee and owner access from the Park to the property, therefore the applicant's proposed use is acceptable and benefits the community by allowing a business to expand.

Therefore, this criterion has been met.

- c. The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property.

The proposed Revocable Permit does not interfere with any anticipated future City improvements and would not create a site distance problem. The granting of the Revocable Permit does not inhibit the City or other utility companies from maintaining their required infrastructure, if necessary. As a condition of approval, the applicant shall maintain all improvements installed by the applicant within the Park property, not the City. The applicant is proposing to install a 24' wide asphalt driving aisle that connects her property with Permit Area 1 (See attached Site Plan).

Therefore, this criterion has been met.

- d. The proposed use shall be compatible with the adjacent land uses.

Canyon View Park surrounds the applicant's property on all three sides. To the west is the 24 Road right-of-way. The proposed Revocable Permit provides a contract between the applicant and the City to use portions of City owned property for access to and from the applicant's property subject to the limitations as outlined within the Revocable Permit document.

Therefore, this criterion has been met.

- e. The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas.

The proposed Revocable Permit will not negatively interfere with any anticipated future City improvements, traffic circulation or neighborhood stability or character and will not create a site distance problem. The applicant's existing access to 24 Road, across the private bridge will still be allowed as a one-way in, but does not permit two-way traffic as the bridge and driving lane is only 16' wide. Food truck deliveries to the property are restricted between the hours of 9:00 PM to 7:00 AM for temporary parking so as not to interfere with Park activities and identified as "Permit Area 2" within the Revocable Permit. The existing area is also located outside of the floodplain or natural hazard area.

Therefore, this criterion has been met.

- f. The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Comprehensive Plan, other adopted plans and the policies, intents and requirements of this Code and other City policies.

The proposal conforms to all standards, codes and regulations. See previous section regarding Comprehensive Plan and Economic Development Plan compliance.

Therefore, this criterion has been met.

- g. The application complies with the submittal requirements as set forth in the Section 127 of the City Charter, this Chapter Two of the Zoning and Development Code and the SSID Manual.

The application complies with all submittal requirements for a Revocable Permit.

Therefore, this criterion has been met.

## **FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS**

After reviewing the Baker's Boutique application, COU-2014-420 for the issuance of a Revocable Permit, City Staff makes the following findings of fact, conclusions and conditions of approval:

1. The review criteria in Section 21.02.180 of the Grand Junction Zoning and Development Code have all been met.
2. Obtain all applicable Planning Clearance's from City Planning and Building Permits from the Mesa County Building Department prior to beginning interior remodel and site work.

## **STAFF RECOMMENDATION:**

City Staff recommends that the City Council approve the requested Revocable Permit for Baker's Boutique, COU-2014-420 with the findings of fact, conclusions and conditions of approval.



# Comprehensive Plan Future Land Use Map

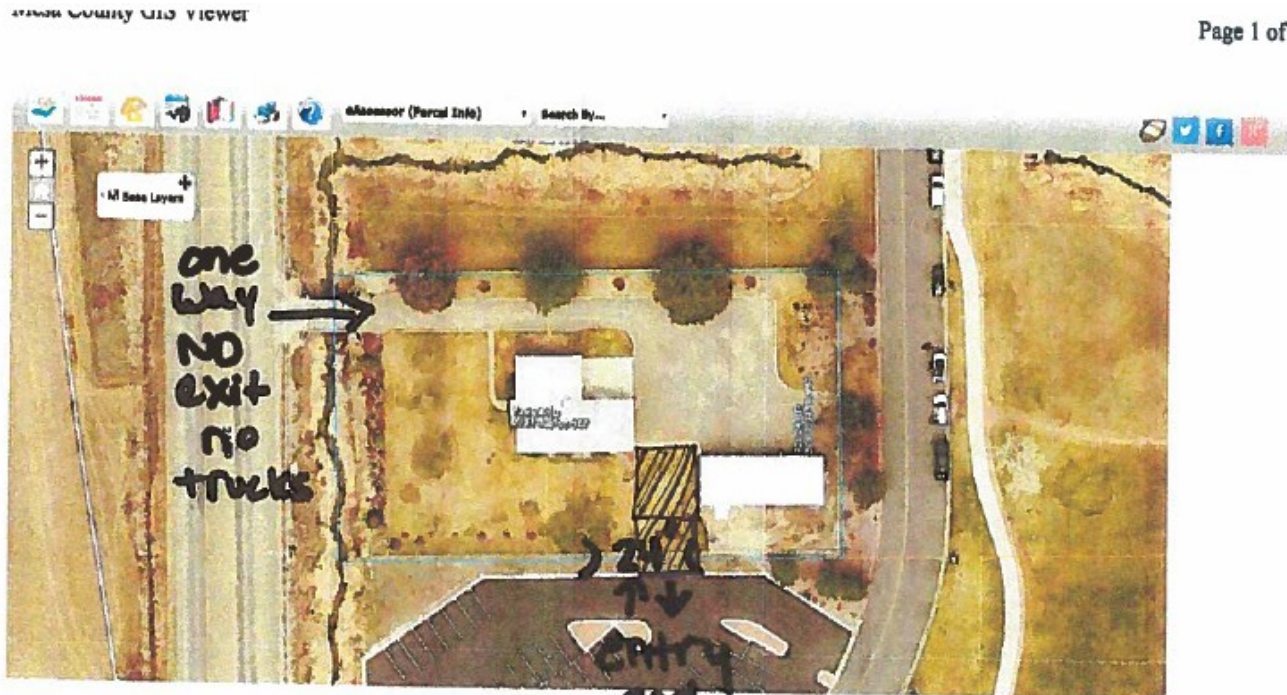


# Existing Zoning Map





APPROVED SITE SKETCH PLAN



APPROVAL - 4-28-15  
Scott A. Peterson SENIOR PLANNER  
M. W. DEVELOPMENT ENGINEER

24' wide  
entry  
and  
exit  
24' wide - ASPHALT

Site improvement - additional entrance  
and exit to the south.

Mesa County, Colorado  
GIS Department  
X=708876.8 Y=4331760.7

Revised site plan Y9115

30m  
40ft



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION CONCERNING  
THE ISSUANCE OF A REVOCABLE PERMIT TO  
BAKER'S BOUTIQUE LOCATED AT 726 24 ROAD**

**Recitals.**

Baker's Boutique, hereinafter referred to as the Petitioner, represent it is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at the SW corner of Lot 31 and running thence North along the West boundary of said Lot 31, a distance of 145.80 feet; thence East 258 feet; thence South 145.80 feet to the South boundary of Lot 31; thence West 258 feet to the point of beginning.

All in Pomona Park, County of Mesa, State of Colorado.

Said parcels contain 0.86 +/- acres (37,461 +/- square feet), more or less, as described.

The Petitioner has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to use City-owned property (Canyon View Park) for ingress/egress to and from the Petitioner's property.

Relying on the information supplied by the Petitioner and contained in File No. COU-2014-420 in the office of the City's Community Development Division, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

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

That the President of the Council is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purpose aforescribed and within the limits of the City-owned property aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Attest:

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

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

## REVOCABLE PERMIT

### Recitals.

Callie Ash, hereinafter referred to as the Petitioner, have requested the City of Grand Junction to allow the Petitioners to use City-owned property for access to and from Baker's Boutique located at 726 24 Road.

The purpose of this revocable permit is to allow Petitioner to use portions of the Canyonview Park parking lot for certain access to and from the bakery business known as Baker's Boutique, located at 726 24 Road, and to allow Petitioner to use the Canyonview Park traffic aisle for truck deliveries, as shown on the approved site plan for Baker's Boutique, and subject to the limitations stated herein.

The City has determined that such action would not at this time be detrimental to the inhabitants of the City or users of the Park or to the Canyonview Park property.

NOW, THEREFORE, IN ACCORDANCE WITH LAWFUL AUTHORITY, THE CITY COUNCIL FOR THE CITY OF GRAND JUNCTION DOES HEREBY ISSUE:

to the above-named Petitioner a Revocable Permit for the purposes of ACCESS within the limits of the CANYONVIEW PARK PARKING LOT shown on the attached Exhibit A as PERMIT AREA 1, and for DELIVERIES within the limits of the CANYONVIEW PARK TRAFFIC AISLE as shown on the attached Exhibit A as PERMIT AREA 2; provided, however, that this Permit is conditioned upon the following:

1. Permit Areas:

**Permit Area 1** (Canyonview Parking Lot) shown on Exhibit A – for customer, employee and owner access, but not for truck deliveries, as more fully described below;

**Permit Area 2** (Canyonview Traffic Aisle) shown on Exhibit A – for truck deliveries, as more fully described below.

2. Installation. Petitioner shall install the driveway curb cut to Permit Area 1 in the location shown on the approved Site Plan for Baker's Boutique, planning file # COU-2014-420, according to all applicable City standards for right-of-way curb cuts and driveway permits and shall perform the installation with due care or any other higher standard of care as may be required by the City to avoid creating hazardous or dangerous situations or conditions and to avoid damaging public parking areas, utilities, drainage facilities, sidewalks or any other facilities presently existing on Park property.
3. Restoration. Petitioner shall replace and restore all landscaping and surfaces disturbed during the construction of the driveway and curb-cut to the condition they were in prior to such installation promptly upon completion of the driveway.

4. Maintenance. Petitioner shall maintain all improvements installed by the Petitioner within the Park property as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required by the City to avoid creating hazardous or dangerous situations and to avoid damaging public roadways, sidewalks, utilities, or any other facilities presently existing or which may in the future exist in said right-of-way.
5. Access over **Permit Area 1** is limited to normal sized passenger vehicles, light trucks and delivery vans. Larger/heavier vehicles and delivery trucks are not permitted in Permit Area 1. Use of Permit Area 1 includes access to and from the Permit Area from the public streets over the Canyonview Traffic Aisle.
6. Use of **Permit Area 2** is limited to temporary parking of delivery trucks along the east side of the Traffic Aisle after 9:00 p.m. and before 7:00 a.m. so as not to interfere with Park activities. Use of Permit Area 2 includes access to and from the public streets to the area over the rest of the Canyonview Traffic Aisle.
7. Delivery vehicles shall NOT be parked in the 24 Road right-of-way, even temporarily, at any time of the day or night.
8. If the parking lot, curbing, surface, utilities or any other facility is damaged by delivery vehicles or by any other vehicle using Park property to access Baker's Boutique, the Petitioner shall be responsible for the cost of repairs. The City shall be responsible for normal wear and tear of the parking lot and traffic aisle surfaces and regular maintenance thereof.
9. The Petitioner shall at all times keep driveway and curb-cut authorized pursuant to this Permit in good condition and repair and shall not cause or allow the tracking of mud, muck or dirt from her property onto the Canyonview Park surfaces.

The City reserves and retains a perpetual right to utilize all or any portion of the Canyonview Park, including but not limited to the Permit Areas, for any purpose whatsoever, including but not limited to use by the general public. Petitioner shall have no right to exclude anyone from the Permit Area and/or Canyonview Park or to control the use of the Permit Areas or the Park.

The City further reserves and retains the right to revoke this Permit at any time and for any or no reason.

This Permit is limited to access for the owner(s), employees, and business invitees of Baker's Boutique only (or identical retail operations under a different name).

Petitioner shall immediately notify the City of any proposed change of use of the property 726 24 Road.

This Revocable Permit shall be recorded with the Mesa County Clerk and Recorder at the Petitioner's expense.

The Petitioner, for herself and for her successors and assigns, agrees that she shall not hold, nor attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any improvements and/or facilities to be installed by the Petitioner within the Canyonview Park parking lot, including the removal thereof, or any other real or personal property of the Petitioner or any other party as a result of the Petitioner's occupancy, possession or use of said property or as a result of any City, County, State, Public Utility or general public activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

Upon revocation of this Permit by the City the Petitioner shall, at the sole expense and cost of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to Petitioner's last known address), peaceably surrender said Permit Areas and, at its own expense, remove any encroachment, including driveway curb-cut, so as to make the Permit Area available for use by the City. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

The Petitioner, for herself and for her successors and assigns, agree that she shall be solely responsible for maintaining and repairing the condition of any and all improvements and/or facilities authorized pursuant to this Permit. The Petitioner shall not install any trees, vegetation or other improvements that create sight distance problems for vehicles or pedestrians using the Canyonview Parking Lot or Traffic Aisle.

This Revocable Permit for access and a driveway curb-cut is conditioned upon execution by the Petitioner of the following agreement, as indicated by Petitioner's signature below:

Indemnity and hold harmless agreement. Petitioner and the Petitioners' successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted,

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

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

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

Recommended by:

\_\_\_\_\_  
Planner

\_\_\_\_\_  
Planning Manager,  
Administration Department

Acceptance by the Petitioners:

---

Callie Ash

**AGREEMENT**

Callie Ash, for herself and for her successors and assigns, does hereby agree to abide by each and every term and condition contained in the foregoing Revocable Permit. Furthermore, she shall indemnify the City of Grand Junction, its officers, employees and agents and hold the City of Grand Junction, its officers, employees and agents harmless from all claims and causes of action as recited in said Permit.

Within thirty (30) days of revocation of said Permit, Callie Ash shall peaceably surrender said permit areas to the City of Grand Junction and, at her sole cost and expense, and shall remove any encroachment so as to make said park areas fully available for use by the City of Grand Junction, the County of Mesa, the State of Colorado, the Public Utilities or the general public.

The Permittee acknowledges the existence of good and sufficient consideration for this Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

By signing, the Signatories represent that they have full authority to bind the Permittee to each and every term and condition hereof and/or in the Permit.

\_\_\_\_\_  
*Callie Ash*

State of Colorado    )  
                                  )ss.  
County of Mesa        )

The foregoing Agreement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Callie Ash.

My Commission expires: \_\_\_\_\_  
Witness my hand and official seal.

\_\_\_\_\_  
Notary Public





Date: 5/22/15  
 Author: Trent Prall  
 Title/ Phone Ext: x4047  
 Proposed Schedule: 6/3/15  
 2nd Reading  
 (if applicable): \_\_\_\_\_  
 File # (if applicable): \_\_\_\_\_

**Attach 4  
 CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> North Avenue Complete Streets Phase II – TIGER VII Grant Application
<b>Action Requested/Recommendation:</b> Adopt a Resolution Authorizing the City Manager to Apply for a Federal Transportation Infrastructure Generating Economic Recovery (TIGER) VII Grant
<b>Presenter(s) Name &amp; Title:</b> Trent Prall, Engineering Manager

**Executive Summary:**

In July of 2012, the City was awarded a Federal Transportation, Community, and System Preservation Program (TCSP) Grant in the amount of \$1,190,099 for the North Avenue (US Highway 6) Complete Streets Project which will construct a ¾ mile segment from 12<sup>th</sup> Street to 23<sup>rd</sup> Street later this Fall. This federal TIGER VII grant request for \$10 million would fund a second phase that proposes to transform the balance of the four mile thoroughfare by constructing ADA compliant active (bike/ pedestrian) transportation alternatives to the disadvantaged corridor and provide for future expansion of technological upgrades.

**Background, Analysis and Options:**

The North Avenue Complete Streets project is critical to the revitalization of a declining commercial district on US Highway 6 through the heart of Grand Junction, Colorado. This busy, auto-centered corridor serves as the “backbone” of the community as it connects public amenities such as Colorado Mesa University, Lincoln Park, Stocker Stadium, Veterans Administration Medical Center, Mesa County Health Department and Human Services, and Work Force Center.

On April 2, 2015, the U.S. Department of Transportation (USDOT) announced the start of a seventh round of Transportation Infrastructure Generating Economic Recovery (TIGER) discretionary grants, also referred to as "National Infrastructure Investment" grants.

Final Applications are due June 5, 2015.

Under TIGER VII \$550 million is available for project awards. Grants must be a minimum of \$10 million. The match requirement remains the same as in previous grant rounds - a minimum 20 percent state/local match minimum. Priority is given to projects in which TIGER dollars fill the final piece of an overall project financing package. It is important to note that in the previous five TIGER grant rounds, on average, for every



one TIGER grant dollar awarded, three and one-half dollars were provided as state/local match from the applicant.

**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.**

The project relates to the Comprehensive Plan as well as the North Avenue Overlay Zone District by meeting the following policies:

**Policy A** – Design streets and walkways as attractive public spaces.

**Policy B** – Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities

**Policy F** – Encourage the revitalization of existing commercial areas.

The North Avenue West Corridor Plan implements Goal 8 and three of its policies. The recommended street cross section provides for enhanced pedestrian amenities that will be attractive public spaces. The Plan’s recommended changes to the street edge, for example, building close to the street, increasing sidewalk width, adding plantings, pedestrian lighting, other pedestrian amenities, consolidating accesses, providing parking to the side and rear, etc. will revitalize the North Avenue corridor, a very important commercial corridor in the community.

**Goal 9** which states, “Develop a well balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources”.

**Policy E** – When improving existing streets or constructing new streets in residential neighborhoods, the City and County will balance access and circulation in neighborhoods with the community’s need to maintain a street system which safely and efficiently moves traffic throughout the community.

The North Avenue West Corridor Plan implements Goal 9 and one of its policies. One of the Guiding Principles in the Plan is to minimize impacts to existing neighborhoods. The Plan is further enhancing this goal by creating a corridor that helps the City reach its vision of becoming most livable by providing for all modes of transportation on North Avenue in a safer and more aesthetic way.

**How this item relates to the Economic Development Plan:**

**1.4 Providing Infrastructure that Enables and Supports Private Investment**

The project would make significant investment in the streetscape infrastructure along North Avenue by providing for accessible detached walks, landscaping, crosswalks, streetlights and transit pullouts transforming the 60 year old infrastructure into a more modern, transit friendly corridor. As part of the street lighting upgrades, conduit would be installed to allow for future expansion of technological infrastructure along the corridor.

This effort should help encourage private (re)investment as has been seen after other key corridors investments such as Main Street, 7<sup>th</sup> Street, I-70B from 24 Road to Rimrock, and I-70 Exit 26.

**Board or Committee Recommendation:**

Grand Valley Regional Transportation Committee has submitted a letter of support for the project. North Avenue Owners Association has committed to a letter of support as well.

**Financial Impact/Budget:**

The financial breakdown for this project, should the grant be received, is as follows based on a \$3.5 million (26%) match:

Sources (in \$1,000s)	2016	2017	2018	2019	2020	Total
Local / State Funding	\$ 50	\$ 50	\$ 100	\$ 1,650	\$ 1,650	\$ 3,500
Federal TIGER VII Grant				\$ 5,000	\$ 5,000	\$ 10,000
<b>Total Project Sources</b>	<b>\$ 50</b>	<b>\$ 50</b>	<b>\$ 100</b>	<b>\$ 6,650</b>	<b>\$ 6,650</b>	<b>\$ 13,500</b>
Expenditures (in \$1,000s)	2016	2017	2018	2019	2020	Total
Consultants - various disciplines	\$ 50	\$ 50				\$ 100
ROW acquisition			\$ 100			\$ 100
Construction				\$ 6,650	\$ 6,650	\$ 13,300
<b>Total Project Expenditures</b>	<b>\$ 50</b>	<b>\$ 50</b>	<b>\$ 100</b>	<b>\$ 6,650</b>	<b>\$ 6,650</b>	<b>\$ 13,500</b>

State Energy Impact Funds could be sought to offset some of the City’s financial participation in the project.

**Legal issues:**

No legal issues are anticipated.

**Other issues:**

The grant criteria holds partnerships in high regard. The North Avenue Owners Association and Mesa County Regional Transportation Planning Office have pledged their support. The City is committed to finding financial sources such as Mesa County, Department of Local Affairs Energy Impact Grants and/or Federal Mineral Lease funds.

**Previously presented or discussed:**

This item was discussed at City Council workshop on May 18.

**Attachments:**

None

**RESOLUTION NO. \_\_\_\_-15**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR A FEDERAL TRANSPORTATION INFRASTRUCTURE GENERATING ECONOMIC RECOVERY (TIGER) VII GRANT FOR CONSTRUCTION WORK ON THE NORTH AVENUE (US HIGHWAY 6) COMPLETE STREETS PROJECT PHASE II**

Recitals:

In July of 2012, the City was awarded a Federal Transportation, Community, and System Preservation Program (TCSP) grant in the amount of \$1,190,099 for the North Avenue (US Highway 6) Complete Streets Project which will construct a ¾ mile segment from 12<sup>th</sup> Street to 23<sup>rd</sup> Street later in the Fall of 2015. This federal TIGER VII grant request would fund the second phase that proposes to transform the balance of the four mile thoroughfare by constructing ADA compliant active (bike/pedestrian) transportation alternatives to the disadvantaged corridor.

The application proposes a match of \$3,500,000 representing a local participation of 26% in the \$13,500,000 project. Project expenditures are anticipated primarily in 2019 and 2020.

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

The City Manager is authorized to apply for the TIGER VII grant for the North Avenue (US Highway 6) Complete Streets Project Phase II.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

ATTEST:

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



Date: May 21, 2015  
Author: Scott D. Peterson  
Title/ Phone Ext: Senior Planner/1447  
Proposed Schedule: 1<sup>st</sup> Reading: May 20, 2015  
2<sup>nd</sup> Reading: June 3, 2015  
File #: PLD-2015-53

Attach 5

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Vistas at Tiara Rado, Phase 2, Outline Development Plan, Located at 2063 South Broadway
<b>Action Requested/Recommendation:</b> Adopt Ordinance on Final Passage and Order Final Publication in Pamphlet Form
<b>Presenter(s) Name &amp; Title:</b> Scott D. Peterson, Senior Planner

**Executive Summary:**

The applicant, Hatch Investments, LLC, requests approval of an Outline Development Plan (ODP) for Vistas at Tiara Rado, Phase 2 as a Planned Development (PD) zone district with a default zone of R-O (Residential Office) to develop 14 single-family detached and attached dwelling units on 3.16 +/- acres.

**Background, Analysis and Options:**

The subject property is currently vacant but historically contained a 7,589 sq. ft. building. Known as the “Beach” property, the site contained a clubhouse, outdoor pool and tennis courts. The clubhouse, pool and tennis courts were demolished in 2011-2012. In 2011 (City file # SPN-2011-711), the applicant submitted a site plan for the property located to the west (2061 S. Broadway). The site plan was approved for 10 single-family attached dwelling units located within 5 buildings known as Vistas at Tiara Rado, Phase 1. Once the buildings were constructed, the applicant proceeds to condominiumize the buildings as market conditions warrant in order to sell the individual units with a Homeowner’s Association responsible for outside maintenance. To the south, adjacent to the property is Hole 10 of the Tiara Rado Golf Course and to the east is Fairway Villas Subdivision.

The applicant now wishes to develop the remaining 3.16 +/- acres as Phase 2 of the Vistas at Tiara Rado. The proposal is to create 11 single-family detached and 3 single-family attached dwelling units resulting in a density of 4.43 dwelling units per acre. The request includes approval of an Outline Development Plan (rezone to PD, Planned Development) with a default zone of R-O (Residential Office). The applicant is requesting a default zone of R-O as the minimum residential density allowed is 4 dwelling units/acre and single-family detached homes are a permitted land use. Currently the property is zoned B-1 (Neighborhood Business) which requires a minimum of 8 dwelling units to the acre and requires a Conditional Use Permit for single-family detached homes. The Comprehensive Plan Future Land Use Map identifies the property as Commercial which allows either the R-O or the B-1 zone districts. However, the applicant is proposing no commercial or office land uses with this PD proposal.

### **Neighborhood Meeting:**

The applicant held a Neighborhood Meeting on January 5, 2015 with 14 citizens attending the meeting along with City Staff, the applicant and applicant's representatives. Positive feedback was given regarding the lower density proposed but also some negative feedback was given regarding the potential loss of views and overall building heights, etc. However, after the Neighborhood Meeting, it appeared that the adjacent property owners in attendance felt more comfortable about the request after talking with the applicant.

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

The requested Outline Development Plan for Vistas at Tiara Rado, Phase 2 meets the following goals and policies from the Comprehensive Plan by creating ordered and balanced growth and spreading growth throughout the community and by developing a vacant 3.16 acre property for 14 residential units which provides a broader mix of housing types to meet the needs of the community by creating more housing choices.

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

**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.

### **Economic Development Plan:**

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. Though the proposed Outline Development Plan does not further the goals of the Economic Development Plan as the proposed land use is for a residential development, the proposal does provide additional residential housing opportunities for both professionals and retirees in the community, located within the Redlands adjacent to Tiara Rado Golf Course.

### **Board or Committee Recommendation:**

The Planning Commission recommended approval of the application at their May 12, 2015 meeting.

### **Financial Impact/Budget:**

No direct financial impact on the City budget for this item.

### **Legal issues:**

The Outline Development Plan process is defined by the Zoning and Development Code. If the application is approved, the City Attorney will assist the Planning staff with the issues that arise, if any, in the documentation of the approval.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

First Reading consideration of the Ordinance was on May 20, 2015.

**Attachments:**

1. Staff Report/Background Information
2. Site Location Map / Aerial Photo Map
3. Comprehensive Plan Future Land Use Map / Existing Zoning Map
4. Correspondence received
5. Ordinance

BACKGROUND INFORMATION			
<b>Location:</b>		2063 S. Broadway	
<b>Applicant:</b>		Hatch Investments LLC, Owner	
<b>Existing Land Use:</b>		Vacant land	
<b>Proposed Land Use:</b>		14 single-family detached and attached dwelling units	
<b>Surrounding Land Use:</b>	<b>North</b>	Driving range for Tiara Rado Golf Course	
	<b>South</b>	10 <sup>th</sup> Hole – Tiara Rado Golf Course	
	<b>East</b>	Fairway Villas Subdivision	
	<b>West</b>	Vistas at Tiara Rado, Phase 1	
<b>Existing Zoning:</b>		B-1 (Neighborhood Business)	
<b>Proposed Zoning:</b>		PD (Planned Development)	
<b>Surrounding Zoning:</b>	<b>North</b>	CSR (Community Services & Recreation)	
	<b>South</b>	CSR (Community Services & Recreation)	
	<b>East</b>	PD (Planned Development)	
	<b>West</b>	R-12 (Residential – 12 du/ac)	
<b>Future Land Use Designation:</b>		Commercial	
<b>Zoning within density range?</b>	X	<b>Yes</b>	<b>No</b>

**Density:** The proposed density for Phase 2 of Vistas at Tiara Rado will be approximately 4.43 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Commercial. The applicant is requesting a default zone of R-O which allows a minimum density of 4 dwelling units/acre. The R-O zone district also allows the development of single-family detached homes as a permitted land use. The current zoning district for the property is B-1 (Neighborhood Business) which requires a minimum of 8 dwelling units to the acre and the issuance of a Conditional Use Permit for single-family detached homes.

**Access/Parking:** The proposed residential development will utilize the existing access on S. Broadway which was improved with the development for Vistas at Tiara Rado, Phase 1 to accommodate both phases. A proposed tract (Tract A) will serve as a private drive within the development that will serve all properties. Off-street parking will not be allowed on either side of this private drive and will be signed as “No Parking.” Both City Engineering and the City Fire Department have reviewed and approved the proposed private drive. Each proposed dwelling unit/lot will provide a minimum of 2 off-street parking spaces which is in compliance with the Zoning and Development Code along with a parking pad for use by visitors with up to 5 additional spaces.

**Open Space:** Over half of the property, 1.86 +/- acres out of the total property area of 3.16 +/- acres will be dedicated as open space area to the Homeowner’s Association. This open space will include extensive landscaping through-out the development along

with on-site stormwater detention. An 8' wide concrete trail will be constructed adjacent to S. Broadway that will connect into the existing 8' wide concrete trail abutting the Fairway Villas Subdivision. This trail would not at this time connect into the Tiara Rado Golf Course property since this property owner does not own the separate tract of land located in front of Phase 1.

**Lot Layout:** Phase 2 of Vistas at Tiara Rado will contain 11 single-family detached homes and 3 single-family attached dwelling units. The applicant is proposing that all building footprints, patios, etc., will be located within the proposed individual lot lines. All entrances to garages shall be setback a minimum of 20' from the private drive (Tract A) with the exception of Lots 4 through 9 (proposed Lots 7-9 are anticipated to be side-loading garages with parked cars not extending into the private drive (Tract A)). The subdivision is proposing no minimum lot size, width and frontage requirements.

**Phasing:** The proposed Vistas at Tiara Rado, Phase 2 is to be developed in three phases. The proposed phasing schedule is as follows (see attached Outline Development Plan):

Phase 1: To be reviewed and approved by December 31, 2017

Phase 2: To be reviewed and approved by December 31, 2019

Phase 3: To be reviewed and approved by December 31, 2021

However, while a construction timeline is market driven, the applicant anticipates to complete the entire development over the next three to four years.

**Long-Term Community Benefit:** The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. The Zoning and Development Code also states that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The proposed residential development has met the following long-term community benefits:

1. Reduced traffic demands. The proposed development will reduce traffic demands in the area from what could be developed under the current zoning.



2. Greater quality and quantity of private open space. Over half (1.86 acres) of the total 3.16 acres is proposed as private open space dedicated and maintained by the Home Owners Association.
3. Needed housing type. The proposed development will create a housing type that requires less exterior maintenance for the residents and would be considered as a “lock and leave” property in a desirable area of the Redlands, adjacent to Tiara Rado Golf Course.
4. The proposed development also provides a transition of residential density between the adjacent residential developments.

**Default Zone:** The dimensional standard for the R-O (Residential Office) zone as indicated in Section 21.03.070 (a) of the Zoning and Development Code, are as follows:

Density: No maximum residential density. Minimum 4 units/acre.  
Minimum lot area/width: 5,000 sq. ft./50. (See deviation below).  
Front yard setback (Principal/Accessory): 20’/25’.  
Side yard setback (Principal/Accessory): 5’/3’.  
Rear yard setback (Principal/Accessory): 10’/5’  
Maximum building height: 40’.

**Deviations:** Applicant is proposing no minimum lot size or widths since the building footprint would be roughly the lot line. Applicant is proposing that all building footprints, patios, etc., will be located within the proposed individual lot lines. Building setbacks as identified on ODP drawing are proposed to all exterior subdivision boundaries of Lot 2, Hatch Subdivision, not individual lot lines. However, all entrances to garages shall be setback a minimum of 20’ from the private access lane, with the exception of proposed Units 4 through 9.

**Minimum District Size:** A minimum of 5 acres is recommended for a planned development according to the Zoning and Development Code. This property is 3.16 +/- acres in size. However, a planned development smaller than 5 acres is allowed if the following can be found:

- (1) Is adequately buffered from adjacent residential property;
  - (2) Mitigates adverse impacts on adjacent properties; and
  - (3) Is consistent with the goals and policies of the Comprehensive Plan.
- It is staff’s opinion that this smaller site is appropriate for development as the property will be adequately buffered from adjacent residential property with the use of landscaping and open space that exceeds a minimum of 40’ in some areas to help separate the development from the Fairway Villas subdivision. There will be no adverse impacts on adjacent properties as the adjacent land uses are residential and the proposed development is consistent with the goals and policies of the Comprehensive Plan.

**Sections 21.02.150 of the Grand Junction Zoning and Development Code:**

Requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

- a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed Outline Development Plan complies with Comprehensive Plan, Grand Valley Circulation Plan and other applicable adopted plans and policies. The proposed development is within the residential density range of the Commercial category as identified on the Future Land Use Map and the default zoning district of R-O (Residential Office).

- b) The rezoning criteria provided in Section 21.02.140 of the Grand Junction Zoning and Development Code.

(1) Subsequent events have invalidated the original premises and findings; and/or It is more appropriate for the property to be utilized as a residential property rather than commercial since this area of the Redlands has been traditionally residential. The reason for the current commercial designation was for the previous land use that was known as "The Beach" property which was a commercial operation, but is no longer in existence. A portion of the property has already be developed residentially and now the applicant has submitted a request to establish a new PD zone district and improve upon the current zoning of the B-1 (Neighborhood Business) with housing types that are more suitable for the property, area and current market trends. The ODP application is also within the allowable residential density range of the Commercial category as defined by the Future Land Use Map.

Therefore, this criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The Comprehensive Plan makes numerous comments concerning the transitioning from a higher intensive use to a lower intensive use. As stated previously, this property was designated as commercial on the Future Land Use Map and zoned commercial due to the existing use. Because the commercial use no longer exists (a change of character and condition in the area), a development that creates a transition between the existing low and high density developments is a more consistent with the Comprehensive Plan.

Therefore, this criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Adequate public facilities and services (water, sewer, utilities, etc.) are currently available or will be made available concurrent with the development and can address the impacts of development consistent with the PD zone district with an underlying default zone of R-O. The proposed Vistas at Tiara Rado, Phase 2 subdivision is located near the Monument Village Shopping Center which contains a restaurant and retail stores. The property is also adjacent to Tiara Rado Golf Course for additional recreational opportunities for the residents.

Therefore, this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or With an aging population in the area and nation, there is more demand for low maintenance, lock and leave properties that the applicant is proposing. Because it is more difficult to create the type of development that the applicant is proposing under conventional zoning and subdivision restrictions, there is an inadequate supply of suitably designated land available.

Therefore, this criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The proposed zoning of PD (Planned Development) will allow the property to be developed with an effective infrastructure design and in-fill project that is compatible with adjacent residential densities that still provides a compact design for better utilization and sharing of common access lanes and infrastructure. Proposed development will also reduce traffic demands in the area from what could be developed under the current zoning district's minimum density requirements and by provide a needed housing type with an innovative architectural design that will be continued from the design established with the Phase I development (stucco and stone, earth tone colors, metal or concrete tile roofs). In addition, extensive landscaping and private open space is also provided on-site that will benefit the neighboring area.

Therefore, this criterion has been met.

- c) The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;

The proposed ODP is in conformance with the Planned Development requirements of Section 21.05 of the Zoning and Development Code through the use of setback standards that are consist with the default zone of the R-O zone district, open space, building heights, off-street parking and landscaping requirements of the Zoning and Development Code.

- d) The applicable corridor guidelines and other overlay districts in Chapter 21.07.

The property is located outside of the floodplain, ridgeline and hillside development standards as identified in Section 21.07 of the Zoning and Development Code. The property is located within the Redlands Area Plan corridor guidelines and meets with all applicable requirements associated with residential development.

- e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

Adequate public facilities and services (water, sewer, utilities, etc.) are currently available or will be made available concurrent with the development and can address

the impacts of development consistent with the PD zone district with an underlying default zoning of R-O. The proposed Vistas at Tiara Rado, Phase 2 subdivision is located near the Monument Village Shopping Center which contains a grocery store, restaurant and retail stores. The property is also adjacent to Tiara Rado Golf Course for additional recreational opportunities for the residents.

- f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

Adequate circulation and access will be provided to serve all properties. The proposed residential development will take access from the existing access point on S. Broadway which was improved with the development for Vistas at Tiara Rado, Phase 1 to accommodate both phases. Proposed Tract A will serve as a private drive within the development that will serve all properties. Off-street parking will not be allowed on either side of this private drive and will be signed as "No Parking." Both City Engineering and the City Fire Department have reviewed and approved the proposed private drive. Each proposed dwelling unit/lot will provide a minimum of 2 off-street parking spaces which is in compliance with the Zoning and Development Code along with a parking pad for use by visitors.

- g) Appropriate screening and buffering of adjacent property and uses shall be provided;

The adjacent land uses to the east and west are single-family residential units either detached or attached which does not require screening and buffering between zoning districts. However, the applicant is proposing a landscaping and open space buffer adjacent to the east property line that exceeds a minimum of 40' in some areas to help separate the development from the Fairway Villas subdivision (see ODP drawing).

- h) An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed density for Vistas at Tiara Rado, Phase 2 will be 4.43 dwelling units/acre, which is within the Future Land Use Map residential density requirements of the Commercial designation.

- i) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.

The applicant is proposing an R-O default zone district with deviations as identified within this staff report.

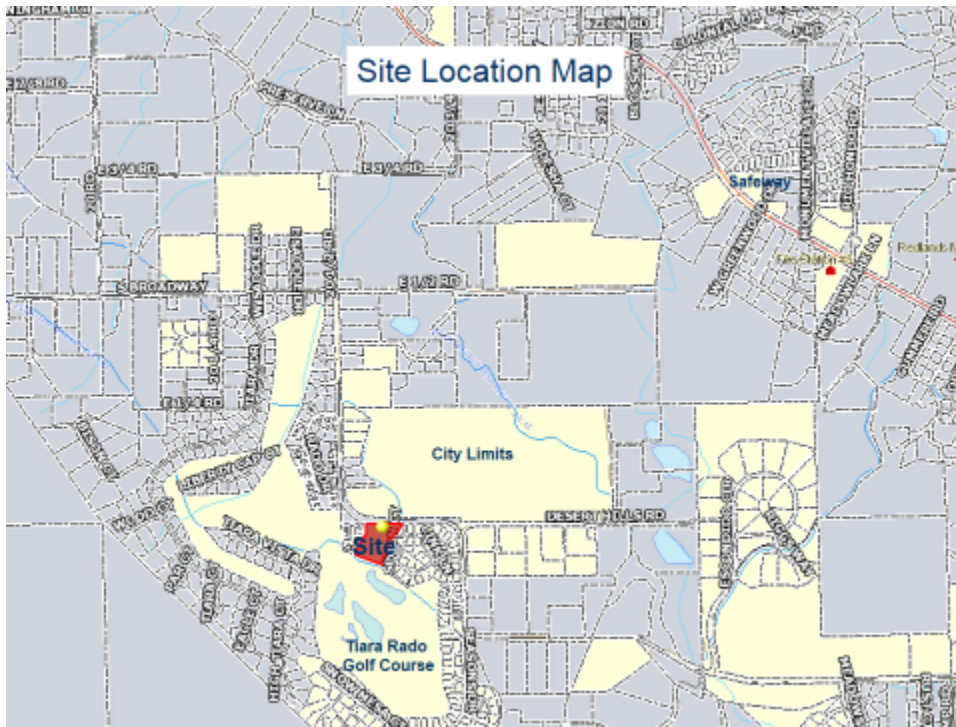
- j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

The applicant has submitted a plan proposing the subdivision to be developed in three (3) phases over a total of six (6) years. However, while a construction timeline is market driven, the applicant anticipates to complete the entire development over the next three to four years.

## **FINDINGS OF FACT/CONCLUSIONS:**

After reviewing the Vistas at Tiara Rado, Phase 2 application, PLD-2015-53, request for approval of an Outline Development Plan (ODP) as a Planned Development, the Planning Commission made the following findings of fact and conclusions:

1. The requested Planned Development, Outline Development Plan is consistent with the goals and polices of the Comprehensive Plan, specifically, Goals 3 and 5.
2. The review criteria in Section 21.02.150 of the Grand Junction Zoning and Development Code have all been met or addressed.





**From:** <gjoffice@newenergytech.net>  
**To:** <scottp@gjcity.org>  
**Date:** 2/16/2015 8:53 AM  
**Subject:** Phase 2 Vistas at Tiara Rado

Hi Scott,

We received the notice of application for Phase 2 at Tiara Rado. Our comment from 493 Spoon Court is that it would not be very expensive to do some landscaping at the bottom below the new houses near the canal to put in some sort of permanent landscape fabric and rocks and plantings. The kochia weeds were 5-7 feet tall last summer and those will need to be sprayed or mowed several times during the season. The site looked awful and spread weed seeds all over our subdivision. Some native shrubs or trees would be very aesthetically pleasing on the hillside. There is a fair amount of native vegetation left on the hill and hopefully it won't be more disturbed during the building process. AS for the bottom area, it really wouldn't be that expensive and would be a permanent, aesthetic fix. I am hoping to talk with you about this.

Thank you,

Lisa Kautsky

970.424.2498



**From:** "Bressler, Dean A." <Dean.Bressler@hdrinc.com>  
**To:** Scott Peterson <scottp@gjcity.org>  
**Date:** 5/12/2015 7:59 AM  
**Subject:** Vistas at Tiara Rado, Phase 2, 2063 S Broadway, PLD-2015-53

Subject: Vistas at Tiara Rado, Phase 2, 2063 S Broadway

Hello Scott,

I'm writing jointly as a resident of 486 Spoon Ct and as a board member of the Fairway Villas Subdivision HOA. I received the Planning Commission Notice of Public Hearing post card for the subject development. I will not be able to attend the public hearing this evening, so please include the following comments as the City proceeds with its development review and approval processes:

\*ensure that drainage is handled on-site and is then conveyed into the City's stormwater system;

\*ensure that the developer continues the pedestrian path that runs the length of Fairway Villas at the margin of the South Broadway ROW, across the entire length of frontage at the Vistas;

\*ensure that building massing and materials are appropriate for this residential area, and are consistent with the adjacent developments. This could include an evaluation of compliance with the City's ridgeline development policy, as appropriate;

\*for this and other future development proposals along this segment of South Broadway, fully consider the traffic impacts associated with additional density, especially considering that South Broadway has challenging vertical and horizontal curvature throughout, very limited sight distance in many locations, and no shoulders (paved or soft).

Thanks for your consideration,

Dean

Dean A. Bressler, PE

486 Spoon Ct.

Grand Junction, CO 81507

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE APPROVING THE OUTLINE DEVELOPMENT PLAN AS A  
PLANNED DEVELOPMENT WITH A DEFAULT R-O (RESIDENTIAL OFFICE) ZONE  
DISTRICT FOR THE DEVELOPMENT OF 14 DWELLING UNITS TO BE KNOWN AS  
VISTAS AT TIARA RADO, PHASE 2**

**LOCATED AT 2063 SOUTH BROADWAY**

Recitals:

The applicant, Hatch Investments LLC, wishes to develop a mixture of single-family detached/attached dwelling units for a proposed residential subdivision to be located at 2063 South Broadway on a total of 3.16 +/- acres. The total number of dwelling units proposed for the Vistas at Tiara Rado, Phase 2 is 14 and constructed in up to three (3) phases.

The request for an Outline Development Plan as a Planned Development with a default R-O, (Residential Office) zoning district, including deviations have been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (R-O), deviations and conditions of approval for the Outline Development Plan for Vistas at Tiara Rado (Lot 2, Hatch Subdivision).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Outline Development Plan and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" by reducing traffic demands in the area from what could be developed under the current zoning. Over half (1.86 acres) of the total 3.16 acres is proposed as private open space dedicated and maintained by the Home Owners Association, therefore a greater quality and quantity of private open space is being provided. The proposed development will create a housing type that requires less exterior maintenance for the residents and would be considered as a "lock and leave" property in a desirable area of the Redlands, adjacent to Tiara Rado Golf Course. The proposed development also provides a transition of residential density between the adjacent residential developments (attached Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE OUTLINE DEVELOPMENT PLAN AS A PLANNED DEVELOPMENT FOR THE VISTAS AT TIARA RADO, PHASE 2 IS APPROVED WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. This Ordinance applies to the following described property: Lot 2, Hatch Subdivision.

(Property) Said parcel contains 3.16 +/- acres more or less.

- B. This Property is zoned PD (Planned Development) with the following standards, deviations and requirements:

If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the R-O (Residential Office) Zoning District.

**Density:** The proposed density for Phase 2 of Vistas at Tiara Rado will be approximately 4.43 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Commercial. The applicant is requesting a default zone of R-O which allows a minimum density of 4 dwelling units/acre. The R-O zone district also allows the development of single-family detached homes as a permitted land use. The current zoning district for the property is B-1 (Neighborhood Business) which requires a minimum of 8 dwelling units to the acre and the issuance of a Conditional Use Permit for single-family detached homes.

**Access/Parking:** The proposed residential development will utilize the existing access on S. Broadway which was improved with the development for Vistas at Tiara Rado, Phase 1 to accommodate both phases. A proposed tract (Tract A) will serve as a private drive within the development that will serve all properties. Off-street parking will not be allowed on either side of this private drive and will be signed as "No Parking." Both City Engineering and the City Fire Department have reviewed and approved the proposed private drive. Each proposed dwelling unit/lot will provide a minimum of 2 off-street parking spaces which is in compliance with the Zoning and Development Code along with a parking pad for use by visitors with up to 5 additional spaces.

**Open Space:** Over half of the property, 1.86 +/- acres out of the total property area of 3.16 +/- acres will be dedicated as open space area to the Homeowner's Association. This open space will include extensive landscaping through-out the development along with on-site stormwater detention. An 8' wide concrete trail will be constructed adjacent to S. Broadway that will connect into the existing 8' wide concrete trail abutting the Fairway Villas Subdivision. This trail would not at this time connect into the Tiara Rado Golf Course property since this property owner does not own the separate tract of land located in front of Phase 1.

**Lot Layout:** Phase 2 of Vistas at Tiara Rado will contain 11 single-family detached homes and 3 single-family attached dwelling units. The applicant is proposing that all building footprints, patios, etc., will be located within the proposed individual lot lines. All entrances to garages shall be setback a minimum of 20' from the private drive (Tract A) with the exception of Lots 4 through 9 (proposed Lots 7-9 are anticipated to be side-loading garages with parked cars not extending into the private drive (Tract A)). The subdivision is proposing no minimum lot size, width and frontage requirements.

**Phasing:** The proposed Vistas at Tiara Rado, Phase 2 is to be developed in three phases. The proposed phasing schedule is as follows (see attached Outline Development Plan):

Phase 1: To be reviewed and approved by December 31, 2017

Phase 2: To be reviewed and approved by December 31, 2019

Phase 3: To be reviewed and approved by December 31, 2021

However, while a construction timeline is market driven, the applicant anticipates to complete the entire development over the next three to four years.

**Default Zone:** The dimensional standard for the R-O (Residential Office) zone as indicated in Section 21.03.070 (a) of the Zoning and Development Code, are as follows:

Density: No maximum residential density. Minimum 4 units/acre.

Minimum lot area/width: 5,000 sq. ft./50'. (See deviation).

Front yard setback (Principal/Accessory): 20'/25'.

Side yard setback (Principal/Accessory): 5'/3'.

Rear yard setback (Principal/Accessory): 10'/5'

Maximum building height: 40'.

**Deviations:** Applicant is proposing no minimum lot size or widths since the building footprint would be roughly the lot line. Applicant is proposing that all building footprints, patios, etc., will be located within the proposed individual lot lines. Building setbacks as identified on ODP drawing are proposed to all exterior subdivision boundaries of Lot 2, Hatch Subdivision, not individual lot lines. However, all entrances to garages shall be setback a minimum of 20' from the private access lane (Tract A), with the exception of proposed Units 4 through 9.

Introduced for first reading on this 20<sup>th</sup> day of May, 2015 and ordered published in pamphlet form.

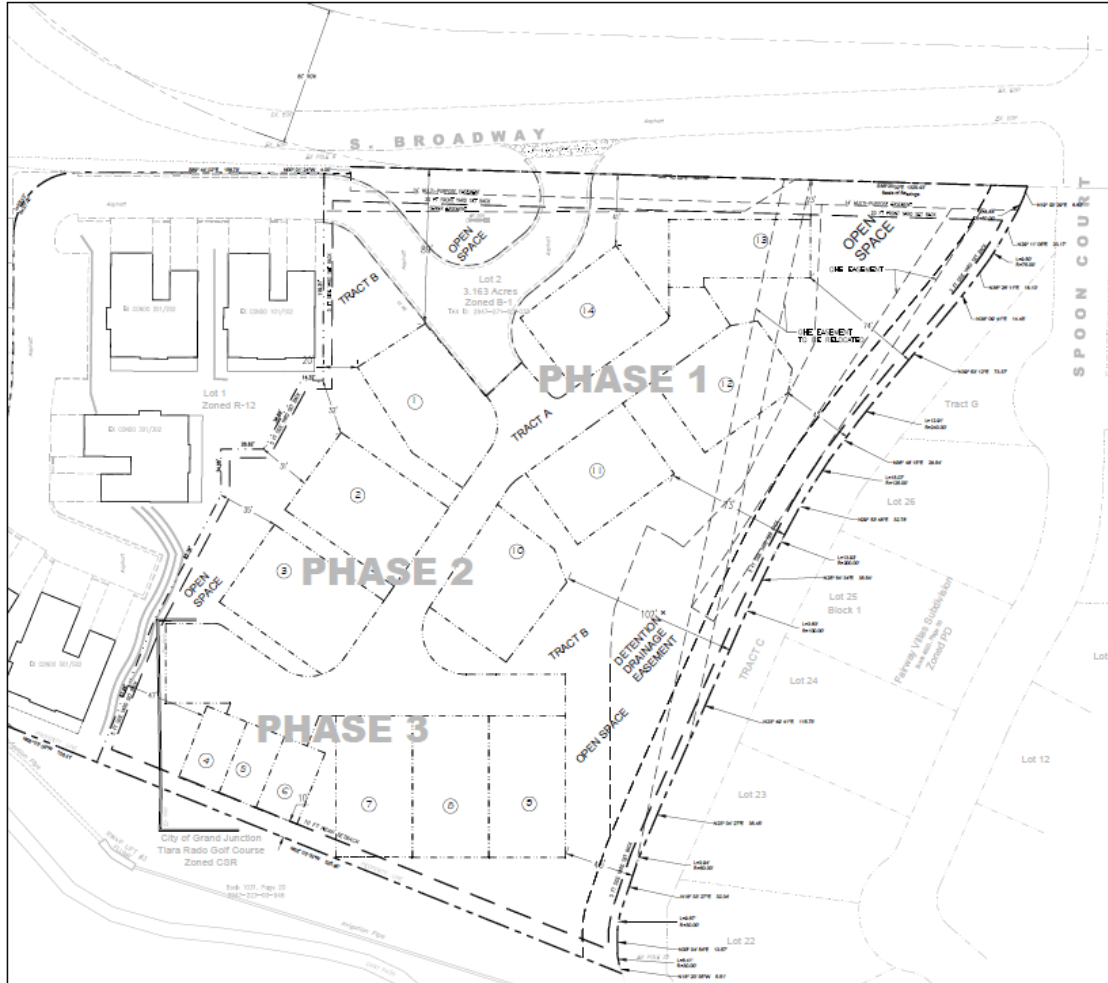
PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

ATTEST:

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

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

# OUTLINE DEVELOPMENT PLAN FOR LOT 2 OF THE HATCH SUBDIVISION



### LEGAL DESCRIPTION

A PART OF THE NW 1/4 NE 1/4 OF SECTION 25 T11S, R10W, OF THE 6TH P.M., CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.  
SPECIFICALLY LOT 2 OF THE HATCH SUBDIVISION, ACCORDING TO THE PLAT RECORDED FEBRUARY 26, 2012 UNDER RECEPTION NO 382013, COUNTY OF MESA, STATE OF COLORADO.

### PHASING

PHASE 1 - LOTS 14, 15, 12 AND ALL THE PAVING AND UTILITIES.  
PHASE 2 - LOTS 11, 10, 1, 2, 3.  
PHASE 3 - LOTS 4, 5, 6, 7, 8, 9.

FLAT:		HATCH SUBDIVISION	
OWNER & APPLICANT:		HATCH INVESTMENTS LLC 3038 COUNTRY MEADOWS CT GRAND JUNCTION, CO 81507	
LOT 2 AREA:		137.775 SF (3.163 ACRES)	
LAND USE:		EXISTING:	PROPOSED:
		BUSINESS	RESIDENTIAL OFFICE
ZONING:		B-2	
BUILDING SETBACKS (RESIDENTIAL ACCESSORY):			
FRONT:		30' SF	30' SF
REAR:		15' SF	10' SF
SIDE:		0' SF	5' SF
SIDE (ADJUTTING RESIDENTIAL):		10' SF	10' SF
MAX BUILDING HEIGHT:		40'	40'
DENSITY: (MAX) (MIN):		18 DU/AC 8 DU/AC	no max 4 DU/AC
LOT SUMMARY:			
TRACT A (SHARED ACCESS + UTILITY)		0.191 AC	
TOWN HOME LOTS 1-14		1.061 AC	
ACCESSORY GARAGES 14, 15, 16		0.261 AC	
OPEN SPACE		1.564 AC	
TOTAL		3.163 AC	

UTILITY	PROVIDER	PHONE
TELEPHONE	COMCAST	970-233-2962
ELECTRIC	XCEL ENERGY	970-236-1388
SEWER	WATERS OF GRAND JUNCTION	970-233-2282
WATER	WATERS OF GRAND JUNCTION	970-233-2211
WASTE	WATERS OF GRAND JUNCTION	970-233-2282
LAUNDRY SEWER	CITY OF GRAND JUNCTION	970-233-1951
WATER	LINE WATER CONSERVANCY DISTRICT	970-233-7262

THIS OUTLINE DEVELOPMENT PLAN ALLOWS THE USE OF ZERO-SETBACK TOWNHOME STYLE LOTS AND CHANGES THE BASE ZONING TO R-O (RESIDENTIAL OFFICE).  
THE INTERNAL TOWNHOME LOTS ARE REPRESENTATIVE ONLY. EACH STRUCTURE WILL HAVE A TOWNHOME LOT RECORDED TO MATCH THE FOOTPRINT OF THE STRUCTURE WHEN COMPLETED.  
THERE IS NO FEMA IDENTIFIED 100-YEAR FLOODPLAIN WITHIN LOT 2 OF THE HATCH SUBDIVISION.  
THERE ARE NO JURISDICTIONAL WETLANDS WITHIN LOT 2 OF THE HATCH SUBDIVISION.

APPROVED:	
BY: [Signature]	DATE: _____
BY: [Signature]	DATE: _____

**Les Crawford PE**  
SITE DEVELOPMENT SOLUTIONS  
COLORADO • KANSAS • MONTANA • NEBRASKA  
NORTH DAKOTA • OKLAHOMA • UTAH • WYOMING  
LesCrawford@gmail.com (970) 773-0810

1. 1/15/2015 ODP + SPR SUBMITTAL  
2. 3/20/15 UTE COMMENTS  
3. 3/20/15 RFP RESUBMITTAL

**VISTAS AT TIARA RADO**  
PHASE 2  
2088 SOUTH BROADWAY  
GRAND JUNCTION, COLORADO

SCALE IN FEET  
1" = 30'

SHEET 171Z

**OUTLINE DEVELOPMENT PLAN**  
ODP-1.0



Attach 6

**CITY COUNCIL AGENDA ITEM**

Date: May 8, 2015  
Author: Brian Rusche  
Title/Phone Ext:  
Senior Planner/4058  
Proposed Schedule: 1<sup>st</sup> Reading:  
Wednesday, May 20, 2015  
2<sup>nd</sup> Reading:  
Wednesday, June 3, 2015  
File #: RZN-2015-152

<b>Subject:</b> Rezoning Property Located at 1020 Grand Avenue
<b>Action Requested/Recommendation:</b> Adopt Ordinance on Final Passage and Order Final Publication in Pamphlet Form.
<b>Presenters Name &amp; Title:</b> Brian Rusche, Senior Planner

**Executive Summary:**

A request to rezone the property at 1020 Grand Avenue from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district.

**Background, Analysis and Options:**

The property consists of two structures. The older structure, built in 1947, was originally a church, with a subsequent addition in the late 1950s or early 1960s. The other structure, built in 1974, has also been used as a church. The current tenant of the property is a funeral home, which uses the newer structure for memorial services only. This use is consistent with the building’s previous use as a church, but a full-service funeral home necessitates a rezone to R-O. The older structure could be utilized for office space, but that would necessitate a rezone to R-O as well.

Prior to the Growth Plan of 1996, the Grand Avenue Corridor Guideline indicated that low-volume office conversions may be appropriate in the 1000 block if the residential character is retained. As of 2010, this block has been designated as Residential Medium with the adoption of the Comprehensive Plan. This future land use designation includes an option for R-O (Residential Office) zoning.

The property, along with other properties already zoned R-O on Grand Avenue, is within in the Greater Downtown – Transitional Overlay, adopted in 2013. Standards for new development or substantial redevelopment (defined in GJMC Section 24.12.150) within this area are similar to standards for development in the R-O zone district.

The purpose of the R-O (Residential Office) zone district is “To provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards are intended to make buildings compatible and complementary in scale and appearance to a residential environment” (GJMC Section 21.03.070.a.1). Accessory sales of products

associated with services oriented businesses, such as shampoo at a salon, are acceptable but primary retail uses, such as a drug store, are not permitted. New construction, including additions and rehabilitations, in the R-O district must be designed with residential architectural elements and shall be consistent with existing buildings along the street. "Consistent" means operational, site design and layout, and architectural considerations (outlined in GJMC Section 21.03.070(a)(3)).

**Neighborhood Meeting:**

The applicant held a Neighborhood Meeting on April 8, 2015.

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

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

The proposed rezone is adjacent to existing residential/office uses along the Grand Avenue corridor.

**Goal 6:** Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

The property consists of two structures, which have primarily been used as religious assembly. The current use of the property is as a funeral home, offering memorial services only. This use can continue until such time as the applicant is ready to move forward with an expansion of the use or a reuse of either structure or portions thereof which are consistent with the requested zoning.

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

The rezone of the property will allow for continued and potentially expanded use of the facility as a funeral home, as well as a variety of other uses that provide services to citizens and the general public.

The Comprehensive Plan Future Land Use designation of the property is Residential Medium (4-8 du/ac). The proposed zoning of R-O (Residential Office) will implement this land use designation and is consistent with the Comprehensive Plan.

**How this item relates to the Economic Development Plan:**

The purpose of the recently adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Rezone meets with the goal and intent of the Economic Development Plan by supporting and assisting an existing business within the community and providing an opportunity for an expansion of the business and/or a variety of other uses that provide services to citizens and the general public.

**Board or Committee Recommendation:**

The Planning Commission forwards a recommendation of approval from their regular meeting of May 12, 2015.

**Financial Impact/Budget:**

No direct financial impact on the City budget for this item.

**Legal issues:** The City Attorney's office has reviewed the request and did not have any concerns.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

First Reading of the Ordinance was on May 20, 2015.

**Attachments:**

6. Background information
7. Staff report
8. Site Location Map
9. Aerial Photo
10. Comprehensive Plan - Future Land Use Map
11. Existing Zoning Map
12. General Project Report
13. Neighborhood Meeting summary
14. Ordinance



BACKGROUND INFORMATION					
<b>Location:</b>		1020 Grand Avenue			
<b>Applicant:</b>		Joseph L. Sprague Ted Ciavonne, Representative			
<b>Existing Land Use:</b>		Funeral Home (memorial services only)			
<b>Proposed Land Use:</b>		Funeral Home and Professional Services			
<b>Surrounding Land Use:</b>	<b>North</b>	Single-family Residential			
	<b>South</b>	Single-family and Two-family Residential Medical Office			
	<b>East</b>	Multi-Family Residential			
	<b>West</b>	Office			
<b>Existing Zoning:</b>		R-8 (Residential 8 du/ac)			
<b>Proposed Zoning:</b>		R-O (Residential Office)			
<b>Surrounding Zoning:</b>	<b>North</b>	R-8 (Residential 8 du/ac)			
	<b>South</b>	R-8 (Residential 8 du/ac) PD (Planned Development)			
	<b>East</b>	R-8 (Residential 8 du/ac)			
	<b>West</b>	R-O (Residential Office)			
<b>Future Land Use Designation:</b>		Residential Medium (RM)			
<b>Zoning within density range?</b>		X	<b>Yes</b>		<b>No</b>

**Sections 21.02.140 of the Grand Junction Zoning and Development Code:**

Rezone requests must meet at least one of the following criteria for approval:

*(1) Subsequent events have invalidated the original premise and findings;*

The Comprehensive Plan, adopted in 2010, designated the Future Land Use of the property as Residential Medium. Goal 3 of the Comprehensive Plan includes policies calling for the creation of opportunities to reduce trips and provide services throughout the community.

The R-O (Residential Office) zone district is an option within the Residential Medium designation. The purpose of the R-O zone district is to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods.

The applicant is requesting the R-O zoning to allow for the use of the property as a funeral home and professional services.

This criterion has been met.

*(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan;*

The property consists of two structures. The older structure, built in 1947, was originally a church, with a subsequent addition in the late 1950s or early 1960s. The other structure, built in 1974, has also been used as a church. The current tenant of the property is a funeral home, which uses the newer structure for memorial services only. This use is consistent with the building's previous use as a church, but a full-service funeral home necessitates a rezone to R-O.

Prior to the Growth Plan of 1996, the Grand Avenue Corridor Guideline indicated that low-volume office conversions may be appropriate in the 1000 block if the residential character is retained. As of 2010, this block has been designated as Residential Medium with the adoption of the Comprehensive Plan, which includes an option for R-O (Residential Office) zoning.

A majority of the properties from 7<sup>th</sup> Street east to 10<sup>th</sup> Street have already been converted to office or personal service uses, including Strive (located in a former hospital) and various attorneys and non-profits, realtors and salons.

This criterion has been met.

*(3) Public and community facilities are adequate to serve the type and scope of land use proposed;*

There are public utilities already connected to both buildings, including potable water provided by the City of Grand Junction, sanitary sewer service maintained by the City, and electricity from Xcel Energy (a franchise utility).

The alley behind the properties was rebuilt in 1998 as part of an Alley Improvement District. Grand Valley Transit provides bus service along Grand Avenue, with a stop in both directions in the 900 block.

Services including medical offices, legal professionals, and hair salons, along with churches and schools, are within one-quarter mile walking distance of the subject parcel. Colorado Mesa University (CMU) is one-half (1/2) mile due north and Lincoln Park is five blocks away.

This criterion has been met.

*(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use;*

All of the properties on the north side of Grand Avenue between 7<sup>th</sup> and 10<sup>th</sup> Street are zoned R-O. The R-O Zone is a unique zone which allows professional offices and multifamily residential to join with single family residential uses and others, such as churches, that may be found in a residential zone. Examples of these uses can be found within walking distance of the subject property.

As of April 22, 2015 there was a total of 97 acres of R-O zoned property within the City, most of which is already developed.

The property, along with other properties already zoned R-O on Grand Avenue, is within in the Greater Downtown – Transitional Overlay, adopted in 2013. The nature of the R-O zone district is to provide a range of uses that function as a transition between single-family residential neighborhoods and more intensive uses, so it is implemented as needed in appropriate transition areas.

This criterion has been met.

*(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*

The R-O Zone is a unique zone which allows professional offices, personal services, and multifamily residential to join with single family residential uses and other uses, such as churches, that may be found in a residential zone. Accessory sales of products associated with services oriented businesses, such as shampoo at a salon, are acceptable but primary retail uses, such as a drug store, are not permitted. The R-O zone would not, therefore, compete with commercial areas such as downtown and North Avenue.

The proposed R-O zone would implement Goal 3, 6, and 12 of the Comprehensive Plan as described earlier.

This criterion has been met.

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. R-4 (Residential - 4 du/ac)
- b. R-5 (Residential - 5 du/ac)
- c. R-8 (Residential - 8 du/ac)
- d. R-12 (Residential - 12 du/ac)

The R-4 through R-12 zones are inconsistent with the applicant's request, since the existing tenant is a funeral home, which is not a use by right in any of these zones.

The purpose of the R-O zone is to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Performance standards within this zone are intended to make buildings compatible and complementary in scale and appearance to a residential environment.

It is my professional opinion that rezoning the property will achieve not only the goals of the Comprehensive Plan but also provide an opportunity for suitable uses compatible with the adjacent neighborhood.

## **PLANNING COMMISSION RECOMMENDATION:**

After reviewing the 1020 Grand Rezone, RZN-2015-152, a request to rezone the property at 1020 Grand Avenue from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district, the Planning Commission made the following findings of fact and conclusions:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.

# SITE LOCATION MAP



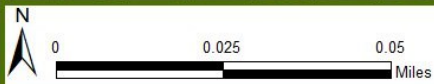
0 0.025 0.05  
Miles

Printed: 4/20/2015

1 inch = 90 feet



# AERIAL PHOTO



Printed: 4/20/2015

1 inch = 90 feet



# FUTURE LAND USE MAP



0 0.025 0.05 Miles

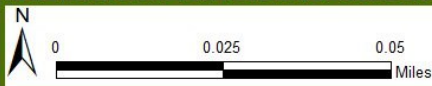
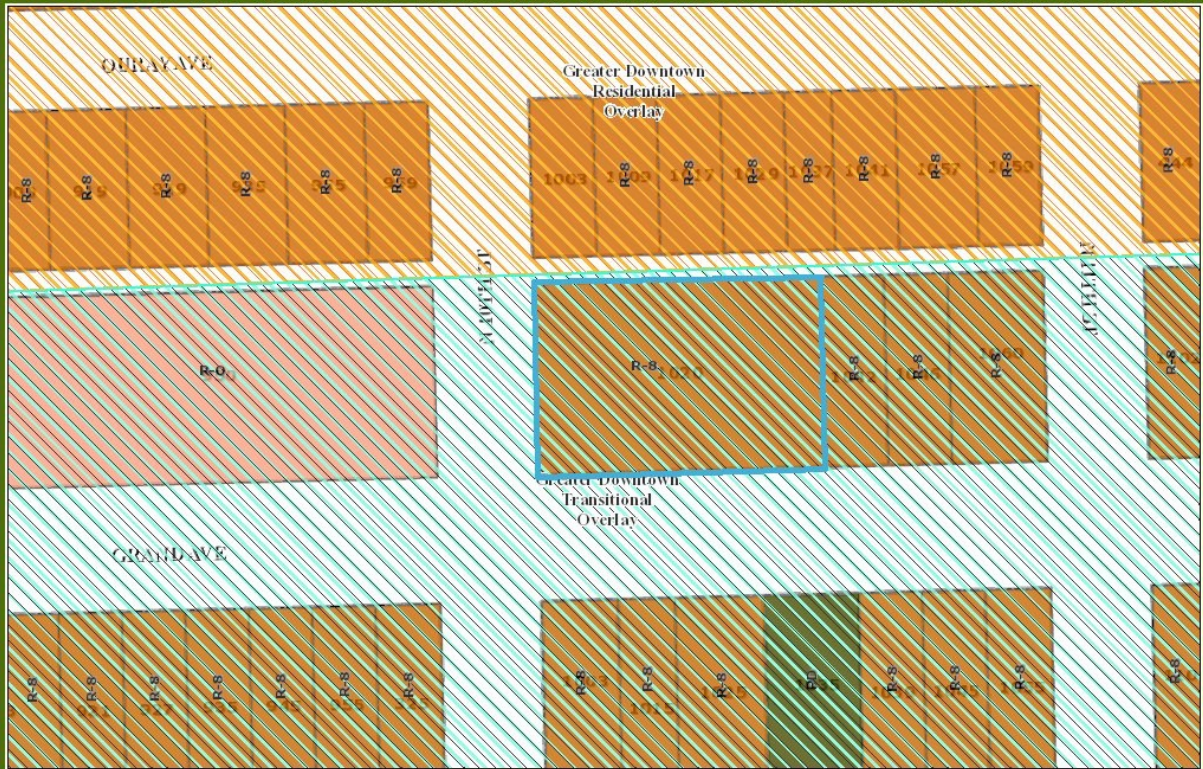
Printed: 4/20/2015

1 inch = 90 feet





# EXISTING ZONING



Printed: 4/20/2015

1 inch = 90 feet





**1020 Grand Avenue  
Rezone  
April 10, 2015  
General Project Report**

**Project Overview**

Owner of the subject property is Joseph L. Sprague. The owner is proposing a Rezone of a 0.778 acre parcel located at 1020 Grand Avenue in the City of Grand Junction from an R-8 to an R-O Zone to redevelop the properties from residential 5.5-8 units/acre to residential business. The name of this project is 1020 Grand Avenue.

**A. Project Description**

Location and Site Features

- The parcel exists with a chapel & funeral home that is accessed from either Grand Avenue or N. 10<sup>th</sup> Street. To the east and south of the chapel and funeral home is a parking lot, which comprises about half of the parcel.
- Access is unchanged and will continue to be from both Grand Avenue and N. 10<sup>th</sup> Street.
- Surrounding land use is single family homes to the north (zone R-8), Mesa Developmental Services to the west (zone R-O); single family homes to the south (R-8); and single family homes to the east (zoned R-8).
- The site is on the edge of the Greater Downtown Transitional Overlay. The surrounding land use is under the Greater Downtown Residential Overlay.
- Topography of the parcels gently slopes southwest from the southeast corner of the site, with approximately 1-2 feet of grade variation.
- The parcel is currently zoned R-8 (5.5-8 DU/Acre). Within the Future Land Use Plan it is identified as being Residential Medium (4-8 DU/Acre).
- The proposed plan is to rezone the existing R-8 zoning to an R-O Zone.

**B. Public Benefit:**

- There will be no change to the city services as there will be no additional development.
- The current use, funeral home, is a non-complying use in an R-8 zone. However, it is an allowed use in an R-O zone.
- It is adjacent to R-O zoning to the west and therefore the rezone is supported by adjacency.

**C. Neighborhood Meeting**

A Neighborhood Meeting was held on April 8th, 2015 for the rezone of 1020 Grand Avenue. 115 notices were sent out and only five neighbors attended. At this meeting we explained the intentions of pursuing the R-O Zone District.

**D. Project Compliance, Compatibility, and Impact**

**1. Adopted Plans and/or Policies**

The Future Land Use Plan.

R-O zone adjacency

**2. Surrounding Land Use**

The land surrounding the subject parcel has historically been single family residences, but few have gradually converted to R-O. To the south are single family residences zoned R-8; to the west is Mesa Developmental Services in an R-O zone; to the north are single family residences zoned R-5; adjacent to the east boundary is single family residences zoned R-8.

**3. Site Access and Traffic**

Although not a Rezone criteria, access to 1020 Grand Avenue will continue to be from the west from Nth 10<sup>th</sup> Street, and from the south from Grand Avenue.

**4 & 5. Availability of Utilities and Unusual Demands**

Sanitary Sewer: There is an existing 18" combined sanitary sewer line in Grand Avenue. There is also an existing 8" sanitary sewer line down the center of the alley north of the property.

Storm Sewer: There is an existing 15" storm sewer line in Grand Avenue, with a catch basin on the northeast and southeast corner of Grand Avenue and Nth 10<sup>th</sup> Street.

Water: Is provided by the City of Grand Junction.

**6. Effects On Public Facilities**

There will be no unusual impacts on the fire department and police department.

There will be no impacts to the public school system.

**7. Site Soils**

No unusual or unexpected soil issues are present at the proposed site.

**8. Site Geology and Geologic Hazards N/A**

**9. Hours of Operation N/A**

**10. Number of Employees N/A**

**11. Signage Plans N/A**

**12. Irrigation N/A**

**E. Development Schedule and Phasing**

No Phasing. The intent is to only submit for Rezone.

1020 Grand Avenue Rezone  
April 9, 2015  
Neighborhood Meeting Notes

**Neighborhood Meeting**

A Neighborhood Meeting was held on April 8th, 2015 for the rezone of 1020 Grand Avenue. 115 notices were sent out and only five neighbors attended. At this meeting we explained the intentions of pursuing the R-O Zone District. The neighbors' comments and questions were the following:

- Why the dentist office was zoned PD instead of R-O?
- Will taxes go up if the zone changes?
- Is the church for sale or the entire lot?
  - There are three buildings on one lot.
- Comment: Old church cause parking issues.
- How many lots could be on this property?
  - 5000sf minimum lot, 40' height, setbacks, parking = controls.
- Do not want uses that encourage more alley use
- Confirm: No retail; no gas station; no brewery
  - Salon/massage is allowed.

# 1020 GRAND AVENUE REZONE

Wednesday April 8, 2015 @ 5:30pm

## NEIGHBORHOOD MEETING SIGN IN SHEET

<u>Name</u>	<u>Address</u>	<u>Phone #</u>
CIAVONNIE, ROBERTS ASSOC.	222 N <sup>th</sup> 7 <sup>th</sup> St.	241-0745
Boj Commercial	244 N. 7 <sup>th</sup> St.	241-2909
Myrna Cudias		
Brian RUSCHE	955 Oway	242-6745
Joe Sprague	250 N. 5 <sup>th</sup> St. 3615 S. Huron St Englewood, Co 80110	256-4058 303 761- 0807
Joe Audino	2420 Garrison Ave	970-250-6508
Virginia Zisnow	1371 Saddle Ridge Rd, Arroyo	970-433-4664
Rick Rozelle	1017 Oway Ave	970-260-4327
Chlo Cochran	1105 Grand Av.	972-245-7570

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE REZONING PROPERTY  
FROM R-8 (RESIDENTIAL 8 DU/AC) TO  
R-O (RESIDENTIAL OFFICE)  
LOCATED AT 1020 GRAND AVENUE**

Recitals:

The applicant requests that the City rezone the property at 1020 Grand Avenue from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district. The applicant is requesting the R-O zoning to allow for the use of the property as a funeral home and professional services.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezoning from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district for the following reasons:

The zone district meets the recommended land use category of Residential Medium as shown on the Future Land Use map of the Comprehensive Plan; the requested zone is consistent with the goals and policies of the Comprehensive Plan; and is generally compatible with land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-O zone district to be established.

The Planning Commission and City Council find that the R-O zone district is in conformance with the stated criteria of Section 21.02.140 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 shall be rezoned R-O (Residential Office):

Lots 24 through 32 of Block 68, CITY OF GRAND JUNCTION.

Introduced on first reading this 20<sup>th</sup> day of May, 2015 and ordered published in pamphlet form.

Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

ATTEST:

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

\_\_\_\_\_  
Mayor



Attach 7

## CITY COUNCIL AGENDA ITEM

Date: May 8, 2015  
Author: Brian Rusche  
Title/Phone Ext:  
Senior Planner/4058  
Proposed Schedule: 1<sup>st</sup> Reading:  
Wednesday, May 20, 2015  
2<sup>nd</sup> Reading:  
Wednesday, June 3, 2015  
File #: ZCA-2015-167

**Subject:** Amending the Zoning and Development Code Regarding Industrial Loading Dock Standards

**Action Requested/Recommendation:** Adopt Ordinance on Final Passage and Order Final Publication in Pamphlet Form

**Presenter(s) Name & Title:** Brian Rusche, Senior Planner

### Executive Summary:

This is a proposed amendment to the Performance Standards for Industrial Districts found in the Grand Junction Municipal Code (GJMC), Section 21.03.080. The proposed amendment would remove a restriction on the location of loading docks in the Industrial Districts and remove another redundant provision.

### Background, Analysis and Options:

Loading docks shall be located only in the side or rear yards within the I-O (Industrial/Office Park), I-1 (Light Industrial), and I-2 (General Industrial) zone districts. Loading docks are not defined in the Code, but are typically characterized as locations for shipping/receiving of materials from tractor-trailers either below or above the grade of the rest of the building. Bay doors, which are common in new industrial buildings, are not addressed in the Code, but are typically characterized as being at grade with the rest of the building.

Industrial buildings have been permitted within Industrial zone districts to have bay doors on the front of the building, with the reasoning that they are not technically loading docks. This building form is common in Grand Junction and serves a variety of industrial users. Loading docks are more often found on buildings designed for freight movement, such as the FedEx facility under construction at 23 and G Roads. This facility is on a corner lot and thus has two facades that could be considered the front. The orientation of the building in relation to the shape of the lot, along with the function of the building as a freight terminal, necessitated bay doors on the north and south side, along with loading docks on the east side. The docks will be separated from the road by parking and landscaping. All access and truck movements are internal to the site. This design is consistent with TEDS (Transportation Engineering Design Standards), as required for all loading areas by GJMC Section 21.06.050(f). Removing the restriction

on the location of loading docks does not override standards for ingress and egress to the site and the building from adjacent public streets.

The Grand Junction City Council has requested that staff propose amendments to City codes and regulations as needed to be dynamic and responsive to the needs of the community. The existing restriction for loading docks does not address bay doors and its origin and is unclear. Recent interpretations have given deference to the specific needs of the end user when considering the orientation of the building in relationship to the site. Removing the restriction on loading docks on the front of the building would maximize the use of industrial property and allow more flexibility with building orientation. This amendment would also complement a 2014 amendment which reduced restrictions on outdoor storage within Industrial zone districts (Ordinance 4623), commonly associated with industrial uses. Included with this proposed amendment is the removal of a redundant section related to the use of an I-2 property for outdoor storage only; this is already addressed in the Use Table found in Chapter 4.

Certain neighborhood plans and/or overlay zones, such as the H Road/NW Area Plan and the Greater Downtown Overlay Corridors, contain specific standards that would continue to regulate the orientation of buildings, loading docks, and outdoor storage areas to achieve specific goals for these zone. These standards will remain regardless of the outcome of the proposed amendment.

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

The proposed amendment is consistent with the following goals and policies of the Comprehensive Plan:

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

**Policy 12B:** *The City and County will provide appropriate commercial and industrial development opportunities.*

Removing the restriction on the location of loading docks within the industrial districts will provide the opportunity to maximize the use of industrial property and allow building orientation to be dictated by the site and the end user.

#### **How this item relates to the Economic Development Plan:**

The proposed amendment specifically addresses Goal 1.5 of the Economic Development Plan instructing the City to be proactive and business friendly by removing a restriction that impacts and limits the orientation of industrial buildings in favor of maximizing the use of industrial property by allowing the needs of the site and the end user dictate the building location.

**Board or Committee Recommendation:**

On May 12, 2015, the Planning Commission forwarded a recommendation of approval to the City Council.

**Financial Impact/Budget:**

No financial impacts have been identified.

**Legal issues:** The City Attorney's office has reviewed the request and did not have any concerns.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

First Reading of the Proposed Ordinance was on May 20, 2015.

**Attachments:**

Proposed Ordinance



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

**AN ORDINANCE AMENDING SECTION 21.03.080, INDUSTRIAL DISTRICTS (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE), REGARDING LOCATION OF LOADING DOCKS**

**Recitals:**

This ordinance amends the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code), to remove a restriction on the location of loading docks within industrial zone districts.

The City Council desires to maintain effective development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions.

The City Council has also recently developed an Economic Development Plan and desires that development regulations be reviewed and amended where necessary and possible to facilitate economic development.

The amendments enhance the effectiveness of the Code and its responsiveness to changing business practices and community expectations and implement the Economic Development Plan by removing unnecessary barriers to development and business and streamlining development review processes.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended adoption of the proposed amendment, finding the proposed amendments consistent with the vision, goals and policies of the Comprehensive Plan.

Following public notice and a public hearing as required by applicable law, the Grand Junction City Council finds and determines that the proposed amendments implement the vision, goals and policies of the Comprehensive Plan, and that they are in the best interest of the community and its citizens, and should be adopted.

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

**Subsection 21.03.080 is amended as follows (deletions struck through, additions underlined):**

- (a) **I-O: Industrial/Office Park.**

(1) Purpose. To provide for a mix of light manufacturing uses, office park, limited retail and service uses in a business park setting with proper screening and buffering, all compatible with adjoining uses.

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

(3) Performance Standards.

(i) Retail Sale Area. Areas devoted to retail sales shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.

(ii) Loading Docks. Loading docks shall be located only in the side or rear yards.

(iii) (ii) Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials. No person shall occupy, maintain or allow any use in an I-O district without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional use permits for uses in this district may establish higher standards and conditions.

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

(B) Noise. The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 decibels at any point on the property line.

(C) Glare. Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.

(D) Solid and Liquid Waste. All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor. Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.

(E) Hazardous Materials. Information and materials to be used or located on the site, whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.

(iv) (iii) Outdoor Storage and Display. Outdoor storage and permanent display areas may be located beside or behind the principal structure. For lots with double or triple frontage the side and rear yards that are to be used for permanent display areas

shall be established with site plan approval. Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

**(b) I-1: Light Industrial.**

(1) Purpose. To provide for areas of light fabrication, manufacturing and industrial uses which are compatible with existing adjacent land uses, access to transportation and the availability of public services and facilities. I-1 zones with conflicts between other uses can be minimized with orderly transitions of zones and buffers between uses.

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

(3) Performance Standards.

(i) Retail Sale Area. Areas devoted to retail sales shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.

(ii) Loading Docks. Loading docks shall be located only in the side or rear yards.

(iii) (ii) Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials. No person shall occupy, maintain or allow any use in an I-1 district without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional use permits for uses in this district may establish higher standards and conditions.

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

(B) Noise. The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 decibels at any point on the property line.

(C) Glare. Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.

(D) Solid and Liquid Waste. All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor. Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.

(E) Hazardous Materials. Information and materials to be used or located on the site, whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including site

plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.

(iv) (iii) Outdoor Storage and Display. Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

(A) Outdoor storage and displays shall not be allowed in the front yard setback;

(B) Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;

(C) Unless required to buffer from an adjoining district, screening along all other property lines is not required; and

(D) Screening of dumpsters is not required.

(c) **I-2: General Industrial.**

(1) Purpose. To provide areas of heavy and concentrated fabrication, manufacturing and industrial uses which are compatible with adjacent uses, easy semi-tractor trailer access to the State highway system and/or railroads and the availability of public services and facilities. Conflicts between the I-2 district must be minimized with other uses by orderly transitions and buffers between uses.

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

(3) Performance Standards.

(i) Retail Sale Area. Areas devoted to retail sales shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.

(ii) Loading Docks. Loading docks shall be located only in the side or rear yards.

(iii) (ii) Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials. No person shall occupy, maintain or allow any use in an I-2 district without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional use permits for uses in this district may establish higher standards and conditions.

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

(B) Noise. The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 decibels at any point on the property line.

(C) Glare. Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.

(D) Solid and Liquid Waste. All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor. Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.

(E) Hazardous Materials. Information and materials to be used or located on the site, whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.

(iv) (iii) Outdoor Storage and Display. Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

(A) Outdoor storage and displays shall not be allowed in the front yard setback;

(B) Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;

(C) Unless required to buffer from an adjoining district, screening along all other property lines is not required;

(D) Screening of dumpsters is not required; and

(E) Director may approve outdoor storage as a principal use without requiring a conditional use permit.

**All other parts of Section 21.03.080 shall remain in full force and effect.**

INTRODUCED on first reading the 20<sup>th</sup> day of May, 2015 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the \_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

ATTEST:

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President of the Council

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City Clerk



Date 5/22/15  
 Author: Kimberly Swindle  
 Title/ Phone Ext: Financial  
Analyst/5119  
 Proposed Schedule: 6/3/15  
 \_\_\_\_\_  
 2nd Reading (if applicable):

Attach 8

**CITY COUNCIL AGENDA ITEM**

<p><b>Subject:</b> Application for US Department of Justice Annual Justice Assistance Grant for Technology Enhancements for Information Sharing</p>
<p><b>Action Requested/Recommendation:</b> Authorize the City Manager to Apply for these Funds, and if Awarded, to Manage \$25,557 in Grant Funding</p>
<p><b>Presenter(s) Name &amp; Title:</b> John Camper, Police Chief          Michael Nordine, Deputy Police Chief</p>

**Executive Summary:**

The Grand Junction Police Department has been solicited by the Bureau of Justice Assistance (BJA) program of the US Department of Justice to apply for an annual grant for 2015 in the amount of \$25,557. If awarded, these funds will be used toward the purchase of software and hardware that will provide a platform to access data from several information systems involved in operations.

As part of the application process, the Bureau of Justice Assistance requires that City Council review and authorize receipt of the grant, and provide an opportunity for public comment. Therefore, a public comment opportunity is requested for the purpose of satisfying this requirement.

**Background, Analysis and Options:**

The Grand Junction Police Department has been the recipient of funding from this annual formula grant for many years and has benefitted from the funding for various projects. The funding level changes each year as the Bureau of Justice Assistance calculates, for each State and Territory, an allocation based upon the statutory JAG formula (U.S.C. 3755(d)(2)(B)). Funds received in prior years ranged from \$14,000 to \$254,568.

**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.

These grant funds are being used to assist in the purchase and implementation of an information sharing technology framework. The purchase will include hardware and software.

This integration will create a user friendly, searchable information collection and sharing environment that will provide effective and timely information sharing among Officers, detectives and supervisors. As a result of this collaboration and information sharing tool, GJPD staff will have better and more accurate information sooner, allowing them to be more aware of reported crime, crime patterns, suspect information, and suspicious activity. This will facilitate the Department's crime prevention, detection and enforcement activities.

Over the past several years, technology has provided great tools to increase productivity. However, information systems added one at a time often don't communicate or share information. Each new system tends to create its own silo of information, requiring users to search multiple locations in a time consuming process to gather a complete answer to complex questions. The proposed information sharing application acts as a middleware solution to bring the information from disparate systems into a single, searchable, and user friendly environment.

**Board or Committee Recommendation:**

The Information Technology Division has been involved in the research phase of this project and supports the need to find a collaboration and information sharing tool for the special needs of the Police Department. If the grant is approved, the project will move into the next phase that will develop the specifications for a formal procurement, which will include a review by the Information Technology Advisory Team. This project has been reviewed and approved by the Police Departments Technology Advisory Group.

**Financial Impact/Budget:**

The total cost of the project is expected to be about \$48,000. The City will be looking for additional grant funding or budget to make up the difference. Once the technology is in place, there will be annual subscription costs of about \$24,000.

**Legal issues:**

No legal issues have been identified.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

This is an annual formula grant application process, as has been done in previous years, and requires an opportunity for public comment and Council approval at the application phase.

**Attachments:**

None.



CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 10-3-15

Citizen's Name: Cindie Downs

Address: 1045 1/2 Broken Spoke Rd CT 81504

Phone Number: \_\_\_\_\_

Subject: Comments on economic growth

*Please include your address, zip code and telephone number. They are helpful when we try to contact you in response to your questions, comments or concerns. Thank you.*