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**CITY COUNCIL AGENDA
WEDNESDAY, JULY 1, 2015
250 NORTH 5TH 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

Proclamations

Proclaiming July 1, 2015 as “Grand Junction High School Knowledge Bowl Team Day”
in the City of Grand Junction [Attachment](#)

*** Proclaiming July 1, 2015 as “EMT and Paramedic Recognition Day” in the City of Grand
Junction [Attachment](#)

Presentations

May Yard of the Month

Bicycle Friendly Community Designation by Harry Brull, Board Member from the
League of American Bicyclists

Revised July 2, 2015

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

REVISED

Appointments

To the Parks and Recreation Advisory Board

To the Downtown Development Authority/Downtown Grand Junction Business Improvement District

To the Riverfront Commission

Citizen Comments

[Supplemental Document](#)

Council Comments

***** CONSENT CALENDAR ***®**

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

Action: Approve the Summaries of the May 18, 2015 and June 1, 2015 Workshops, the Minutes of the June 3, 2015 Regular Meeting, and the June 20, 2015 Special Meeting

2. **Setting a Hearing on Zoning the Hutto-Panorama Annexation, Located at Approximately 676 Peony Drive** [Attach 2](#)

A request to zone approximately 7.921 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.

Proposed Ordinance Zoning the Hutto-Panorama Annexation to CSR (Community Services and Recreation) Located at Approximately 676 Peony Drive

Action: Introduce a Proposed Zoning Ordinance and Set a Public Hearing for July 15, 2015

Staff presentation: Brian Rusche, Senior Planner

3. **Setting a Hearing on Zoning the Rodgers Annexation, Located at 2075 South Broadway** [Attach 3](#)

A request to zone 1.924 acres from County RSF-4 (Residential Single-Family 4 du/ac) to a City R-4 (Residential 4 du/ac) zone district.

Proposed Ordinance Zoning the Rodgers Annexation to R-4 (Residential 4 du/ac) Located at 2075 South Broadway

Action: Introduce a Proposed Zoning Ordinance and Set a Public Hearing for July 15, 2015

Staff presentation: Brian Rusche, Senior Planner

4. **Setting a Hearing on the 2015 Supplemental Appropriation Ordinance** [Attach 4](#)

This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2015 amended budget for major capital projects and the subjects stated in the ordinance.

Proposed Ordinance Making Supplemental Appropriations to the 2015 Budget of the City of Grand Junction

Action: Introduce a Proposed Ordinance and Set a Public Hearing for July 15, 2015

Staff presentation: Jodi Romero, Financial Operations Director

5. **Setting a Hearing on Amending the Zoning and Development Code Section 21.03.070(d), (e), (f), (g), (h) and 21.03.080(a), (b) Concerning Side- and Rear-Yard Setbacks and Eliminating Maximum Building Sizes in Certain Zone Districts** [Attach 5](#)

Amendments to the Zoning and Development Code changing side- and rear-yard setbacks in the CSR, MU, BP, I-O, and I-1 zone districts and eliminating building size restrictions (and correspondingly the requirement of a conditional use permit for buildings larger than the maximum) in the C-1, C-2, CSR, MU, BP, I-O, and I-1 zone districts.

Proposed Ordinance Amending Sections 21.03.070 (d), (e), (f), (g), (h), and 21.03.080 (a), (b) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Maximum Building Size and Setbacks

Action: *Introduce a Proposed Ordinance and Set a Public Hearing for July 15, 2015*

Staff presentation: David Thornton, Principal Planner

6. **Purchase of Property at 743 Horizon Drive for the I-70 Exit 31 Horizon Drive Roundabouts** [Attach 6](#)

The City has entered into a contract to purchase right-of-way at 743 Horizon Drive from Grand Conjunction, LLC dba the DoubleTree for construction of a roundabout on Horizon Drive in conjunction with the I-70 Exit 31 Horizon Drive Roundabouts Project. The City's obligation to purchase this right-of-way is contingent upon Council's ratification of the purchase contract.

Resolution No. 31-15 – A Resolution Authorizing the Purchase of Real Property at 743 Horizon Drive from Grand Conjunction, LLC dba the DoubleTree

®Action: *Adopt Resolution No. 31-15*

Staff presentation: Trent Prall, Engineering Manager

7. **2015 Mesa County Hazard Mitigation Plan** [Attach 7](#)

The Hazard Mitigation Planning Committee conducted a risk assessment that identified and profiled hazards that pose a risk to all of Mesa County, assessed the County's vulnerability to these hazards, and examined the capabilities in place to mitigate them. The County and City of Grand Junction are vulnerable to several hazards that are identified, profiled, and analyzed in this plan.

Resolution No. 32-15 – A Resolution Adopting the 2015 Mesa County, Colorado Hazard Mitigation Plan

®Action: *Adopt Resolution No. 32-15*

Staff presentation: Gus Hendricks, Emergency Manager

8. **Sole Source Professional Services Contract for Engineering Design of the Diffuser Pipe Outfall for the Persigo Waste Water Treatment Plant Project**

[Attach 8](#)

The Public Works Department is requesting that City Council approve awarding a sole source professional design services contract for the design of a Diffuser Outfall for the Persigo Waste Water Treatment Plant. This design effort will result in a project to address restrictions on effluent limits from the Colorado Department of Public Health and Environment (CDPHE) as a result of Regulations 31 and 85.

Action: Authorize the City Purchasing Division to Enter into a Contract with Stantec Consulting Services, Inc. of Denver, CO for the Design of a Diffuser Outfall at the Persigo Waste Water Treatment Plant for the Proposal Amount of \$139,900

Staff presentation: Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager

9. **Contract to Extend Sewer to the Redlands Club Sewer Improvement District**

[Attach 9](#)

Upon completion of the Redlands Club Sewer Improvement District, five properties will be able to connect to the Persigo Waste Water Treatment Plant and abandon their existing septic systems. The property owners and Persigo will share the cost of providing the sewer service.

Action: Authorize the City Purchasing Division to Enter into a Contract with Underground Obstacles, LLC for the Redlands Club Sewer Improvement District in the Amount of \$97,724 Contingent on Creation of the District by the Mesa County Board of County Commissioners

Staff presentation: Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager

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

* * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * *

10. **Authorization for the City Manager to Disburse a Portion of the J. Heywood Jones Estate Trust Funds to the Mesa County Public Library District**

[Attach 10](#)

In 2013, the City was named as the Trustee for a portion of the J. Heywood Jones Estate Trust. Instructions were to disburse the funds for museum and library purposes. The Mesa County Library District is requesting a disbursement of funds for a proposed production studio.

Resolution No. 33-15 – A Resolution Authorizing the City Manager to Disburse Trust Assets

®Action: Adopt Resolution No. 33-15

Staff presentation: John Shaver, City Attorney

11. **North Avenue Catalyst Grant Application for 555 North Avenue** [Attach 11](#)

Mason Plaza, located at 555 North Avenue, has submitted an application for consideration for the North Avenue Catalyst Grant Program. The eligible grant amount is \$4,110.43. This is the third application for this program to come before the City Council.

Action: Consider Approval of a North Avenue Catalyst Grant Application from Mason Plaza, Located at 555 North Avenue, in the Amount of \$4,110.43

Staff presentation: Lori V. Bowers, Senior Planner

12. **Public Hearing – Community Development Block Grant (CDBG) 2015 Program Year Annual Action Plan** [Attach 12](#)

The City will receive \$374,788 CDBG funding for the 2015 Program Year which begins September 1st. The City also has \$3,462 in funds remaining from the 2014 Program Year to be allocated with the 2015 funds. The purpose of this hearing is to adopt the 2015 Annual Action Plan which includes allocation of funding for 14 projects as part of the Five-Year Consolidated Plan.

Resolution No. 34-15 – A Resolution Adopting the 2015 Program Year Action Plan as a Part of the City of Grand Junction Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

®Action: *Adopt Resolution No. 34-15*

Staff presentation: Kristen Ashbeck, CDBG Administrator

13. **Public Hearing – Amending the 24 Road Corridor Design Standards Changing the Maximum Letter Height for Building (Wall Mounted) Signs, Section 25.28 Signs** [Attach 13](#)

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.

Ordinance No. 4666 – 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

®Action: *Adopt Ordinance No. 4666 on Final Passage and Order Final Publication in Pamphlet Form*

Staff presentation: David Thornton, Principal Planner

14. **Public Hearing – Hutto-Panorama Annexation, Located at Approximately 676 Peony Drive** [Attach 14](#)

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. 35-15 – A Resolution Accepting a Petition for the Annexation of Lands to the City of Grand Junction, Colorado, Making Certain Findings, and Determining that Property Known as the Hutto-Panorama Annexation, Located at Approximately 676 Peony Drive is Eligible for Annexation

Ordinance No. 4667 – An 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. 35-15 and Ordinance No. 4667 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Brian Rusche, Senior Planner

15. **Public Hearing – Rodgers Annexation, Located at 2075 South Broadway** [Attach 15](#)

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. 36-15 – A Resolution Accepting a Petition for the Annexation of Lands to the City of Grand Junction, Colorado, Making Certain Findings, and Determining that Property Known as the Rodgers Annexation, Located at 2075 South Broadway is Eligible for Annexation

Ordinance No. 4668 – An 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. 36-15 and Ordinance No. 4668 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Brian Rusche, Senior Planner

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

17. **Other Business**

18. **Adjournment**

Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, the Grand Junction High School Knowledge Bowl Team began competing in 1985, and

WHEREAS, led by High School Teacher Lorena Thompson and Junior Varsity coach, Lynn Thompson, since 1991, the team of high school students grew in size and started winning State Championships in 1996, becoming a legacy team; and

WHEREAS, 2004 was the first year of five years that the Team went to National finals. They raised money through Grand Junction High School Boosters, by hosting a Community Bowl where community groups compete on the first Saturday in April and support the team with their entry fees, and through various forms of independent fund-raising; and

WHEREAS, in 2009, the Team traveled to Florida and brought home third place, competing against mostly magnet or private elite schools or assemblies of kids from various schools throughout the country, with only one team from each State; and

WHEREAS, in 2015, the Team consisting of juniors and seniors from Grand Junction High School were invited for the 17th time in 20 years to represent the State of Colorado in the National Championships; and

WHEREAS, this year, 2015, the Team led by Head Coach, Lyndsay Thompson, and assistant coaches: Lorena Thompson, Coady Shawcroft, Casey Smith, and Lynn Thompson, brought home the first place title, winning the National Championship for the first time ever for the school and for the State of Colorado; and

WHEREAS, the Grand Junction City Council would like to take this opportunity to recognize this great accomplishment and congratulate the students: Greg Gibson, Patrick Baier, Ben Potter, Brian List, Parker Davis-McDougal, Cory Lans, Ryland Curtsinger, Sean Ridgway, and the coaches of this year's Knowledge Bowl Team.

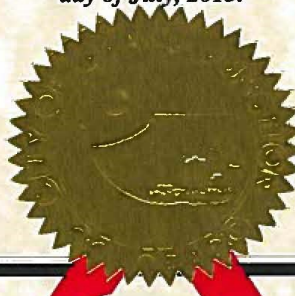
NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim July 1, 2015 as

"GRAND JUNCTION HIGH SCHOOL KNOWLEDGE BOWL TEAM DAY"

in the City of Grand Junction and praise the efforts of these students and applaud them for being National Champions!

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 1st day of July, 2015.

Mayor





Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, *Emergency Medical Technicians (EMTs) and Paramedics don't always get the same recognition as doctors and nurses but they're an equally important part of the medical field, especially in emergency situations; and*

WHEREAS, *EMTs and Paramedics save lives in high-pressure environments, responding to emergency calls, performing medical services at the scene, and transporting patients quickly and safely to hospitals; and*

WHEREAS, *according to the Bureau of Labor Statistics' Occupational Outlook Handbook, EMTs and Paramedics experience work-related illnesses and injuries at a much higher level than the average worker. They're also often required to work long hours and irregular schedules; and*

WHEREAS, *many emergency medical workers stick with the job, in spite of the long hours and stress, because they genuinely enjoy helping others and making a difference; and*

WHEREAS, *GoodCall, a data research organization, analyzed 750 metro and micro areas nationwide in order to determine the top places for EMTs and Paramedics to work; and*

WHEREAS, *GoodCall looked at salaries, housing, area amenities, and employment attractiveness; and*

WHEREAS, *Grand Junction was named 32nd out of 750 as best places for EMTs and Paramedics to work, earning a rating of 393.5 out of 500; and*

WHEREAS, *the Grand Junction City Council would like to take this ranking as an opportunity to recognize the EMTs and Paramedics in this community for their dedication and commitment to their profession and let them know how appreciative we are that they are here to respond to medical emergencies in the community.*

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim July 1, 2015 as

“EMT AND PARAMEDIC RECOGNITION DAY”

in the City of Grand Junction and encourage our citizens to thank the EMTs and Paramedics that they know for the work that they do.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 1st day of July, 2015.

Mayor



Attach 1

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY May 18, 2015 – Noticed Agenda Attached

Meeting Convened: 5:01 p.m. in the City Auditorium

Meeting Adjourned: 8:07 p.m.

City Council Members present: All (Councilmember McArthur arrived at 6:20 p.m.)

Staff present: Englehart, Shaver, Moore, Romero, Portner, Thornton, Prall, Kovalik, Jagim, and Kemp

Others: Harry Weiss, Downtown Development Authority Executive Director, Clark Anderson, New Mobility West, and Jim Charlier, Charlier Associates, Inc. President

Agenda Topic 1. New Mobility West Final Report

Trent Prall, Engineering Manager, provided a brief overview of the corridor study. He advised that the City applied to New Mobility West, an initiative through the Sonoran Institute that helps western cities address traffic issues. The City's application was accepted and Charlier Associates, Inc. was contracted for the study.

Clark Anderson, representing New Mobility West, reviewed the project and what was looked at to better align the 1st Street/Pitkin Avenue/Ute Avenue (I-70 B) corridor for effective transportation.

Jim Charlier, Charlier Associates, Inc. President, provided details about the report and advised that looking ahead to 2040, four main issues were considered: improving traffic flow, safety, multimodal opportunities, and access management. After meeting with the Downtown Development Authority (DDA) and Colorado Department of Transportation (CDOT), a concept was designed for the I-70 B corridor. Mr. Charlier displayed and described that concept which is similar to how Main Street is designed. The design would create a gateway with the landscaping, sidewalks, and crosswalks, which would cause traffic to slow down. He advised that the transit system is very important and needs to be accommodated in the design of the corridor. The location of the Amtrak Station is a great opportunity for the corridor. He reviewed a design for Ute and Pitkin that would allow more opportunity for Whitman Park. Mr. Charlier reviewed a bicycle system that was looked at for the downtown corridor because bicycling has become a very important part to the economy of Grand Junction.

There was discussion about the design of 1st Street at Grand Avenue. Mr. Charlier explained that the proposal includes CDOT's plans for that intersection which basically closes 1st Street off. There was discussion regarding the location of the crosswalk at the train depot, truck

traffic using alternative routes, pass through traffic not avoiding the Downtown area, instead relying on the network to work for the City, likes and dislikes about the design, working with CDOT to see what they plan to do, seeking funds for the project, and various plans that have been adopted for the Downtown.

City Council was pleased with the design and conceptually felt that it was good, and encouraged Staff to continue working with CDOT to keep them engaged in the downtown corridor so that the right plan is brought forward which will last for many years to come.

Agenda Topic 2. Grant Application to the Federal Aviation Administration for the Grand Junction Regional Airport Authority

City Manager Rich Englehart explained that, as partners in the relationship, any type of a grant process for the airport has to come before City Council and the County Commissioners for approval.

Interim Airport Manager Ben Johnson explained that normally only the approval for the award of a grant is generally brought forward to the County Commissioners and City Council. This is a new step for them to bring forward the application for a grant. He explained that the grant they are seeking to apply for is an annual grant and, if authorized to apply for it, the award of the grant will be brought back for approval also. He detailed the five elements the grant will cover: terminal air carrier apron design modification, Taxiway A1-A7 connector rehabilitation, runway 11/29 and Taxiway A seal coat and restripe, segmented circle relocation and intersection lighting modification, and runway 11/29 modification to standards analysis. Mr. Johnson explained that the total project cost will be approximately \$2,550,500. The grant will cover 90% of that, the State of Colorado will match the grant at 5% (less the runway modification study), and the airport will match 5% (which the Airport Authority has sufficient funds for that). The Airport Authority Board reviewed the application in April and the County Commissioners reviewed and approved it earlier in May.

City Attorney Shaver explained that the City and County, as co-sponsors, will have to sign off on the grant assurances to insure that the grant money will be expended in accordance with the Federal Aviation Administration (FAA) requirements. Mr. Johnson explained that the Airport has made significant policy changes and the Airport Authority is comfortable with signing the assurances.

There was some discussion regarding placing the approval of the grant application on the Wednesday, May 20th City Council Meeting and, in the motion, adding a condition of the approval being subject to review of the application and all of the contracts.

City Council directed Staff to place the grant application on the Consent Calendar for the May 20th City Council regular meeting.

Agenda Topic 3. Downtown Development Authority Line of Credit Request

Downtown Development Authority (DDA) Executive Director Harry Weiss advised that the DDA Board started looking into the idea of a line of credit in March of 2014. He advised that a number of DDA's have started moving towards using a line of credit for a financing mechanism. He explained that the Tax Increment revenues go into a "black box" and can only be accessed to pay debt or the associated expenses of debt. In the past, projects have been done with bond issuances. They are asking for a \$1,000,000 line of credit which would be an efficient debt instrument. It would be less expensive than borrowing through bonds. The only cost would be a couple of days of interest accrual and an annual fee charged by the bank. They would only use the line of credit for immediate repayment from funds on hand that are not encumbered in the tax increment fund. It would meet the requirements of the State Statutes for tax increment purposes. Mr. Weiss advised that they have drafted an Intergovernmental Agreement which outlines how funds would be drafted and be repaid. The funds would be drawn for projects that already budgeted, appropriated for, and approved by City Council.

City Attorney John Shaver explained (for the benefit of new City Councilmembers) that City Council is the governing body for approving the DDA budget and appropriations.

Mr. Weiss reviewed the amount of debt the DDA currently has which is about seven years of \$900,000 a year for bond payment for the Avalon Theatre project.

Mr. Weiss also said they are proposing some budget amendments for projects to use the line of credit if it is approved which would include an amendment of \$360,000 for the acquisition of R-5 from District 51 and \$80,000 for anticipated expenses associated with White Hall. That would leave approximately \$645,000 of excess tax increment funds remaining that has not been appropriated or budgeted and would require a supplemental appropriation for any further line of credit draw request.

There was discussion regarding the acquisition of R-5 from District 51 and the demolition of the remainder of White Hall.

City Council directed Staff to place the request for a line of credit and a supplemental appropriation to the DDA budget for Individual Consideration on the May 20th City Council regular meeting agenda.

Agenda Topic 4. Other Business

City Manager Englehart asked City Council's direction for the financial request received by HomeWard Bound. After lengthy discussion, City Council agreed to the financial request for \$100,000 earmarked out of Council's contingency for HomewardBound and, in the future, schedule a workshop to discuss and develop a policy for future requests outside of the budget process.

City Manager Englehart advised that there is a 9% escalation cost for Fire Station #4 which makes it about \$50,000 over budget and the project has been pared down as much as it can. There is \$70,000 in contingency. He has directed Community Services Manager Kathy Portner to try and get money back from Department of Local Affairs (DOLA).

Deputy City Manager Moore provided information about a Transportation Investment Generating Economic Recovery (TIGER) grant that may be available for the City. The grant program is for very big projects that help stimulate the economy and/or revitalize an area. Staff is thinking that the North Avenue project may qualify because the minimum that can be applied for is \$10 million and it requires a match of \$2 million. Staff is trying to get the County Commissioners to participate with the match if the grant is awarded because North Avenue is also in their jurisdiction. City Council was encouraged to help get the County on board. The project funding would not be needed until several years in the future. Grand Valley Regional Transportation Committee (GVRTC) has provided a letter of support for the grant. City Council was in favor of moving forward with a grant application and directed it be for a \$13.5 million project.

City Manager Englehart presented a draft copy of a letter from the Mayor to DOLA regarding policies for funding of Local Government Broadband Planning and Infrastructure Projects. There was discussion regarding other communities and broadband. City Council was in favor of sending out the letter asking that one correction to the letter be made.

A draft resolution was also provided to City Council for joining Next Centuries Cities. There was discussion regarding getting the community involved by holding community meetings regarding broadband and internet services. City Council directed Staff to add Next Centuries Cities to the Consent Calendar on the May 20th City Council regular meeting agenda.

City Council was reminded about a pre-meeting prior to the Municipalities Dinner on Thursday, May 25th to advise them of existing agreements regarding buffer zones and Persigo prior to the dinner.

Agenda Topic 5. Board Reports

There were no Board Reports.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, MAY 18, 2015**

**WORKSHOP, 5:00 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET**

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

1. **New Mobility West Final Report**

2. **Grant Application to the Federal Aviation Administration for the Grand Junction Regional Airport Authority:** Mesa County and the City of Grand Junction are required as Co-Sponsors to the Grant Offer, if awarded. Projects included in this request are: Terminal Air Carrier Apron Design Modification,. Taxiway A1, A2, A3, A4, A5, A6 and A7 Connector Rehabilitation, Runway 11/29 and Taxiway A Seal Coat and Restripe, Segmented Circle Relocation & Intersection Lighting Modification, and Runway 11/29 Modification to Standards Analysis **Attachment**

3. **Downtown Development Authority Line of Credit Request:** The DDA has solicited proposals for a \$1,000,000 revolving line of credit for the purpose of accessing the DDA's tax increment revenues for ongoing and future qualified projects. The DDA's objective is to institute a borrowing mechanism conforming to the statutory requirements for Tax Increment Financing that provides the DDA with a cost-effective, "pay-as-you-go" means of project funding to complement the DDA's traditional use of bond financing. After reviewing 4 proposals received, the DDA is requesting the establishment of a line of credit, the approval of an Intergovernmental Agreement between the City and the DDA concerning the administration of the line of credit, and Council approval of DDA 2015 Budget amendments for TIF-qualified project expenditures. **Attachment**

4. **Other Business**

5. **Board Reports**

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
June 1, 2015 – Noticed Agenda Attached

Meeting Convened: 5:02 p.m. in the City Auditorium

Meeting Adjourned: 8:13 p.m.

City Council Members present: All except Kennedy

Staff present: Englehart, Shaver, Portner, Thornton, Lanning, Schoeber, Wieland, and Tuin

Others: Ted Ciavonne, Harry Griff, and Les Miller

Agenda Topic 1. Las Colonias Amphitheater Update and DOLA Grant Discussion

City Manager Rich Englehart advised Council that the Parks Department is looking at some financial options for Las Colonias Park. There is an opportunity for a Department of Local Affairs (DOLA) grant. Staff is working towards pulling partners together which includes the Downtown Development Authority and the Lions Club. There is fund balance available in the Parks Development Fund for commitment if Council chooses to consider the grant request. Construction wouldn't begin until 2016 or 2017.

Recreation Superintendent Traci Wieland provided Council with a history of Las Colonias Park from where the planning started in 2012 to how the park has evolved to where it is now. She gave details about the Riparian Restoration Area that was created which included the creation of a channel for water. The excavated fill dirt will be used for the amphitheater. In 2013 and 2014, Watson Island was cleared and an 18-hole disc golf course was constructed.

Parks and Recreation Director Rob Schoeber provided details about the Whitewater Park. There was a feasibility study conducted and Staff met with Fish and Wildlife Services and other local experts and it was determined that Las Colonias is not a good area for a Whitewater Park. They will work with the original designer for a recreational water feature instead for Las Colonias. There was discussion regarding how much of the site is contaminated soil. Ms. Wieland advised that the Department of Health advised to treat the entire site as if it is contaminated. Ted Ciavonne, Ciavonne, Roberts & Associates, Inc., explained the test that was conducted to determine the contamination of the groundwater and the test results were that it was not harmful to the fish. If they hit water when they drill, which could be possible for deep utilities, it will have to be disposed of.

Ms. Wieland reviewed the Phase I construction and addressed the west end of the park. Almost \$300,000 was leveraged from Great Outdoors Colorado (GOCO), approximately \$62,000 from organizations within the community, and \$400,000 from the City. Construction is taking place on the shelter/restroom facility, the parking lot, a native arboretum trail, an Edgewater

Brewery trail connection and one other trail connection. Colorado Discoverability is working on fundraising for their building in that vicinity. Ms. Wieland said that they are working on the final schematic phase for the design of the amphitheater and then will start the design development hoping to have the design done by the end of 2015. Students from Colorado Mesa University (CMU) conducted a full historical study of the area and hopefully, in the future, the City can develop educational or interpretive signage throughout the Park based on that material. She reviewed the relationships that are being built with partners in order to continue to build the project.

Mr. Ciavonne provided further detail about the amphitheater which included having access on the east side and additional service access on the west side, 2,000 parking spaces in the vicinity of the amphitheater, paved VIP seating for folding chairs, sloped grassy hillside seating, irrigation, grass, fencing, and stage design.

Ms. Wieland advised Council that they have talked to stakeholders regarding events that could be brought to the Park.

There was discussion regarding the seating numbers versus the available parking and where additional parking could be made available in the future if needed. Bicycle storage was also discussed.

Ms. Wieland reviewed the cost estimates. A functional Phase I would cost about \$2.5 million. An enhanced Phase I with pedestrian access, Riverside Parkway access, parking improvements, one wing on the amphitheater, which could be either storage or restrooms, would cost about \$3.2 million. Funding sources that are being looked at are: a DOLA grant for a 50% match up to \$2 million, the grant application is due in July 2015; discussion with Grand Junction Lions Club regarding their donation of \$280,000; \$10,000 was received from the Riverfront Foundation; a substantial request has been made to the DDA Board; two private foundations have been approached which funds will be seen later (Boettcher which requires a 50% match and El Pomar which is gap funding); and talking to Council regarding using fund balances from the Open Space Fund.

Ms. Wieland said that the next steps would be to solidify funding, continue the design for the amphitheater, design a Whitewater Park in the Redlands (Connected Lakes), complete Phase I, and have a grand opening on July 11th.

There was discussion on restroom facilities and the costs.

Ms. Wieland advised that they will be moving a lot of the events that are currently held at Lincoln Park to Las Colonias Park.

When asked what the final cost of the project would be, Council was advised that it is unknown at this time because of the design changes and the cost of building supplies increasing. Council

advised that it would be helpful to detail the costs and funding sources in writing for the project for clarification.

Other discussion included Las Colonias Park not being a habitat for the Yellow Billed Cuckoo, phasing options and timeframes, and funding options.

City Council asked that Staff put a comparison together from the 2013 proposal with the proposal presented at this time showing the differences in cost estimates.

Agenda Topic 2. Comprehensive Plan Update Discussion

City Manager Englehart advised City Council that Public Works Director Greg Lanning has taken on overseeing Planning while Deputy City Manager Tim Moore is overseeing DDA and Community Services Manager Kathy Portner and Principal Planner Dave Thornton have taken on the Comprehensive Plan (CP) update. He asked for Council's direction on how detailed the Comprehensive Plan update should be.

Ms. Portner provided the history of the Comprehensive Plan stating that it was adopted in 2010. The Council, at that time, gave direction that the CP should be revisited after five years which is why it is being brought forward at this time. Since its adoption, there have been some minor tweaks to the Plan. A "five-year scorecard" was provided to Council. She advised that, since the CP was adopted in 2010, the Zoning and Development Code was adopted and has been amended as the need requires, the Comprehensive Plan Land Use Map was reconciled with the Zoning Map, a number of Plans were adopted such as the Area and Neighborhood Plans, Transportation and Infrastructure Plans, Parks Plans, Public Safety Improvements, and the Economic Development Plan. Because there hasn't been much growth over the last five years, Staff is recommending reviewing minor areas of the CP such as wireless/broadband, housing needs assessment, urban trails planning, and develop and implement an annual community survey. There was discussion about what does need to be looked at for the CP. Instead of revamping the entire Plan through a public process, it was suggested they consider working with the Planning Commission, County Staff, and other municipalities to go through the CP to clean it up and not change the essence of it. Council felt that prior to doing anything with the CP, they should wait for the final report from North Star, the strategic plan consultant for economic development implementation.

City Council directed Staff to talk to the Planning Commission about working together for minor changes to the CP, and look at a CP update in one year.

Agenda Topic 3. Other Business

City Manager Englehart informed Council that the School District has an interest in some City property by Tiara Rado Golf Course for a new school and he would like to get the Property Committee together to look at a possible trade of property. He advised that he received a

letter regarding someone being interested in the Visitor and Convention Bureau building which the Property Committee could also look at.

City Manager Englehart advised that a letter of intent has been drafted regarding an Events Center and supporting a twenty-four month extension of the hockey franchise. Council was advised that there is an inactive hockey team that is looking for a home base. There was discussion regarding the events center, the potential for another hotel for the downtown area, the presentation presented to the Chamber of Commerce Board, getting the idea out to the community, the letter of intent, and a parking study that will be conducted. City Council asked that the letter of intent be changed to a letter of interest and asked City Manager Englehart to keep notes of the community's comments during the presentations.

City Manager Englehart stated that the Commission on Arts and Culture approved \$10,000 for the Legends Project and that Mr. Tillie Bishop has been asking about moving forward with that. City Council was in favor of moving forward in putting the project in place downtown.

There was discussion regarding putting a committee together to memorialize the history of Las Colonias Park and put interpretive signage around the Park.

City Manager Englehart provided Council with a copy of a letter to Department of Local Affairs (DOLA) from Fire Chief Ken Watkins that will be sent out in support of Clifton Fire Protection District's grant request for a new fire station.

City Manager Englehart updated Council on the following: North Star will be giving a presentation to the City, County, and other interested Boards; there is a body worn camera seminar at the Police Station on June 2nd; Tim Foster, Colorado Mesa University, would like to meet with City Council sometime in June; some Sycamore trees City wide have been diseased due to the wet weather and Council may hear some complaints; setting up a City and County meeting to discuss the Persigo Agreement because of the addition of Fire Station No. 4; and there will be a neighborhood meeting where the recent shooting incident took place at East Middle School on June 2nd.

Agenda Topic 4. Board Reports

Councilmember McArthur advised that at the Drainage Summit, the plan was rolled out and the Board would like the various entities to respond by June 25th with what's being proposed and potential funding through a fee. Council asked that this should be put on June 15th Workshop agenda for discussion.

Council President Norris advised that she is hearing from Council that the City does not support the Grand Valley Regional Transportation Committee's (GVRTC) Plan because it is believed that it will not take care of the traffic. She advised that the State doesn't support it either and feels that it would be good to talk to the State and look at other options.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, JUNE 1, 2015**

**WORKSHOP, 5:00 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET**

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

- 1. Las Colonias Amphitheater Update and DOLA Grant Discussion:** City Council approved a grant request to the Department of Local Affairs (DOLA) on March 19, 2014 for final design of the Las Colonias Amphitheater. Schematic design work has been completed along with initial cost estimates for development, so Council will be provided an update on the progress of the planning process and options for funding development costs.

Attachment

- 2. Comprehensive Plan Update Discussion:** The Comprehensive Plan, adopted in 2010, recommends a five-year review to assure the goals and policies of the document are still aligned with the community's needs and trends. Staff is requesting Council direction on the level of review needed at this time.

Attachment

- 3. Other Business**
- 4. Board Reports**

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

June 3, 2015

The City Council of the City of Grand Junction convened into regular session on the 3rd day of June, 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 City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. The audience stood for the Pledge of Allegiance led by Katie Rizzo who rode with the bike group in attendance, followed by a moment of silence.

Proclamation

Bike Month and Bike to Work Day

Liz Collins and Julie Sabin, Co-chairs of the Urban Trails Committee, were present to receive the proclamation. Councilmember Boeschstein invited the group that rode their bikes to the meeting to come up and he then read the Proclamation. Ms. Collins said she is Co-chair of the Urban Trails Committee and thanked the City Council for their support.

Certificates of Appointment

To the Commission on Arts and Culture

Jennifer Hancock and Gary Ambrosier were present to receive their certificates of appointment presented by Councilmember Chazen. Ms. Hancock thanked the City Council and said she was very excited about being reappointed. Mr. Ambrosier was grateful for his appointment and lauded the arts program in Grand Junction.

To the Grand Junction Regional Airport Authority

David Murray was present to receive his certificate of reappointment. Councilmember McArthur presented his certificate. Mr. Murray thanked the City Council for reappointing him.

To the Grand Junction Housing Authority

Jerry Schafer was present to receive his certificate of appointment. Councilmember Traylor Smith presented his certificate. Mr. Schafer thanked the City Council for the opportunity and said he looks forward to serving.

Citizens Comments

Cindie Downs, 645 ½ Broken Spoke Road, spoke to the City Council regarding her concerns that Grand Junction ranks as one of the lowest areas in the state for economic growth; a lot of people are hurting. What brought her concerns to the forefront was noticing Grand Junction was barely mentioned in The Denver Post Summer Getaways magazine. She hopes commercial development grows, that airport issues are resolved, and internet access improves so job opportunities increase.

Council Comments

Councilmember Taggart attended the Municipalities Dinner, the Alpine Bank Junior College World Series (JUCO) Banquet, and the Horizon Drive Association Business Improvement District (HDABID) lunch workshop; the workshop gave him and other councilmembers information on what will be needed for upcoming HDABID improvements. As the Council representative on the Grand Junction Regional Airport Authority Board, he spent a day with Grand Junction Regional Airport Staff and learned a great deal from them. On June 2nd he attended a meeting of executives in the outdoor recreation industry that was assembled by the Grand Junction Economic Partnership (GJEP) and Powderhorn Mountain Resort. They discussed how the outdoor industry, both in manufacturing and tourism, can play a bigger role in the area of economic development; this new group will meet monthly.

Councilmember Traylor Smith said through the Rotary Club of Grand Junction she hosted a JUCO team; it was a great event and, despite the weather, all the games were played. She attended the GJEP meeting on June 2nd which focused on the Jumpstart Colorado bill (Colorado Senate Bill 282) and what type of companies and industries the area could attract as well as what local connections are in place to contact them.

Councilmember Kennedy said from May 27th through the 29th he met with individuals concerned with issues similar to those brought forward by Ms. Downs; the state of local

internet/broadband connections are a big part of these concerns. He plans to attend the Mountain Connect Broadband Development Conference, June 7th through the 9th. He noted Councilmember McArthur recently attended a similar meeting in Denver; they will compare notes as it is a priority to create a level playing field.

Councilmember Chazen said on May 25th he was honored to deliver an address and participate in the commemorative ceremony of the Fleet Reserve Association; this is an association of retired Navy, Marine, and Coast Guard veterans who are dedicated to the memory of the men and women who lost their lives in service to our Country. He attended the Associated Governments of Northwest Colorado meeting that was held in Rangely; Natural Soda, a soda mining company based in Garfield County, and Senator Cory Gardner's Office made presentations. Senator Gardner will be introducing a bill regarding the Greater Sage Grouse soon. Councilmember Chazen said the DDA (Downtown Development Authority) has approved funds for the demolition of White Hall and the purchase of the R-5 High School building, and they have narrowed the search for the DDA Director position to ten applicants.

Councilmember Boeschstein attended the May 27th Commission on Arts and Culture meeting. He noted the success of the "Grand Junction Off-Road presented by U.S. Bank and Downtown Art + Music Festival" held on May 29th and 30th; it was well attended and handled very well which was good for business. He also went to the Historic Preservation Board meeting and the Business Incubator Center's Enterprise Zone meeting; the Enterprise Zone is working hard to improve the City's economy by creating new industries.

Councilmember McArthur announced that the Shriner's Hospital will be hosting a free health screening for children, birth to 18 years, at Community Hospital on June 6th. He attended a Memorial Day event hosted by the Grand Junction Area Realtors Association where volunteers, in groups of 50, displayed American flags and signs throughout the City; later they came together for a ceremony in front of the Courthouse where he had the opportunity to make an address on behalf of the City. He thanked the realtors for hosting this event and helping area residents learn more about the meaning of Memorial Day and how it impacts so many area residents. On May 30th he attended the Caprock Academy graduation; they are very impressive young folks. On June 3rd the Western Colorado Contractors Association presented checks to Special Olympics and Colorado Discoverability; they raised over \$15,000 through The Gauntlet event. He noted with this donation to Colorado Discoverability, they reached the level of donations needed to apply for a grant that will help them build their new facility at Las Colonias Park.

Council President Norris said this Council does a lot of things; each member is assigned to different commissions and groups. One event she attended was the Memorial Day Ceremony at the Veterans Memorial Cemetery of Western Colorado; she

was touched by the large group that came out to honor those who died in the service of our Country.

Consent Agenda

Councilmember McArthur read Consent Calendar items #1 through #4 and then moved to adopt the Consent Calendar with the minutes of the Special Session as amended. Councilmember Traylor Smith seconded the motion. The motion carried by roll call vote.

1. **Minutes of Previous Meetings**

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**

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

3. **Revocable Permit for Access to City-Owned Property for Baker's Boutique, Located at 726 24 Road**

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

4. **North Avenue Complete Streets Phase II - TIGER VII Grant Application**

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 12th Street to 23rd 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

ITEMS FOR INDIVIDUAL CONSIDERATION

Public Hearing – Vistas at Tiara Rado, Phase 2, Outline Development Plan, Located at 2063 South Broadway

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.

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

Scott D. Peterson, Senior Planner, presented this item. He described the site, the location, and the request. The applicant held a neighborhood meeting in January; there were 14 in attendance. Positive feedback was received although some concerns were expressed regarding possible loss of views and building heights; the attendees were more comfortable with the request after being able to speak with the applicant. Mr. Peterson said the Planning Commission (PC) recommended approval at their May 12th meeting. He explained the previous use of the property, the surrounding property uses, and the surrounding zoning and land use designations. The development will be a mixture of attached and detached single family units. The Comprehensive Plan Future Land Use Map designation is Commercial and current zoning for the property is B-1. In

the applicant's request, it is proposed not to have commercial or office use and there will be no street parking allowed on either side of the private drive entrance into the property. The phased schedule was provided to Council. The proposal meets a number of long term community benefits which Mr. Peterson detailed. Staff finds the ODP request meets the goals and policies of the Comprehensive Plan (CP) and the review criteria of the Zoning and Development Code. He listed the Findings of Fact and Conclusions. The applicant's representative was present and wanted to introduce himself.

Councilmember McArthur asked if Phase I has been built. Mr. Peterson said no, Phase I will be the first group of homes built in this Phase II development.

Councilmember Boeschstein wanted to clarify that the Fire Department had approved a private street to be stubbed with no cul-de-sac. Mr. Peterson said the Fire Department did approve this request and explained this is considered a private driveway with a hammerhead turnaround; parking will not be allowed along this section. Councilmember Boeschstein asked how it will be enforced. Mr. Peterson said the Homeowners Association would be responsible. Councilmember Boeschstein asked what kind of open space the development would have. Mr. Peterson said it will have landscaping and a detention pond.

Councilmember Kennedy asked for the aerial picture to be shown and asked what the property was zoned prior to the B-1 designation. Mr. Peterson said when the property was annexed into the City it was zoned Commercial (neighborhood business). Councilmember Kennedy asked how tall the structures of the new development would be since the neighbors expressed concerns regarding their views. Mr. Peterson said this property sits higher than surrounding areas; the neighbors were concerned the development would be along the east property line, but with the detention pond, the structures will be 50 to 70 feet back from that line. Councilmember Kennedy asked if the developer will address the concerns regarding weed abatement and landscaping. Mr. Peterson said the developer plans to remove the weeds and install the landscaping during Phase 1.

Councilmember Taggart said he appreciated the fact the developer is planning to put in a sidewalk along this development tract, and then asked if the sidewalk can be extended to go into Tiara Rado Golf Course; this stretch of South Broadway is dangerous. Mr. Peterson showed the area on the screen and explained who is responsible for the sidewalk along the different sections of South Broadway; the City recently acquired the property that Councilmember Taggart referred to. Mr. Peterson said a left turn lane will be developed along the City's property through the Transportation Capacity Payment program and the City could install that section of sidewalk then, but there is no timetable. He noted the lack of a sidewalk had been mentioned by many of the area residents.

Councilmember McArthur asked if the property owned by the City is maintained by the City and if it is part of Tiara Rado Golf Course.

City Attorney Shaver said this property has just been purchased and he is now in the process of bringing forward an annexation petition; questions like Councilmember McArthur's have not yet been addressed.

Councilmember Boeschstein saw what looked like a trail to the Tiara Rado Clubhouse and asked if it would be possible to connect a pedestrian path to that trail allowing pedestrian access to the Clubhouse. Mr. Peterson said the path Councilmember Boeschstein referred to is the golf cart path to hole #10 and is restricted to golf cart use during the golf course's operating hours. Councilmember Boeschstein clarified that the City owns the property the path is on and asked why pedestrians wouldn't be able to use it. Mr. Peterson said, although it is City owned, for the safety of pedestrians, the policy says the path is only to be used by golfers during the day within the golf course.

Les Crawford, project engineer, 191 University Blvd., Denver, CO 81206, who has been involved in this project since 2010 was available to answer questions. He referred to the screen and pointed out a blue lined section that is an 80 foot right-of-way; opposite that section, South Broadway will eventually be realigned and widened so it has more sight distance and the golf cart path will be brought to the driveway rather than at a more dangerous spot. He noted there are plans to build a left turn lane, but the cart path from the golf course to the driving range should remain.

Council President Norris asked if South Broadway is a City or County road and who will be responsible to construct the left turn lane. Mr. Peterson said the County owns it now, but eventually it will be part of the City and the turn lane will be the City's responsibility.

There were no public comments.

The public hearing was closed at 7:52 p.m.

Councilmember McArthur complimented the applicant and said that the homes he previously built are an attractive development.

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

Councilmember Chazen moved to adopt Ordinance No. 4663 on final passage and ordered final publication in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Public Hearing – 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.

The public hearing was opened at 7:53 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. The property consists of two structures; the current tenant is a funeral home which necessitates a rezone to R-O. He described the surrounding uses noting some of the surrounding properties have already been rezoned R-O. The 2010 CP designated the property as Residential Medium which includes an option to request R-O zoning. Performance standards within this zone are intended to make buildings compatible and complementary in scale and appearance to a residential environment. Mr. Rusche said the rezone request is consistent with the CP and Economic Development Plan, and meets the criteria of the Zoning and Development Code; the request was recommended for approval by the PC.

Councilmember Kennedy said all of his questions were answered in the attachments.

Councilmember Traylor Smith asked if the tenants would like to change what they are doing or is this request in anticipation of possible changes. Mr. Rusche said he understands this request is in anticipation of changes since the tenant has not submitted an application requesting a change; the owner of the property was present and could answer questions.

Ted Ciavonne, Ciavonne, Roberts, & Associates, Inc., representing the applicant who is also the property owner, said he thought this property was grandfathered in for non-conforming use. Mr. Rusche said the tenant is only allowed to use the facility for memorial services which is consistent with the building's previous use as a church. The character of the business is the reason for the rezone request, regardless of the tenant's intent. Mr. Ciavonne said his office used to be in that area he has seen businesses increase the vitality of the area while preserving the neighborhood's character; these businesses make good neighbors as they are predominantly used from 8 a.m. to 5 p.m.

Councilmember Chazen asked if this is being used as a funeral home now. Mr. Rusche said some elements, such as pre-funeral preparations, are being conducted off-site since the current zoning prohibits them. If the R-O zone is approved, those elements could be added with administrative approval. Councilmember Chazen clarified that if the tenant wanted to have a full service funeral at that location, they would have to apply for administrative approval; he then asked if community input would be a part of that approval process. Mr. Rusche said the request would only be an administrative review; no formal hearing would be required, but area residents would be notified.

Mr. Ciavonne said a neighborhood meeting was held and the details of the business were discussed; the neighbors understood what the full service business would entail.

There were no public comments.

The public hearing was closed at 8:01 p.m.

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

Councilmember Traylor Smith moved to adopt Ordinance No. 4664 on final passage and ordered final publication in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Public Hearing – 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.

The public hearing was opened at 8:02 p.m.

Brian Rusche, Senior Planner, presented this item. He described the request was to amend the Zoning and Development Code regarding the location of loading docks. Restrictions in the various neighborhood plans would not be pre-empted.

Councilmember Taggart said he is uncomfortable with this request. The FedEx example included in the Staff report did a good job at showing how they addressed the issue of front facing loading docks with the landscaping. If this is approved, he is worried that an owner who may have plenty of room to put loading docks in the back of a building would still put them in the front; he would prefer requests to deviate from placing loading docks in back be addressed on case-by-case basis. He commented that loading docks are the ugliest part of a building.

Councilmember Kennedy asked if this is approved and plans were presented to put the docks in the front of the building because it is cheaper, would this be reviewed as part of the administrative process. Mr. Rusche said as part of the administrative review, it is incumbent upon the City to make good planning decisions and suggest options that would benefit both the City and the owner. Regarding landscaping, those provisions would remain as many of the older buildings do not have enough room in the back and the transportation engineer standards would not allow this type of access. Mr. Rusche said there are also other mechanisms in place to guide development that take into account

both safety and aesthetic concerns. Councilmember Kennedy asked Mr. Rusche, as a Senior Planner, if he felt the language is unnecessary and if it wouldn't be needed during the design phase. Mr. Rusche said if the language is stricken, the City couldn't require businesses to move the docks to the back. He then noted there had been instances where the City required the docks be located on the back or side of a building and there were negative unintended consequences. Mr. Rusche said there are a number of ways planners and developers can work together toward good design, but Council could also rewrite the Code in ways they think are more appropriate. During the workshop sessions, this point was addressed and the consensus was to allow planners and developers the flexibility to evaluate each situation individually and not be constricted by too much language in the Code.

Councilmember Kennedy said with that explanation, he is comfortable with the change.

Councilmember Chazen noted this proposal came before the PC on May 12th and asked if the PC had the opportunity to discuss this at both a workshop and at a meeting. Mr. Rusche said there was a formal hearing on May 12th and prior to that, it was discussed at two workshops. At the earlier workshop, the consensus was to strike the section rather than define a loading dock, distinguishing it from a bay door, and providing specific exceptions. There are still restrictions in Neighborhood Plans and Commercial zones.

Councilmember Chazen clarified that the PC had three different opportunities to vet this issue and then asked if this was a unanimous recommendation. Mr. Rusche said yes.

There were no public comments.

The public hearing was closed at 8:15 p.m.

City Attorney Shaver said Council could request to have the City Manager and Staff bring this issue back with a sunset provision or an affirmative review; in light of the questions asked, it may be an issue Council would like to review further as it would be consistent with the efforts to streamline the Code and periodically assess changes. A review period could also be established as part of the approval.

Councilmember Chazen asked what a standard review period was. City Attorney Shaver said it varies; he suggested two years for this type of issue.

Councilmember McArthur commented this Council has made Economic Development a priority and part of that is making the Development Code more flexible. He commended Staff for bringing this issue forward.

Council President Norris thanked the PC and said they have been working hard reviewing and updating the Zoning and Development Codes.

Councilmember Boeschstein said there are enough safeguards with landscaping and other requirements; he will support the request.

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

Councilmember Boeschstein moved to adopt Ordinance No. 4665 on final passage and ordered final publication in pamphlet form. Councilmember Kennedy seconded the motion. Motion carried by roll call vote with Councilmember Taggart voting NO.

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

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.

John Camper, Police Chief, presented the reason for the request and described the purpose. The grant will only cover about half of the funds needed so they will seek funding through other grants or in the upcoming budget process. He introduced Investigations Sergeant Bill Baker who has researched the proposed product and was available for questions.

Councilmember Traylor Smith asked if additional funding sources have been identified and if the City is prepared for the ongoing subscription costs. Chief Camper said they are currently looking for other grant sources to cover the other half of the initial cost; for the annual maintenance cost, they would charge that amount back through Information Technology's (IT) Interfund Service Charge. Councilmember Traylor Smith asked if there are any cost savings from using this type of software. Chief Camper deferred to Sergeant Baker.

Sergeant Baker said there will be some cost savings as it will reduce the need for other software, their maintenance fees, and vendors; it will also streamline their systems. Also, this one product has multiple functions along with the capacity to grow, so as future needs arise, they will be able to be addressed by this system.

Councilmember Traylor Smith asked if this system will help with the 911 texting issue. Sergeant Baker said it would not.

Councilmember Kennedy said information sharing can be dangerous; he then asked what type of information sharing would be used relative to privacy. Sergeant Baker said a Novell product is currently being used; the Teaming Site is an information sharing platform, but it was not designed for this type of use and has reached its limitations leading to the review of options and platforms. The proposed product is totally scalable regarding the type, amount, and with whom the information is shared. For example, sensitive information is handled on a daily basis and controls are needed regarding its access; each component can have its own level of access.

Councilmember Kennedy asked who the gatekeepers will be and what security measures will be in place to maintain privacy. Sergeant Baker said the Police Department has its own IT team at the Command Level; they will be in charge of placing and maintaining the access levels.

Councilmember Chazen asked, if the City is successful in obtaining these funds, will they cover the purchase price. Chief Camper said this grant will only cover about one half of the purchase price and they are looking at other options for the remaining amount such as: waiting until 2016 to apply for another BJA grant, budgeting the additional amount, or seeking other grant opportunities. Councilmember Chazen asked, since this would be shared among other local agencies, will there be a cost sharing agreement. Chief Camper said cost sharing may be a possibility in the future, but procuring the equipment, establishing the maintenance costs, and assessing if the product will be used strictly in house or offered to other local agencies need to be determined first.

Council President Norris asked if this is purchased and offered to other agencies, would these agencies need to purchase additional equipment in order to use it. Sergeant Baker said with this system, the City would have the ability to share information and others to receive it; if the other agencies then want to share information, they would need to buy their own equipment.

Councilmember Kennedy asked if this is purchased, would any cost savings be realized with the replacement. Sergeant Baker said yes, this all-in-one system will replace several different systems currently in place along with their maintenance costs. As the system grows, it may cost more.

As required, Council President Norris asked if there were any public comments. There were no public comments.

Councilmember Chazen moved to authorize the City Manager to apply for these funds, and if awarded, to manage \$25,557. 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 was adjourned at 8:35 p.m.

Stephanie Tuin, MMC
City Clerk

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

JUNE 20, 2015

The City Council of the City of Grand Junction, Colorado met in Special Session on Saturday, June 20, 2015 at 8:00 a.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 N. 5th Street. Those present were Councilmembers Marty Chazen, Chris Kennedy, Duncan McArthur, Rick Taggart, Barbara Traylor Smith and President of the Council Phyllis Norris. Councilmember Bennett Boeschstein was on speaker phone. Also present were City Manager Rich Englehart, City Attorney John Shaver, and Human Resources Director Claudia Hazelhurst.

Councilmember McArthur moved to go into Executive Session for Personnel Matters under Section 402(4)(f)(I) of the Open Meetings Law and said they will not be returning to open session. Councilmember Kennedy seconded the motion. Motion carried.

The City Council convened into executive session at 8:08 a.m.

Stephanie Tuin, MMC
City Clerk



Date: May 30, 2015

Author: Brian Rusche

Title/Phone Ext: Senior Planner/4058

Proposed Schedule: 1st Reading:

Wednesday, July 1, 2015

2nd Reading: Wednesday, July 15, 2015

File #: ANX-2014-308

CITY COUNCIL AGENDA ITEM

Subject: Zoning the Hutto-Panorama Annexation, Located at Approximately 676 Peony Drive
Action Requested/Recommendation: Introduce a Proposed Zoning Ordinance and Set a Public Hearing for July 15, 2015
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to zone approximately 7.921 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.

Background, Analysis and Options:

This property was originally developed as the location of a sewer lagoon for the Panorama Improvement District. The City, for the benefit of the Persigo 201 Sewer System, took over the District in 2002, including ownership of this property. The lagoon has since been decommissioned and the property now functions as open space, with access to a lift station and other sanitary sewer infrastructure.

City ownership and integration of the property into the City is the impetus for the requested rezoning.

Neighborhood Meeting:

A Neighborhood Meeting was held on April 10, 2014.

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

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

The annexation of this property will facilitate continued access to critical sanitary sewer infrastructure, while simultaneously conserving land adjacent to the Colorado River which functions as open space to the adjacent neighborhood.

How this item relates to the Economic Development Plan:

This property was acquired to provide sanitary sewer service to a portion of the Redlands which developed prior to the current Wastewater Treatment Plant (WWTP). Jurisdiction of this property will facilitate continued access to critical infrastructure. The Economic Development Plan specifically identifies as a Goal to provide infrastructure that enables and supports private investment. (Goal 1.4 – Page 7).

Board or Committee Recommendation:

The Planning Commission forwarded a recommendation of approval of the requested Zoning at their regular meeting of June 9, 2015.

Financial Impact/Budget:

The City has held ownership of this property since 2002, when it acquired, on behalf of the Persigo 201 Sewer System, the assets of the Panorama Improvement District.

Legal issues: The City Attorney's office has reviewed the request.

Other issues:

No other issues have been identified.

Previously presented or discussed: Referral of the Annexation Petition was on May 20, 2015.

Attachments:

1. Background information
2. Staff report
3. Annexation Map
4. Aerial Photo
5. Comprehensive Plan Future Land Use Map
6. Existing City Zoning Map
7. Ordinance

BACKGROUND INFORMATION					
Location:		Approximately 676 Peony Drive			
Applicant:		City of Grand Junction			
Existing Land Use:		Vacant (formerly sewer lagoons)			
Proposed Land Use:		Open Space			
Surrounding Land Use:	North	Open Space			
	South	Single-Family Residential			
	East	Vacant			
	West	Single-Family Residential			
Existing Zoning:		County RSF-4 (Residential Single-Family)			
Proposed Zoning:		CSR (Community Services and Recreation)			
Surrounding Zoning:	North	County AFT (Agricultural Forestry Transitional)			
	South	County RSF-4 (Residential Single-Family)			
	East	County RSF-4 (Residential Single-Family)			
	West	R-2 (Residential 2 du/ac)			
Future Land Use Designation:		Conservation			
Zoning within density/intensity range?		X	Yes		No

ANALYSIS:

This property was originally developed as the location of a sewer lagoon for the Panorama Improvement District. The City, for the benefit of the Persigo 201 Sewer System, took over the District in 2002, including ownership of this property. The lagoon has since been decommissioned and the property now functions as open space, with access to a lift station and other sanitary sewer infrastructure.

City ownership and integration of the property into the City is the impetus for the requested rezoning.

Section 21.02.140 - Grand Junction Zoning and Development Code:

Section 21.02.160 of the Grand Junction Municipal Code (GJMC), states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan designates the property as Conservation.

In addition to a finding of compatibility with the Comprehensive Plan, one or more of the following criteria set forth in Section 21.02.140 (a) of the Code must be met in order for the zoning to occur:

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

This property was originally developed as the location of a sewer lagoon for the Panorama Improvement District. The 1996 Growth Plan designated the property as Conservation. The parcel was created in 2001 as Parcel 1 of the Hutto Subdivision. The City, for the benefit of the Persigo 201 Sewer System, took over the District in 2002, including ownership of this property. The lagoon has since been decommissioned and the property now functions as open space, with access to a lift station and other sanitary sewer infrastructure. City ownership and integration of the property into the City is the impetus for the requested rezoning.

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;

In 2002 the character and/or condition of the area has changed as the City took over the Panorama Improvement District and its assets which included the lagoon on this site. Since 2002 the lagoon has been decommissioned and the property now functions as open space, with access to a lift station and other sanitary sewer infrastructure.

This criterion has been met.

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

Since the property now functions as open space, the demand for public and community facilities are minimal and therefore the existing public and community facilities are adequate to serve the proposed land use.

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;

Conservation of the City's river corridors is one of the themes of the Comprehensive Plan. Privately held properties limit access to the Colorado and Gunnison Rivers, existing and future trail systems and State and Federal lands. Though there is a good deal of publicly held property adjoining the river corridors, whenever the opportunity arises, it is appropriate for the City to acquire and zone additional property adjoining the river corridors.

This criterion has been met.

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

Zoning this parcel to CSR acknowledges the benefits derived by the community from publicly owned property along river corridors. Publicly owned property along river corridors provides conservation, access to the rivers, State and Federal lands and existing and future trail systems.

This criterion has been met.

Alternatives: The following zone districts are consistent with the Conservation Future Land Use Comprehensive Plan designation(s) for the subject property:

- a. CSR (Community Services and Recreation)

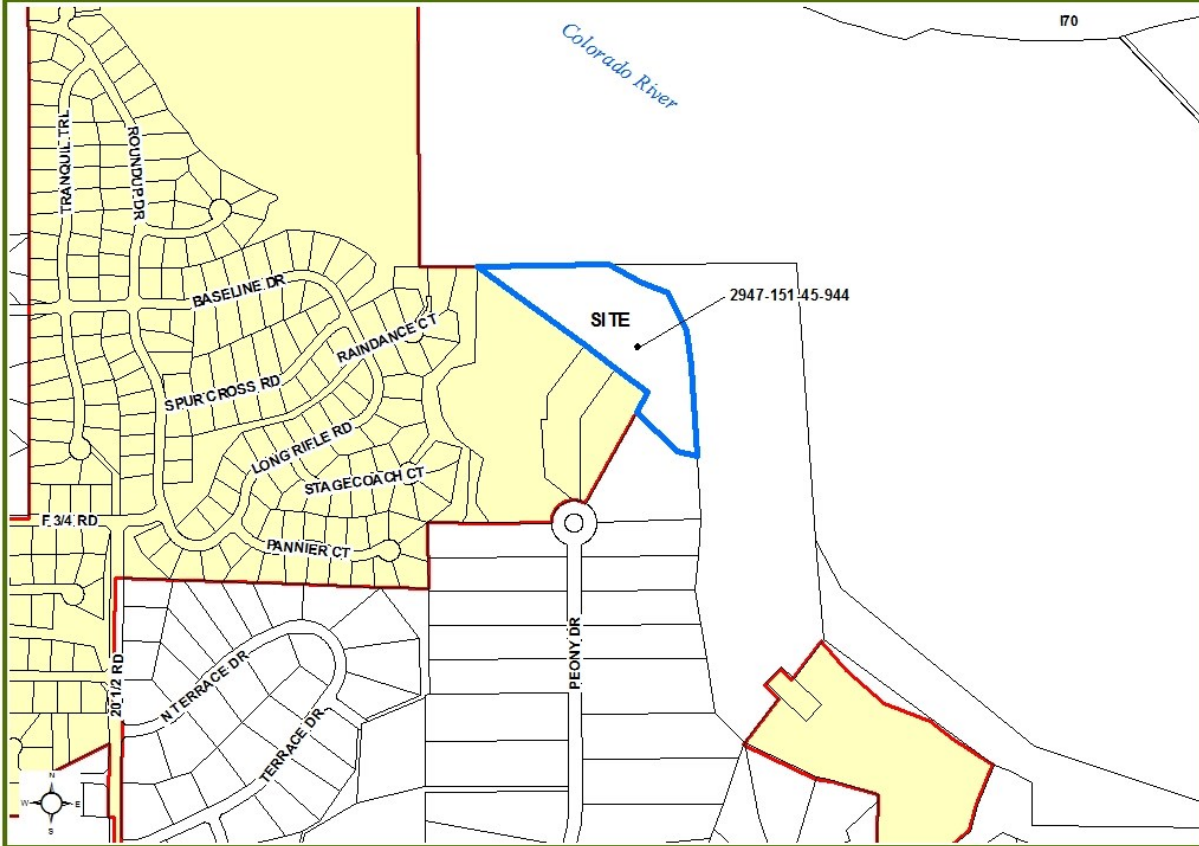
The CSR (Community Services and Recreation) zone district is the only option for the property and for implementing the goals and policies of the Comprehensive Plan.

PLANNING COMMISSION RECOMMENDATION:

After reviewing the Hutto-Panorama Zone of Annexation, ANX-2014-308, a request to zone approximately 7.921 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) 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.

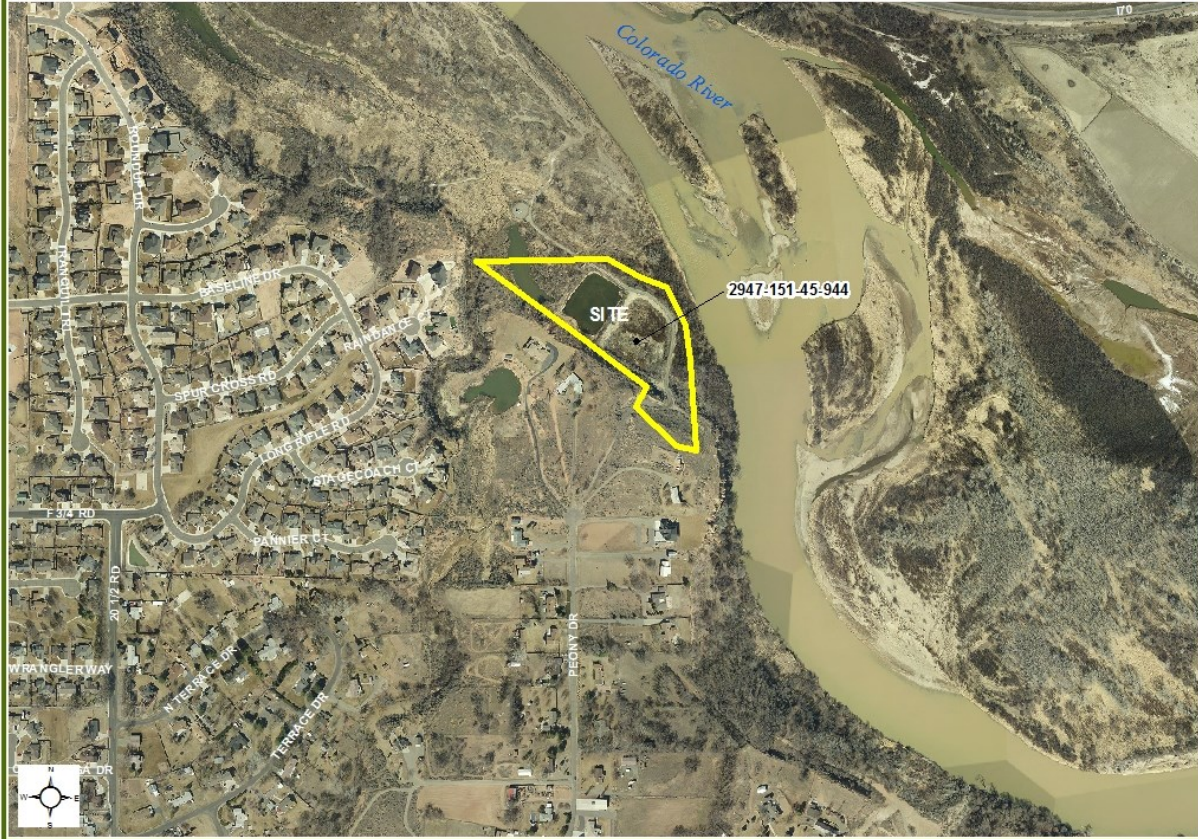
HUTTO-PANORAMA ANNEXATION



CITY LIMITS

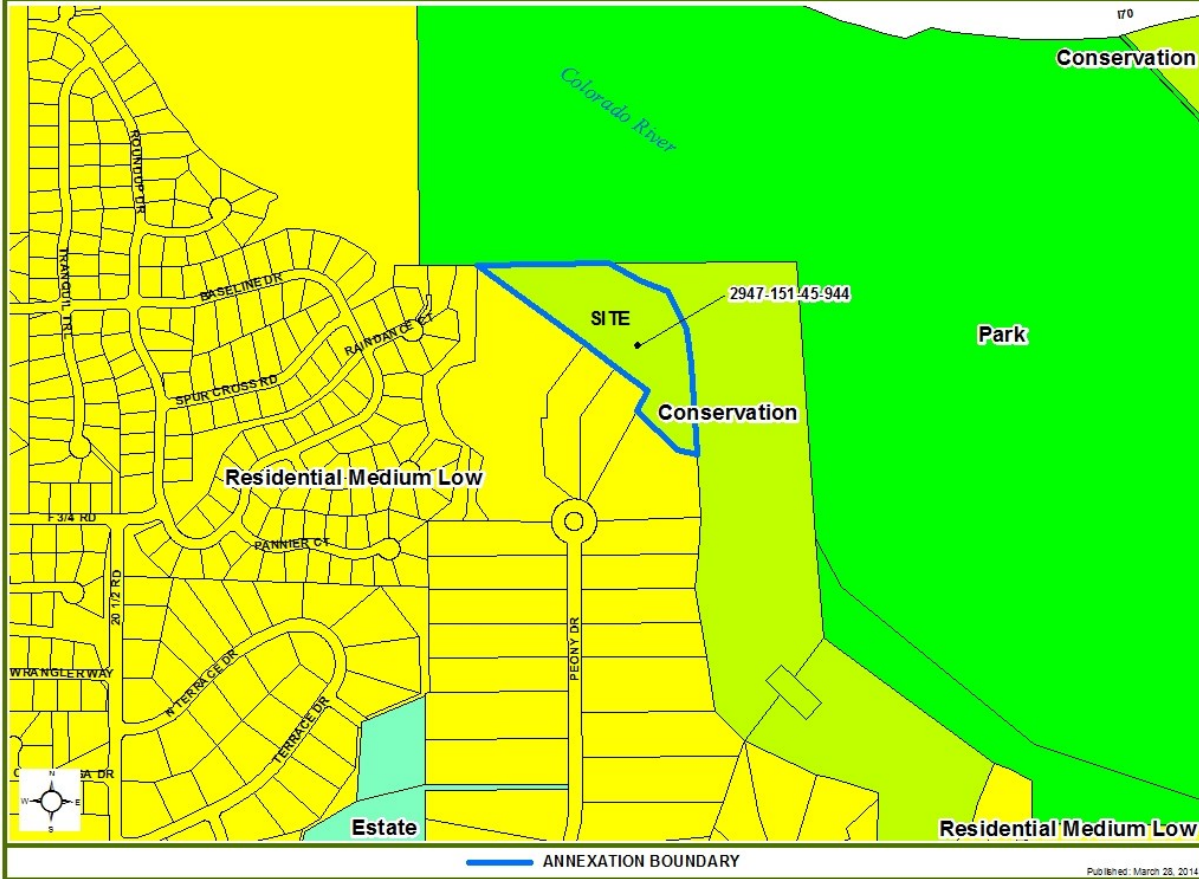
ANNEXATION BOUNDARY

HUTTO-PANORAMA ANNEXATION: AERIAL PHOTO (2012)

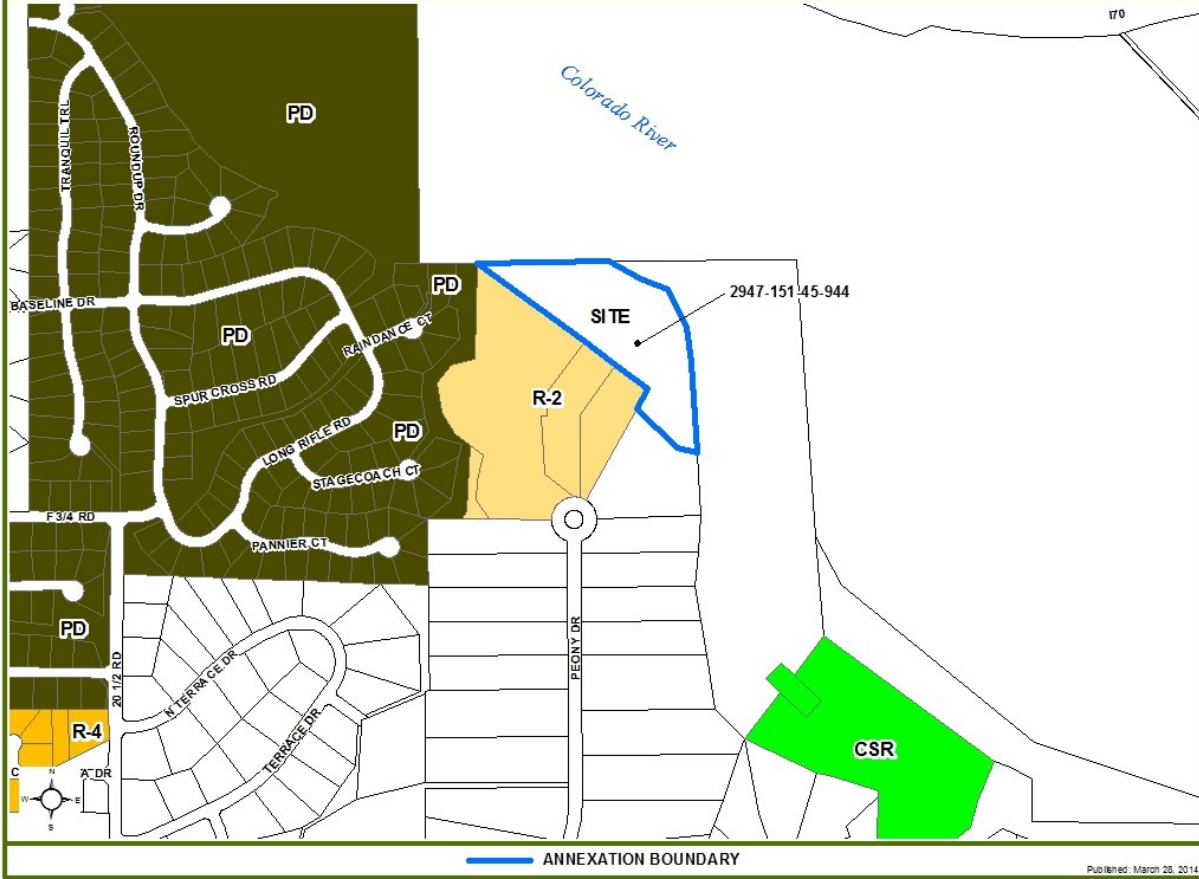


ANNEXATION BOUNDARY

HUTTO-PANORAMA ANNEXATION: FUTURE LAND USE



HUTTO-PANORAMA ANNEXATION: ZONING



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE HUTTO-PANORAMA ANNEXATION
TO CSR (COMMUNITY SERVICES AND RECREATION)**

LOCATED AT APPROXIMATELY 676 PEONY DRIVE

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Hutto-Panorama Annexation to the CSR (Community Services and Recreation) zone district, finding that it conforms with the land use category of Conservation as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the CSR (Community Services and Recreation) 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 zoned CSR (Community Services and Recreation):

A certain parcel of land lying in the North-half (N 1/2) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of Parcel 1, Hutto Subdivision, as same is recorded in Plat Book 18, Page 134, Public Records of Mesa County, Colorado.

CONTAINS 345,051 Square Feet or 7.921 Acres, more or less, as described.

Introduced on first reading this _____ day of _____, 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



Date: [June 2, 2015](#)
Author: [Brian Rusche](#)
Title/Phone Ext:
[Senior Planner/4058](#)
Proposed Schedule: [1st Reading:](#)
[Wednesday, July 1, 2015](#)
[2nd Reading: Wednesday, July 15, 2015](#)
File #: [ANX-2014-474](#)

CITY COUNCIL AGENDA ITEM

Subject: Zoning the Rodgers Annexation, Located at 2075 South Broadway
Action Requested/Recommendation: Introduce a Proposed Zoning Ordinance and Set a Public Hearing for July 15, 2015
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to zone 1.924 acres from County RSF-4 (Residential Single-Family 4 du/ac) to a City R-4 (Residential 4 du/ac) zone district.

Background, Analysis and Options:

The property owners have requested annexation into the City and a zoning of R-4 (Residential 4 du/ac) to facilitate the development of a residential subdivision. Under the 1998 Persigo Agreement with Mesa County all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

There will be difficulties in subdividing the property. Due to safety issues with traffic on South Broadway only access for one single-family residence is allowed under City standards. Any other access will have to occur onto another right-of-way. The only feasible access at this time is on to Seasons Drive. However, there is a tract of land between this property and the right-of-way owned by a homeowners association. The property owners understand that obtaining additional access to another right-of-way is required before the property may be subdivided creating any additional lots.

Staff recommends an R-4 zone as this is an appropriate zone for the property but for the lack of additional access. Any zone will have this same concern. The property owners may develop one single-family residence in the R-4 zone. Though one of the lower density zones may first appear more appropriate, if this access becomes available more density is in conformance in this area with the Comprehensive Plan and the Future Land Use Map.

Neighborhood Meeting:

A Neighborhood Meeting was held on November 24, 2014. A summary of the discussion and attendance is attached.

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.

Annexation of the property will create an opportunity to develop a vacant parcel in a manner consistent with adjacent residential development.

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.

Annexation of the property will create an opportunity for additional housing units to be brought to market.

How this item relates to the Economic Development Plan:

Goal: Be proactive and business friendly. Streamline processes and reduce time and costs to the business community while respecting and working within the protections that have been put into place through the Comprehensive Plan.

Annexation of the property provides the developer with consistent development standards as other residential subdivisions under development in the City and is consistent with the Blended Residential Land Use Category of Residential Low identified in the Comprehensive Plan.

Board or Committee Recommendation:

The Planning Commission forwarded a recommendation of approval of the requested Zoning at their regular meeting of June 9, 2015.

Financial Impact/Budget:

The provision of municipal services will be consistent with adjacent properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation.

Legal issues: The City Attorney's office has reviewed the request.

Other issues:

The property is presently accessible from South Broadway for one single-family residence. Access to Seasons Drive is precluded by the presence of a strip of land owned by The Master Subdivision of the Seasons at Tiara Rado Owners Association (The Seasons HOA or HOA). The Applicants have assured staff that they are

negotiating with the HOA for mutually agreeable terms that would allow access to Seasons Drive by incorporating the strip into the future subdivision of the property.

The proposed zoning of the property is a precursor to review by the City of a proposed subdivision. Applicants understand that further subdivision of the property creating any additional lots shall not occur due to inability to access Seasons Drive. Any development shall be consistent with standards which limits development to one single-family residence with the only access available being South Broadway. If additional access is obtained to Seasons Drive, then the number of lots that may be created will be contingent on the access obtained, City standards, and the zone requirements.

Previously presented or discussed: Referral of the Annexation Petition was on May 20, 2015.

Attachments:

8. Background information
9. Staff report
10. Annexation Map
11. Aerial Photo
12. Comprehensive Plan Future Land Use Map
13. Blended Residential Category Map
14. Existing City Zoning Map
15. Neighborhood Meeting Minutes
16. Ordinance

BACKGROUND INFORMATION					
Location:		2075 South Broadway			
Applicant:		Richard and Melinda Tope			
Existing Land Use:		Vacant (former residence demolished)			
Proposed Land Use:		Single-Family Residential			
Surrounding Land Use:	North	Single-Family Residential			
	South	Single-Family Residential			
	East	Single-Family Residential			
	West	Single-Family Residential			
Existing Zoning:		County RSF-4 (Residential Single-Family)			
Proposed Zoning:		R-4 (Residential 4 du/ac)			
Surrounding Zoning:	North	County RSF-2 (Residential Single-Family)			
	South	PD (Planned Development)			
	East	County RSF-4 (Residential Single-Family)			
	West	PD (Planned Development)			
Future Land Use Designation:		Estate			
Blended Land Use Category:		Residential Low (Rural – 5 du/ac)			
Zoning within density/intensity range?		X	Yes		No

ANALYSIS:

The property owners have requested annexation into the City and a zoning of R-4 (Residential 4 du/ac) to facilitate the development of a residential subdivision. Under the 1998 Persigo Agreement with Mesa County all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

There will be difficulties in subdividing the property. Due to safety issues with traffic on South Broadway only access for one single-family residence is allowed under City standards. Any other access will have to occur onto another right-of-way. The only feasible access at this time is on to Seasons Drive. However, there is a tract of land between this property and the right-of-way owned by a homeowners association. The property owners understand that obtaining additional access to another right-of-way is required before the property may be subdivided creating any additional lots.

Section 21.02.140 - Grand Junction Zoning and Development Code:

Section 21.02.160 of the Grand Junction Municipal Code (GJMC), states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan

and the criteria set forth. The Comprehensive Plan Blended Residential Category Map designates the property as Residential Low (up to 5 du/ac). The request for an R-4 (Residential 4 du/ac) zone district is consistent with the Blended Residential Category of Residential Low and is equal to the density of the previous County RSF-4 (Residential Single-Family) zone district.

In addition to a finding of compatibility with the Comprehensive Plan, one or more of the following criteria set forth in Section 21.02.140 (a) of the Code must be met in order for the zoning to occur:

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

The requested annexation and zoning is being triggered by the Persigo Agreement (1998) between Mesa County and the City of Grand Junction in anticipation of development. The Persigo Agreement defines Residential Annexable Development to include any proposed development that requires approval of a subdivision plat resulting in the creation of more than one additional lot or parcel (GJMC Section 45.02.020.e.1.xi). The property owner wishes to develop the property in the near future for a residential subdivision of single-family detached dwelling units. Because of the requirement for annexation found within the Persigo agreement, the property cannot be developed as a subdivision creating additional lots in unincorporated Mesa County, despite its RSF-4 (Residential Single-Family 4 du/ac) zoning.

Based on the original County zoning of RSF-4 and the densities surrounding this property, the original premise and findings have not been invalidated by subsequent events.

However as access is presently not available to Seasons Drive, subdivision of this property is not possible at this time and therefore this criteria is not met.

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

The adjacent properties on the west and south have been subdivided and developed, beginning with The Seasons at Tiara Rado Filing No. 3 in 1993 and Filing No. 4 in 1994. Additional phases of The Seasons have been developed south and west of Tiara Rado golf course, changing the character of the area west of the Redlands Second Lift Canal from large vacant parcels to a developed neighborhood.

To the north is a recent development, Fairway Villas, which is steadily progressing toward build-out of single-family detached residences at a density of 3.89 du/ac.

The original residence on the subject property, built in 1940, was recently demolished in anticipation of development.

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 available in Seasons Drive, including potable water provided by the Ute Water Conservancy District, sanitary sewer service maintained by the City, and electricity from Xcel Energy (a franchise utility). Utility mains and/or individual service connections will be extended into the property as part of the development of the parcel.

The property is presently accessible from South Broadway for one single-family residence. Access to Seasons Drive is precluded by the presence of a three (3) foot strip of land owned by The Seasons HOA separating the property from the public right-of-way. The property owners and the HOA are negotiating mutually agreeable terms that would allow access to Seasons Drive by incorporating the strip into the future subdivision of the property.

The property is within the Wingate Elementary school attendance boundary. Wingate is approximately two (2) miles southeast on South Camp Road.

Fire Station No. 5 is located just under three (3) miles driving distance northeast on Broadway (CO Highway 340).

All public and community facilities are adequate to serve the type and scope of land use proposed, however, as access is presently not available to the Seasons Drive this criteria is not 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;

The subject property is adjacent to The Seasons at Tiara Rado, which has a total of 140 lots (17 are currently vacant) for an overall density of 2.6 du/ac. To the north is a recent development, Fairway Villas, which is steadily progressing toward build-out of single-family detached residences at a density of 3.89 du/ac.

Unplatted land adjacent to the Tiara Rado Golf Course is virtually nonexistent. Developable properties do exist within the vicinity of the golf course but must be annexed and zoned prior to development.

Because there are currently no other properties that are developable at a density of 4 dwelling units per acre (R-4), there is an inadequate supply of suitably designated land available in the community and 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 R-4 zone would implement Goals 3 and 5 of the Comprehensive Plan by creating an opportunity to develop a vacant parcel and bring additional housing units to the market in a manner consistent with adjacent residential development.

This criterion has been met.

Alternatives: The following zone districts would also be consistent with the Blended Residential Category of Residential Low for the subject property:

- b. RR (Residential Rural)
- c. R-E (Residential Estate)
- d. R-1 (Residential 1 du/ac)
- e. R-2 (Residential 2 du/ac)
- f. R-5 (Residential 5 du/ac)

The intent of the R-4 (Residential 4 du/ac) zone is to provide for medium-low density single-family uses where adequate public facilities and services are available. This zone is consistent with the density (+/- 3 du/ac) of the adjacent filings of The Seasons subdivision to the south and west. If the property were zoned less than R-4, the allowed density would be less than the present County zoning; this is inconsistent with Section 21.02.160(f) of the Grand Junction Zoning and Development Code, which states that generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district. In contrast, the R-5 zone district would allow density that exceeds that of the surrounding neighborhoods.

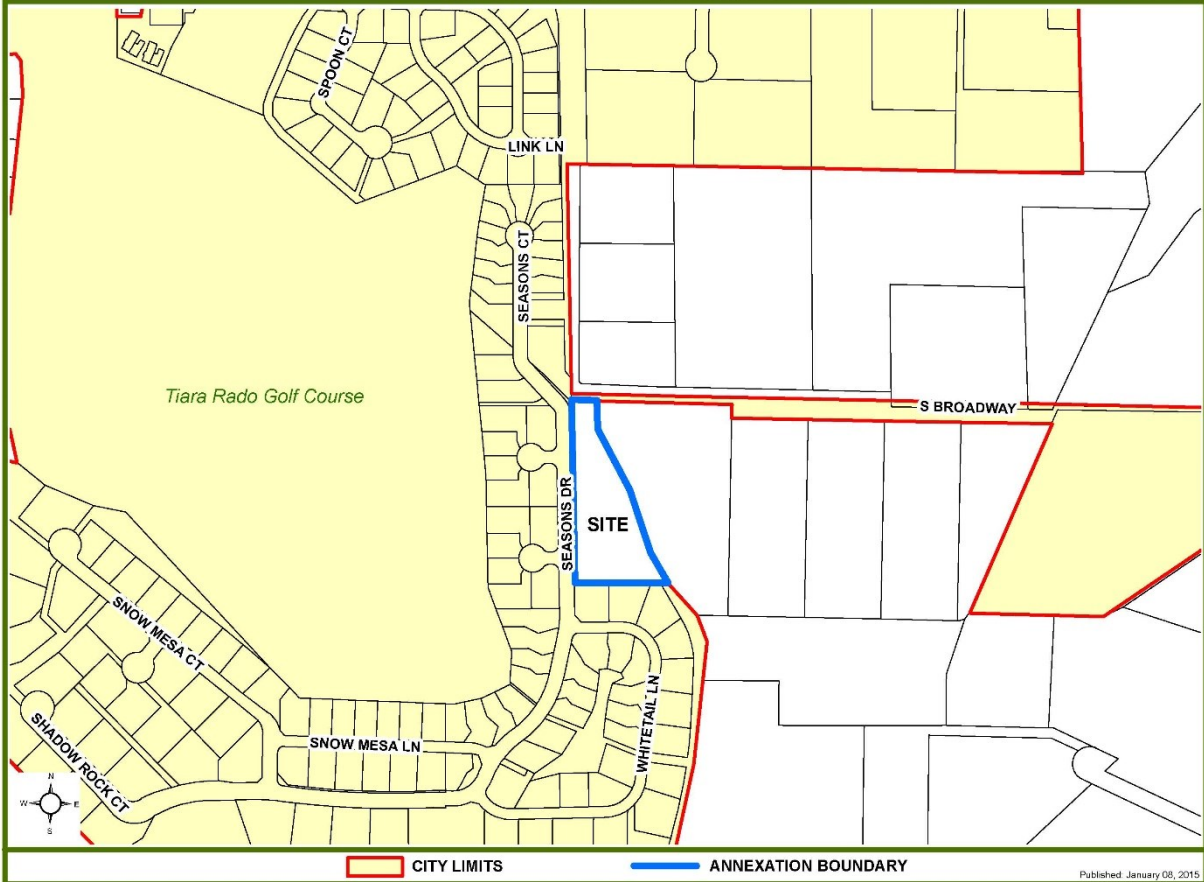
Staff recommends an R-4 zone as this is an appropriate zone for the property but for the lack of additional access. Any zone will have this same concern. The property owners may develop one single-family residence in the R-4 zone. Though one of the lower density zones may first appear more appropriate, if this access becomes available more density is in conformance in this area with the Comprehensive Plan and the Future Land Use Map.

PLANNING COMMISSION RECOMMENDATION:

After reviewing the Rodgers Zone of Annexation, ANX-2014-474, a request to zone 1.924 acres from County RSF-4 (Residential Single-Family) to a City R-4 (Residential 4 du/ac) zone district, the following findings of fact and conclusions have been determined:

- 3. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
- 4. The review criteria 2, 4, and 5 in Section 21.02.140 of the Grand Junction Municipal Code have been met.

RODGERS ANNEXATION

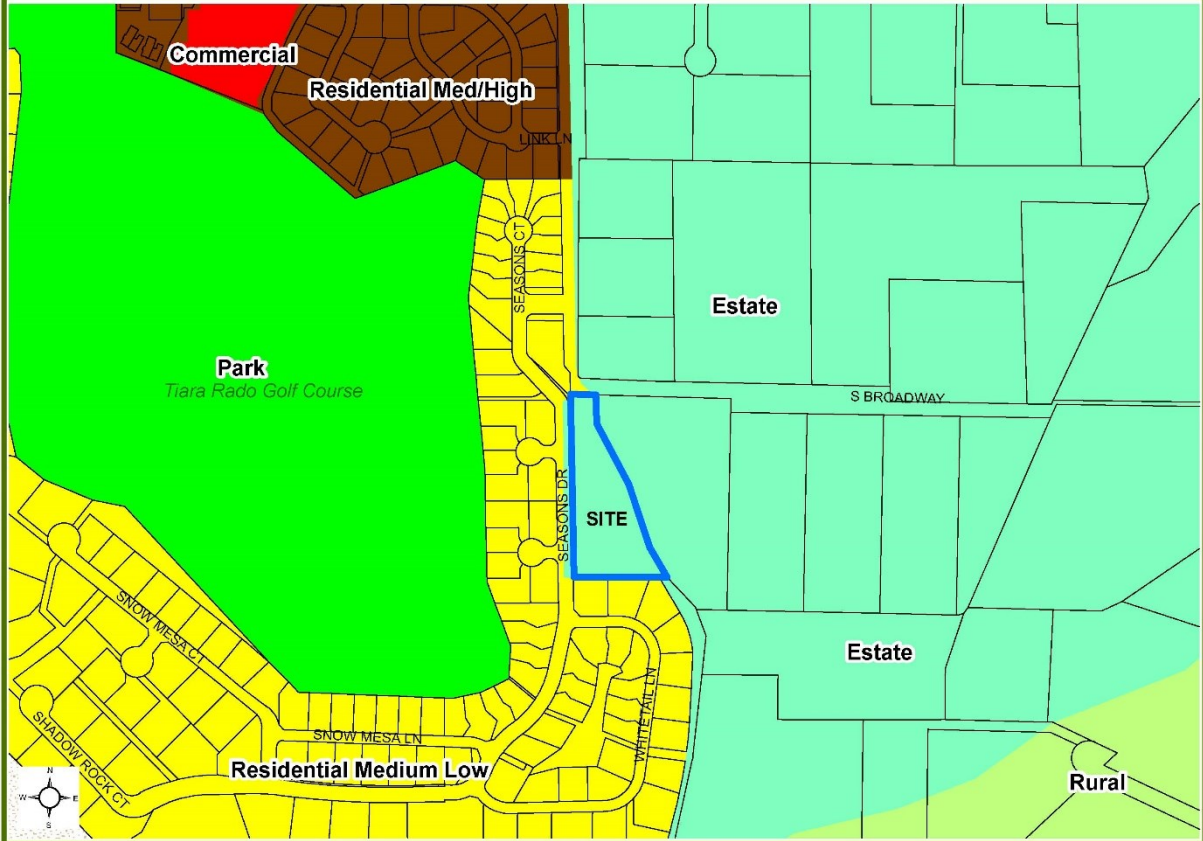


RODGERS ANNEXATION: AERIAL PHOTO



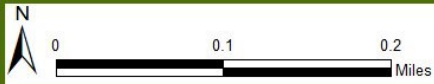
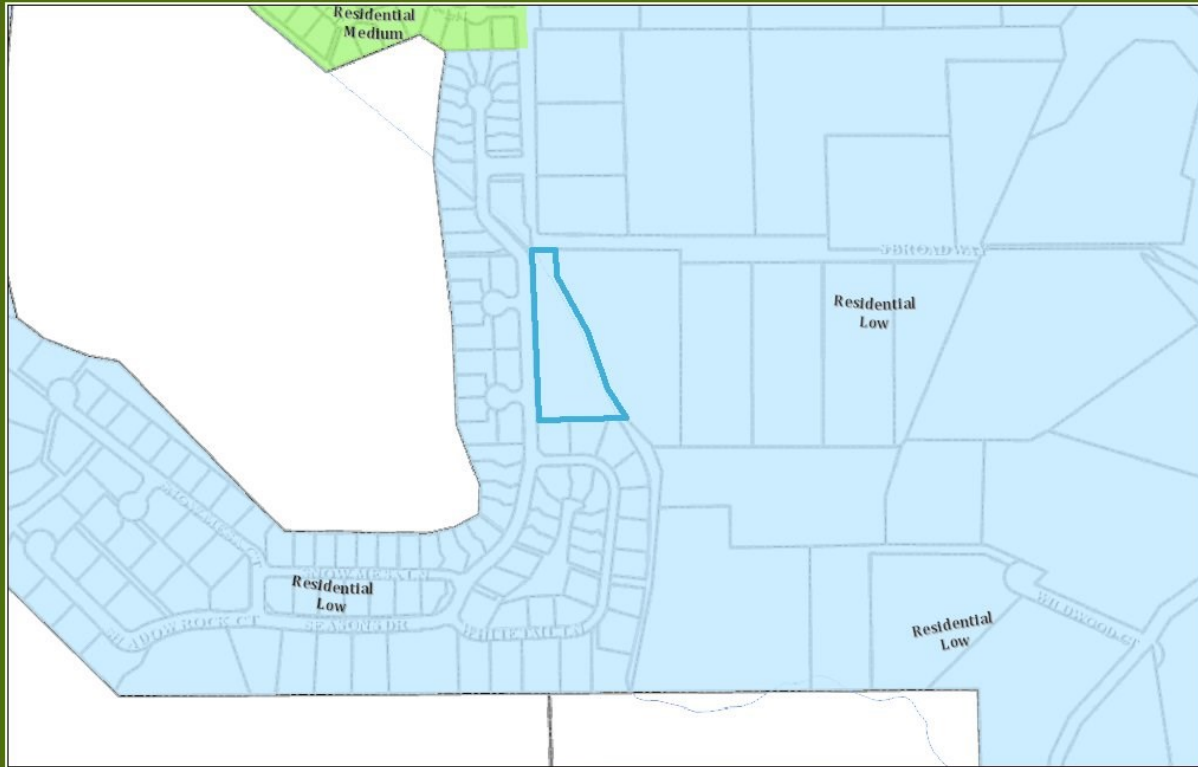
ANNEXATION BOUNDARY

RODGERS ANNEXATION: FUTURE LAND USE



ANNEXATION BOUNDARY

RODGERS ANNEXATION: BLENDED RESIDENTIAL CATEGORY

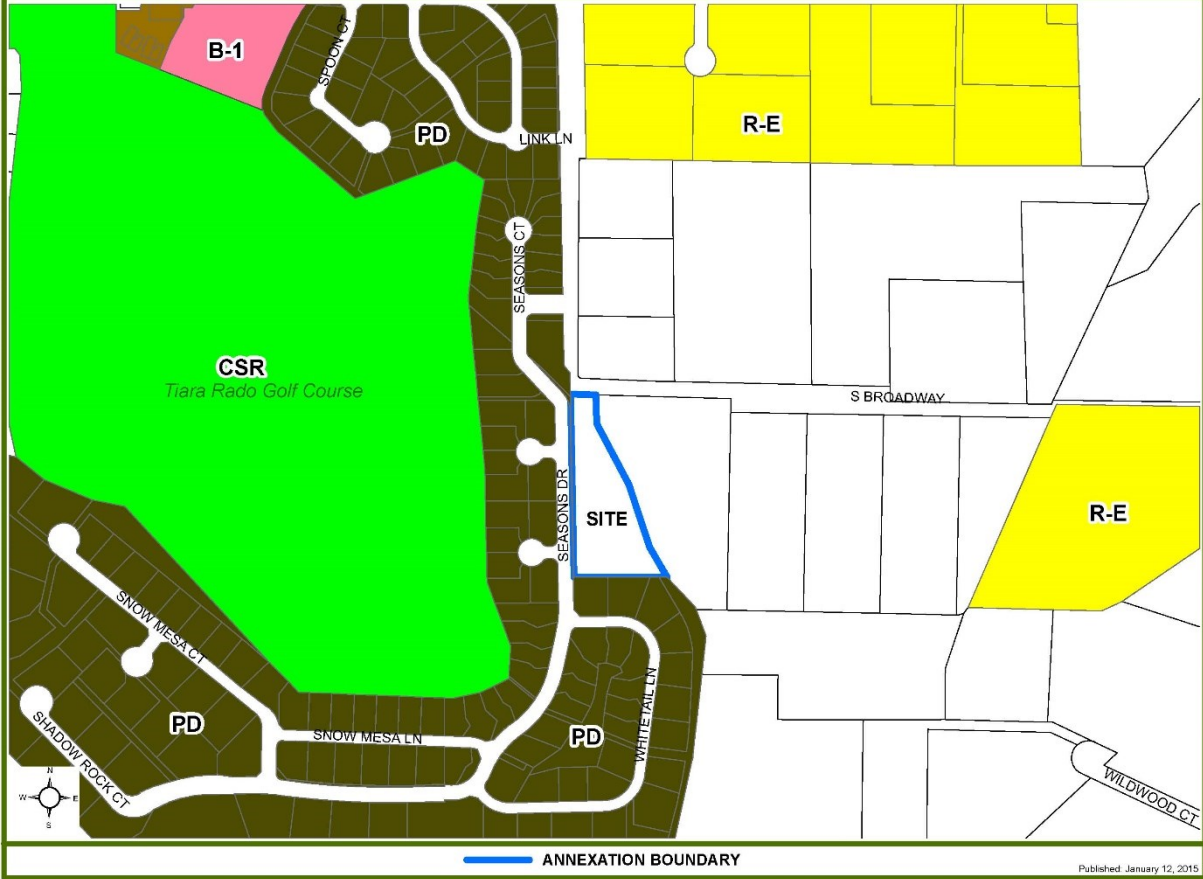


Printed: 4/17/2015

1 inch = 358 feet



RODGERS ANNEXATION: ZONING



SEASONS, Filing 7
Annexation, Zone of Annexation, and Preliminary/Final Plan
NEIGHBORHOOD MEETING
November 24, 2014

A neighborhood meeting to discuss the pending Annexation, Zone of Annexation and Preliminary/Final Plan applications was held at 5:30 p.m. on November 20, 2014 at the Tiara Rado Golf Course Clubhouse building.

In addition to Brian Rusche, Community Development Department staff planner, the land owners and their representative, approximately 45 neighbors were in attendance. An attendance roster is attached.

An overview of the proposed development and the City's approval process was presented by the owner's representative. The meeting lasted about 60 minutes. Topics discussed included:

Comment: Appearance and operation of the proposed Stormwater Management Facility.
Applicants Response: The facility will be a landscaped shallow depression for retention of stormwater. A photo of a similar facility was made available for review.

Comment: Anticipated landscaping in the area surrounding the Stormwater Management Facility.

Applicants Response: The area surrounding the Stormwater Facility will be landscaped. Attempts will be made to screen the existing utility boxes to the extent permitted by the utility company, or companies. The pond and area surrounding the pond will be owned maintained by the Home Owners Association.

Comment: Planned building restrictions and covenants and the Home Owners Association. (HOA)

Applicants Response: Two options are available at this time; create a new HOA in which the HOA documents would mirror those existing building requirements with the Seasons, or annex the property into the existing HOA. The applicant is open to either option.

Comment: Landscaping adjacent to the Redlands Water and Power Company canal and canal easement

Applicants Response: Redlands Water and Power requires maintenance road adjacent to the canal. It is anticipated that the adjoining lots will have some type of landscaping between the easement line and the edge of the canal road.

Comment: Status of irrigation water availability.

Applicants Response: Shares of irrigation water are not available at this time. Irrigation of the landscaped areas will utilize a domestic source. It is anticipated that the landscaped areas will be designed for low water requirement plantings



Comment: Proposed street improvements, sidewalk and parking.

Applicants Response: A sidewalk is proposed adjacent to the planned "eyebrow" turn around. ADA ramps will be provided at each end of the sidewalk to afford access to the existing walk along the west side of Seasons Drive. At a minimum there will be at least four parking spaces, two in a garage and two on the driveway. Adequate width of Seasons Drive can accommodate "on street" overflow parking.

Comment: Anticipated dwelling square footage.

Applicants Response: At this point in time it is anticipated that the dwellings will range in size from 1,800 square feet to 2,600 square feet.

Comment: Status of future builder or builders.

Applicants Response: It is anticipated that the applicant will construct some the dwellings within the development. However, they have not precluded selling the lots to one or more approved home builders.

Comment: Possible preservation of an existing fruit tree near the southerly boundary.

Applicants Response: Experience has shown that whenever any major earthwork operations occur around existing trees the survival rate is very low. Efforts will be attempted to preserve the tree. However, it cannot be guaranteed at this time without the benefit of a detailed grading plan.

Comment: Status of the existing guard rail at the north boundary of the property.

Applicants Response: It appears that the guard rail is a safety feature. Additional study by the City's Transportation Engineer could be conducted.

Comment: Mail delivery.

Applicants Response: A single "gang" type mail box will be provided at a location directed by the US Postal Service.

Comment: Area lighting exemption.

Applicants Response: Since the existing light standards for The Seasons do not comply with the City's current lighting standards, an exemption request will be processed.

Comment: Dust and construction noise.

Applicants Response: Efforts will be undertaken to control dust. Control of construction noise and activities can be addressed in the covenants.

Respectfully submitted,

Richard and Melinda Tope

THE SEASONS, FILING 7 SUBDIVISION

NEIGHBORHOOD MEETING

Tiara Rado Golf Course Clubhouse
5:30 pm, November 20, 2014

Print Name	Address	Email	Phone
THOMAS MAHAN	478 SEASONS CT	mahantnh@ecentral.com	
KEAT KEAT	464 SNAW ROAD		263-4112
Meredith Aldrich	" " "		
W.L. Brodak	462 Whitetail Ln.	WLBrodakInc@brossman.net	
Del Wharton	2068 Coyote Ct.	del@walstr.org	
Dan Buckstein	457 SEASONS DR		
Patricia Dickes	450 Whitetail Ln	patricia44@gmail.com	
Sally Hae	466 Whitetail Ln.	Sallyhd@gmail.com	
DEBORAH GRISSE	2058 SNOW MEADOW	demgrisse@msn.com	241-4624
Clint Roberts	466 Whitetail Lane	democratclint@comcast.net	970-531-1010
Brian Rische	250 N. ST. ST.	brian@sjcity.org	256-4058
Margaret Ken North	2063 SNOW MEADOW	khittab@brossman.net	243-0499
BOB & CRYSTAL WHITETAIL	460 WHITETAIL LN	whitehome460@brossman.net	970-424-0219
Ron & Judy Lease	2054 Snow Mead Ln	jlease@g.com	970-263-8928
Patricia Seibert	453 Safford Rd	PK Seibert@jvc.com	9854152
Andrew Sando	457 Whitetail Ln	santogse@gmail	261-2799
Donna Mae Donahue	2053 Canyon Shadow Ct	twathome@brossman.net	252-9344
Allen Lisle	"	"	"
Lois Kinsey	853 Seasons Dr	lkinsey@brossman.net	241-1509
Sue Sullivan	458 Shadow	suesullivan52@gmail	424-0306
Anna Smalley	454 Seasons Dr.	tsma278047@aol.com	910-270-2335
Anthony Smalley	"	"	910-208-7616
Angela Dee Humfeld	471 Snow Mead Ct	Humfeldbox@jvc.com	265-8989
Berkeley Kingsley	466 Tiara Vista Dr	berkingsley@gmail.com	(970) 245-2141

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE RODGERS ANNEXATION
TO R-4 (RESIDENTIAL 4 DU/AC)**

LOCATED AT 2075 SOUTH BROADWAY

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Rodgers Annexation to the R-4 (Residential 4 du/ac) zone district, finding that it conforms with the Blended Residential category of Residential Low as shown on the Blended Residential Category Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area. Reaching the density of the R-4 zone will not be possible unless additional right-of-way is obtained as City of Grand Junction's standards for traffic and engineering will only allow one access for a single-family residence onto South Broadway. It is possible to develop one single-family residence on the property in the R-4 zone. If additional access becomes available, the greater density allowed under the R-4 zone is appropriate for this area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential 4 du/ac) zone district is in conformance with the stated criteria 1, 2, 4 and 5 of Sections 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 zoned R-4 (Residential 4 du/ac):

A certain parcel of land lying in the East-half of the Northeast Quarter (E 1/2 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 19, The Seasons at Tiara Rado Filing No. 4, as same is recorded in Plat Book 14, Page 221, Public Records of Mesa County Colorado and assuming the West line of the E 1/2 NE 1/4 of said Section 27 bears N 00°46'55" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°46'55" W, along the West line of the E 1/2 NE 1/4 of said Section 27, a distance of 541.89 feet; thence S 88°50'57" E, a distance of 75.13 feet; thence Southerly and Southeasterly along a line being described in a Boundary Line Agreement, as same is recorded in Book 5680, Page 607, the following four (4) courses:

1. S 00°00'00" W, a distance of 102.60 feet; thence
2. S 28°15'00" E, a distance of 189.26 feet; thence
3. S 18°44'00" E, a distance of 193.90 feet; thence

4. S 30°12'00" E, a distance of 101.59 feet; thence departing said line, N 89°54'43" W, along the North line of The Seasons at Tiara Rado Filing No. 4, a distance of 270.68 feet, more or less, to the Point of Beginning.

CONTAINING 83,825 Square Feet or 1.924 Acres, more or less, as described.

Introduced on first reading this _____ day of _____, 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



Date: 6/19/15
 Author: Sonya Evans
 Title/ Phone Ext: Finance
Supervisor
 Proposed Schedule: July 1st, 2015
 2nd Reading (if applicable): July
15th, 2015
 File # (if applicable): _____

CITY COUNCIL AGENDA ITEM

Subject: 2015 Supplemental Appropriation Ordinance
Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for July 15, 2015
Presenter(s) Name & Title: Jodi Romero, Financial Operations Director

Executive Summary:

This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2015 amended budget for major capital projects and the subjects stated in the ordinance.

Background, Analysis and Options:

Supplemental appropriations are required to ensure adequate appropriations by fund. Capital projects that are budgeted and appropriated in a prior year but are not completed in that year, require the funds be re-appropriated in the next year in order to complete the project. Also if a new project or change of project scope is authorized by City Council a supplemental appropriation is also required for the legal authority to spend the funds.

This 2015 supplemental appropriation also provides, upon passage of the ordinance, for several project carryforwards from 2014 and for a few new projects funded by associated revenues as detailed below by fund:

- the **General Fund 100 (\$524,459)** for carryforward of unspent economic development funds for the marketing plan and foreign trade zone \$211,203, new economic development contributions to Mesa Land Trust \$15,000 {authorized by City Council March 4th, 2015} and Legends \$10,000 funded by 1% for the arts {authorized by City Council June 1st, 2015}, carryforward of storm water contract for Leach Creek \$75,000, new Crown Pointe Cemetery improvements funded by private donation \$25,000, new public safety equipment funded by seized funds and the auto theft task force grant \$188,256, and;
- the **Enhanced 911 Fund 101 (\$205,825)** for transfer to the Communications Center Fund for the carryforward of the 2014 approved Logging Recorder project;

- the **Community Development Block Grant Fund 104 (\$122,522)** for transfer to the Sales Tax Capital Improvement Fund for the carryforward of the 2014 approved Nisley Elementary Safe Routes to School project;
- the **Parkland Expansion Fund 105 (\$123,557)** for transfer to the Sales Tax Capital Improvement Fund for the carryforward of the 2014 approved Las Colonias Park Development project \$100,000 and the Las Colonias Amphitheater Design project \$23,557;
- the **Conservation Trust Fund 110 (\$10,000)** for transfer to the Sales Tax Capital Improvement Fund for the carryforward of the 2014 approved Skate Park Improvement project;
- the **Sales Tax Capital Improvements Fund 201 (\$617,165)** for the carryforward of several 2014 approved projects including the Sales Tax System \$168,500, F.5 and 30.8 Road Bridge \$80,000, Nisley Elementary Safe Routes to School \$122,522, Las Colonias Park Development \$100,000, Las Colonias Amphitheater Design \$23,557, Skate Park Improvements \$10,119, and various Street Improvements \$112,467;
- the **Information Technology Fund 401 (\$96,713)** for the carryforward of the 2014 approved VDI (Virtual Desktop Interface) technology project;
- the **Fleet and Equipment Fund 402 (\$1,305,136)** for the carryforward of the 2014 approved CNG Slowfill Station Improvements \$463,361, a new CNG Maintenance Bay Upgrade \$72,125, CNG Compressor Modifications \$12,428 and CNG replacement vehicles funded by a DOLA grant \$757,222 {authorized by City Council in May 2015 as vehicles were bid and purchased};
- the **Communication Center Fund 405 (\$205,825)** for the carryforward of the 2014 approved Logging Recorder project; and,
- the **Joint Sewer Fund 900 (\$1,115,191)** for the carryforward of the 2014 approved Sewerline Replacements \$200,000, various plant backbone improvements \$372,075, the CNG Pipeline Project \$473,299, and the new Flare project \$69,817.

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

This action is needed to meet the Plan goals and policies.

How this item relates to the Economic Development Plan:

The appropriation ordinances provide the legal authority for the spending budget of the City. The budget supports and implements the City Council's economic vision and in particular the roles of "providing infrastructure that fosters and supports private investment" as well as "investing in and developing public amenities."

Board or Committee Recommendation:

None.

Financial Impact/Budget:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City.

Legal issues:

The ordinance has been drawn, noticed, and reviewed in accordance with the Charter.

Other issues:

None known at this time.

Previously presented or discussed:

The 2014 capital projects were reviewed and approved as part of the budget development process and adoption of the 2014 Budget.

Attachments:

Proposed Supplemental Appropriation Ordinance for 2015 Budget

ORDINANCE NO. ____

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2015
BUDGET OF THE CITY OF GRAND JUNCTION**

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2015, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General	100	\$ 524,459
Enhanced 911 Surcharge	101	\$ 205,825
Community Development Block Grant	104	\$ 122,522
Parkland Expansion	105	\$ 123,557
Conservation Trust	110	\$ 10,000
Sales Tax Capital Improvements	201	\$ 617,165
Information Technology	401	\$ 96,713
Fleet and Equipment	402	\$ 1,305,136
Communication Center	405	\$ 205,825
Joint Sewer	900	\$ 1,115,191

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2015.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2015.

Attest:

President of the Council

City Clerk



Date: June 23, 2015
Author: David Thornton
Title/ Phone Ext: Principal Planner /
1450
Proposed Schedule: July 1, 2015 first
reading
2nd Reading: Wednesday, July 15,
2015
File # ZCA-2015-11

CITY COUNCIL AGENDA ITEM

Subject: Amending the Zoning and Development Code Section 21.03.070(d), (e), (f), (g), (h) and 21.03.080(a), (b) Concerning Side- and Rear-Yard Setbacks and Eliminating Maximum Building Sizes in Certain Zone Districts

Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for July 15, 2015

Presenter(s) Name & Title: David Thornton, Principal Planner

Executive Summary:

Amendments to the Zoning and Development Code changing side- and rear-yard setbacks in the CSR, MU, BP, I-O, and I-1 zone districts and eliminating building size restrictions (and correspondingly the requirement of a conditional use permit for buildings larger than the maximum) in the C-1, C-2, CSR, MU, BP, I-O, and I-1 zone districts.

Background, Analysis and Options:

On April 5, 2010 the Grand Junction City Council adopted the updated Zoning and Development Code (codified as Title 21 of the Grand Junction Municipal Code). City Council has requested that staff propose amendments to Title 21 as needed to maintain a dynamic, responsive Zoning and Development Code. The proposed amendments will enhance the responsiveness and effectiveness of the Code. The proposed amendments also implement the adopted Economic Development Plan by streamlining processes and eliminating restrictions that are arguably unnecessary to protect the community.

The purposes/goals of building size limitations and setbacks in zoning regulations are to address the built environment and accommodate the needs of the community. Often in our quest to protect existing development we do so at the peril of not accommodating modern needs by business and our citizens. 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 addressing building setbacks and building size. It is a dynamic and changing world and the needs of the community

continue to change. As Grand Junction continues to grow and modern business looks to larger facilities to accommodate that growth. Community expectations have changed significantly with the proliferation of larger commercial buildings as in the example of Wal-Mart and Target Super Centers that have taken the place of smaller retail stores. In addition, business needs for larger warehouses that supply smaller business within a region are paramount.

This does not mean that regulations should not be carefully considered protecting neighborhoods from development built in a way that ignores human scale and aesthetics. The proposed Code amendments carefully consider these things and will not adversely impact the community, while supporting the City's economic development priorities.

Building Size Limitation

The following table shows the maximum building sizes in seven mixed use and industrial zone districts. In six of the seven zone districts those limits can be exceeded with a conditional use permit:

Zone	Bldg Size	CUP Option
C-1	80,000	Yes
C-2	150,000	Yes
CSR	80,000	Yes
MU	150,000	Yes
BP	200,000	Yes
I-O	250,000	Yes
I-1	150,000	No

In the Light Industrial (I-1) zone district, there is no option to construct a building larger than 150,000 square feet. This limits certain commercial/industrial uses from locating in the I-1 zoned areas of the City.

Local Examples of Building Size

The Wal-Mart store at Rimrock Shopping Center in a Light Commercial (C-1) zone is approximately 214,000 square feet,



exceeding the maximum of 80,000 square feet by more than 2 ½ times, pursuant to a conditional use permit.

American Tire warehouse/distribution center located at 2139 Bond Street in a Light Industrial (I-1) zone is approximately 130,000 square feet in size. Even though the square footage does not exceed the maximum, it dwarfs the surrounding industrial



buildings due to its height. From a planning perspective, building size is limited not only by a strict numerical dimensional standard, but also by other site requirements such as setbacks, parking, landscaping, site circulation, drainage mitigation and site features required by Code standards. It is my professional opinion that these other standards adequately prevent the building mass, scale of

development and visual impacts, in each of the seven zone districts, such that the underlying values are adequately protected.

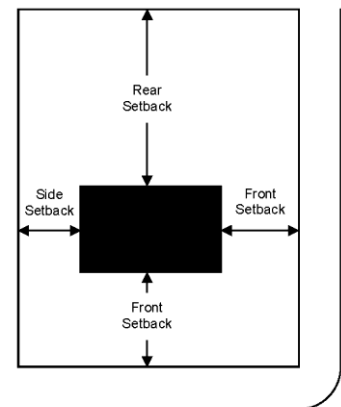
In addition, the maximum building size limit does not take into account the parcel/site size so there is little justification for the standard. (See existing Bulk Standards table below.) A different maximum could easily be justified, as exemplified by the City's past approval of conditional use permits for increased building size. There is a great deal of variation among the zoning codes of various cities in maximum building sizes, and these differences do not necessarily correspond to the population or location of the community. Having a strict building size limitation that is applied regardless of site considerations may discourage the construction of larger buildings or relocation of industrial or commercial land uses.

In addition, the Code's "big box" standards already provide development standards addressing human scale, visual and aesthetic attributes for retail commercial structures over 50,000 square feet, such as shopping centers (Rim Rock Shopping Center) and large stores (Wal-Mart). However, these standards are not required for non-retail commercial buildings, and limiting the size, scale or mass of buildings is not a goal or policy of the City's Comprehensive Plan. This tends to indicate that aesthetic considerations relating to mass and scale in non-retail commercial and industrial areas are not as important to the public as in the retail areas of these zones, where the big box standards are protective. In areas where the Community has defined a need for more aesthetics in commercial development there are existing standards that apply.

Therefore City staff proposes to eliminate maximum building sizes in these seven zone districts to help implement the Economic Development (ED) Plan and remove barriers to development. The proposed amendments permit any size building that, considering the size and topographic conditions of the site, conform to the remaining bulk standards including height restrictions, building setbacks (except note that some modifications to setback are also proposed; see below), parking areas, drainage facilities, landscaped areas, site circulation and "big box" standards.

Setbacks

There is some concern that neighborhoods could be adversely impacted by larger buildings in close proximity to residential uses. In the C-1, C-2, MU and I-1 zone districts there is already a requirement for an increase in the side yard setback to 10 feet when the property abuts a residential use. In order to protect the same interests in the other zone districts in which maximum building size is being eliminated, the proposed Code amendment includes adding a similar requirement in the other three zone districts (CSR, BP, I-O), while reducing the side setback to zero where the parcel does not abut residential. Also, the existing buffering standards further reduce the potential negative impacts for large buildings abutting residential zones. No additional buffering/screening standards are being proposed at this time.



In addition, setbacks currently vary among the mixed use and industrial zone districts. The proposed amendments make the principal structure side- and rear-yard setbacks more consistent across the mixed use, commercial and light industrial zone districts. (No changes to *front* yard setbacks are proposed.)

Other Site Requirements that Regulate Building Size	
1. Landscaping	
•	Frontage – 14 ft. wide strip
•	Perimeter of Parking lots – 6 ft. wide strip
•	Interior in Parking lots – 8 ft. wide islands/140 sq. ft.
2. Parking	
•	Based on Land Use
3. Buffering Standards	
3. Onsite Drainage Facilities	
•	Water Quality and Quantity
4. Various Easements – Multi-purpose, Drainage, etc.	

The proposed Setback changes are:

- (1) Reduce the side yard setback in all the mixed use and light industrial zone districts except for R-O (Residential Office) to zero feet (thus allowing buildings to be constructed right to the side property line), except where the site abuts a residential use;
- (2) Make the rear setback consistently 10 feet is proposed for all zone districts except B-1 (Neighborhood Business). This reduces the rear yard setback in the MU, BP, and I-O Zone Districts from 25 to 10 feet;
- (3) Require a 10 feet side setback for principal structures abutting residential for all mixed use and industrial zone districts except R-O, B-2 and I-2;
- (4) Require a 5 feet side setback for accessory structures abutting residential in the CSR, BP, and I-O zone districts making this setback consistent with the other mixed use and industrial zone districts except R-O, B-2 and I-2 which have an accessory side setback of 3 feet for R-O and zero for the other two zone districts.

No changes in setbacks are proposed in the I-2 zone district. In addition, Staff and the Planning Commission considered and discussed reductions in setbacks in the residential office (R-O) and neighborhood business (B-1) zone districts. It was determined that they should not be included due to concerns over impacts to existing residential neighborhoods that generally surround areas zoned R-O or B-1. The purpose of the R-O zone district is to provide low intensity, non-retail, 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. Eliminating the maximum size of buildings and reducing the building setback to a “commercial” building setback therefore does not support the intended purpose of the R-O zone District.

The B-1 zone district is to provide areas for office and professional services combined with limited retail uses, designed at a smaller scale with surrounding residential uses; a balance of residential and nonresidential uses. Again eliminating maximum building size and reducing setbacks is not in keeping with the intent of the B-1 zone district.

The B-2 zone district is found only in downtown. It implements and supports the vision of the Greater Downtown Plan and Downtown Zoning Overlay District and promotes the

vitality of the downtown area as described in the Comprehensive Plan. It includes downtown retail, service, office and mixed uses. Pedestrian circulation is encouraged as are common parking areas. Since the existing setbacks and standards support the development found and desired in Downtown, no setback changes are proposed for the B-2 zone district.

Together the proposed amendments are intended to encourage and facilitate orderly and efficient development in the City’s existing mixed use commercial and industrial zone districts by eliminating outdated and somewhat arbitrary standards, unnecessary special permitting processes (CUPs) for larger buildings and allowing more flexibility in site layout and design, which facilitates infill development and encourages the City’s Comprehensive Plan vision of growing more inward and upward.

EXISTING BULK STANDARDS SUMMARY TABLE

Zone District	Front	Side	Rear	Side	Accessory	Height	Maximum Stories	Minimum	Maximum Building Size
	Principal Structure Setbacks			Abuttin g Res	Side abut Res			Lot Area Sq Ft	
R-O	20	5	10	n/a	n/a	40	3	5,000	10,000
B-1	20	0	15	10	5	40	3	10,000	15,000 Retail 30,000 Office
B-2	0	0	0	n/a	n/a	80	5	n/a	n/a
C-1	15	0	10	10	5	40	3	20,000	80,000
C-2	15	0	10	10	5	40	3	20,000	150,000
CSR	15	5	10	n/a	n/a	65	5	43,560	80,000
MU	15	15	25	10	5	65	5	43,560	150,000
BP	15	15	25	n/a	n/a	65	5	43,560	200,000
I-O	15	15	25	n/a	n/a	65	5	43,560	250,000
I-1	15	5	10	10	5	50	4	43,560	150,000
I-2	15	0	10	n/a	n/a	50	4	43,560	n/a

Note: Numbers/Letters in “Red” are proposed to change.

Findings of Fact/Conclusions

After reviewing the proposed Zoning and Development Code amendments to rear- and side-yard setbacks in the CSR, MU, BP, I-O, and I-1 zone districts and eliminating maximum building sizes in the C-1, C-2, CSR, MU, BP, I-O, and I-1 zone districts; and removing the requirement for a Conditional Use Permit to increase building sizes, 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 is consistent with the following goals and policies of the Comprehensive Plan:

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

Policy 3B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Eliminating maximum building size and reducing minimum setbacks in zone districts where much of the community's commercial and industrial employment exists will allow for more intense development consisting of larger buildings and more of the lot being developable within these already zoned areas resulting in more compact development patterns and more opportunity for business growth and expansion. The vision of the Comprehensive Plan is to become the most livable community west of the Rockies by 2025. Achieving this vision includes providing places for employment and preserving the rural and agricultural lands that surround our community today.

How this item relates to the Economic Development Plan:

Reducing required setbacks supports more flexibility in site layout and design; and eliminating maximum building size along with the Conditional Use Permit now required to increase building size, both support the City's 2014 Economic Development Plan; specifically Section 1.5 Supporting Existing Business: Streamline processes...while working within the protections that have been put in place through the Comprehensive Plan. 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 June 9, 2015, the Planning Commission recommended approval of these amendments 6 to 0.

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:

This proposed text amendment was briefly discussed with Council at the May 4th Council workshop.

Attachments:

Proposed Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 21.03.070(d), (e), (f), (g), (h) and 21.03.080(a), (b) OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING MAXIMUM BUILDING SIZE AND SETBACKS

Recitals:

This ordinance amends the Title 21 of the Grand Junction Municipal Code (known as the Zoning and Development Code), by reducing principal structure side and rear setbacks, and accessory structure side yard setbacks so they are uniform across the C-1, C-2, CSR, MU, BP, I-O and I-1 Zone Districts and eliminating maximum building size in these districts including eliminating the requirement of a conditional use permit to exceed a maximum building size in these zone districts. This allows site features and other zoning bulk standards to limit the maximum size of a building relative to the property size, and provides developers and property owners with more flexibility in the use of land without significantly compromising the purposes that underlie building size limits.

The City Council desires to maintain effective zoning and 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 the zoning and development code 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 expansion 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 amendments, 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:

Subsections 21.03.070(d), (e), (f), (g), (h) are amended to as follows (deletions struck through, additions underlined):

21.03.070 Mixed Use Districts.

(d) C-1: Light Commercial.

Primary Uses		
Offices, Retail, Services		
See GJMC 21.04.010, Use Table		
Lot		
Area (min. sq. ft.)		20,000
Width (min. ft.)		50
Frontage (min. ft.)		n/a
Setback	Principal	Accessory
Front (min. ft.)	15	25
Side (min. ft.)	0	0
Side abutting residential (min. ft.)	10	5
Rear (min. ft.)	10 (0 alley)	10 (0 alley)
Bulk		
Lot Coverage (max.)		n/a
Height (max. ft.)		40*
Height (max. stories)		3
Density (min.)		12 units/acre
Density (max.)		24 units/acre
Building Size (max. sf)		<u>n/a</u> 80,000 unless a CUP is

(1) Purpose. To provide indoor retail, service and office uses requiring direct or indirect arterial street access, and business and commercial development along arterials. The C-1 district should accommodate well-designed development on sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for 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) Service Entrances. Building entrances to service yard and loading areas shall be located only in the rear and side yard.
- (ii) Outdoor Storage and Display. Outdoor storage and permanent display areas shall only be allowed in the rear half of the lot, beside or behind the principal structure except when a CUP has been issued. Portable display of retail merchandise may be permitted subject to this code.
- (4) Height*. Maximum height for structures in the C-1 and I-O zone districts which are north of G Road and east of 27 Road along Horizon Drive and north of G Road (including Crossroad Boulevard and Horizon Court) shall be 65 feet, except by special permit for additional height.
- (e) C-2: General Commercial.

Primary Uses		
General Retail and Services See GJMC 21.04.010, Use Table		
Lot		
Area (min. sq. ft.)		20,000
Width (min. ft.)		50
Frontage (min. ft.)		n/a
Setback	Principal	Accessory
Front (min. ft.)	15	25
Side (min. ft.)	0	0
Side abutting residential (min. ft.)	10	5
Rear (min. ft.)	10	10
Bulk		
Lot Coverage (max.)		n/a
Height (max. ft.)		40
Height (max. stories)		3
Building Size (max. sf)		<u>n/a</u> 150,000 unless a CUP is

- (1) Purpose. To provide for commercial activities such as repair shops, wholesale businesses, warehousing and retail sales with limited outdoor display of goods and even more limited out- door operations.
- (2) Street Design. Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
- (3) Performance Standards. Outdoor storage and display areas are not allowed within the front yard setback. Permanent and portable display of retail merchandise is permitted.
- (f) CSR: Community Services and Recreation.

Primary Uses		
Parks, Open Space, Schools, Libraries, Recreational Facilities See GJMC 21.04.010, Use Table		
Lot		
Area (min. acres)		1
Width (min. ft.)		100
Frontage (min. ft.)		n/a
Setback	Principal	Accessory
Front (min. ft.)	15	25
Side (min. ft.)	50	5
Side abutting residential (min. ft.)	10	5
Rear (min. ft.)	10	5
Lot Coverage (max.)		n/a
Height (max. ft.)		65
Height (max. stories)		5
Height abutting residential (max. ft.)		40
Building Size (max. sf)		<u>n/a</u> 80,000 unless a CUP is

(1) Purpose. To provide public and private recreational facilities, schools, fire stations, libraries, fairgrounds, and other public/institutional uses and facilities. The district would include open space areas, to prevent environmental damage to sensitive areas, and to limit development in areas where police or fire protection, protection against flooding by stormwater, or other services or utilities are not readily available. The CSR district would include outdoor recreational facilities, educational facilities, open space corridors, recreational, nonvehicular transportation, environmental areas and would be interconnected with other parks, trails and other recreational facilities. The district may also be used for public property, environmentally sensitive lands, and extractive uses (gravel pits) regardless of the land use designation.

(2) Performance Standards. Development shall conform to the standards established in this code. Outdoor storage areas shall comply with the standards in GJMC 21.04.040(h), except those associated with extractive uses, in which case no screening shall be required for an extractive use unless required by Chapter 21.04 or 21.06 GJMC in order to buffer from neighborhood uses or zones.

(g) M-U: Mixed Use.

Primary Uses		
Employment, Residential, Limited Retail, Open Space See GJMC 21.04.010, Use Table		
Lot		
Area (min. acres)		1
Width (min. ft.)		100
Frontage (min. ft.)		n/a
Setback	Principal	Accessory
Front (min. ft.)	15	25
Side (min. ft.)	450	15
Side abutting residential zone (min. ft.)	10	5
Rear (min. ft.)	25	25
Bulk		
Lot Coverage (max.)		n/a
Height (max. ft.)		65
Height (max. stories)		5
Density (min.)		8 units/acre
Density (max.)		24 units/acre
Building Size (max. sf)		n/a 150,000 unless a CUP is

(1) Purpose. To provide for a mix of light manufacturing and office park employment centers, retail, service and multifamily residential uses with appropriate screening, buffering and open space and enhancement of natural features and other amenities such as trails, shared drainage facilities, and common landscape and streetscape character.

(2) Performance Standards. Development shall conform to the standards established in this code.

(i) Refer to any applicable overlay zone district and/or corridor design standards and guidelines.

(ii) Loading/Service Areas. Loading docks and trash or other service areas shall be located only in the side or rear yards.

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

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

(iv) Outdoor Storage and Display. Outdoor storage shall only be located in the rear half of the lot. 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 Chapter 21.04 GJMC.

(h) BP: Business Park Mixed Use.

Primary Uses		
Employment, Light Manufacturing, Multifamily, Commercial Services See GJMC 21.04.010, Use Table		
Lot		
Area (min. acres)		1
Width (min. ft.)		100
Frontage (min. ft.)		n/a
Setback	Principal	Accessory
Front (min. ft.)	15	25
Side (min. ft.)	<u>450</u>	15
<u>Side abutting residential (min. ft.)</u>	10	<u>5</u>
Rear (min. ft.)	<u>2510</u>	25
Lot Coverage (max.)		n/a
Height (max. ft.)		65
Height (max. stories)		5
Density (min.)		8 units/acre
Density (max.)		24 units/acre
Building Size (max. sf)	<u>n/a</u> 200,000 unless a CUP is	

(1) Purpose. To provide for a mix of light manufacturing and employment centers, limited commercial services, and multifamily residential 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) Loading Docks. Loading docks shall be located only in the side or rear yards.

(ii) Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials. No person shall occupy, maintain or allow any use in a BP 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.

(iii) Outdoor Storage and Display. Outdoor storage shall only be located in the rear half of the lot. 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).

All other parts of Section 21.03.070 shall remain in full force and effect.

Subsections 21.03.080(a), (b) and the Mixed Use and Industrial District Summary Table at the end of Section 21.03.080 are amended to as follows (deletions struck through, additions underlined):

21.03.080 Industrial districts.

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

Primary Uses		
Light Manufacturing, Office, Commercial Services See GJMC 21.04.010, Use Table		
Lot		
Area (min. acres)		1
Width (min. ft.)		100
Frontage (min. ft.)		n/a
Setback	Principal	Accessory
Front (min. ft.)	15	25
Side (min. ft.)	<u>450</u>	15
<u>Side abutting residential</u> (min.ft.)	10	5
Rear (min. ft.)	<u>2510</u>	25
Lot Coverage (max.)		n/a
Height (max. ft.)		65
Height (max. stories)		5
Building Size (max. sf)	<u>n/a 250,000 unless a CUP is</u>	

(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) 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) 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.

Primary Uses		
Manufacturing, Office, Commercial Services See GJMC 21.04.010, Use Table		
Lot		
Area (min. acres)		1
Width (min. ft.)		100
Frontage (min. ft.)		n/a
Setback	Principal	Accessory
Front (min. ft.)	15	25
Side (min. ft.)	<u>5</u> 0	5
Side abutting residential (min. ft.)	10	5
Rear (min. ft.)	10	10
Bulk		
Lot Coverage (max.)		n/a
Height (max. ft.)		50
Height (max. stories)		4
Building Size (max. sf)		<u>n/a</u> 150,000

(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) 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) 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.

Mixed Use and Industrial District ~~District~~ Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	n/a	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	n/a	50	50	100	100	100	100	100	100
Frontage	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Setback											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	5 <u>0</u>	15 <u>0</u>	15 <u>0</u>	15 <u>0</u>	5 <u>0</u>	0
Side – abutting residential (min. ft.)	n/a	10	n/a	10	10	n/a <u>10</u>	10	n/a <u>10</u>	n/a <u>10</u>	10	n/a
Rear (min. ft.)	10	15	0	10	10	10	25 <u>10</u>	25 <u>10</u>	25 <u>10</u>	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	5	15	15	15	5	0
Side – abutting residential (min. ft.)	n/a	5	n/a	5	5	n/a <u>5</u>	5	n/a <u>5</u>	n/a <u>5</u>	5	n/a
Rear (min. ft.)	5	15	0	10	10	5	25	25	25	10	10
<u>Bulk-Other Dimensional Requirements</u>											
Lot Coverage (max.)	70%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Height (max. ft.)	40	40	80	40	40	65	65	65	65	50	50
Height (max. stories)	3	3	5	3	3	5	5	5	5	4	4
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
Density (max. units per acre)	n/a	16	n/a	24	n/a	n/a	24	24	n/a	n/a	n/a
Building size (max. sf)	10,000	15,000	n/a	80,000 <u>n/a</u>	150,000 <u>n/a</u>	80,000 <u>n/a</u>	150,000 <u>n/a</u>	200,000 <u>n/a</u>	250,000 <u>n/a</u>	150,000 <u>n/a</u>	n/a

Notes

- B-1:** Max. building size varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000
- B-2:** Parking setback for principal structure – 30 ft., for accessory 6 ft.; first floor min. height – 15 ft.
- C-1:** Min. rear setback – 0 if an alley is present; ~~building size max. – 80,000 sf unless a CUP is approved~~
- C-2:** ~~Building size max. – 150,000 sf unless a CUP is approved~~
- CSR:** ~~Building size max. – 80,000 sf unless a CUP is approved~~
- M-U:** ~~Building size max. – 150,000 sf unless a CUP is approved~~
- BP:** ~~Building size max. – 200,000 sf unless a CUP is approved~~
- I-O:** ~~Building size max. – 250,000 sf unless a CUP is approved~~

All other parts of Section 21.03.080 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: 5/27/15
 Author: Trent Prall
 Title/ Phone Ext: x4047
 Proposed Schedule: 7/1/15
 2nd Reading (if applicable):
 File # (if applicable):

CITY COUNCIL AGENDA ITEM

Subject: Purchase of Property at 743 Horizon Drive for the I-70 Exit 31 Horizon Drive Roundabouts
Action Requested/Recommendation: Adopt a Resolution Authorizing the Purchase of Property at 743 Horizon Drive from Grand Conjunction, LLC dba the DoubleTree in the Amount of \$197,000
Presenter(s) Name & Title: Trent Prall, Engineering Manager

Executive Summary:

The City has entered into a contract to purchase right-of-way at 743 Horizon Drive from Grand Conjunction, LLC dba the DoubleTree for construction of a roundabout on Horizon Drive in conjunction with the I-70 Exit 31 Horizon Drive Roundabouts Project. The City’s obligation to purchase this right-of-way is contingent upon Council’s ratification of the purchase contract.

Background, Analysis and Options:

In September of 2013, the City sponsored project was approved by the State Transportation Commission for funding through the Responsible Acceleration of Maintenance and Partnerships (RAMP) program. On April 16, 2014 the City entered into a formal intergovernmental agreement (IGA) with Colorado Department of Transportation (CDOT) to construct the project.

The I-70 interchange reconstruction effort will be the keystone project that would lead to overall Horizon Drive improvements. Beautification, multi-modal traffic flow and safety of the Horizon Drive corridor are high priorities of both the Horizon Drive Business Improvement District and the City of Grand Junction. Overall improvement plans for the 1.6 mile corridor include medians, detached sidewalks, bike lanes, pedestrian crossings, access control, intersection upgrades and landscaping. The scope of this first phase is limited to the interchange area.

The proposed right of way (ROW) to be acquired is from the Double Tree hotel property located at 743 Horizon Drive. It is necessary for the configuration of the new roundabout to ensure adequate spacing between the “legs” of the roundabout.

As required under the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, the City of Grand Junction completes an appraisal of the real estate to be acquired prior to acquisition. The project owner is encouraged, but not required, to also

obtain an appraisal. City staff, the City’s real estate consultant Universal Services, and CDOT ROW staff have reviewed the two independently prepared appraisals and believe that the purchase price for the subject property is indicative of the fair market value. The street address, Mesa County Assessor parcel number and project parcel numbers are as follows:

Project Parcel	Parcel #	Address	Sq Ft	Ownership
106	2701-364-28-008	Portions of 743 Horizon Drive a.k.a. Portions of Lot 1 and 2 of Horizon/70 Subdivision	9,903	Grand Conjunction, a Colorado Limited Liability Company
PE-106			3,142	
TE-106			19,795	
PE : Permanent Easement				
TE : Temporary Construction Easement				

The ROW and easement interests to be acquired are to the City of Grand Junction as it augments existing City Right of Way of Horizon/70 Court.

Staff recommends this purchase as it is necessary for the construction of the proposed interchange improvements.

The project remains on schedule to begin September 2015 and be completed early Summer of 2016.

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 Horizon Drive Business Improvement District has been working on developing concepts for modernization and safety improvements for the Horizon Drive corridor since 2007. Over the last two years, the HDBID has been moving toward solidifying the concepts into more definite plans.

The proposed Horizon Drive Corridor improvement 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, increasing sidewalk width, adding plantings, pedestrian lighting, other pedestrian amenities, consolidating accesses, will revitalize the Horizon Drive 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 Horizon Drive 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 Horizon Drive 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 Horizon Drive by providing for safer street configuration, accessible detached walks, landscaping, crosswalks, streetlights and transit pullouts transforming the 40 year old infrastructure into a more modern, safer interchange.

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

Board or Committee Recommendation:

The City Council and Horizon Drive Business Improvement District have been supportive of the CDOT project.

Financial Impact/Budget:

The \$197,000 expenditure will be paid for out the budgeted funds in the I-70/Horizon Drive Interchange project in Fund 201 for 2015.

Legal issues:

If the purchase is approved the form of the documents will be reviewed and approved by the City Attorney.

Other issues:

No other issues have been identified.

Previously presented or discussed:

While this specific element has not been previously presented, the City Council and Horizon Drive Business Improvement District has been supportive of the CDOT project.

Attachments:

- Resolution
- ROW Exhibits (2)

RESOLUTION NO. ____-15

A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY, LOCATED AT 743 HORIZON DRIVE, FROM GRAND CONJUNCTION, LLC DBA DOUBLETREE

Recitals:

- A. The City of Grand Junction has entered into a contract with **Grand Conjunction, LLC** for the purchase by the City of certain real property located within the proposed alignment of the I-70 Exit 31 Horizon Drive Roundabout project. The street address, Mesa County Assessor parcel number and project parcel numbers are as follows:

Project Parcel	Parcel #	Address	Sq Ft	Ownership
106	2701-364-28-008	Portions of 743 Horizon Drive	9,903	Grand Conjunction, a
PE-106		a.k.a. Portions of Lot 1 and 2	3,142	Colorado Limited
TE-106		of Horizon/70 Subdivision	19,795	Liability Company
PE : Permanent Easement				
TE : Temporary Construction Easement				

- B. The purchase contract provides that on or before July 1, 2015, the City Council must ratify the purchase and the allocation of funds for all expenses required to effectuate the purchase of said property.
- C. Based on the advice and information provided by the City staff, the City Council finds that it is necessary and proper that the City purchase said property.

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

1. The above described property shall be purchased for price of \$197,000. All actions heretofore taken by the officers, employees and agents of the City relating to the purchase of said property which are consistent with the provisions of the negotiated Contract to Buy and Sell Real Estate and this Resolution are hereby ratified, approved and confirmed.
2. Said \$197,000 is authorized to be paid at closing, in exchange for conveyance of the fee simple title to the described property.

PASSED AND APPROVED this _____ day of _____, 2015.

President of the Council

ATTEST:

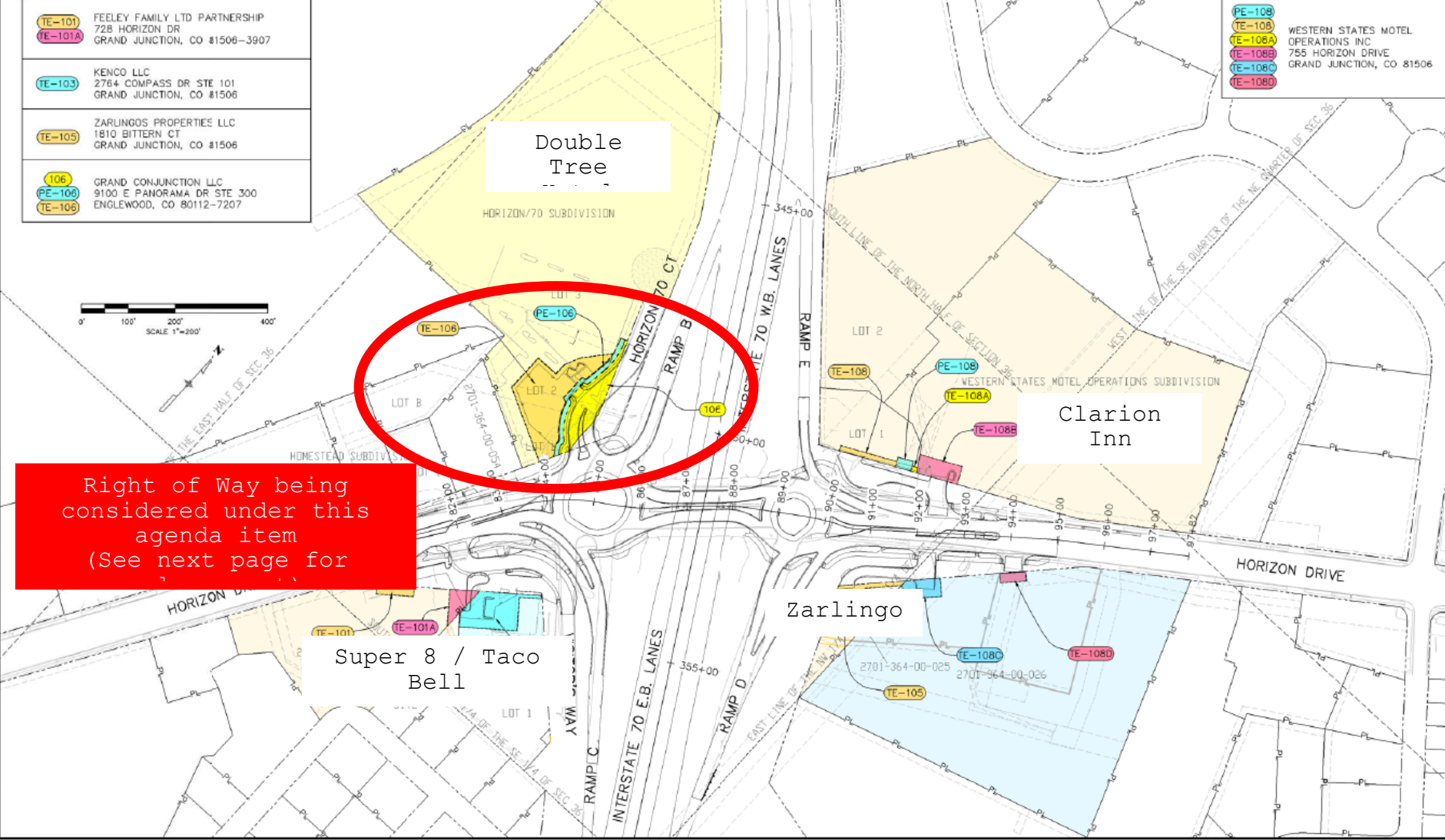
City Clerk

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX



- TE-101 FEELEY FAMILY LTD PARTNERSHIP
728 HORIZON DR
GRAND JUNCTION, CO #1506-3907
- TE-103 KENCO LLC
2764 COMPASS DR STE 101
GRAND JUNCTION, CO #1506
- TE-105 ZARLINGOS PROPERTIES LLC
1810 BITTERN CT
GRAND JUNCTION, CO #1506
- 106 GRAND CONJUNCTION LLC
9100 E PANORAMA DR STE 300
ENGLEWOOD, CO 80112-7207

- PE-108 WESTERN STATES MOTEL
OPERATIONS INC
- TE-108B 755 HORIZON DRIVE
GRAND JUNCTION, CO 81506

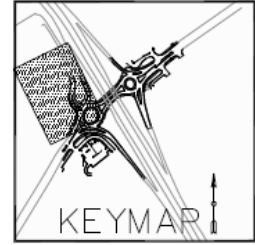
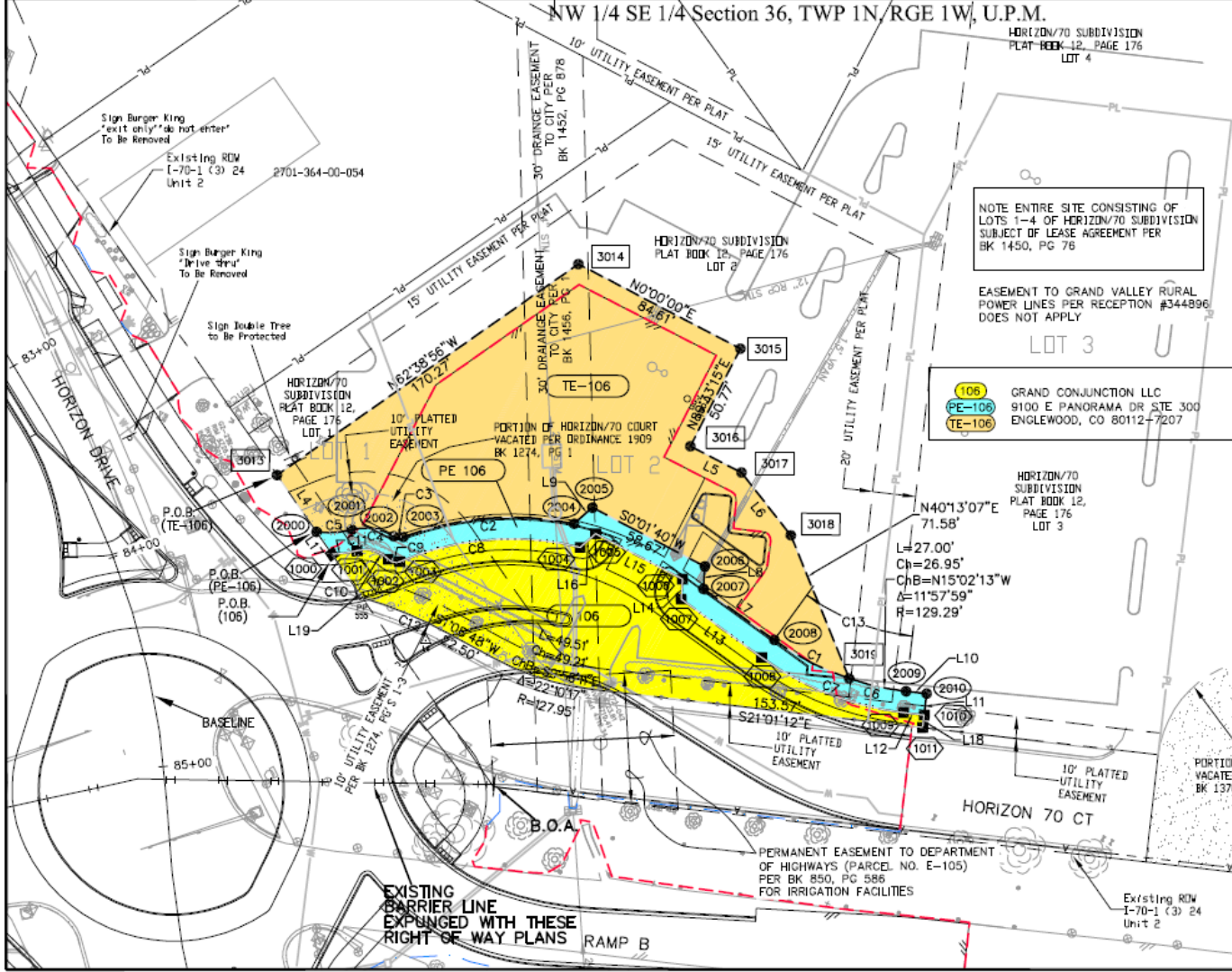


Right of Way being considered under this agenda item (See next page for

Super 8 / Taco Bell

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans				
Plan Sheet				
Project Number: NHPP 0701-223				
Project Location: I-70 EXIT 31				
Horizon Drive Roundabouts				
Project Code	Last Mod. Date	Subset	Sheet No.	Total
18911	10-17-2014	7.02 of 7.04	7.02	18

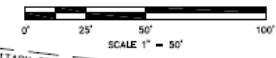


PARCEL LINE DATA			
NAME	DIRECTION	LENGTH	
L4	S27°37'14"W	31.96'	
L5	N0°28'45"W	26.80'	
L6	N24°11'34"E	37.00'	
L7	S8°16'31"W	40.44'	
L8	S65°47'15"W	10.36'	
L9	S69°03'37"E	11.32'	
L10	N21°01'12"W	9.60'	
L11	N68°56'48"E	10.00'	
L12	S21°01'12"E	9.60'	
L13	S8°16'31"W	45.93'	
L14	S65°47'15"W	9.38'	
L15	S0°01'40"W	45.32'	
L16	S69°03'37"E	9.56'	
L17	S27°37'14"W	12.60'	
L18	N68°56'48"E	5.80'	
L19	S27°37'14"W	24.30'	

TOP OF CUT SLOPE ---
 TOE OF FILL SLOPE ---

Double Tree

PARCEL CURVE DATA					
Name	DELTA	RADIUS	LENGTH	Chord Bearing	Chord Length
C1	172°10'7"	129.29'	38.16'	S00°22'40"E	39.01'
C2	32°28'21"	141.83'	80.38'	S32°02'04"E	79.31'
C3	52°22'59"	5.00'	4.57'	S22°04'45"E	4.41'
C4	46°10'16"	25.00'	20.15'	S18°58'23"E	19.61'
C5	22°00'09"	43.00'	16.51'	S31°03'27"E	16.41'
C6	11°57'59"	129.29'	27.00'	N15°02'13"W	26.95'
C7	29°19'03"	139.29'	71.27'	S6°21'41"E	70.50'
C8	37°01'58"	131.83'	85.21'	S32°09'53"E	83.73'
C9	65°31'15"	5.00'	5.72'	S15°13'09"E	5.41'
C10	59°36'00"	15.00'	15.60'	S12°15'31"E	14.91'
C11	12°47'27"	53.00'	11.83'	S35°39'48"E	11.81'
C12	12°11'19"	206.00'	43.82'	S4°56'32"E	43.74'
C13	29°19'06"	129.29'	66.16'	N6°21'39"W	65.44'



N:\Cadd\John Smith\Projects\HORIZON DRIVE\dwg\Right of Way Plans.dwg, 7.02 PLAN SHT, 10/23/2014 4:12:09 PM



Date: 6/16/2015
 Author: Gus Hendricks
 Title/ Phone Ext: Emergency
Manager / 5871
 Proposed Schedule: July 1, 2015
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

CITY COUNCIL AGENDA ITEM

Subject: 2015 Mesa County Hazard Mitigation Plan
Action Requested/Recommendation: Adopt a Resolution Approving the 2015 Mesa County Hazard Mitigation Plan
Presenter(s) Name & Title: Gus Hendricks, Emergency Manager

Executive Summary:

The Hazard Mitigation Planning Committee conducted a risk assessment that identified and profiled hazards that pose a risk to all of Mesa County, assessed the County’s vulnerability to these hazards, and examined the capabilities in place to mitigate them. The County and City of Grand Junction are vulnerable to several hazards that are identified, profiled, and analyzed in this plan.

Background, Analysis and Options:

The Mesa County Hazard Mitigation Plan was originally completed in 2004 and approved by the Federal Emergency Management Agency (FEMA) in 2005. The 2004 plan was revised in 2009/2010 pursuant to the requirements of the Disaster Mitigation Act of 2000 which requires a five (5) year revision in order to achieve eligibility for the FEMA Flood Mitigation Assistance, Pre-Disaster Mitigation, and Hazard Mitigation Grant Programs. This 2015 plan is an update to the 2010 plan.

This multi-jurisdictional, multi-hazard mitigation plan update involved a comprehensive review and update of each section of the 2010 plan. The process followed to review and revise this plan was similar to the planning process for the 2010 plan. As part of this plan update, all sections of the plan were reviewed and updated to reflect new data and knowledge of hazards and risk, risk analysis process, capabilities, participating jurisdictions and stakeholder, and mitigation strategies. The plan was also revised to reflect changes in development and property values based on County Assessor data. Valid information from the 2010 plan was carried forward and included in the plan update.

Representatives from the City of Grand Junction and the Grand Junction Fire Department participated in the creation of this plan and are recommending adoption of this plan according to 44 CFR requirement 201.6c (5): The local hazard mitigation plan shall include documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan. For multi-jurisdictional plans,

each jurisdiction requesting approval of the plan must document that it has been formally adopted.

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

The safety of the community is paramount in emergency management and the Mesa County Hazard Mitigation Plan identifies the hazards that could impact the citizens of Grand Junction and areas that can be pre-planned to decrease this impact on the safety of the community.

How this item relates to the Economic Development Plan:

A comprehensive hazard mitigation plan will identify threats to the City of Grand Junction and provide guidance to preventing or lessening the impact from a disaster which directly relates to each of the City's guiding principles of the Economic Development Plan. By potentially decreasing the impact from a large disaster, public safety and the City's infrastructure will be reduced.

Board or Committee Recommendation:

A Hazard Mitigation Planning Committee made up of representatives from the participating jurisdictions has recommended adoption of this plan.

Financial Impact/Budget:

There is no budget impact in the adoption of this plan.

Legal issues:

The local mitigation plan is the representation of the jurisdiction's commitment to reduce risks from natural hazards, serving as a guide for decision makers as they commit resources to reducing the effects of natural hazards. Local plans will also serve as the basis for the State to provide technical assistance and to prioritize project funding.

Other issues:

There are no other issues.

Previously presented or discussed:

The 2015 Mesa County Hazard Mitigation Plan is an update to a previously adopted resolution by City Council in 2010.

Attachments:

2015 Mesa County Hazard Mitigation Plan
2015 City of Grand Junction resolution to adopt the plan

Mesa County Hazard Mitigation Plan

Mesa County, Colorado



2015 Revision

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Mesa County Hazard Mitigation Plan

Mesa County, Colorado

Executive Summary

The purpose of natural hazards mitigation is to reduce or eliminate long-term risk to people and property from natural hazards. Mesa County's original Mitigation Plan was completed in 2004 and approved by FEMA in January 2005. The 2004 plan was revised in 2009/2010 pursuant to the requirements of the Disaster Mitigation Act of 2000 which requires a five year revision in order to achieve eligibility for the Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance, Pre-Disaster Mitigation, and Hazard Mitigation Grant Programs. This 2015 plan is an update to the 2010 plan.

The Mesa County Hazard Mitigation Plan is a multi-jurisdictional plan that covers the following local governments, special districts, and authorities that participated in the planning process and who identified future mitigation projects for their jurisdiction. Additional jurisdictions participated in the planning process but did not define a specific project (see participant list):

Mesa County	Lower Valley Fire Protection District
City of Grand Junction	5-2-1 Drainage Authority
City of Fruita	Plateau Valley Fire Protection District
Town of Collbran	Grand Junction FD & Grand Junction Rural FPD
Town of Palisade	DeBeque Fire Protection District
Town of DeBeque	

New participants during this plan update include the Town of DeBeque and the DeBeque Fire Protection District.

The County's planning process followed a methodology prescribed by FEMA, and much of the information contained in this plan was developed using jurisdictional information, plans and documents. Many of the forms used in this planning process were taken from other jurisdictional plans including the Summit County Multi-Hazard Mitigation Plan. (Summit County, 2008)

Mesa County's process began with the formation of a Hazard Mitigation Planning Committee (HMPC) comprised of key stakeholders from Mesa County, participating jurisdictions, and state and federal agencies. The HMPC conducted a risk assessment that identified and profiled hazards that pose a risk to Mesa County, assessed the County's vulnerability to these hazards, and examined the capabilities in place to mitigate them. The County is vulnerable to several

hazards that are identified, profiled, and analyzed in this plan. However, floods, wildfires, and rock falls-landslides are among the hazards that can have a significant impact on the County and are the hazards that specific mitigation projects have been identified. Based upon the risk assessment, the HMPC identified goals and objectives for reducing risk to hazards. The goals and objectives of this hazard mitigation plan are to:

Goal 1: Reduce risk to the people, property, and environment of Mesa County from the impacts of natural hazards.

- Minimize the vulnerability of existing and new development to hazards.
- Increase education and awareness of hazards and risk reduction measures.
- Improve comprehensive wildfire planning, funding, and mitigation.
- Strengthen floodplain management programs.
- Enhance assessment of multi-hazard risk to critical facilities and infrastructure.

Goal 2: Minimize economic losses

- Strengthen disaster resistance and resiliency of businesses and employers.
- Promote and conduct continuity of operations and continuity of governance planning.
- Reduce financial exposure of county and municipal governments.

Goal 3: Implement the mitigation actions identified in this plan

- Engage collaborative partners, community organizations, businesses, and others
- Integrate mitigation activities into existing and new community plans and policies.
- Monitor, evaluate, and update the mitigation plan.

To meet identified goals and objectives, the plan recommends the mitigation actions summarized in Table 1. The HMPC also developed an implementation plan for each action, which identifies priority level, background information, and ideas for implementation, responsible agency, timeline, cost estimate, potential funding sources, and more.

The Hazard Mitigation Plan has been formally adopted by the Mesa County Board of County Commissioners and the governing bodies of each participating jurisdiction and will again be revised within a five-year timeframe.

TABLE 1 MITIGATION ACTION MATRIX

Mitigation Action Matrix				
Jurisdiction	Action	Priority	Goals Addressed	Hazards Addressed
Multi-jurisdictional	Coordinate annual reviews	High	Goal 3	Multi-Hazard
Multi-jurisdictional	Continue public involvement in mitigation activities	High	Goal 1	Multi-Hazard
Multi-jurisdictional	Coordinate and complete a continuity of operations/continuity of governance (COOP/COOG) Plan	High	Goal 2	Multi-Hazard
Multi-jurisdictional	Identify and prioritize fuel reduction projects around critical facilities and infrastructure in wildfire hazard areas. Community education regarding the risk of wildfires.	High	Goal 1	Wildfire
Town of Palisade: Fire Department	Create a fire mitigation plan to protect vital raw water supplies and infrastructure. Conduct on the ground mitigation to reduce the potential for wildfire.	High	Goal 1,2	Wildfire
Multi-Jurisdictional	Incorporate information contained in Hazard Mitigation Plan into other planning mechanisms, when appropriate.	High	Goal 1, 2	Multi-Hazard
Multi-jurisdictional	Project includes 2 detention basins and 535 feet of box culvert improvements that will remove 269 structures from 100 year floodplain, including 2 churches and 1 elementary school, and decrease emergency response arterial inundation (Hwy.50) by .43 feet (Orchard Mesa Detention & Conveyance Improvements.	Medium	Goal 1,2	Flooding
Mesa County	Adobe Creek: Overbank flooding of properties is common during small events. Project will upgrade 13 structures and 2.5 miles of channel to achieve flow capacity for 10 year event level.	Medium	Goal 1,2	Flooding
Multi-Jurisdictional	Project will construct a 75.5 acre-foot reservoir above I-70 on Bosley Wash to reduce peak 100 year discharge from 1727 CFS to 50 CFS, thereby eliminating downstream flooding.	Medium	Goal 1,2	Flooding

Mesa County	Douglas Wash: The existing drainage way and crossing structures are undersized and cannot convey the 100 year storm event. More than 55 properties are within the flooding area as a result. A study was completed and the recommended solution was to construct detention areas to control the flow within the channel.	Medium	Goal 1,2	Flooding
Multi-jurisdictional	Mitigation project for the upper and lower portions of the Leach Creek drainage. These projects would provide mitigation to flood events for the area of Leach Creek above the confluence with Ranchmen's Ditch.	Medium	Goal 1,2	Flooding
Mesa County, City of Grand Junction, City of Fruita, Town of Palisade	NFIP Compliance: Jurisdictions will incorporate and reference DFIRM maps in regulations as new floodplains are mapped. Audits of regulations will ensure compliance with NFIP in all program areas.	Medium	Goal 1	Flooding
Multi-Jurisdictional	Identify and map geologic hazard zones and incorporate into master planning.	Medium	Goal 1,3	Landslide-Rockfall-Mudflow-Debris flow
Multi-jurisdictional	Real time rainfall data is lacking in Mesa County. An automated rainfall ALERT network would allow real time rainfall data access by local officials and National Weather Service forecasters for more timely flash flood warnings.	Medium	Goal 1,3	Flooding
Multi-Jurisdictional	A Basin Master Plan for Big Salt Wash will be completed. The plan will identify at risk properties, conveyance and detention mitigation alternatives and costs.	Low	Goal 1	Flooding
Multi-Jurisdictional	StormReady Recertification: Complete actions necessary to maintain StormReady Certification.	Medium	Goal 1	Multi-Hazard
Multi-Jurisdictional	Community Resilience Planning: Develop the ability to function and sustain critical systems; adapt to changes in the physical, social, or economic environment; be self-reliant if external resources are limited or cutoff.	Medium	Goal 1,2,3	Multi-Hazard

Town of Palisade	Fuel and debris reduction: Remove overgrowth, slash, and debris from steep river bank.	High	Goal 1	Wildfire, Flooding
DeBeque FPD	District wildland Fire Assessment: Assess wildland-urban interface issues in district	Medium	Goal 1	Wildfire
DeBeque FPD	Reduce amount of fuels residents pile up for burning in and around the Town of DeBeque by establishing a wood chipping program	Medium	Goal 1	Wildfire

Following is a brief project update, from the goals, objectives and projects identified in the Approved 2010 Plan.

2010 Actions	Status	Reason
Coordinate annual reviews	Ongoing	
Public involvement in mitigation activities	Ongoing	
COOP/COG Planning	Ongoing	
Plateau Valley FPD CWPP	Completed	
Identify and prioritize fuel reduction projects	Ongoing	
Continue mapping wildfire hazard for WUI	Completed	Countywide CWPP
Palisade watershed protection plan & projects	Ongoing	Plan complete projects ongoing
Incorporate HMP into other plans	Ongoing	As plans are updated. Incorporated into Mesa/Powderhorn plan
Storm Ready Participation	Completed	2004 project. Certified in 2013
Orchard Mesa Detention & Conveyance	Ongoing	Unsuccessful in securing grants in 2010 and 2014. Continuing application process.
Adobe Creek Project	Ongoing	Project not started yet
Bosley Wash Project	Ongoing	Unsuccessful in securing grants in 2010 and 2014
Douglas Wash Project	Ongoing	
Lewis Wash Project	Completed	A LOMR was submitted and approved by FEMA in October 2013, which changed the Lewis Wash hazard determination. The project included bridge reconstruction

		and channel improvements resulting in approximately 101 structures and 33.12 acres being removed from the FEMA regulatory floodplain.
Riverside Levee	Deferred	Project was proposed as a component of an event center development project that is not being pursued.
Leach Creek Project	Ongoing	Partially complete. Work carried out in 2012, 2013, and 2014. Work budgeted in 2015
NFIP Compliance	Ongoing	Work continues as new floodplains are mapped
Mapping of geologic hazard zones. Incorporation into master planning	Ongoing	Hazard zones referenced in plans. LiDAR mapping of West Salt Creek Landslide area
Improve natural hazard information on website	Completed	HMP available on Mesa County website
Real time rainfall data network	Deferred	Funding opportunities have not been explored
Big Salt Wash basin master plan	Deferred	Staff time reallocated to other projects

Plan Section Review and Analysis – 2015 Update

This multi-jurisdictional, multi-hazard mitigation plan update involved a comprehensive review and update of each section of the 2010 plan and includes. The process followed to review and revise this plan was similar to the planning process for the 2010 plan. As part of this plan update, all sections of the plan were reviewed and updated to reflect new data and knowledge of hazards and risk, risk analysis process, capabilities, participating jurisdictions and stakeholders, and mitigation strategies. The plan was also revised to reflect changes in development and property values based on County Assessor data. Valid information from the 2010 plan was carried forward and included in this plan update.

This plan update was filed with the State of Colorado Division of Homeland Security and Emergency Management as a component of Mesa County’s annual emergency management work plan. As a result, this plan update was funded, in part, with grant Emergency Management Performance Grant funds.

The following list summarizes plan updates by plan section:

Introduction and Planning Area Profile

- Updated population and demographic information for Mesa County and participating jurisdictions
- Updated economy description
- Updated labor force and unemployment rate data

Planning Process

- General text edits to update dates associated with planning timeline
- Updated jurisdiction participation table to reflect participation in plan update process
- Edited the Hazard Mitigation Planning Committee list to reflect individual participants in the update process
- Updated the public involvement process for plan update

Risk Assessment

- Reviewed hazards list for possible modifications
- Reviewed hazards from the 2010 Colorado State Hazard Mitigation Plan
- Updated disaster declaration history to include 2009-2014 data
- Reviewed hazard class for dams in Mesa County
- Reviewed and updated repetitive loss property information
- Updated Tier II reporting facility numbers
- Updated previous occurrence history for hazardous materials
- Updated previous landslide occurrence history, including text and images for the West Salt Creek Landslide
- Updated NCDC data for severe winter weather from 2009-2013
- Updated previous occurrence history for wildfire to include events from 2009-2014
- Reviewed and updated hazard profile summary and scoring
- Updated County capabilities matrix to reflect StormReady certification
- Reviewed and updated critical facilities and infrastructure matrix
- Reviewed and updated economic assets

Mitigation Strategy

- Updated Mitigation Action Matrix to reflect new and continued mitigation projects
- Reviewed and updated continued mitigation project descriptions
- Added new mitigation projects and removed completed ones

Plan Implementation and Maintenance

- Reviewed plan implementation and maintenance

Community Profiles

- Updated population data using 2012 Colorado State Demographer estimates for prior plan participants
- Reviewed and updated jurisdiction hazard profiles for prior plan participants
- Updated community asset inventory using a structured GIS analysis using most recent County Assessor data and 2010 Census data for prior plan participants
- Reviewed and updated jurisdiction capability assessments for prior plan participants
- Created new community profile for new plan participant, the Town of DeBeque
- Reviewed district profiles for participating special districts
- Created new district profile for new participating district, DeBeque Fire Protection District

Plan Requirements

44 CFR requirement 201.6c (5): The local hazard mitigation plan shall include documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan. For multi-jurisdictional plans, each jurisdiction requesting approval of the plan must document that it has been formally adopted.

The following jurisdictions participated in the development of this plan and have adopted the multi-jurisdictional plan. A sample resolution is provided and all signed copies of resolutions can be found in Appendix A of this plan.

Mesa County	Lower Valley Fire Protection District
City of Grand Junction	Plateau Valley Fire Protection District
Town of Palisade	Grand Junction FD. & Grand Junction Rural FPD
City of Fruita	5-2-1 Drainage Authority
Town of Collbran	DeBeque Fire Protection District
Town of DeBeque	

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE REVISED MESA COUNTY, COLORADO
MULTI-HAZARD MITIGATION PLAN

WHEREAS, natural hazards in Mesa County have the potential for loss of life and significant property damage,

WHEREAS, the County of Mesa recognizes the importance of reducing or eliminating vulnerability of disasters caused by natural hazards for the overall good and welfare of the community,

WHEREAS, the County of Mesa, Office of Emergency Management has revised the comprehensive, multi-jurisdictional, Multi-Hazard Mitigation Plan to identify both natural and manmade disasters and developed strategies to mitigate those hazards,

WHEREAS, the Federal Disaster Mitigation Act of 2000 requires jurisdictions to prepare and adopt a Multi-Hazard Mitigation Plan to be eligible for future pre-disaster and post disaster federal funding for mitigation purposes, and

WHEREAS, the County of Mesa has identified and justified a number of proposed projects and programs needed to mitigate the vulnerabilities of the County to the impacts of future disasters to be included in this revised Multi-Hazard Mitigation Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MESA COUNTY, COLORADO:

- 1: The County of Mesa hereby proposes to accept and approve the revised Mesa County Multi-Hazard Mitigation Plan.
- 2: The plan participants are requested and instructed to pursue available funding opportunities for implementation of the proposals designated therein, and
- 3: The plan participants will, upon receipt of such funding or other necessary resources, seek to implement the proposals contained in its section of the mitigation strategy, and
- 4: The plan participants will continue to participate in the updating and revision of the Mesa County Multi-Hazard Mitigation Plan with a plan review and revision to occur within a five-year cycle, and designated staff will provide annual progress reports on the status of implementation of the plan to the Board of County Commissioners, and
- 5: The plan participants will further seek to encourage the businesses, community groups, organizations and other stakeholders within the County of Mesa, to also participate in the updating and revision of this plan.

APPROVED on _____.

Introduction and Planning Area Profile

Purpose

Mesa County and several other participating jurisdictions prepared this revision of the local Multi-hazard Mitigation Plan to guide hazard mitigation planning to better protect the people and property of the County from effects of hazard events. This plan demonstrates the communities' commitment to reducing risks from hazards and serves as a tool to help decision makers direct mitigation activities and resources.

With the completion of this plan revision, Mesa County and participating jurisdictions are eligible for certain federal disaster assistance, specifically, the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program, Pre-Disaster Mitigation Program, and Flood Mitigation Assistance Program.

Background & Scope

Each year in the United States, natural disasters take the lives of hundreds of people and injure thousands more. Nationwide, taxpayers pay billions of dollars annually to help communities, organizations, businesses, and individuals recover from disasters. These dollars only partially reflect the true cost of disasters, because additional expenses to insurance companies and non-governmental organizations are not reimbursed by tax dollars. Many natural disasters are predictable, and much of the damage caused by these events can be reduced or even eliminated.

Hazard mitigation is defined by FEMA as "any sustained action taken to reduce or eliminate long-term risk to human life and property from a hazard event." On average, each dollar spent on mitigation saves society an average of \$4 in avoided future losses in addition to saving lives and preventing injuries. (National Institute of Building Science Multi-Hazard Mitigation Council 2005)

Hazard mitigation planning is the process through which hazards that threaten communities are identified, likely impacts of those hazards are determined, mitigation goals are set, and appropriate strategies to lessen impacts are determined, prioritized, and implemented. This plan documents Mesa County's hazard mitigation planning process and identifies relevant hazards and vulnerabilities and strategies the County and participating jurisdictions will use to decrease vulnerability and increase resiliency and sustainability in Mesa County.

This revised plan was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 (Public Law 106-390) and the implementing regulations set forth by the Interim Final Rule published in the Federal Register on February 26, 2002, (44 CFR §201.6) and finalized on October 31, 2007. The 2007 amendments also incorporate mitigation planning requirements of

the Flood Mitigation Assistance (FMA) program authorized by the National Flood Insurance Act of 1968.

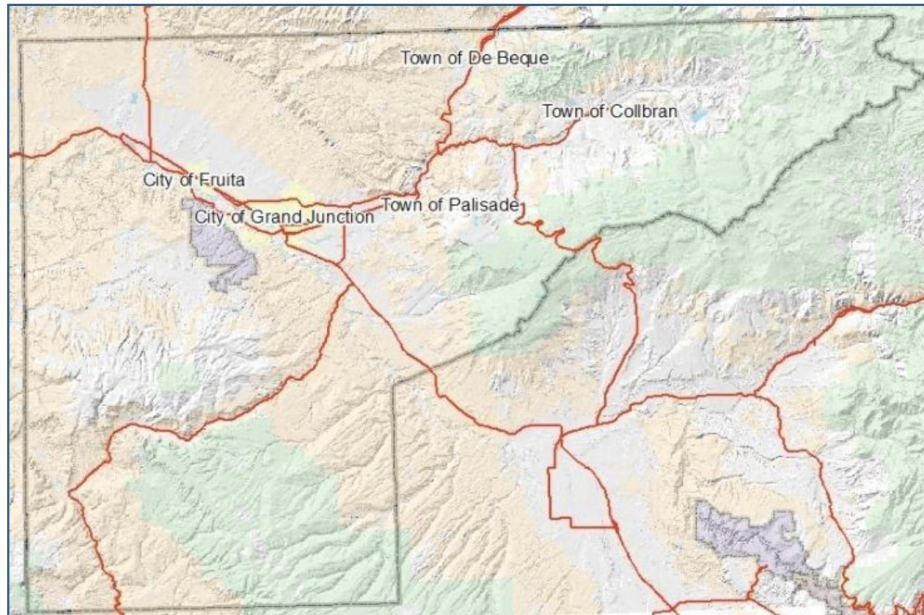
While the Disaster Mitigation Act emphasizes the need for mitigation plans and more coordinated mitigation planning and implementation efforts, the regulations established the requirements that local hazard mitigation plans must meet in order for a local jurisdiction to be eligible for certain federal disaster assistance and hazard mitigation funding under the Robert T. Stafford Disaster Relief and Emergency Act (Public Law 93-288).

This revised plan addresses natural hazards and one manmade hazard—hazardous materials release. Although FEMA encourages communities to integrate manmade hazards into the mitigation planning process, the scope of this plan focused more on natural hazards. Additional plans have been developed to address other manmade hazards such as chemical, biological, and radiological terrorism through the Northwest All Hazard Emergency Management Region (HWAHEMR) and requires sensitivity towards confidentiality.

Planning Area Profile

Figure 1 shows a map of the Mesa County planning area, including the various jurisdictions who were invited to participate in the revision of this plan.

FIGURE 1 HAZARD MITIGATION PLANNING AREA



Geography and Climate

Mesa County is located on the western border of Colorado, 250 miles west of Denver. Interstate 70, the state's main east-west transportation corridor travels directly through Mesa County. One of the 64 counties in Colorado, Mesa County encompasses 3,309 square miles, of which approximately 72% is publicly owned and is controlled primarily the U.S. Forest Service and Bureau of Land Management. The City of Grand Junction is the County Seat and is the largest city in Western Colorado. The Grand Junction area serves as the banking center, health care service provider and retail trade center for a large geographical area in western Colorado and eastern Utah.

The landscape of Mesa County has many unique features as it is located in a river valley surrounded by contrasting natural landmarks—such as the Colorado National Monument to the west, the Grand Mesa National Forest to the east, and the Bookcliffs to the north. These natural wonders provide diverse and abundant year-round recreational activities.

The Colorado National Monument is a beautiful geological display of towering red sandstone monoliths set against deep, shear-walled canyons which are dotted throughout the 20,000 acres of the park. The Grand Mesa National Forest is said to be the largest flat-topped mountain in the world. It has more than 200 lakes and is home to the Powderhorn ski area.

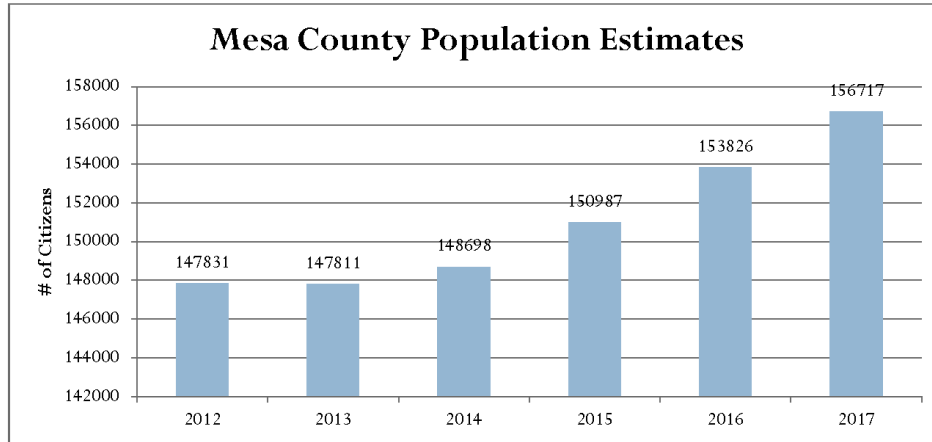
Mesa County's mild climate provides a sharp contrast to the eastern slope of Colorado. Residents enjoy mild winter temperatures with lows averaging only 26F (-3°C) in January with year-round low humidity. (Mesa County 2008 Budget Book)

Population & Demographics

Mesa County estimates its 2013 population to be 147,811 which ranks it as the 11th largest population of the 64 counties in Colorado. The County estimates include data from the State Demographer's office and includes more up-to-date information on components of change—births, deaths, and change in group population. Mesa County also considers school enrollment numbers, new housing permits, household increases, and vacancy rate. Mesa County has used State Demographer estimates when projecting future population and estimates the 2016 population to be 153,826 which is a 4.1% increase from 2013 as shown in Figure 2.

The 2010 Census marked a shift from the majority of the population living in unincorporated Mesa County to the cities and towns. In 2013, 51.7% were estimated to be in the incorporated areas and 48.3% were in the unincorporated areas. This is due in part to growth and annexations to Grand Junction, as well as the growth of Fruita since 2000. Mesa County's population has also been urbanizing. In 1980, 70% of the County's population lived in the urbanized area. The urbanized population has increased with each successive decade, and in 2010, the US Census estimated 87.4% of the County's total population lived in the urbanized area, which stretches from Fruita to Palisade.

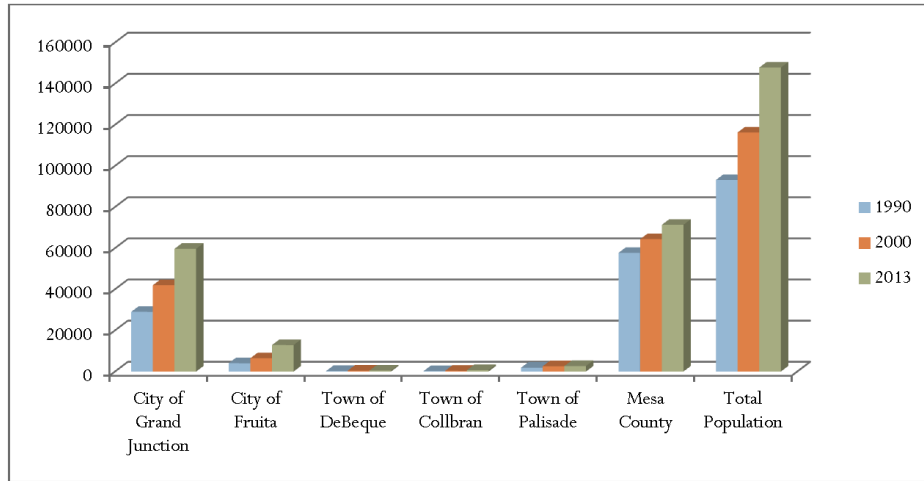
Figure 2 Estimated County Population



(Demographer)

FIGURE 3 JURISDICTION'S POPULATION

Area	1990 Population	2000 Population	2013 Population	% Change
City of Grand Junction	29034	41986	59687	42%
City of Fruita	4045	6478	12881	99%
Town of DeBeque	257	451	502	11%
Town of Collbran	228	388	706	82%
Town of Palisade	1871	2579	2696	5%
Mesa County	57710	64373	71339	11%
Total Population	93145	116255	147811	27%



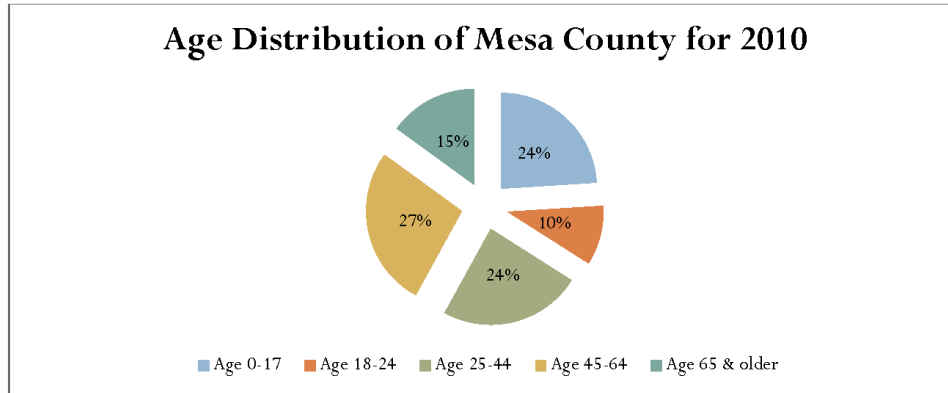
Mesa County’s median age of 38.1 is higher than both Colorado (36.1) and the US (37.2). Mesa County’s population is generally older than Colorado, with 15% of the population over age 65 (2010 Census), compared to 11% statewide. By 2020, the State Demographer projects that people over age 65 will account for 18.5% of the total population.

The U.S. Census Bureau demographic and social characteristics for Mesa County are shown in Table 2 and 3 and Figure 4.

TABLE 2 MESA COUNTY DEMOGRAPHIC AND SOCIAL CHARACTERISTICS

Population Estimates by Race and Hispanic Origin in 2013	Number	Rank in State	Pct Dist. in County	Pct Dist. in State
American Ind. or Alaskan Native Alone	2,256	12	1.5%	1.6%
Asian Alone	1,324	12	0.9%	3.0%
Black Alone	1,316	12	0.9%	4.4%
Native Hawaiian and Other Pac. Isl. Alone	197	11	0.1%	0.2%
White Alone	139,204	11	94.3%	88.0%
Two or More Race Groups	3,257	11	2.2%	2.8%
Hispanic or Latino (can be of any race)				
Non-Hispanic or Latino	127,164	10	86.2%	79.0%
Hispanic or Latino	20,390	11	13.8%	21.0%

FIGURE 4 AGE DISTRIBUTION IN MESA COUNTY



(U.S. Census Bureau)

Mesa County is served by U.S. Highways 6, 24, and 50; Interstate Highway 70; and several State highways. Most of the communities, including the larger ones, are located along the U.S. and Interstate highway systems. General intra-county access is provided by more than 1,300 miles of county road. The Union Pacific Railroad mainline parallels the U.S. and Interstate highways from east to west through the county, and a branch line parallels U.S. Highway 50 to the south. Limited railroad passenger service by Amtrak is provided, with the bulk of service handling freight. Bus service is available and four major airlines and several commuter-type airlines provide passenger and freight service to Grand Junction.

TABLE 3 MESA COUNTY DEMOGRAPHICS

People & Income Overview (By Place of Residence)	Value	Rank in State	Industry Overview (2013) (By Place of Work)	Value	Rank in State
Population (2013)	147,554	11	Covered Employment	58,402	10
Growth (%) since 2010 Census	0.6%	32	Avg wage per job	\$39,737	19
Households (2012)	58,635	11	Manufacturing - % all jobs in County	4.7%	14
Labor Force (persons) (2013)	76,936	10	Avg wage per job	\$42,017	20
Unemployment Rate (2013)	8.1	14	Transportation & Warehousing - % all jobs in County	4.4%	5
Per Capita Personal Income (2012)	\$35,726	41	Avg wage per job	\$48,357	13
Median Household Income (2012)	\$46,940	31	Health Care, Social Assist. - % all jobs in County	16.5%	2
Poverty Rate (2012)	15.1	26	Avg wage per job	\$45,543	14
H.S. Diploma or More - % of Adults 25+ (2012 ACS 5yr)	89.8	30	Finance and Insurance - % all jobs in County	3.2%	14
Bachelor's Deg. or More - % of Adults 25+ (2012 ACS 5yr)	25.1	33	Avg wage per job	\$56,546	21

(U.S. Census Bureau)

Economy

Mesa County is showing signs of economic improvement since the steep decline that began in late 2008. Mesa County labor force numbers have shrunk below numbers seen during the 2006-2008 economic expansion. The area has yet to regain all of the jobs lost during the downturn. Construction and energy are two industries that have significant deficits, making up 66% of jobs lost across all industries. Accommodation, food service, and healthcare sectors have seen job growth from 2008-2014. Figure 5 depicts Mesa County labor force and unemployment.

FIGURE 5 MESA COUNTY LABOR FORCE AND UNEMPLOYMENT



(Englehart, 2014)

Planning Process

44 CFR Requirement 201.6(c) (1): [The plan shall document] the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.

As a requirement under the Disaster Mitigation Act of 2000, local jurisdictions are responsible for revising their Hazard Mitigation Plans every five years. This plan is an update to the County's 2010 Hazard Mitigation Plan that was completed in 2009 and approved in August 2010 under this requirement. All sections of the plan were analyzed and revised where appropriate as part of the update process.

Multi-Jurisdictional Participation

44 CFR Requirement §201.6(a)(3): Multi-jurisdictional plans may be accepted, as appropriate, as long as each jurisdiction has participated in the process and has officially adopted the plan.

Mesa County invited every incorporated city and special district in the County to participate in the multi-jurisdictional Mesa County Hazard Mitigation Planning process. The Disaster Mitigation Act requires that each jurisdiction participate in the planning process and officially adopt the multi-jurisdictional hazard mitigation plan. Each jurisdiction that chose to participate in the planning process and development of the plan was required to meet minimum plan participation requirements of attending at least one planning meeting. Participants were, however, encouraged to participate in the entire process, which included the following:

- Designate a representative to serve on the HMPC
- Participate in HMPC meetings
- Complete and return worksheets
- Identify mitigation actions for the plan
- Review and comment on plan drafts
- Inform the public, local officials, and other interested parties about the planning process and provide opportunity for them to comment on the plan
- Formally adopt the Hazard Mitigation Plan

The following table details how jurisdictions participated in Hazard Mitigation Planning Committee Meetings.

Meeting Date (2014)	Kickoff Meeting: July 22	HMPC #2: August 27	HMPC #3 September 23	HMPC Final Mtg. November 20
Mesa County	X	X	X	X
City of Grand Junction	X	X	X	X
City of Fruita		X	X	
Town of Collbran				X
Town of Palisade	X	X	X	
Town of DeBeque	X			
Lower Valley FPD			X	
Plateau Valley FPD				X
Grand Junction Fire Dept	X	X	X	
Grand Junction Rural Fire	X	X	X	
5-2-1 Drainage Authority	X			
DeBeque FPD	X	X	X	X

10-Step Planning Process

Mesa County used FEMA’s Local Multi-Hazard Mitigation Planning Guidance (2008) and the State and Local Mitigation Planning How-To-Guides (2001), which include Multi-Jurisdictional Mitigation Planning (2006). The process used by Mesa County meets the funding eligibility requirements of the Hazard Mitigation Grant Program, Pre-Disaster Mitigation program, Community Rating System, and Flood Mitigation Assistance program. This plan is structured around a four-phase approach; organize resources, assess risks, develop the mitigation plan, and implement the plan and monitor progress.

Phase 1 Organize Resources

Step 1: Organize the Planning Effort

Mesa County’s Hazard Mitigation Planning effort started with a kick-off meeting on July 22, 2014. The Mesa County Emergency Management Department mailed letters to county, municipal, district, state, and federal stakeholder representatives inviting representatives to attend the July 22nd meeting and participate in the process. This list is located in Appendix B.

A planning committee was created that includes representatives from each participating jurisdiction, departments of the County, and other local, state, and federal agencies responsible for making decisions in the plan. Representatives at the Kick-off meeting agreed to act as the Hazard Mitigation Planning Committee (HMPC).

The following agency representatives participated in the HMPC:

Michael Birch	Grand Valley Power
Pam Smith	Clifton Sanitation
Fred Eggleston	Xcel Energy
Carrie Gudorf	Mesa County (Engineering)
Gus Hendricks	City of Grand Junction (Fire Department)
Kevin Williams	Grand Valley Drainage District
David Reinertson	Clifton Water
Dave Gitchell	Central Orchard Mesa Fire Protection District
Rick Corsi	Mesa County (GIS)
Greg Lanning	City of Grand Junction and 5-2-1 Drainage Authority
Debra Funston	Town of Palisade (Police Department)
Laura Etcheverry	Grand Junction Regional Communications Center
Gary Marak	City of Grand Junction (Police Department)
Bob Kelley	City of Grand Junction
Richard Rupp	Town of Palisade (Fire Department)
Keith Fife	Mesa County (Long Range Planning)
Judy Macy	City of Fruita (Police Department)
Kalanda Isaac	Ute Water District
Kamie Long	Colorado State Forest Service
Mike Harvey	DeBeque Fire Protection District
Aldis Strautins	National Weather Service
Garrett Jackson	Colorado Division of Water Resources
Ray Tenney	CRWCD
Aislynn Tolman-Hill	Mesa County (Public Health)
Matt Ozanic	Colorado State Patrol
Jim Pringle	National Weather Service
Andy Martsof	Mesa County Office of Emergency Management
Bret Guillory	City of Grand Junction
John Zen	City of Grand Junction (Police Department)
Chris Kadel	Mesa County (GIS)
Kaye Simonson	Mesa County (Planning Department)
Tom Huston	City of Fruita (Public Works)
Mike Lorsung	Town of DeBeque (Town Marshal)
Frank Cavaliere	Lower Valley Fire Protection District
Ryan Davison	Mesa County (GIS)
Adam Appelhanz	Town of Collbran (Collbran Marshal)
Mike Lockwood	Plateau Valley Fire Protection District

The role of the HMPC was to collect data, make decisions on plan process and content, submit mitigation action implementation worksheets, review plan drafts, and coordinate and assist with public review and plan adoptions.

Four meetings were held with the Hazard Mitigation Planning Committee to gather data, develop mitigation actions, and review the draft plan. The agenda's, sign-in sheets, and sample worksheets used to collect data are included in Appendix D.

Meeting	Topic	Date
Kick-off Meeting	Introduction of planning process and discussion of hazards	July 22, 2014
HMPC #2	Review of risk assessment, identification of goals & Objectives	August 27, 2014
HMPC #3	Identification & prioritization of mitigation actions, discussion of process to monitor, evaluate, and update plan.	September 23, 2014
HMPC #4	Review of updated plan and final planning	November 20, 2014

During the Kick-off meeting, Mesa County Emergency Management staff presented information on the scope and purpose of the plan, participation requirements of HMPC members, and the proposed project work plan and schedule. Also discussed were the hazard identification requirements and data. Table 4 shows the analysis of hazards in Mesa County. This table is based on past events, impacts and future probability for each of the hazards required by FEMA for consideration in a local hazard mitigation plan. Emergency Management staff refined the list of hazards relevant to Mesa County.

TABLE 4 HAZARDS IN MESA COUNTY

Hazard Type	Geographic Location	Occurrences	Magnitude/Severity	Total Score	Hazard Level
Avalanche	2	4	6	32	M
Drought	8	4	4	48	M
Earthquake	6	4	4	40	M
Expansive Soils	2	4	2	16	L
Extreme Heat	8	4	2	40	M
WildFire	6	8	4	80	H
Flood	6	8	6	96	H
Hail Storm	4	4	2	24	L
Land Subsidence	2	4	4	24	L
Landslide/Rockfall	4	8	6	80	H
Lightning	2	8	4	48	M
Tornado	2	4	2	16	L
Wind Storm	4	6	4	48	M
Winter Storm	6	6	2	48	M
Dam Failure	4	4	6	40	M
Hazardous Materials	2	8	4	48	M

Geographic Location	
Large: greater than 50%	8
Medium: 25-50%	6
Small: 10-25%	4
Isolated: less than 10%	2

Magnitude/Severity	
Catastrophic	8
Critical:	6
Limited:	4
Negligible:	2

Occurrence	
Highly Likely:	8
Likely:	6
Occasional:	4
Unlikely:	2

Formula: Total Score = Occurrences x Impacts
 Occurrences x (Geographic Location + Magnitude/Severity)
 Hazard Level is based on Total Score.

Total Score:
 L = 8 – 28
 M = 32 – 64
 H = 72 – 128

HMPC representatives were given several worksheets to begin the data collection process. A brief description of each worksheet is provided below and a sample of each worksheet is located in Appendix D. These worksheets were developed by AMEC Earth and Environmental.

Worksheet #1 is the Historical Hazard Event Data Collection Sheet which is used to gather historical events that have occurred in Mesa County.

Worksheet #2 is the Vulnerability worksheet used to determine the vulnerable populations, buildings, critical facilities, and infrastructure for each hazard that affects our jurisdiction. For this specific exercise, Mesa County made the decision to focus on the top three hazards affecting our county which includes, wildfires, floods, and rock falls. This particular information was used to estimate disaster losses which can then be used to gauge potential benefits of mitigation measures.

Worksheet #3 is the Capabilities Matrix which is filled out by each participating jurisdiction identifying various capabilities that exist with each entity.

Worksheet #4, the Mitigation Strategy worksheet, is used to identify possible mitigation actions.

Worksheet #5 is the actual Mitigation Project Description. This worksheet is used to develop mitigation projects identified during the planning process and provide additional details about the project.

Step 2: Public Involvement

44 CFR Requirement 201.6(b): An open public involvement process is essential to the development of an effective plan. In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include: (1) an opportunity for the public to comment on the plan during the drafting stage and prior to plan approval.

The HMPC discussed options for involving the public during the development of this plan. It was that the plan would be posted on the County's website at: www.mesacounty.us for review and comment and a notice was published in the journal of record for Mesa County.

Step 3: Departments and Agencies Coordination

44 CFR Requirement 201.6(b): An open public involvement process is essential to the development of an effective plan. In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include: (2) An opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia and other private and non-profit interested to be involved in the

planning process. (3) Review and incorporation, if appropriate, of existing plans, studies, reports, and technical information.

There are numerous organizations whose goals and interests align with hazard mitigation in Mesa County. Coordination with these organizations and other community planning efforts is vital to the success of this plan. The Mesa County Office of Emergency Management invited other local, state, and federal departments to participate in this process with several of them serving as representatives on the HMPC. As a component of the coordination with other agencies, the HMPC collected and reviewed existing technical data, reports, and plans. State and federal agency data sources, including the National Weather Service and the Flash Flooding at the Colorado National Monument (1921-2003) Report produced by Professor Gigi Richard of Mesa State were used to collect information.

Mesa County and the participating communities also used a variety of comprehensive planning mechanisms, such as land use and general plans, emergency operations plans, and municipal ordinances and building codes as references. This information was used in the development of the hazard identification, vulnerability assessment, and capability assessment and in the formation of goals, objectives, and mitigation actions.

Copies of the draft plan were distributed to emergency managers in the neighboring jurisdictions of Garfield County, Pitkin County, Delta County, and Montrose County. These counties were invited to provide input and comment on Mesa County's plan. Additionally, the Colorado Division of Emergency Management Field Manager for the 10-county, Northwest Region was a member of the HMPC and involved in the planning process.

Phase 2 Assess Risk

Step 4: Identify the Hazards

During the kick-off meeting, the HMPC discussed past events, impacts, and future probability for each of the hazards required by FEMA for consideration in a local hazard mitigation plan. A profile of each hazard was then developed with the help of County GIS staff in developing GIS layers to display the information. The HMPC discussed the rankings as determined by the scores associated with each of the factors, i.e., occurrences, probability of future occurrences, magnitude and severity. The committee concurred with the scoring and the ratings of hazards as either high, medium, or low hazards. The committee then determined the areas affected by the top three hazards and GIS mapped out the areas using a subjective boundary.

Step 5: Assess the Risks

After profiling the hazards that could impact Mesa County, the Emergency Management Department staff collected information to describe the likely impacts of future hazard events in

the participating jurisdictions. This step involved two parts: a vulnerability assessment and a capability assessment.

The vulnerability assessment involves an inventory of assets at risk to natural hazards and in particular wildfires, flooding, and rock fall/landslides. These assets included total number and value of structures; critical facilities and infrastructure; natural, historic and cultural assets; and economic assets. Mesa County Emergency Management staff completed detailed analysis for each community participating in this revision of the plan. The analysis was used to determine the proportion of value of buildings in the hazard areas that were identified by the HMPC. The County GIS system was used by first selecting parcels from the Assessor's data that have their center within the City or Town limits and then making a sub-selection of parcels that have their center within the defined hazard area. Structure value is based on the actual value of improvements.

A similar process was completed for each jurisdiction to understand the affected population. This analysis used census tract data in the GIS system.

The capability assessment consists of identifying the existing mitigation capabilities of participating jurisdictions. This includes government programs, policies, regulations, ordinances, and plans that mitigate or could be used to mitigate risk to disasters. Participating jurisdictions collected information on their regulatory, personnel, fiscal, and technical capabilities as well as ongoing initiatives related to interagency coordination and public outreach. This information is included in Appendix E.

Phase 3 Develop the Mitigation Plan

Step 6: Set Goals

The HMPC divided themselves into three groups with each group assigned to develop mitigation goals to one of the three "high" hazards. The groups identified possible locations and possible actions that could be integrated into existing planning.

Step 7: Review Possible Activities

At the third committee meeting, the HMPC identified and prioritized mitigation actions. The HMPC conducted a brainstorming session in which each committee member identified at least one mitigation action to address each of the plans goals.

As with each priority, there is a responsible agency to ensure the project is completed. The HMPC identified the responsible agency for implementing each action. The responsible agency then completed the Mitigation Project Description Worksheet (worksheet #5). These worksheets allow the HMPC to document background information, ideas for implementation,

alternatives, responsible agency, partners, potential funding, cost estimates, benefits, and timeline for each identified action.

Step 8: Draft the Plan

A draft of the revised Mesa County Multi-Hazard Mitigation Plan was developed by Mesa County Department of Emergency Management staff and submitted to the HMPC for internal review. Once the committee's comments were incorporated, a complete draft of the plan was made available online for review and comment by the public and other agencies and interested stakeholders. The review period was from December 10, 2014 to December 25, 2014. Public comments were integrated into a final draft for submittal to the Colorado Division of Emergency Management and FEMA Region VIII.

Phase 4 Implement the Plan and Monitor Progress

Step 9: Adopt the Plan

To implement the plan, the governing bodies of each participating jurisdiction adopted the plan with a formal resolution. Scanned copies of resolutions of adoption are included in Appendix A.

Step 10: Implement, Evaluate, and Revise the Plan

The HMPC developed and agreed upon an overall strategy for plan implementation and for monitoring and maintaining the plan over time. This strategy is further described in the plan implementation section.

Risk Assessment

Requirement §201.6(c) (2): [The plan shall include] A risk assessment that provides the factual basis for activities proposed in the strategy to reduce losses from identified hazards. Local risk assessments must provide sufficient information to enable the jurisdiction to identify and prioritize appropriate mitigation actions to reduce losses from identified hazards.

Risk to natural hazards is a combination of hazard, vulnerability, and capability. The risk assessment process identifies and profiles relevant hazards and assesses the exposure of lives, property, and infrastructure to these hazards. The goal of the risk assessment is to estimate the potential loss in Mesa County, including loss of life, personal injury, property damage, and economic loss, from a hazard event. The risk assessment process allows communities in Mesa County to better understand their potential risk to natural hazards and provides a framework for developing and prioritizing mitigation actions to reduce risk from future hazard events.

The risk assessment for Mesa County and its jurisdictions followed the methodology described in the FEMA publication 386-2, *Understanding Your Risks: Identifying Hazards and Estimating Losses (2002)*, which includes a four-step process:

- 1) Identify Hazards
- 2) Profile Hazard Events
- 3) Inventory Assets
- 4) Estimate Losses

This chapter is divided into three parts: hazard identification, hazard profiles, and vulnerability assessments.

Hazard Identification

Requirement §201.6(c) (2) (i): [The risk assessment shall include a] description of the type...of all natural hazards that can affect the jurisdiction.

The Mesa County Hazard Mitigation Planning Committee (HMPC) reviewed data and discussed the impacts of each of the hazards required by FEMA for consideration, which are listed below, to determine the hazards that threaten Mesa County and its jurisdictions:

Avalanche	Expansive Soils	Landslide	Windstorm
Coastal Erosion	Extreme Heat	Severe Winter Storm	
Coastal Storm	Flood	Tornado	
Dam/Levee Failure	Hailstorm	Tsunami	
Drought	Hurricane	Volcano	
Earthquake	Land Subsidence	Wildfire	

Data on past impacts and future probability of these hazards was collected from the following sources:

- State of Colorado Natural Hazard Mitigation Plan (2013)
- Mesa County Hazard Mitigation Plan (2010)
- Spatial Hazard Event and Loss Database (SHELDUS), a component of the University of South Carolina Hazards Research Lab
- National Oceanic and Atmospheric Administration’s (NOAA) National Climatic Data Center
- Disaster declaration history from FEMA, the Public Entity Risk Institute, and the U.S. Department of Agriculture (USDA) Farm Service Agency

The HMPC eliminated some hazards from further analysis because they do not occur in Mesa County or their impacts were not considered significant in relation to other hazards. Table 5 lists these hazards and the reasoning for their removal from consideration.

TABLE 5 REMOVED HAZARDS

Hazard	Explanation For Removal From Plan
Coastal Erosion	Mesa County is not near coastal area.
Coastal Storm	Mesa County is not near coastal area.

Hailstorm	Hailstorms occur, but large-sized damaging hail is rare. Past damage has been negligible.
Hurricane	Mesa County is not near coastal area.
Tsunami	Mesa County is not near coastal area.
Volcano	Dotsero, near Glenwood Canyon, is the only volcano of concern in Colorado. It has not erupted in 4,000 years.

The HMPC identified 13 natural hazards that could affect Mesa County and other jurisdictions. These hazards are profiled in further detail throughout this plan. Although not required by the Disaster Mitigation Act of 2000, the HMPC decided to address one manmade hazard—hazardous materials release. The risk from this hazard is related primarily to the transportation of hazardous materials through the County or from a release generated at any one of the number of facilities that produces or stores chemicals on site.

Disaster Declaration History

Mesa County has received the following disaster declarations:

Year	Type of Declaration	Hazard
1984	Presidential	Flooding
1995	State	Flooding
2002	Presidential	Wildfires
2002	USDA Disaster	Drought
2006	USDA Disaster	Drought
2012	State	Wildfire
2012	USDA Disaster	Drought
2012	USDA Disaster	Crop
2013	USDA Disaster	Crop
2014	USDA Disaster	Drought
2014	USDA Disaster	Crop
2014	Local/State	Landslide

Hazard Profiles

Requirement §201.6(c)(2)(i): [The risk assessment shall include a] description of the ...location and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.

Requirement §201.6(c)(2)(ii): [The risk assessment shall include a] description of the jurisdiction's vulnerability to the hazards described in paragraph (c)(2)(i) of this section. The description shall include an overall summary of each hazard and its impact on the community.

The hazards identified in this section are profiled individually and a summary of the probability of future occurrence and potential magnitude is provided. Each hazard was also given an overall rating of High—Medium—Low based on the score it received by using the following formula: Total Score = Occurrences x Impacts (Occurrences x [Geographic Location + Magnitude/Severity]) Detailed profiles for each of the identified hazards include the following information:

Hazard Description

This section consists of a general description of the hazard and the general impacts it may have on a community.

Geographic Location

This section describes the geographic extent or location of the hazard in the planning area and identifies the affected area as isolated, small, medium, or large.

- Large (8) —Greater than 50% of the County affected
- Medium (6) —25-50% of the County affected
- Small (4) —10-25% of the County affected
- Isolated (2) —Less than 10% of the County affected

Occurrence

This section includes information on historic incidents, including impacts and costs, if known. A historic incident worksheet (worksheet #1) was used to capture the incident information from participating jurisdictions.

Future Occurrence

The frequency of past events is used to gauge the likelihood of future occurrences. Based on historical data, the probably of future occurrence is categorized as follows and given a corresponding score:

- Highly Likely: (8) Near 100% chance of occurrence next year or happens every year.
- Likely: (6) 10-100% chance of occurrence in next year or has a recurrence interval of 10 years or less
- Occasional: (4) 1-10% chance of occurrence in the next year or has a recurrence interval of 11 to 100 years.

- Unlikely: (2) Less than 1% chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.

The probability, or chance of occurrence, was calculated where possible based on existing data.

Magnitude/Severity

This section summarizes the magnitude/severity or extent of hazard event in terms of deaths, injuries, property damage, and interruption of essential facilities and services. Magnitude and severity is classified in the following manner and given a corresponding score:

- Catastrophic (8) —Multiple deaths; property destroyed and severely damaged; and/or interruption of essential facilities and service for more than 72 hours.
- Critical (6) —Isolated deaths and/or multiple injuries and illnesses; major or long-term property damage that threatens structural stability; and/or interruption of essential facilities and services for 24-72 hours.
- Limited (4) —Minor injuries and illnesses; minimal property damage that does not threaten structural stability; and/or interruption of essential facilities and services for less than 24 hours.
- Negligible (2) —No or few injuries or illnesses; minor quality of life loss; little or no property damage; and/or brief interruption of essential facilities or services.

Avalanche

Avalanche hazards occur mostly in mountainous regions of Colorado above 8,000 feet. The vast majority of avalanches occur during and shortly after winter storms. Avalanches occur when loading of new snow increases stress at a rate faster than strength develops, and the slope fails. While most avalanches are caused by the weight of accumulated snow, other triggers can be caused by human activities (e.g., skier, snowshoer, and snowmobiler).

Geographic Location

The geographic extent of this hazard in Mesa County is isolated—less than 10% of the County is affected.

The avalanches in Mesa County have primarily occurred on the Grand Mesa which is primarily federally owned land.

Previous Occurrences

According to the National Climatic Data Center Storm Events Database and the CAIC information, Mesa County has had 4 recorded avalanches from 1959-2006.

- January 30, 1999—nine snowmobilers were traversing the north side of the Grand Mesa at the 10,600 foot level. The snowmobiler who was third in line triggered a small hard-

slab avalanche which buried him under 5 feet of snow ending with unsuccessful resuscitation efforts.

- February 24, 2002—A snowmobiler triggered a soft-slab avalanche near Flat Top Mountain in extreme northeast Mesa County, about 8 miles south southwest of Sunlight Ski Area. This avalanche was about 300 feet across and 2 feet deep, beginning at an elevation of just below the 10,200 foot level. The avalanche ran approximately 400 vertical feet. The victim was found after having been buried for approximately 30 minutes. Resuscitation efforts were unsuccessful.
- February 4, 2004—Avalanche swept across Highway 65 at mile marker 36 on the Grand Mesa. One vehicle was buried and the road was closed in both directions until the next day. No injuries or fatalities reported, however \$5,000 in property damage was reported.
- April 1, 2005—a backcountry skier was killed when he triggered an avalanche at about 10,560 feet above sea level on the Grand Mesa while ascending a slope. The skier was swept over some rocks and down into some trees. His companion notified 911 dispatch of the incident. CDOT employees and Mesa County Search and Rescue responded and found the victim approximately 2 hours after he was buried.
- March 17, 2010—two cross country skiers attempted to ski the Thunderbird area on the West side of the Grand Mesa. The skiers were passing through a clearing when a wall of snow above them collapsed. They were both carried an estimated 300 to 800 feet down slope. One of the skiers was dragged into several trees and seriously injured. Mesa County Search and Rescue responded and the injured skier was airlifted to the regional trauma center.

Probability of Future Occurrence

The probability of future occurrence for avalanches in Mesa County is considered occasional or a 1-10% chance of happening in the next year.

Magnitude/Severity

Three out of the four avalanche events recorded resulted in a death, categorizing the magnitude/severity of this hazard as critical.

Dam Failure

Hazard Description

Dams are manmade structures built for a variety of uses, including flood protection, power, agriculture, water supply, and recreation. Dams typically are constructed of earth, rock, concrete, or mine tailings. Two factors that influence the potential severity of a full or partial

dam failure are the amount of water impounded and the density, type, and value of development and infrastructure located downstream.

Dam failures can result from any one or a combination of the following causes:

- Prolonged periods of rainfall and flooding, which result in overtopping (overtopping is the primary cause of earthen dam failure)
- Earthquake
- Inadequate spillway capacity resulting in excess overtopping flows
- Internal erosion caused by embankment or foundation leakage or piping or rodent activity
- Improper design
- Improper maintenance
- Negligent operation
- Failure of upstream dams on the same waterway

Geographic Location

The geographic extent of this hazard in Mesa County is small—10-25% of the County is affected.

The Colorado Division of Water Resources provided a list of dams in Mesa County as shown in Table 6 and their classification based on the potential hazard to the downstream area resulting from failure of the dam:

- Class I (High Hazard): Failure of dam would likely result in loss of life.
- Class II: (Significant Hazard): Failure of dam would not cause loss of life, but would cause extensive and/or severe property damage.

Based on these classifications, there are 23 high hazard dams and 28 significant hazard dams in Mesa County. High and Significant hazard dams all have emergency action plans in place.

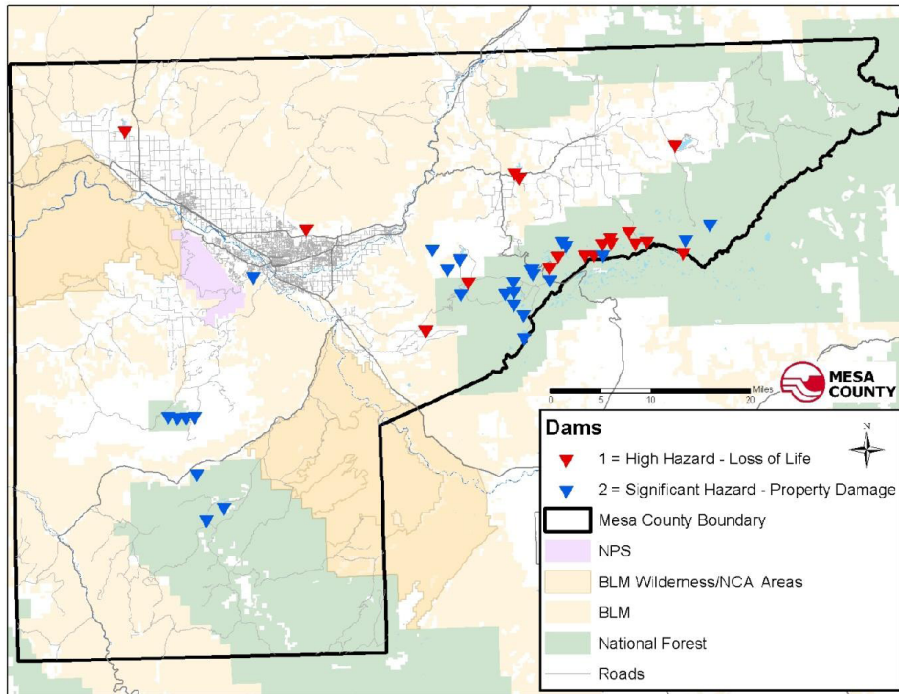
TABLE 6 CLASS I-CLASS II HAZARD DAMS

Dam Name	Hazard Class	Year Completed
ALSBURY	1	1996
BIG CREEK #1	1	1893
BIG CREEK #3	1	1893
BONHAM-WELLS	1	1900
BULL CREEK #4	1	1901
COON CREEK #1	1	1900
COTTONWOOD #1	1	1894
COTTONWOOD #2	1	1895
COTTONWOOD #5	1	1909
HALLENBECK #1	1	1970
INDIAN WASH DET.	1	1965
JERRY CREEK #1	1	1964
JERRY CREEK #2	1	1978

JERRY CREEK DIKE 1	1	1978
JUNIATA	1	1979
KITSON	1	1911
LEON LAKE	1	1898
PARKER BASIN #1	1	1899
PARKER BASIN #3	1	1899
SOMERVILLE-MCCULLAH	1	1972
UPPER HIGHLINE	1	1967
VEGA	1	1959
Y T RANCH	1	1911
ANDERSON #1	2	1963
ANDERSON #2	2	1974
BIG BEAVER	2	1947
BOLEN	2	1973
BULL BASIN #2	2	1953
BULL CREEK #5	2	1901
CASTO	2	1940
COLBY HORSE PARK	2	1956
COTTONWOOD #4	2	1896
CRAIG #1	2	1951
CRAIG #2	2	1960
DEEP CREEK #2	2	1906
FLOWING PARK	2	1973
FRUITA #1	2	1949
FRUITA #2	2	1959
GARDNER LAKE	2	1980
GOBBO #1	2	1973
GOBBO #3	2	1973
GRAND MESA #1	2	1887
GRAND MESA #8	2	1901
HALLENBECK #2	2	1943
HOGCHUTE	2	1947
MESA CREEK #1	2	1893
MESA CREEK #3	2	1890
MESA CREEK #4	2	1892
MONUMENT #1	2	1960
PALISADE CABIN	2	1956
RAPID CREEK #1	2	1934

Figure 6 is a map showing locations of the Class I and II Dams in Mesa County.

FIGURE 6 MAP OF DAMS IN MESA COUNTY



(Mesa County GIS)

Previous Occurrences

- June 1983—Grand Mesa Dam #8 overtopped and failed during spring runoff due to emergency spillway being blocked by snow and ice. Snowmelt produced high inflow to the reservoir which overtopped dam. Minor flooding downstream with damage to Highway 65 and Lands End Road. Significant damage was reported to the dam. Dam was repaired and spillway enlarged.
- Spring 1998—Fruita #1 dam located at the head of North East Creek south of Glade Park failed as a result of failing downstream slope. This slope failed on two separate occasions, reservoir level was restricted until dam was rehabilitated in 2009. Because this failure happened during normal operations, actual flooding was prevented.
- 1996—Upper Highline Dam in unincorporated Mesa County (Mack) suffered settling and deformation of the dam. The dam crest settled several feet at the west end and reservoir was drained so dam could be rehabilitated. This intervention prevented failure and flooding. Significant damage reported to state-owned dam.
- 1983—Vincient #2 dam (above the Town of Palisade) overtopped during spring runoff and failed. When a hazard classification is given to a dam, it is done so based on the

consequences of the dam's failure absent flooding conditions, i.e., on a clear day in summer with the stream at a "normal" level. When Vincent #2 failed, the stream below was running bank-full from snowmelt and the resulting failure discharge jumped out of the channel and did more damage downstream than would have normally occurred. It is important to remember that a low hazard dam can still cause a significant amount of damage and possible result in loss of life, depending on the timing of the failure. (Jackson, 2009)

Probability of Future Occurrence

The probability of future occurrence is occasional, meaning there is a 1-10% chance of occurrence in the next year or has a recurrence interval of 11 to 100 years. Due to the documented cases above, there is a possibility of future dam failures.

Magnitude/Severity

Depending on the hazard class of the dam, the magnitude/severity of a dam failure is listed as catastrophic. Multiple deaths, destroyed or severely damaged property, and or interruption of essential facilities and services is possible. As indicated above, Mesa County has several Class 1 (High Hazard) dams which would cause loss of life upon failure of the dam.

Drought

Hazard Description

Drought is a normal, recurrent feature of climate, although some consider it a rare and random event. It occurs in virtually all climatic zones, but characteristics vary significantly from one region to another. It originates from a deficiency of precipitation over an extended period of time, usually a season or more. (University of Nebraska Lincoln, 2009)

Due to Colorado's semiarid conditions, drought is a natural but unpredictable occurrence in the state. The onset of drought in western Colorado counties is usually signaled by a lack of significant winter snowfall.

Geographic Location

The geographic location of this hazard is considered large in Mesa County, with more than 50% of the county is affected.

Previous Occurrence

According to the National Climatic Data Center, Mesa County and respective towns and municipalities have experienced several drought periods over time. Since 1999 Mesa County was experiencing multi-year drought conditions and beginning in May of 2002, western Colorado was experiencing its first full month of severe to extreme drought conditions. The

most intense drought classification, exceptional drought conditions, had developed. Low elevation snowpack had already melted throughout the area and many seasonal streams dried up by the end of May.

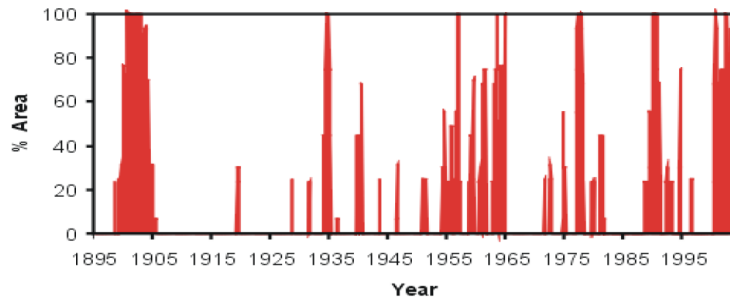
The drought began to have a major impact on agricultural interest and to a lesser degree on the outdoor recreational industry. Perhaps of most importance, the drought created a large potential for major wildfires. Below is a list of drought occurrences as recorded by the National Climatic Data Center.

- May 2002--May was the first full month of severe to extreme drought conditions in western Colorado. The most intense drought classification, exceptional drought conditions, had developed in the southwest corner of the state by the end of the month. Low elevation snowpack had already melted throughout the area before May, with many seasonal streams dried up by the end of May. In May, the drought began to have a major impact on agricultural interests, and to a lesser degree on the outdoor recreation industry. Perhaps of most importance, the drought created a large potential for major wildfires.
- July 2003--Severe to extreme drought conditions continued across western Colorado during the month. Although monsoon moisture did bring thunderstorms to the area, significant rainfall amounts were not widespread in coverage. Additionally, record high temperatures occurred through much of the month.
- July 2004--Surges of subtropical moisture in monsoonal flow resulted in a few bouts of widespread precipitation across western Colorado during the month, with locally heavy rains occurring in some areas. However, this had little impact on the long-term drought situation across the area, and moderate to severe drought continued across most of western Colorado.
- July 2005--Occasional surges of monsoonal moisture resulted in periods of thunderstorms across western Colorado during the month of July, mainly during the second half of the month. However, typical hot conditions persisted for much of the month and the rainfall that did occur had little impact on the drought conditions across the area. Northwest Colorado remained in moderate to severe drought conditions. Although the remainder of western Colorado was no longer categorized as being in a drought, multiple years of below normal precipitation continued to cause water supply concerns.
- March 2007-- Below normal precipitation through the month caused an increase in the dryness and drought conditions across western Colorado.
- March 2012 – Moderate drought conditions expanded westward into the upper reaches of the Grand Valley by the end of March while abnormally dry conditions remained in

place across the western portion of the valley through March as precipitation remained well below normal.

Percent Area of the Upper Colorado Basin Experiencing Severe to Extreme Drought

January 1895–March 2004



Based on data provided by the National Climatic Data Center, NOAA

Copyright 2004 National Drought Mitigation Center

Probability of Future Occurrence

The probability of future occurrence is occasional, meaning there is a 1-10% chance of occurrence in next year or has a recurrence interval of 11-100 years. According to the Colorado Drought Mitigation and Response Plan, Colorado was in a drought for 48 of the past 115 years (1893-2007). Therefore a 42% chance exists that a drought will happen in Colorado in any given year. (J. Truby, January 2001)

Magnitude/Severity

The magnitude/severity of drought conditions is limited. Drought impacts in Mesa County can be wide reaching: economic, environmental, and societal. The most significant impacts in Mesa County and respective jurisdictions are related to wildfire protection and agriculture. Mesa County economy consists of a number of fruit and vegetable growers who are heavily impacted by drought conditions.

Earthquake

Hazard Description

Earthquakes are defined as the sudden release of energy occurring from the collision or shifting of crustal plates on the earth's surface or from the fracture of stressed rock formations in that crust. The release of energy results in the earth shaking, rocking, rolling, jarring and jolting;

having the potential to cause minimal to great damage. Earthquakes are measured by units of magnitude, which is a logarithmic measure of earthquake size. This means that at the same distance from the earthquake, the shaking will be 10 times as large during a magnitude 5 earthquake as it would during a magnitude 4 earthquake. (EHP Web Team, 2009)

Earthquakes can cause structural damage, injury, and loss of life, as well as damage to infrastructure networks, such as water, power, communication and transportation systems. Secondary impacts can include landslides, liquefaction, fires, and dam failure.

Geographic Location

Colorado is comprised of areas with low to moderate potential for damaging earthquakes, based on research by geologists and geophysicists who specialize in seismology. There are about 90 potentially active faults that have been identified in Colorado, with documented movement within the last 1.6 million years. However, there are several thousand other faults that have been mapped in Colorado that have not been sufficiently studied to know whether they are capable of generating earthquakes or not.

It is not possible to accurately estimate the timing or location of future dangerous earthquakes in Colorado. The lack of an adequate network of seismometers in Colorado makes it difficult to detect and locate earthquakes. Moreover, the historical record is quite short (~150 years). Nevertheless, the available seismic hazard information can provide a basis for a reasoned and prudent approach to seismic safety. (Subcommittee, 1999)

Mesa County has a considerable amount of fault lines as shown in Figure 7 that are located within the county but has not recently experienced a significant earthquake event.

Previous Occurrences

Many of Colorado's earthquakes occur in mountainous regions of the state with some having been located in the western valley and plateau region. The Colorado Geological Survey has estimated that the largest earthquake possible on the Western Slope of Colorado is magnitude 6.5. This estimate is based on studies of the fault systems in Western Colorado. The two largest fault systems in Western Colorado area associated with the Uncompahgre Uplift and the White River Uplift.

The areas of most concern are the Uncompahgre Plateau and Paradox Valley. The Uncompahgre has the greatest potential for producing a large natural event. The Paradox Valley has the greatest potential for creating a large man-made seismic event. Below are the two significant events that have occurred in Mesa County.

- 1971—4.5 magnitude earthquake, Glade Park Fault (unincorporated Mesa County)
- 1975—4.4 magnitude earthquake northeast of Fruita, Co. (Mesa County)

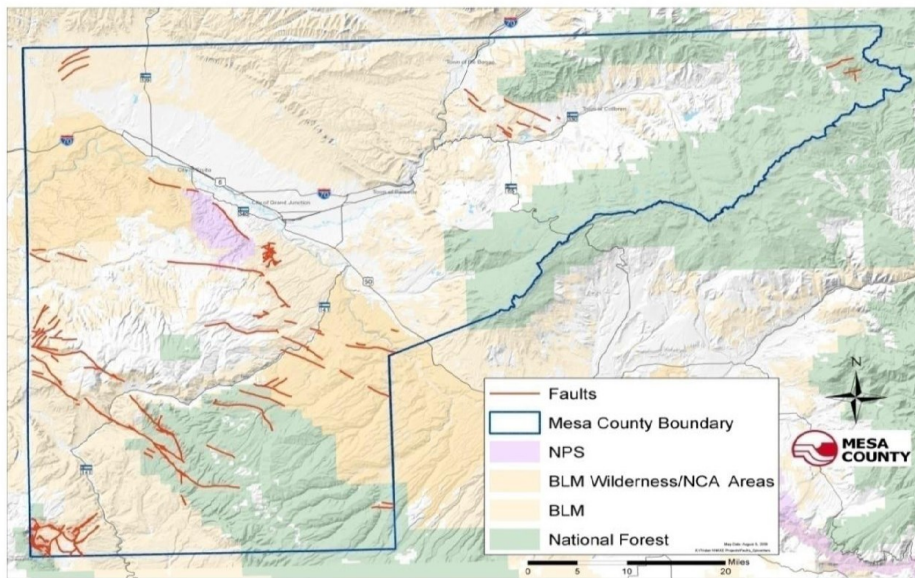
Probability of Future Occurrence

The probability of future occurrence for an earthquake in Mesa County or neighboring jurisdictions is occasional resulting in a 1-10% chance of occurrence in the next year or has a recurrence interval of 11 to 100 years.

Magnitude/Severity

The magnitude/severity of an earthquake is limited resulting in minor injuries and illnesses, minimal property damage that does not threaten structural stability and/or interruption of essential facilities and services for less than 24 hours.

FIGURE 7 FAULTS IN MESA COUNTY



Source: Mesa County GIS

Flood

Hazard Description

Flooding has occurred repeatedly throughout Mesa County and will continue to occur. FEMA defines flooding as, “a partial or complete inundation of normally dry land areas from 1)the overland flow of a lake, river, stream, ditch, etc.; 2)the unusual and rapid accumulation or runoff of surface waters; and 3)mudflows or the sudden collapse of shoreline land”. (www.training.fema.gov/EMIWeb/IS/IS394A/glossary-0306.doc)

Snowmelt flooding is characterized by moderate peak flows, large volume, and long duration, and is marked by a diurnal fluctuation in flow. Rainfall on melting snow may speed up the melting process and increase flood flow. General rain floods are caused by prolonged heavy rainfall over large areas and are characterized by high peak flows of moderate duration. Cloudburst floods characteristically have high peak flows, high velocities, short durations, and small volumes of runoff. (Flood Insurance Study, Mesa County Colorado, 2009)

The area adjacent to a river channel is its floodplain. In its common usage, “floodplain” most often refers to that area that is inundated by the 100 year flood, the flood that has a 1 percent chance in any given year of being equaled or exceeded. Other types of floods include general rain floods, thunderstorm generated flash floods, alluvial fan floods, dam failure floods (see Dam Failure section), and local drainage floods. The 100 year flood is the national standard to which communities regulate their floodplains through the National Flood Insurance Program.

The potential for flooding can change and increase through various land use changes. A change in environment can create localized flooding problems inside and outside of natural floodplains by altering or confining watersheds or natural drainage channels. These changes are commonly created by human activities. These changes can also occur as the result of other events such as wildfires. Wildfires create hydrophobic soils, in which the soils harden preventing rainfall from being absorbed into the ground.

FEMA also defines flash flooding as, “Flood that arises very quickly, occurring suddenly, within a short time (from minutes to less than 6 hours), and usually is characterized by high flow velocities. Flash floods often result from intense rainfall over a small area, usually in areas of steep terrain”. (www.training.fema.gov/EMIWeb/IS/IS394A/glossary-0306.doc)

Flooding in Mesa County is caused mainly by snowmelt in the larger drainage basins and by cloudbursts over the smaller drainage basins. However, general rainstorms constitute the principle flood hazard on Roan Creek, while general rain on snowpack creates the most hazardous conditions in the basins of Plateau and Buzzard Creek. Major floods on the Colorado and Gunnison Rivers result from rapid melting of the mountain snowpack during May, June, and July and the Dolores River experiences flooding from both snowmelt and general rainstorms.

Mesa County has received a copy of the 2012 Flood Insurance Study that covers the Town of Collbran, Town of DeBeque, City of Fruita, City of Grand Junction, Mesa County Unincorporated Areas, and Town of Palisade. This study has developed flood risk data for various areas of the community that will be used to establish actuarial flood insurance rates. This information will also be used by Mesa County to update existing floodplain regulations as part of the Regular Phase of the National Flood Insurance Program (NFIP), and by local and regional planners to further promote sound land use and floodplain development.

The following table details information provided by the Colorado Water Conservation Board regarding the number of active flood insurance policies in Mesa County communities in 2014. With this plan update, there remains a single repetitive loss property in Mesa County (unincorporated area) (parcel # 2697-273-00-063) with the following claims: claim #1: 6/8/95 in the amount of \$750; claim #2: 7/1/99 in the amount of \$2,267; and claim # 3: 7/10/01 in the amount of \$1,973. This property is partially within the FEMA regulatory floodway and partially within the regulatory flood fringe (Staley, 2009).

Jurisdiction	Num. Policies	Total Coverage	Total Premium	Claims since 1978	Total paid since 1978
Mesa County	218	\$48,277,700	\$123,094	33	\$250,652
Town of Collbran	13	\$2,530,100	\$15,201	3	\$0
City of Grand Junction	129	\$28,425,900	\$93,322	15	\$19,000
City of Fruita	17	\$4,238,900	\$7,754	0	\$0
Town of Palisade	4	\$1,230,000	\$3,495	1	\$0

Geographic Location

All streams in Mesa County are either direct or indirect tributaries of the Colorado River, which traverses the north-central and north-western sectors. From the northern county line, the river flows southwesterly for 41 miles to its confluence with the Gunnison River, thence northwesterly 27 miles, and again southwesterly for 15 miles in its remaining course in the county.

In general, the Dolores River, Gunnison River, and West Creek systems drain the western, southwestern, and south-central portions of the county. The plateau Creek system drains the eastern sector, except for the eastern most portion, which is drained by the Divide Creek system, which flows northerly to the Colorado River in Garfield County. A group of minor creeks and washes flowing southerly from the Roan and Bookcliffs regions drain the northwestern portion of the county, and a group of similar stream ways convey drainage to the river from the north-central portion.

Plateau Creek has its headwaters in the Grand Mesa National Forest, approximately 18 miles southeast of the Town of Collbran. The stream flows northwesterly from its origin near Chalk Mountain into Vega Reservoir, approximately 11 miles upstream from Collbran. Plateau Creek then continues westerly from Vega Reservoir through Collbran to its confluence with the Colorado River.

Mesa County is subject to major stream flooding caused by rapid snowmelt, usually associated with rising temperatures and flash flooding caused by rains associated with thunderstorms. Spring runoff usually reaches its peak in June and recedes to a normal flow by mid July. Mesa County typically experiences the monsoonal weather patterns in late July and August that create the potential for flash flood events found in the steeper drainage areas of the County. It is these events that have the greatest potential for causing major flooding in Mesa County and typically involve localized flooding and debris-flow issues.

Previous Occurrences

Mesa County has a long history of flooding from summer cloudburst storms and from snowmelt runoff. Seven major flood events have occurred on the Colorado River, four on the Gunnison River, and four on the Dolores River. Floods occurred in 1884, 1917, 1920, 1921, 1935, 1952, 1957, 1983, and 1984 on the Colorado River; in 1884, 1920, 1921, and 1957 on the Gunnison River; and in 1884, 1909, 1911, and 1958 on the Dolores River. Most known floods in Mesa County resulted from snowmelt, sometimes augmented by general rain. The largest snowmelt flood runoff of record on the Colorado River occurred in June 1921. Heavy rain on June 14th and 15th augmented runoff to produce a peak flow of 81,000 cfs near Fruita.

Flooding from general rain occurred on the Dolores River in September 1909 and October 1911. Snowmelt flooding on the Dolores River in April 1958 inundated 1,100 acres in the Gateway area and resulted in damage estimated at \$230,000.

Recorded cloudburst floods occurred on Indian Wash (Grand Junction area) in June 1958 and on West Creek (Gateway area) in July 1940. The West Creek cloudburst covered approximately 25 square miles of the drainage area and produced a peak flow estimated at 11,700 cfs.

The most recent serious floods on the Colorado River occurred in 1983 and 1984. Peak flows on the Colorado River at the State Line were approximately 61,000 and 70,000 cfs in 1983 and 1984 respectively. Colorado River flood flows in the Grand Junction area inundated streets, lawns, and gardens; deposited sand, silt, and debris; and flooded basements and lower floors in residential areas in the Riverside Park, Rosevale and Connected Lakes area southwest of the City in 1983 and 1984 but has not caused significant damage since these events. The flooding events in 1984 resulted in loss of life as did the flooding event that occurred on I-70 when Bosley Wash flooded in 2008 resulting in a drowning.

The Riverside Park area has experienced repeated flood danger as the erosion and undermining of protective levees has necessitated extensive flood fighting and levee repair. This non-certified levee and storm drain system improvements serve to mitigate potential flooding.

The principle cause of flooding on Plateau Creek and Buzzard Creek is a rapidly melting heavy snowpack during May, June, and July. Rainfall on melting snow may hasten the melting process

and increase flood flows. A major flood occurred on Plateau Creek in 1922. Based on the record from a stream gage on Plateau Creek located approximately 6 miles east of Collbran, this flood had an estimated discharge of 3,080 cfs which corresponds to a frequency in excess of 100 years.

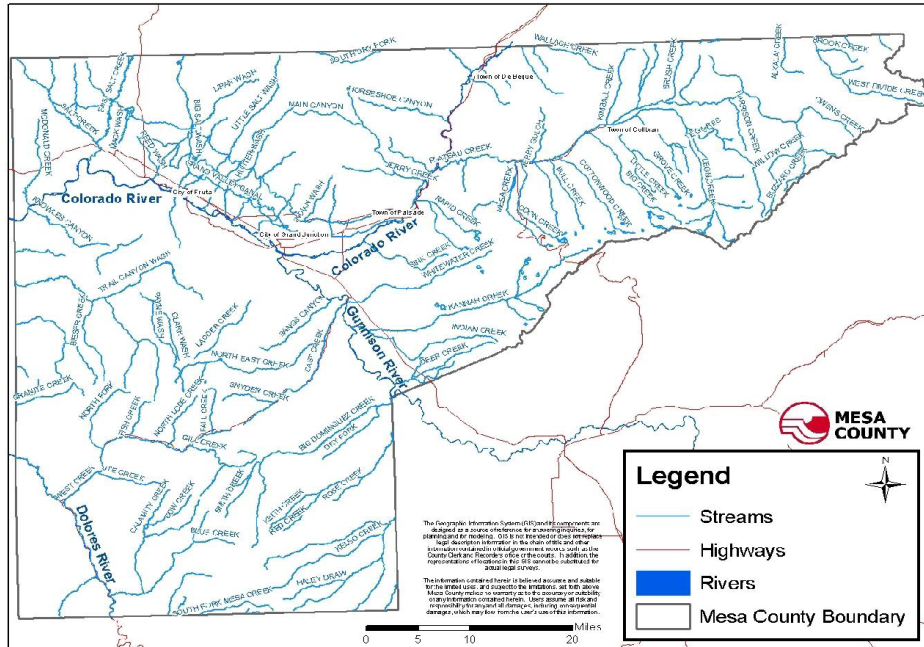
Probability of Future Occurrence

The probability of future occurrence is highly likely with a near 100% chance of occurrence next year or happens every year. Due to the documented cases above and the information collected on events that were smaller in size, Mesa County and the various towns/municipalities will continue to deal with flood related activities in the future.

Magnitude/Severity

The magnitude/severity of a flood event is limited resulting in minor injuries and illnesses, minimal property damage that does not threaten structural stability and/or interruption of essential facilities and services for less than 24 hours. Most of the flood events that have occurred in Mesa County over the past 10 years have been limited with respect to injuries and property damage. Figure 8 shows the major rivers and tributaries within Mesa County.

FIGURE 8 RIVERS AND TRIBUTARIES



(Nelson, 2009)

Hazardous Materials

Hazard Description

A hazardous material is any item or agent (biological, chemical, physical, radiological) that has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors. The release of hazardous materials can happen either by accident or as a result of criminal activity and can threaten people and natural resources in the immediate vicinity of the accident, including residences and businesses along transportation routes.

Geographic Location

Mesa County is a center of commerce in western Colorado and hazardous materials are commonly transported through the county by truck and rail. Designated truck routes are State Highways 139, 141, 50 and U.S. Interstate 70. The Union Pacific Railroad operates two rail lines in Mesa County. Their main line is located primarily along the Colorado River through the County. The secondary line (southern leg) branches off the main line near the confluence of the Gunnison and Colorado Rivers and is located along the Gunnison River.

It is observed that the majority of the products transported through Mesa County belong to the hazard classes of 2 (Flammable and Combustible Gases), 3 (Flammable and Combustible Liquids), 8 (Corrosive Materials), and 9 (Miscellaneous Hazardous Materials). There are currently 193 Tier II reporting fixed site facilities in Mesa County. These facilities either produce, store, and/or use hazardous materials and are required by the Environmental Protection Agency to report these quantities under Tier II reporting requirements.

Previous Occurrences

Two significant incidents have occurred in Mesa County as a result of illegal dumping of hazardous material. The first incident involved illegal dumping in the Cactus Park area of Mesa County of (3) 150 pound cylinders of liquid chlorine with safety caps removed. This case resulted in a felony conviction of a 30 year old male who received (8) years in the Colorado State Corrections System. This case was the first successful prosecution of the “Clean Air Act” in the State of Colorado. (Reekie, 2009)

The second case occurred in 2001 and was the result of illegal discharging of ethylene glycol into the Colorado River. The facility was discharging through the conveyance of storm water system piping directly into the Colorado River. The illegal discharges resulted in a substantial “fish kill” to native aquatic life. This case resulted in a felony conviction of the corporation and individuals responsible. The environmental remediation was conducted by the Environmental Protection Agency. Remediation costs were approximately \$1.5 million dollars. The business was charged with felony charges resulting in significant fines and imprisonment. This case was the first successful prosecution of the “Clean Water Act” in the State of Colorado. (Reekie, 2009)

The Grand Junction Fire Department that serves as the Designated Emergency Response Authority for the entire planning area identified the following as significant incidents in Mesa County:

- **1990** – Motor Carrier 338 carrying 70,000 lbs. of liquid oxygen caused 1 injury and \$70,000 in damage.
- **1991** – Motor Carrier 331 carrying propane caused \$100,000 in damage due to remediation of highway shoulder from diesel contamination.
- **1991** – Illegal dumping of (3) 150 pound cylinders of liquid chlorine with safety caps removed in Cactus Park area.
- **1992** – Two tractor trailer 40’ cargo trailers (MC 331 carrying propane) collide causing 2 injuries and \$200,000 in damage.
- **1992** – Motor Carrier 306 with 7000 gallons of naptha crashes into rock wall on Hwy. 141. Hwy closed for 36 hours. \$200,000 in damage.

- **1995** – Hazardous materials release at fixed facility. Nitric acid tank endothermic reaction at fixed facility. Resulted in \$60,000 in damages.
- **2001** – Illegal discharge of ethylene glycol into the Colorado River.
- **2002** – Hazardous materials release from Amtrak derailment in Ruby Canyon with 123 passengers on board. \$300,000 in property damage and \$20,000 in environmental remediation.
- **2008** – Hazardous materials release with (2) tractor trailers with coal and hydrochloric acid with property damage of \$250,000 and \$80,000 in environmental remediation.
- **2011** – Tanker rolled 30 feet down an embankment on Highway 141 resulting in loss of 2/3 of its 7,000 gallon light crude oil cargo.
- **2013** – Approximately 26 pounds of chlorine leaked at a water utility as a result of a valve not being shut properly.
- **2014** – Approximately 100 pounds of ammonia leaked from a refrigeration unit at a business.

Probability of Future Occurrence

Highly Likely – Near 100% chance of occurrence next year or happens every year. Hazardous materials related incidents occur in Mesa County every year. Most often these incidents involve the transportation sector and are often fuel spills or cargo that is being transported.

Magnitude/Severity

The magnitude/severity of a hazardous materials incident in Mesa County has been limited with impacts to the environment, property destroyed or severely damaged, and/or interruption of essential facilities and service for more than 72 hours.

Impacts in the past have been limited but depending on the type and quantity of material released an event could have serious consequences to the public. Humans and animals are affected through inhalation, ingestion, or direct contact with the skin. Air releases can prompt large-scale population evacuations and spills into water or onto the ground can adversely affect public water and sewer systems.

Landslide, Rockfall

Hazard Description

The Colorado Geological Survey department defines landslides as the downward and outward movement of slopes composed of natural rock, soils, artificial fills, or combination thereof. Landslides move by falling, sliding, and flowing along surfaces marked by difference in soil or rock characteristics. A landslide is the result of a decrease in resisting forces that hold the earth mass in place and/or an increase in the driving forces that facilitate its movement.

Landslides as defined above include two major types: 1) Rotational slides which refer to all landslides having a concave upward, curved failure surface and involving a backward rotation of the original slide mass; and 2) translational slides in which the surface of rupture along which displacement occurs is essentially planar. Either type of landslides can involve various combinations of bedrock, broken bedrock, and unconsolidated superficial material, and the displaced material in either type of slide may be either greatly deformed or nearly intact.

Rate of movement of landslides varies from very slow to very rapid. They may be extremely small in extent or measurable in miles. Volumes of material involved may range from a few cubic feet to millions of cubic yards. Landslides result from some change in the physical condition of an unstable slope area (see section of guidelines on potentially unstable slopes). Such changes may be natural or man-induced.

A rock fall is the falling of a detached mass of rock from a cliff or down a steep slope. Weathering and decomposition of geological materials produce conditions favorable to rock falls. Rock falls occur most frequently in mountains or other steep areas during the early spring when there is an abundant of moisture and repeated freezing and thawing. (Survey, 2004)

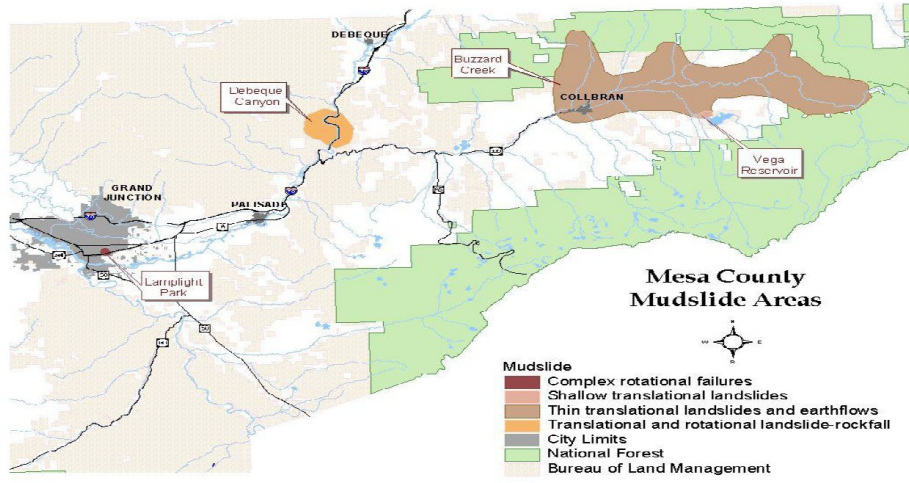
Geographic Location

The geographic location of landslides and rock falls throughout Mesa County is isolated—which is less than 10% of the area.

The landslides and rock-falls that have occurred in Mesa County are most typically associated with canyons. The areas most affected by landslides-rock falls include; Interstate 70 in DeBeque Canyon and along the Bookcliffs, Highway 65 in Plateau Canyon, Highway 141 in John Brown Canyon near Gateway, Co., and the area encompassing the Colorado National Monument.

The DeBeque Canyon Landslide is a major landslide complex in western Colorado that has historically impacted the east-west highway and railway corridor on the Colorado River as shown in Figures 9 and 10.

FIGURE 9 MESA COUNTY LANDSLIDE MAP



Source: Mesa County GIS

FIGURE 10 DEBEQUE CANYON SLIDE AREA



(Survey, 2004)

FIGURE 11 PHOTO OF DeBEQUE CANYON SLIDE AREA- INTERSTATE 70



FIGURE 12 PHOTO OF DeBEQUE CANYON SLIDE AREA- INTERSTATE 70



(Photos taken by Mesa County Emergency Management--1998 Slide in DeBeque Canyon)

FIGURE 13 ROCKFALL WEST OF PALISADE ALONG INTERSTATE 70



(Photos taken by Mesa County Emergency Management, July 8, 2009)

FIGURE 14 ROCKFALL EVENT IN DEBEQUE CANYON AT BEAVER TAIL TUNNEL ON INTERSTATE 70



FIGURE 15 ROCKFALL EVENT IN DEBEQUE CANYON AT BEAVER TAIL TUNNEL ON INTERSTATE 70



(Photos taken by Mesa County Emergency Management 10/26/09)

Previous Occurrences

The DeBeque Canyon Landslide which is considered a major landslide complex has had three significant reactivations or ground movements during the past century. The precise date of the first major movement is unknown but occurred in the late 1890s or early 1900s. That slide movement was the largest and reportedly shifted the river channel and damaged railroad facilities on the north bank of the Colorado River.

The second noteworthy movement occurred in February 1958 when the roadway was widened for a modern 2-lane highway. The widening resulted in further cutting and destabilizing of the landslide toe, with subsequent movements resulting in the heaving of the roadway 23 vertical feet. In April 1998, the third major movement occurred and caused Interstate 70, constructed in the mid-1980s, to heave 14 vertical feet. The highway also shifted 5 to 6 feet laterally towards the river during this event as shown in Figures 11 and 12. (Survey, 2004)

In 2004, rain and snow loosened several rocks resulting in several injuries to motorists travelling on Interstate 70. In 2006 a rock fall along Interstate 70 just outside of the Town of Palisade resulted in a 300 lb. boulder hitting several cars travelling on Interstate 70, injuring several

motorists who required medical treatment. Additional rock fall activity has occurred in the DeBeque Canyon resulting in isolated deaths and injuries.

In July of 2009 a significant rock fall occurred on the Bookcliffs approximately two miles west of the Town of Palisade, see Figure 13. What was unique about this rock fall was the amount of energy associated with it. This particular event registered a 2.6 on the Richter scale and was first thought to have been an earthquake. After hours of analysis it was determined that the event was actually a rock fall event, possibly triggered due to the moisture in the soil.

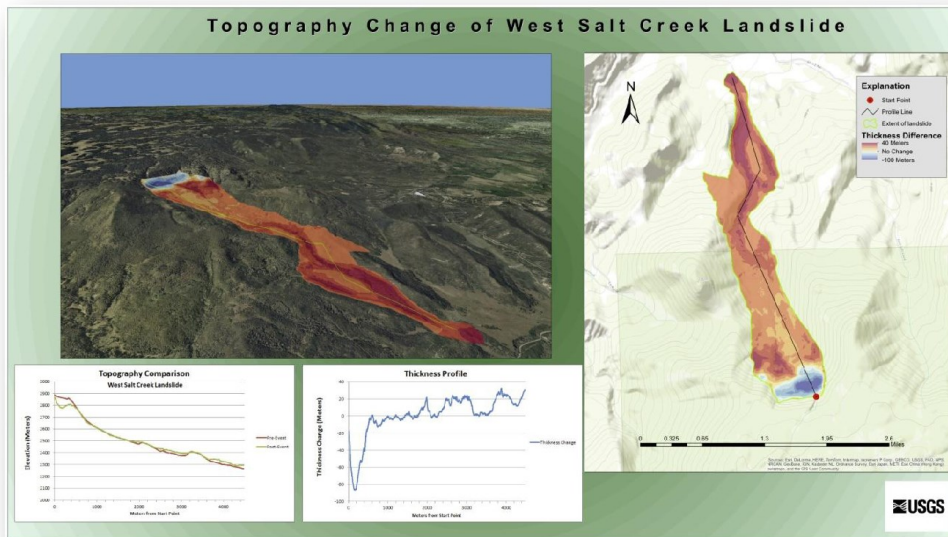
A rockfall event that occurred in DeBeque Canyon near the Beaver Tail tunnel on Interstate 70. A significant amount of large boulders landed on the interstate closing all lanes of traffic for a period of time as seen in Figures 14 and 15. No injuries were reported.

Most recently was the West Salt Creek Landslide which occurred on May 25, 2014 near the town of Collbran in Eastern Mesa County. The landslide mobilized 30 million cubic meters of material and took the lives of three men. The landslide cut off West Salt Creek and the rotated slide block created a sag pond that detains the flow of West Salt Creek. This incident resulted in both local and state emergency declarations. Considerable work has been done to establish monitoring systems and understand the hazard of the remaining slide block and sag pond. Monitoring will be ongoing for a number of years. The West Salt Creek Landslide can be seen in Figures 16 and 17.

FIGURE 16 WEST SALT CREEK LANDSLIDE VIEWED FROM THE EAST FLANK OF THE HEAD ESCARPMENT



FIGURE 17 WEST SALT CREEK LANDSLIDE CHANGE IN TOPOGRAPHY



Probability of Future Occurrence

The probability of future occurrence is considered highly likely based on past events.

Magnitude/Severity

The magnitude/severity of a landslide—rock fall event in Mesa County is Critical. Past events have resulted in isolated deaths and/or multiple injuries as well as major or long term property damage that threatens structural stability; and/or interruption of essential facilities for 24-72 hours.

Lightning

Hazard Description

Lightning is defined as “An abrupt, discontinuous natural electric discharge in the atmosphere”. The rising air in a thunderstorm cloud causes various types of frozen precipitation to form within the cloud. Included in these precipitation types are very small ice crystals and much larger pellets of snow and ice. The smaller ice crystals are carried upward toward the top of the clouds by the rising air while the heavier and denser pellets are either suspended by the rising air or start falling toward the ground. Collisions occur between the ice crystals and the pellets, and these collisions serve as the charging mechanism of the thunderstorm. The small ice crystals become positively charged while the pellets become negatively charged. As a result, the top of the cloud becomes positively charged and the middle to lower part of the storm becomes negatively charged. At the same time, the ground underneath the cloud becomes charged oppositely of the charges directly overhead.

When the charge difference between the ground and the cloud becomes too large, a conductive channel of air develops between the cloud and the ground, and a small amount of charge (step leader) starts moving toward the ground. When it nears the ground, an upward leader of opposite charge connects with the step leader. At that instant this connection is made, a powerful discharge occurs between the cloud and the ground. We see this discharge as a bright visible flash of lightning. (NWS, 2008)

Each year in the United States, more than 400 people are struck by lightning. On average, between 55 and 60 people are killed; hundreds of others suffer permanent neurological disabilities.

Geographic Location

The geographic location of this hazard is considered large as it can happen anywhere in the County. However, lightning strikes are isolated in that the area that is affected by a lightning strike is less than 10% of the planning area.

Previous Occurrences

Data from the National Lightning Network ranks Colorado 2nd in the number of deaths (24) from 2002-2011 for deaths caused by lightning. While lightning is a regular occurrence in Mesa County, there are few documented cases where lightning has caused structural damage.

- **September 13, 1996**—Lightning hit a tree and then traveled into an adjacent house causing some fire and electrical damage. Estimated damage was reported at \$4000.
- **September 6, 1997**—Lightning struck a house on the north side of the Grand Mesa destroying some electrical items and blackening a wall on the side of the house.
- **September 13, 1997**—Lightning struck a tree and power pole, starting the tree on fire and destroying a power transformer. Some electrical damage was also incurred at a nearby home.
- **September 21, 1997**—Lightning strike of a two story house, causing the house to catch on fire.
- **September 9, 1998**—A man was injured when lightning struck a 12 foot high pole on a trailer next to the man. The lightning also struck the man who was jolted off the trailer, landing 20 feet away. He suffered minor burns.
- **August 20, 2000**—Lightning struck two horses, killing one and paralyzing the other. The two horses were found 50 feet apart from each other.
- **July 7, 2013** – An intense late night thunderstorm produced locally heavy rainfall and a lot of lightning in the Grand Valley, including a lightning bolt that caused significant damage to a childcare facility.

Many of the lightning strikes that occur in Mesa County are the cause of wildland fires throughout the County and many strikes go unreported.

Probability of Future Occurrence

The probability of lightning strikes in Mesa County is highly likely with a near 100% chance of occurrence next year or it happens every year.

Magnitude/Severity

The magnitude/severity of lightning throughout Mesa County is limited with minor injuries and illnesses; minimal property damage that does not threaten structural stability; and/or interruption of essential facilities and services for less than 24 hours.

It is recognized that lightning can cause deaths, injuries, and property damage, including damage to buildings, communications systems, power lines, and electrical systems.

Severe Winter Weather

Hazard Description

Severe winter weather can include heavy snow, ice, wind chill, blowing snow, freezing rain, sleet, and extremely cold temperatures. Any of these conditions can immobilize our community. These conditions can strand commuters, stop supplies and disrupt power and communication sources. The cost of snow removal, damage repair, and business losses can have a significant impact on the community.

Severe winter storms are usually accompanied by high winds, creating blizzard conditions causing snow to drift making travel dangerous. Extreme cold temperatures are often associated with winter weather and prolonged exposure can be life threatening. The months of December, January, and February are the most likely time of the year for severe winter weather.

Grand Junction receives about 2 feet of snow per year and it generally falls a few inches at a time and then melts off. The ground is usually not covered in snow and there is generally no need to shovel snow constantly. The winter months dip down into the teens and occasionally lower. Most years will see a maximum low temperature for the year of about 0 to 5 degrees F. The average December - January high is 39 with an average low of 16 degrees F. The coldest months on average in Mesa County are January and February and Mesa County's record minimum temperature was recorded as -23°F in 1963. (NWS, 2008)

Geographic Location

The geographic location of severe winter weather in Mesa County is small with approximately 25-50% of the county affected. Primarily severe winter weather is found in the higher elevations of the County and include; Grand Mesa, Colorado National Monument, and the Uncompahgre areas. The valley area of the county can see severe winter weather in snowfall, icy conditions, cold temperatures and wind.

Previous Occurrences

The National Climatic Data Center Storm Events Database was used to determine the 287 recorded winter weather events that included some portion of Mesa County. These events ranged from heavy snowfall to blowing and drifting snow from significant wind gusts. (Hinson, National Climatic Data Center, 2009). There have been 54 events between 2010-2013.

Probability of Future Occurrence

The probability of future occurrence is likely with a 10- 100% chance of occurrence in next year or has a recurrence interval of 10 years or less. However, it should be noted that Mesa County on average has much milder winter seasons than other parts of the state.

Magnitude/Severity

The magnitude and severity of severe winter weather in Mesa County is limited—resulting in minor injuries and illnesses; minimal property damage that does not threaten structural stability; and/or interruption of essential facilities and services for less than 24 hours.

Severe winter weather in Mesa County can result in property damage, localized power outages and force the closure of streets, highways, schools and businesses. Severe winter weather can escalate, creating life threatening situations when emergency response is limited due to the conditions or when individuals are caught in the backcountry unprepared. Snow removal costs can also greatly impact local budgets.

Wildfire

Hazard Description

“Wildfire” is the term applied to any unwanted, unplanned, damaging fire burning in forest, shrub or grass and is one of the most powerful natural forces known to humans. While sometimes caused by lightning, nine out of ten wildfires are human-caused from smoking, campfires, equipment use, and arson.

On public lands in Mesa County, 84% of the wildfires started are from lightning and 26% are human caused. However, many of the more destructive and costly fires have been human caused. Most of these human caused fires are started near areas where people congregate. This can include towns, subdivisions, or campgrounds. Undoubtedly, human caused fires on public lands have the potential to threaten human life as well as property. (Paul, 2009)

Due to fuel accumulation in the form of fallen leaves, branches, and excessive plant overgrowth in forest and wildland areas, increasing hot weather, changing weather patterns, and increased residential development in the wildland/urban interface areas, the potential for wildfires to occur has increased. The potential for major loss of property and structures has also significantly increased with the wildland-urban interface. The risk to firefighters can be high. Similar fuels/fire/terrain was responsible for 17 firefighter deaths in neighboring Garfield County. (Paul, 2009)

Based on information contained in the State of Colorado Natural Hazards Mitigation Plan, a century of aggressive fire suppression combined with cycles of drought and changing land management practices has left many of Colorado’s forests unnaturally dense and ready to burn.

Furthermore, the threat of wildfire and potential losses are constantly increasing as human development and population increases and the wildland-urban interface expands.

Many other areas of Mesa County now have an increased wildfire threat in areas where fire was not a problem in the past. This is due to a combination of irrigation and the introduction of non-native plants. Non-native tamarisk and Russian olive have invaded drainage areas. Excess, undrained irrigation water has created thick, unbroken, stands of vegetation throughout the Grand Valley. The stands of tamarisk and Russian olive burn readily and pose a threat to homes and other structures. The spring 2009 Preserve Fire on the Redlands is a good example of this kind of fire. (Paul, 2009)

Geographic Location

The geographic extent of this hazard in Mesa County is medium—25-50% of the planning area affected.

Previous Occurrences

According to data collected from the various Fire Protection Districts, the Mesa County Wildland Fire Team, the Bureau of Land Management, and the Colorado State Forest Service, Mesa County has had several significant wildfire events that have either burned a large amount of acres, structures, or involved a multi-agency response. These significant fires include the following:

- **April 3, 1956** – Human caused wildfire at the intersection of Mesa Street and U.S. Hwy 65 with three structures destroyed.
- **April , 1978** – Human caused wildfire known as Mesa Creek Fire (Easter Fire) burned 1 home with several others damaged.
- **July 1, 1989** – Lightning caused wildfire burned 1,233 acres with approximately 100 homes evacuated.
- **July 31, 1995** – Lightning caused wildfire known as Triangle Fire burned 5,343 acres and forced evacuation of 50 people.
- **July 4, 2000** – Lightning caused wildfire known as Cone Mountain Fire burned 4,960 acres. No homes were threatened but forced road closure of John Brown Canyon.
- **June 9, 2002** – Lightning strike resulting in wildfire known as the Miracle Complex Fire that burned 3,951 acres.
- **June 10, 2002** – Human caused fire known as the Dierich Creek Fire burned 3,951 acres and forced the evacuation of 57 homes.
- **July 4, 2004** – Human caused fire known as the 22 ½ Road Fire burned 110 acres and threatened 20 homes.

- **July 29, 2005** – Human caused fire known as the Turkey Track Fire burned 348 acres, a camp trailer, and the fire protection district’s water tender. This fire also forced the evacuation of approximately 20 people.
- **June 21, 2007** – Human caused wildfire with 3 homes destroyed.
- **July 21, 2008** – Lightning caused fire known as the Housetop Fire burned 143 acres and threatened multiple gas wells in the area.
- **August 2, 2008** – Human caused wildfire known as the 48 ¼ Road Fire with one injury and one residence partially burned.
- **May 11, 2012** – Lightning caused fire known as the Brushy Mountain Fire burned approximately 170 acres. The fire started on private land and burned onto National Forest lands on the Uncompahgre Plateau.
- **June 26, 2012** – Lightning caused fire known as the Pine Ridge Fire burned 13,920 acres on private and federal lands. Parts of the town of DeBeque were evacuated and the fire caused closure of I-70 and the rail line through DeBeque canyon.
- **July 10, 2012** – Lightning caused fire known as the Bull Basin Fire grew rapidly being fueled by extremely dry vegetation, low relative humidity, high temperatures, and windy conditions. The fire was quickly contained to approximately 20 acres due to the availability of severity resources that were prepositioned in Mesa County.

Probability of Future Occurrence

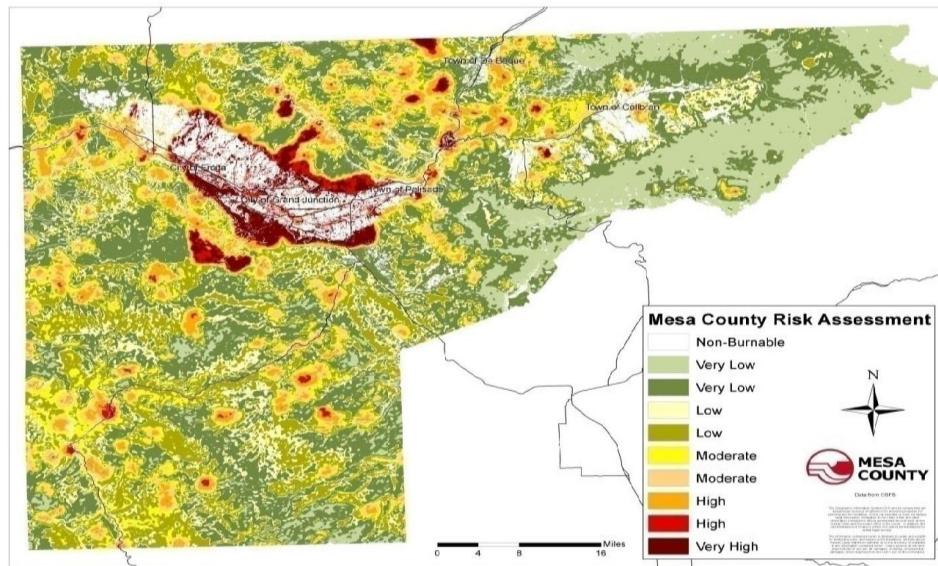
Highly Likely—Near 100% chance of occurrence next year or happens every year.

Magnitude/Severity

Critical—Isolated deaths and /or multiple injuries and illnesses; major or long-term property damage that threatens structural stability; and/or interruption of essential facilities and services for 24-72 hours.

Based on data received from the Bureau of Land Management and Mesa County GIS Department the following risk assessment has been mapped out for the planning area. Figure 18 illustrates the areas where risk is significant if a wildfire were to occur.

FIGURE 18 MESA COUNTY WILDFIRE RISK ASSESSMENT



(Source: Bureau of Land Management)

Windstorms/Tornados

Hazard Description

High winds occur year round in Mesa County. In the spring and summer, high winds often accompany severe thunderstorms. These winds are typically straight-line winds, which are generally any thunderstorm wind that is not associated with rotation. It is these winds, which can exceed 80 miles per hour (mph) that represent the most common type of severe weather and are responsible for most wind damage related to thunderstorms.

Geographic Location

The geographic extent of this hazard in Mesa County is large—more than 50% of the planning area affected.

Previous Occurrences

Historical data from SHELDUS, NCDC Storm Data, and the National Weather Service, Grand Junction Office reported 48 recorded wind events in Mesa County between 1974 and 2008. These wind events also include tornado events that have occurred in Mesa County. Between 2009 and 2013 there were nine recorded wind events.

Probability of Future Occurrence

Likely—10-100 percent chance of occurrence in the next year or has a recurrence interval of 10 years or less.

There were 48 recorded wind events in the past 34 years in Mesa County which equals one wind event every 1.4 years on average, or a 71% chance of occurrence in any given year.

Magnitude/Severity

Limited—Minor injuries and illnesses; minimal property damage that does not threaten structural stability; interruption of essential facilities and services for less than 24 hours.

Wind storms in Mesa County are rarely life threatening, but do threaten public safety, disrupt daily activities, cause damage to buildings and structures, increase the potential for other hazards (e.g., wildfire), and have adverse economic impacts from business closures and power loss. Although windstorms are likely to occur in the future, data indicates the past losses have not been significant, and the overall magnitude of this hazard is limited.

Hazard Profile Summary

This section summarizes the results of the hazard profiles and assigns a level of overall planning significance to each hazard of low, moderate, or high as indicated in Table 7. Significance was determined based on the hazard profile, focusing on key criteria such as geographic location, occurrences, magnitude and severity. This assessment was used by the HMPC to prioritize the hazards that present the greatest risk to the planning area. The hazards that occur infrequently or have little or no impact to the planning area were determined to be of low significance. Those determined to be of high significance were identified as priority hazards that require additional evaluation in the Vulnerability Assessment.

The priorities for this 2015 plan revision have not changed from the previous plan. The hazards that have been determined to be of high significance remain wildfire, flood, and landslide/rockfall. These hazards continue to be the focus in the vulnerability assessment and the focus of mitigation project proposals.

TABLE 7 HAZARDS PROFILE

Hazard Type	Geographic Location	Occurrences	Magnitude/Severity	Total Score	Hazard Level
Avalanche	2	4	6	32	M
Drought	8	4	4	48	M
Earthquake	6	4	4	40	M
Expansive Soils	2	4	2	16	L
Extreme Heat	8	4	2	40	M
WildFire	6	8	4	80	H
Flood	6	8	6	96	H
Hail Storm	4	4	2	24	L
Land Subsidence	2	4	4	24	L
Landslide/Rockfall	4	8	6	80	H
Lightning	2	8	4	48	M
Tornado	2	4	2	16	L
Wind Storm	4	6	4	48	M
Winter Storm	6	6	2	48	M
Dam Failure	4	4	6	40	M
Hazardous Materials	2	8	4	48	M

Vulnerability Assessment

Requirement § 201.6©(2)(ii)(A): The plan should describe vulnerability in terms of the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard area.

Requirement §201.6©(2)(ii)(B): [The plan should describe vulnerability in terms of an] estimate of the potential dollar losses to vulnerable structures identified in paragraph (c)(2)(i)(A) of this section and a description of the methodology used to prepare the estimate.

Requirement §201.6(c)(2)(ii)(C): [The plan should describe vulnerability in terms of] providing a general description of land uses and development trends within the community so that mitigation options can be considered in future land use decisions.

The vulnerability assessment further defines and quantifies populations, buildings, critical facilities and infrastructure, and other community assets at risk to natural hazards. The vulnerability assessment for this plan followed the methodology described in the FEMA publication Understanding Your Risks—Identifying Hazards and Estimating Losses (2002).

The vulnerability assessment is based on the best available data and the overall planning significance of the hazard. Data to support the vulnerability assessment was collected from the same sources identified for the hazard identification and hazard profile sections.

The vulnerability assessment includes three sections:

Community Asset Inventory – This section is an inventory of assets exposed to hazards in Mesa County, including the total exposure of people and property; critical facilities and infrastructure; natural, cultural, and historic resources; and economic assets.

Vulnerability By Hazard – This section describes the County’s overall vulnerability to each hazard; identifies existing and future structures, critical facilities, and infrastructure in identified hazard areas; and estimates potential losses to vulnerable structures, where data is available. Only hazards of moderate or high significance, or that have identified hazard areas are addressed in the vulnerability assessment.

Development and Land Use Trends – The final section analyzes trends in population growth, housing demand, and land use pattern.

In addition, a capability assessment was conducted for each jurisdiction as part of the risk assessment process. A capability assessment identifies the existing programs, policies, and plans that mitigate or could be used to mitigate risk to disasters. From a Countywide perspective the following capabilities are identified in Table 8. Jurisdiction specific information regarding capabilities is found in the Jurisdictional Annex of this plan.

TABLE 8 CAPABILITIES MATRIX

Jurisdiction: Mesa County	Y/N/NA Unknown	Comments
Comp Plan/General Plan	No	Mesa County
Special Plans	Yes	Pubic Improvement District Info.
Subdivision Ordinance	Yes	Floodplain Only
Zoning Ordinance	Yes	Floodplain Only
NFIP/FPM Ordinance	Yes	
Substantial Damage Language	Yes	
Administrator/Certified Floodplain Mgr.	Yes	
# of Flood threatened Buildings	Yes	
# of Flood Insurance Policies	Yes	
# of Repetitive Losses	Yes	
Maintain Elevation Certificates	Yes	
CRS Rating, if applicable	Yes	
Stormwater Program	No	5-2-1 Drainage Authority
Erosion or Sediment Controls	No	5-2-1 Drainage Authority
Building Code Version	Yes	Mesa County Building Dept.
Full-Time Building Official	Yes	Mesa County Building Dept.
Conduct "as-built" Inspections	Yes	Mesa County Building Dept.
BCEGS Rating	Yes	Mesa County Building Dept.
Local Emergency Operations Plan	Yes	Mesa County Emergency Management
Fire Department ISO Rating	No	
Fire Safe Programs	No	
Hazard Mitigation Plans	Yes	Mesa County
Warning Systems/Services	Yes	GJRCC
Storm Ready Certified	Yes	
Weather Radio Reception	Yes	
Outdoor Warning Sirens	No	
Emergency Notification (R-911)	Yes	GJRCC
Other (e.g., cable over-ride)	Yes	GJRCC/NWS- EAS System
GIS System	Yes	Mesa County
Hazard Data	Yes	
Building Footprints	Yes	Mesa County Building Dept./GIS
Links to Assessor Data	Yes	Access Only
Land-Use Designations	Yes	Access Only
Structural Protection Projects	No	
Property Protection Projects	No	
Critical Facilities Protected	Yes	
Natural/Cultural Resources Inventory	Yes	
Public Information Program/Outlet	Yes	
Environmental Education Program	No	

Community Asset Inventory

This section assesses the population, structures, critical facilities and infrastructure, and other important assets in Mesa County at risk to natural hazards.

Critical Facilities and Infrastructure

A critical facility may be defined as one that is essential in providing utility or direction either during the response to an emergency or during the recovery operation. Table 9 displays the inventory of critical facilities in Mesa County. The information is based on available data from the Northwest All Hazard Emergency Management Region.

TABLE 9 CRITICAL FACILITIES AND INFRASTRUCTURE

Facility Type	Unincorporated Mesa County	Grand Junction	Collbran	Palisade	Fruita	DeBeque
Ambulance	7	7	2	2	3	2
Bridge	104	27	3	-	6	1
Dam	47	1	-	-	-	-
EOC	1 (not 24/7)	-	-	-	-	-
Communication Towers	40	21	1	-	1	-
Fire Station	6	5	2	1	2	1
Govt. Building	2	14	1	1	1	1
Helicopter Staging	-	1	-	-	-	-
9-1-1 Communications Center	-	1	-	-	-	-
Medical Facility	-	3	-	-	1	-
Schools						
District 51	15	19	1	2	5	1
Private	3	5				
Water - Wastewater	1	1	1	1	1	1
College - University	-	1	-	-	-	-
Airport	-	1	-	-	-	-

Note: Communication Towers includes cell towers, radio sites & T.V. Translators. Other facilities in Mesa County, such as locations that hold concerts, sporting events, and other events that attract large numbers of people, may also be at higher risk due to concentrations of people. These events have been identified as part of the Northwest All Hazard Emergency Management regional planning required under Homeland Security.

Natural, Historic, and Cultural Assets

Assessing the vulnerability of Mesa County to disaster also involves inventorying the natural, historic, and cultural assets of the area. This step is important for the following reasons:

- The community may decide that these types of resources warrant a greater degree of protection due to their unique and irreplaceable nature and contribution to the overall economy.
- If these resources are impacted by a disaster, knowing so ahead of time allows for more prudent care in the immediate aftermath, when the potential for additional impacts are higher.
- The rules for reconstruction, restoration, rehabilitation, and/or replacement are often different for these types of designated resources.
- Natural resources can have beneficial functions that reduce the impacts of natural hazards, such as wetlands and riparian habitat, which help absorb and attenuate floodwaters.

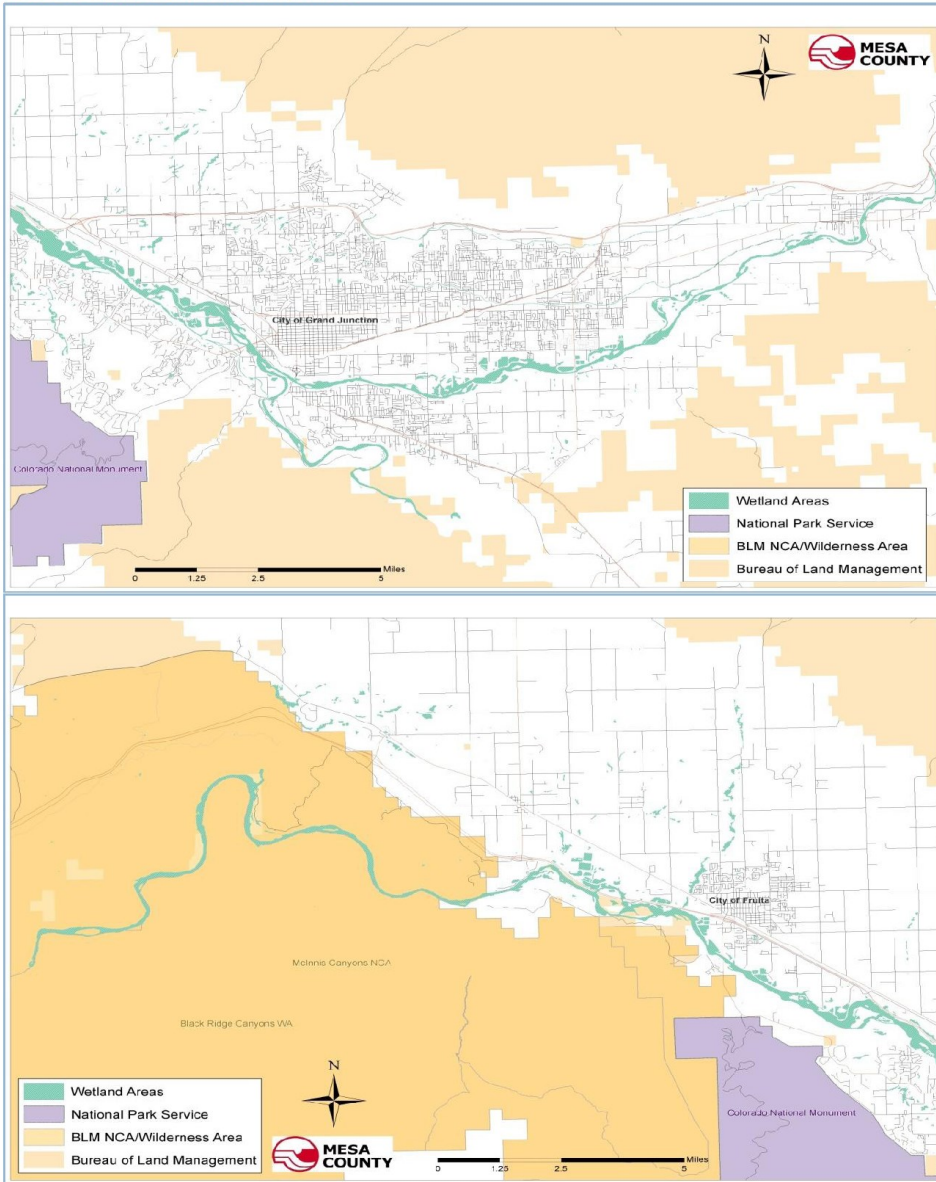
Natural Resources

Natural resources are important to include in benefit-cost analyses for future projects and may be used to leverage additional funding for projects that also contribute to community goals for protecting sensitive natural resources. Awareness of natural assets can lead to opportunities for meeting multiple objectives. For instance, protecting wetlands areas protects sensitive habitat as well as attenuates and stores floodwaters. A number of natural resources exist in Mesa County, including wetlands, endangered species, and imperiled plant communities.

Wetlands

Wetlands are a valuable natural resource for communities, due to their benefits to water quality, wildlife protection, recreation, and education, and play an important role in hazard mitigation. Wetlands reduce flood peaks and slowly release floodwaters to downstream areas. When surface runoff is dampened, the erosive powers of the water are greatly diminished. Furthermore, the reduction in the velocity of inflowing water as it passes through a wetland helps remove sediment being transported by the water. They also provide drought relief in water-scarce areas where the relationship between water storage and stream flow regulation are vital. Figure 19 shows the wetlands that have been identified throughout Mesa County.

FIGURE 19 MESA COUNTY WETLANDS AREAS

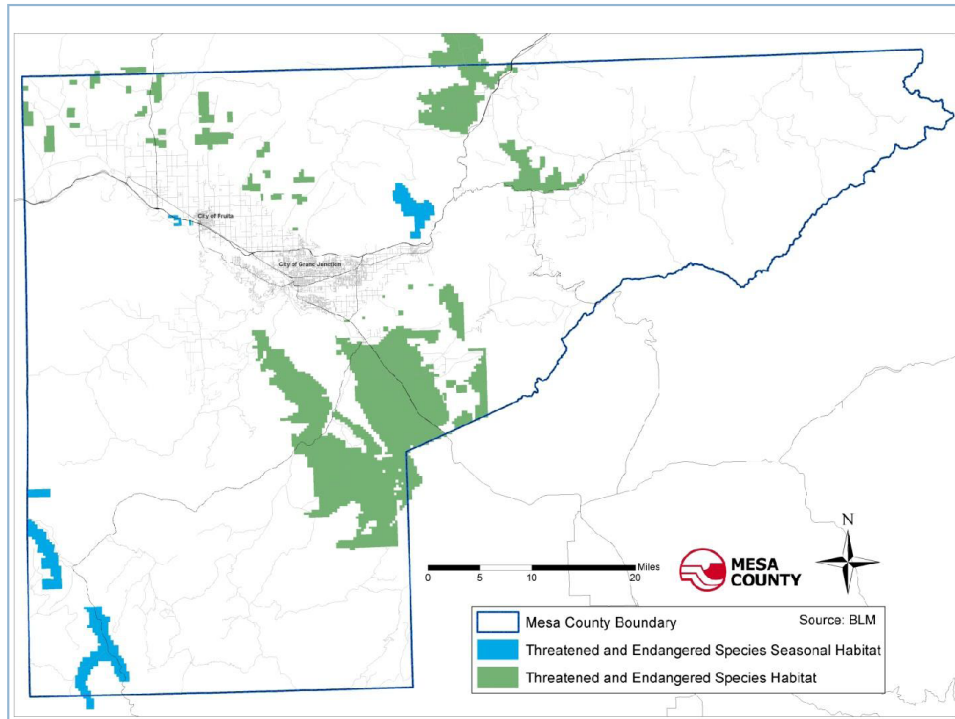


Source: Mesa County GIS

Endangered Species

An endangered species is any species of fish, plant life, or wildlife that is in danger of extinction throughout all or most of its range. A threatened species is a species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range. Both endangered and threatened species are protected by law and any future hazard mitigation projects are subject to these laws. Candidate species are plants and animals that have been proposed as endangered or threatened but are not currently listed. Figure 20 is a map showing habitats for threatened and endangered species in Mesa County. (Nelson, 2009)

FIGURE 20 MESA COUNTY HABITATS FOR THREATENED AND ENDANGERED SPECIES



The Colorado Division of Parks and Wildlife provided the following information of wildlife species found in Mesa County that have been given special designations, see Table 10.

TABLE 10 ENDANGERED WILDLIFE

Group	Common Name	Scientific Name	Occurrence	Abundance	Status
Amphibians	Boreal Toad	<i>Bufo boreas</i>	Known to occur	Unknown	State Endangered
Amphibians	Northern Leopard Frog	<i>Rana pipiens</i>	Known to occur	Common	State Species of Concern, Federal Review
Amphibians	Woodhouse's Toad	<i>Bufo woodhousii</i>	Known to occur	Common	State Monitored
Birds	American Peregrine Falcon	<i>Falco peregrinus anatum</i>	Known to occur	Rare	State Species of Concern
Birds	Bald Eagle	<i>Haliaeetus leucocephalus</i>	Known to occur	Casual/Accidental	State Threatened
Birds	Ferruginous Hawk	<i>Buteo regalis</i>	Known to occur	Very Rare	State Species of Concern
Birds	Greater Sage Grouse	<i>Centrocercus urophasianus</i>	Known to occur	Unknown	State Species of Concern
Birds	Greater Sandhill Crane	<i>Grus canadensis tabida</i>	Known to occur	Very Rare	State Species of Concern
Birds	Gunnison Sage Grouse	<i>Centrocercus minimus</i>	Known to occur	Rare	State Species of Concern, Federal Threatened
Birds	Least Tern	<i>Sterna antillarum</i>	Known to occur	Unknown	Federal Endangered, State Endangered
Birds	Long-billed Curlew	<i>Numenius americanus</i>	Known to occur	Casual/Accidental	State Species of Concern
Birds	Mountain Plover	<i>Charadrius montanus</i>	Known to occur	Unknown	State Species of Concern
Birds	Plains Sharp-tailed Grouse	<i>Tympanuchus phasianellus jamesii</i>	Known to occur	Unknown	State Endangered
Birds	Southwestern Willow Flycatcher	<i>Empidonax traillii extimus</i>	Known to occur	Rare	Federal Endangered, State Endangered
Birds	Western Snowy Plover	<i>Charadrius alexandrinus nivosus</i>	Known to occur	Unknown	State Species of Concern
Birds	Whooping Crane	<i>Grus americana</i>	Known to occur	Unknown	Federal Endangered, State Endangered

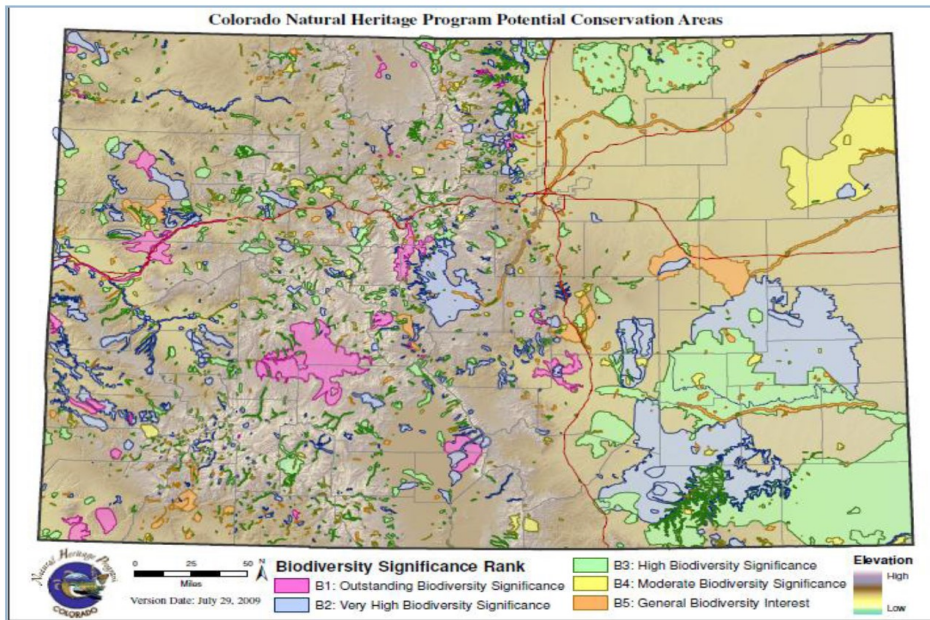
Fish	Bonytail	<i>Gila elegans</i>	County Fish Data Not Kept by NDIS		Federal Endangered, State Endangered
Fish	Razorback Sucker	<i>Xyrauchen texanus</i>	County Fish Data Not Kept by NDIS		Federal Endangered, State Endangered
Fish	Umpback Chub	<i>Gila cypha</i>	County Fish Data Not Kept by NDIS		Federal Endangered, State Endangered
Fish	Colorado Pikeminnow	<i>Ptychocheilus lucius</i>	County Fish Data Not Kept by NDIS		Federal Endangered, State Endangered
Fish	Speckled Dace	<i>Rhinichthys osculus</i>	County Fish Data Not Kept by NDIS		Rangewide Conseration Strategy
Fish	Flannelmouth Sucker	<i>Catostomus latipinnis</i>	County Fish Data Not Kept by NDIS		Rangewide Conseration Strategy
Fish	Bluehead Sucker	<i>Catostomus discabulus</i>	County Fish Data Not Kept by NDIS		Rangewide Conseration Strategy
Fish	Colorado Roundtail Chub	<i>Gila robusta</i>	County Fish Data Not Kept by NDIS		State Species of Concern
Fish	Colorado River Cutthroat Trout	<i>Oncorhynchus clarki pleuriticus</i>	County Fish Data Not Kept by NDIS		State Species of Concern
Mammals	Kit Fox	<i>Vulpes macrotis</i>	Known to occur	Very Rare	State Endangered
Mammals	Lynx	<i>Lynx canadensis</i>	Likely to occur	Extirpated	Federal Endangered, State Endangered
Mammals	Northern Pocket Gopher	<i>Thomomystalpoides</i>	Known to occur	Common	State Species of Concern
Mammals	River Otter	<i>Lontra canadensis</i>	Known to occur	Rare	State Threatened
Mammals	Townsend's Big-eared Bat	<i>Plecotus townsendii</i>	Known to occur	Uncommon	State Species of Concern
Mammals	White-tailed Prairie Dog	<i>Cynomys leucurus</i>	Known to occur	Fairly Common	Federal Petition/Review
Mammals	Wolverine	<i>Gulo gulo</i>	Likely to occur	Extirpated	State Endangered
Reptiles	Longnose Leopard Lizard	<i>Gambelia wislizenii</i>	Known to occur	Uncommon	State Species of Concern
Reptiles	Midget Faded Rattlesnake	<i>Crotalus viridis concolor</i>	Known to occur	Uncommon	State Species of Concern

(CODPW, 2015)

Imperiled Natural Plant Communities

The Colorado Natural Heritage Program (CNHP) tracks and ranks Colorado's rare and imperiled species and habitats, and provides information and expertise on these topics to promote the conservation of Colorado's valuable biological resources. The Statewide Potential Conservation Areas (PCA) map in Figure 21 shows CNHP's best estimate of the primary area required to support the long-term survival of targeted species or natural communities. (About Us: Colorado Natural Heritage Program, 2009)

FIGURE 21 POTENTIAL CONSERVATION AREAS

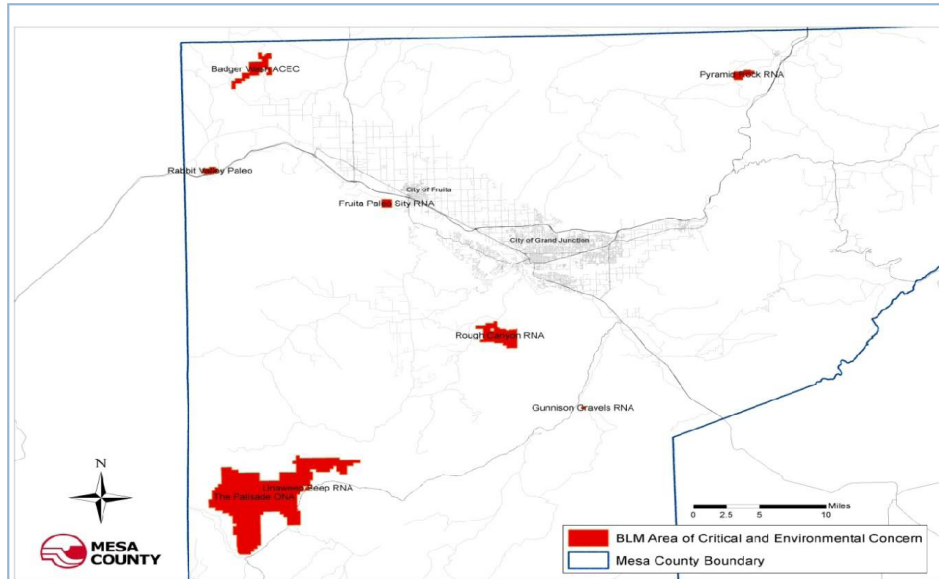


(About Us: Colorado Natural Heritage Program, 2009)

Ecologically Sensitive Areas

Figure 22 shows the ecologically sensitive areas in Mesa County where threatened and endangered species and imperiled natural plan communities are most likely found.

FIGURE 22 MESA COUNTY ECOLOGICALLY SENSITIVE AREAS



Source: Mesa County GIS

Historical and Cultural Resources

Several national and state historic inventories were reviewed to identify historic and cultural assets in Mesa County:

- The National Register of Historic Places is the Nation’s official list of cultural resources. The National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources. Properties listed include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of Interior.
- The Colorado State Register of Historic Properties is a listing of the state’s significant cultural resources worthy of preservation. Properties listed in the Colorado State Register include individual buildings, structures, objects, districts, and historic and archaeological sites.

Table 11 lists the properties and districts in Mesa County that are on the National Register of Historic Places.

TABLE 11 NATIONAL REGISTER OF HISTORIC PLACES IN MESA COUNTY

Property Name	City	Location	Date Listed
Colorado National Monument Visitor Center Complex	Mesa County	Colorado National Monument	07/15/2003
Colorado River Bridge	Mesa County	DeBeque Vicinity	10/15/2002
Clifton Community Center & Church	Mesa County	Clifton	06/30/1982
Coates Creek Schoolhouse	Mesa County	Glade Park	02/03/1993
Convicts' Bread Oven	Mesa County	Molina	12/31/1974
Crissey, Herbert and Edith, House	Palisade	218 W. 1st St.	05/18/2003
Cross Land and Fruit Company Orchards and Ranch	Mesa County	3079 F Road	03/28/1980
DeBeque House	DeBeque	233 Denver Ave.	07/28/1995
Denver and Rio Grande Western Railroad Depot	Grand Junction	119 Pitkin Ave.	09/08/1992
Devils Kitchen Picnic Shelter	Mesa County	Colorado National Monument	04/21/01994
Fruita Bridge	Mesa County	Cty. Rd. 17.50 over Co. River	02/04/1985
Fruita Museum	Fruita	432 E. Aspen	10/10/1996
Grand Valley Diversion Dam	Mesa County	8 mi. NE of Palisade	10/08/1991
Handy Chapel	Grand Junction	202 White Ave.	08/19/1994
Hotel St. Regis	Grand Junction	359 Colorado Ave.	10/22/1992
IOOF Hall	DeBeque	4th St. and Curtis Ave.	03/25/1993
Kettle-Jens House	Mesa County	498 32nd Road	05/06/1983
Land's End Observatory	Mesa County	Land's End Road, 10 miles W of CO 65	02/28/1997
Loma Community Hall	Mesa County	1341 Co. Rd. 13, Loma	11/22/1995
Margery Building	Grand Junction	519-527 Main Street	02/24/1993
North 7th Street Historic Residential District	Grand Junction	7th St. between Hill and White Aves.	01/05/1984
Phillips, Harry and Lilly House	Fruita	798 N. Mesa St.	11/13/1997
Pipe Line School	Mesa County	101 16.5 Rd. Glade Park	04/29/1999
Rim Rock Drive Historic District	Grand Junction	Colorado National Monument	04/21/1994
Saddlehorn Caretaker's House and Garage	Grand Junction	Colorado National Monument	04/21/1994
Saddlehorn Comfort Station	Grand Junction	Colorado National Monument	04/21/1994
Saddlehorn Utility Area Historic District	Grand Junction	Colorado National Monument	04/21/1994
Serpents Trail	Grand Junction	Colorado National Monument	04/21/1994
U.S. Post Office	Grand Junction	400 Rood Ave.	01/31/1980
Cayton Ranger Station	Mesa County	White River National Forest, Silt Vicinity	4/27/05
Calamity Camp	Mesa County	Gateway Vicinity	6/1/11

(National Register of Historic Places, 2014)

Table 12 identifies the properties and districts in Mesa County that are on the Colorado Office of Archaeology and Historic Preservation site. Those properties listed above were also listed on the State list.

TABLE 12 MESA COUNTY PROPERTIES LISTED AS ARCHAEOLOGY AND HISTORIC PRESERVATIONS SITES

Property Name	City	Location	Date Listed
Stockmens Bank	Collbran	111 Main St.	03/08/1995
Circle Park	Fruita	Fruita Park Sq.	05/14/1997
Fruita Elementary	Fruita	325 E. Aspen St.	03/10/1993
Weckel House	Mesa County	1620 Hwy. 6 & 50	03/13/1996
Driggs Mansion	Mesa County	24505 State Highway 141	09/14/2005
Grand Junction Country Club	Grand Junction	2463 Broadway	09/13/1995
Hurlburt-Knowles House	Mesa County	1151 13 Rd. Loma	08/09/2000
Harlow Gravesite	Mesa County	869 Rapid Creek Rd.	09/13/1995
Bloomfield Site	Mesa County	Whitewater Vicinity	01/20/1983
Coffman House	Mesa County	4000 US Hwy. 50	12/12/2001
Land's End Aboriginal Site	Mesa County	Land's End Road	03/11/1998
Raber Cow Camp	Mesa County	Land's End Road	03/10/1993

(National and State Registers)

Economic Assets

Economic assets at risk may include major employers or primary economic sectors, such as, agriculture, whose losses or inoperability would have severe impacts on the community and its ability to recover from disaster. After a disaster, economic vitality is the engine that drives recovery. Every community has a specific set of economic drivers, which are important to understand when planning ahead to reduce disaster impacts to the economy. When major employers are unable to return to normal operations, impacts ripple throughout the community. Table 13 lists the major employers in Mesa County based on the number of employees.

TABLE 13 MAJOR EMPLOYERS IN MESA COUNTY

Ind	Employer	Employees	Phone #	Web site
G	Mesa County School District #51	3,000	970-254-5100	www.mesa.k12.co.us
S	St. Mary's Hospital & Medical Center	2,068	970-244-2273	www.stmarygi.org
G	City of Grand Junction	672	970-244-1501	www.gicity.org
G	State of Colorado	995	303-866-2431	www.state.co.us
R	Wal-Mart	859	970-241-6061	www.walmart.com
G	Mesa County- All Departments	980	970-244-1800	www.mesacounty.us
S	Colorado Mesa University	699	970-248-1020	www.coloradomesa.edu

S	City Markets, Inc	565	970-241-0750	www.citymarket.com
S	StarTek USA, Inc	600	970-263-7676	www.startek.com
S	Community Hospital	555	970-242-0920	www.yourcommunityhospital.org
S	Hilltop Community Resources, Inc.	526	970-242-4400	www.htop.org
S	Family Health West	447	970-858-9871	www.familyhealthwest.org
S	Rocky Mountain Health Plans	355	970-244-7800	www.rmhp.org
S	Strive	300	970-243-3702	www.strivecolorado.org
S	West Star Aviation	290	970-243-7500	www.weststaraviation.com
S	United Companies	202	970-243-4900	www.united-gj.com
S	Daily Sentinel	220	970-242-5050	www.gjsentinel.com
S	Union Pacific Railroad	187	402-544-1188	www.up.com
R	McDonald's	224	970-245-6420	www.mcdonaldsgrandjunction.com
S	GJ Pipe and Supply	124	970-243-4604	www.gjpipe.com
R	Home Depot	145	970-244-8577	www.homedepot.com
S	Leitner-Poma of America	106	970-241-4442	www.leitner-poma.com
S	Halliburton Energy	700	970-523-3600	www.halliburton.com

(S = Service, R = Retail, G = Government) (Data & Demographics: Grand Junction Economic Partnership, 2009)

Vulnerability by Hazard

This section describes overall vulnerability and identifies structures and estimates potential losses to buildings, infrastructure, and critical facilities located in identified hazard areas. This assessment was limited to the hazards that were considered moderate or high in planning significance, based on HMPC input and the hazard profiles. Hazards that ranked as “low significance” are not included in the vulnerability assessment. These include the following: Expansive soils, Hail Storm, Land Subsidence, and Tornado.

Many of the identified hazards, particularly weather related hazards, affect the entire planning area, and specific hazard areas cannot be mapped geographically. For those hazards, which include drought, lightning, and winter weather, the vulnerability is mainly discussed in qualitative terms because data on potential losses to structures is not available.

Avalanche

Mesa County’s vulnerability to avalanches is moderate due to the historical events where loss of life has occurred. Thousands of people are exposed to avalanche risk in Mesa County every winter and spring due to the recreational use of backcountry areas. Motorists along highways are also at risk of injury or death if avalanches sweep across roadways.

Existing Development

Mesa County does not have comprehensive information or mapping of avalanche hazard areas, therefore limiting available data on specific structures at risk or estimate potential losses to structures.

Future Development

There are no immediate plans to map avalanches in Mesa County.

Dam Failure

Mesa County has a considerable amount of high hazard dams that if a failure of one of these high hazard dams occurred, it would result in loss of life. There is no specific evidence at the time this plan was written to indicate a failure of any dams in Mesa County.

Vulnerability to dam failure is greatest on the Grand Mesa where most of the dams are located and specifically the Town of Collbran which is downstream from many of the dams. A catastrophic dam failure would challenge local response capabilities and require evacuations to save lives. Impacts to life safety will depend on the timely warning of people in the area. Without immediate warning, loss of life could result as well as potentially catastrophic effects to roads, bridges, and homes.

Existing Development

The Mesa County Office of Emergency Management retains copies of emergency action plans for all Class I and Class II dams in the County. The Mesa County Emergency Management Office has also worked with the Grand Junction Regional Communications Center to identify potential evacuation areas if a dam failure were to occur that is built into the reverse 911 system for notification purposes. Due to ongoing security concerns of the dam operators, Mesa County Emergency Management requests that inundation maps not be made part of this public planning process.

Future Development

Efforts to map out additional evacuation areas that would be inundated in the event of a dam failure will continue with the Grand Junction Regional Communications Center. The County and towns should consider the dam failure hazard when permitting development downstream of the Class I and Class II dams.

Drought

Drought has been a significant issue in Mesa County. It is the one hazard that cannot be controlled yet it has devastating effects that can last for several years. Drought has several impacts to Mesa County including but not limited to; air quality, wildfires, reduction of tourism and recreation activities, and damage to the agriculture industry.

Existing Development

The impacts from drought are non-structural and generally affect the economy and environment the most. A drought event normally does not impact structures and can be difficult to identify specific hazard areas. Many of the towns use public education efforts to encourage water conservation during the summer months.

Future Development

Vulnerability to drought will increase as population growth increases putting more demands on existing water supplies. Future water use planning should consider increase in population as well as potential impacts of climate change.

Earthquake

Past earthquake activity in Mesa County has been minimal and most earthquake activity has low magnitude and severity. Earthquake data in Mesa County is limited but some historical information is available through Colorado Mesa University.

Existing Development

By using data from the HAZUS-MH software, information on potential economic and social losses due to an earthquake in Mesa County can be determined. This particular information produces “what if” scenarios (e.g., determines what would happen if an earthquake of a certain magnitude occurred on a particular fault) The earthquake magnitudes used for each fault were the “maximum credible earthquake” as determined by the U.S. Geological Survey.

There are 16 Quaternary aged faults identified by the USGS in Mesa County. There are innumerable older faults that have been identified and presumably older faults which remain hidden from view. The Quaternary aged faults are associated with the Uncompahgre Plateau. The Uncompahgre Plateau extends from Grand County, Utah northwest of Grand Junction to near the town of Ridgway, Colorado. The Uncompahgre has as much as 640 m of uplift. The faults associated with the uplift are in two groups, bordering both the southwest flank and northeast flank of the uplift.

The northeast flank of the Uncompahgre Plateau, near Grand Junction, contains the Redlands Fault complex. This fault shows as much as 240 m of displacement and can be seen most vividly in the Colorado National Monument. The Colorado Geological Survey has estimated that the largest earthquake possible on the Western Slope of Colorado is magnitude 6.5.

Using the HAZUS-MH program, Emergency Management staff and a Colorado Mesa University faculty member designed and analyzed the following earthquake scenario on the Bridgeport/Cactus Park fault complex in southern Mesa County:

Type: Deterministic, arbitrary

Attenuation Function: Western US Shallow Crustal Event – Non Extensional

Magnitude: 5.5

Epicenter: Latitude 38.875, Longitude -108.438
Depth: 1 Kilometer
Width: 6 Kilometers

Fault Mechanism: Reverse Slip

Rupture: Subsurface Length: 5.88844 Kilometers
Surface Length: 4.02717 Kilometers
Orientation: 120 degrees
Dip Angle: 75 Kilometers

While this is not the worst-case scenario for an earthquake event in Mesa County, it is believed to be a more plausible scenario (Wolny, Martsof, 2009). Figure 23 provides an illustration of potential ground acceleration from this scenario.

FIGURE 23 HAZUS EARTHQUAKE SCENARIO

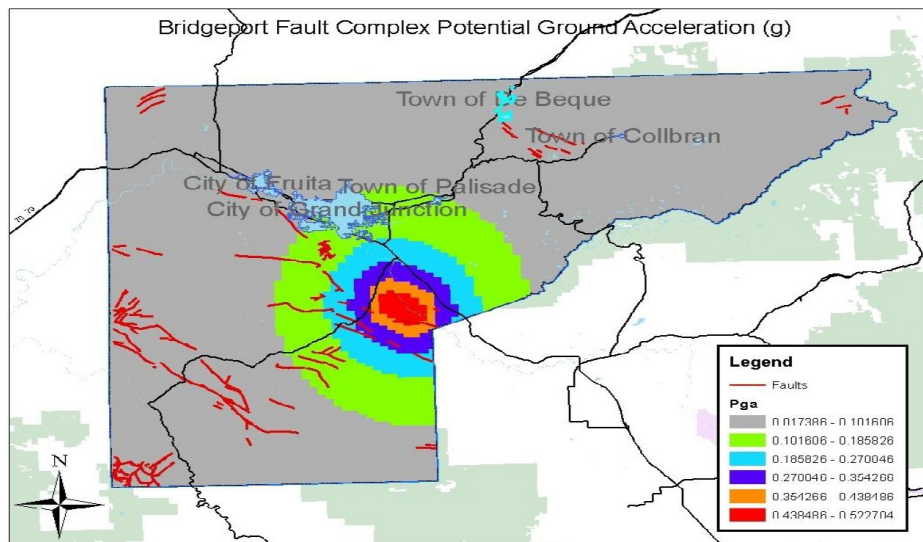


Figure 24 shows how far reaching this type of earthquake would be felt in Mesa County and Figure 25 identifies the area with displaced homes.

FIGURE 24 BRIDGEPORT EARTHQUAKE GROUND MOTION

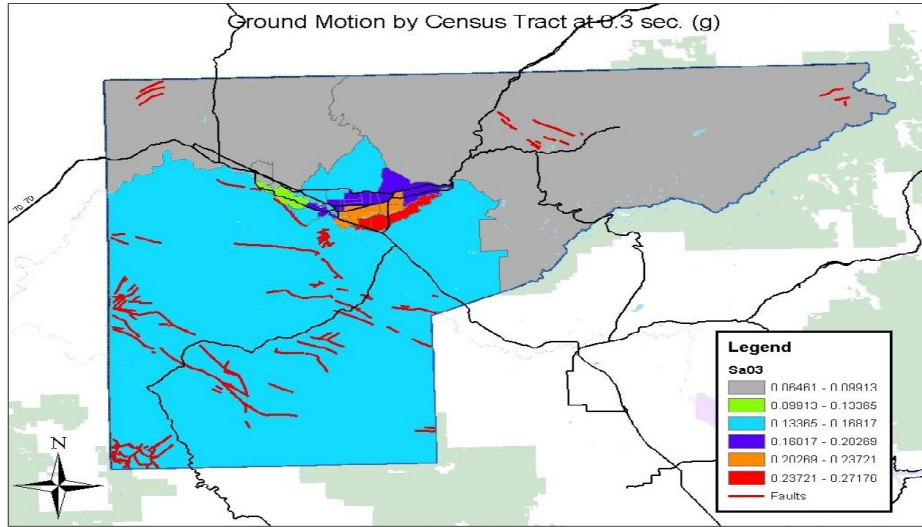
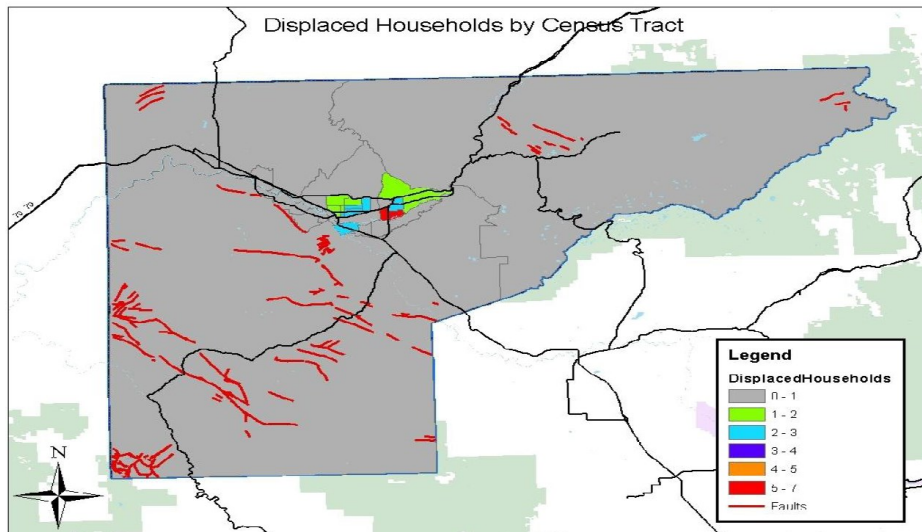


FIGURE 25 BRIDGEPORT EARTHQUAKE SCENARIO, DISPLACED HOMES



In calculating building damage associated with this type of earthquake, the following Hazus definitions were used:

Slight Damage: Small plaster or gypsum board cracks at corners of doors and window openings and wall-ceiling intersections, small cracks in masonry chimneys and masonry veneer.

Moderate Damage: Larger plaster or gypsum board cracks at corners of door and window openings; small diagonal cracks across shear wall panels exhibited by small cracks in stucco and gypsum wall panels; large cracks in brick chimneys' toppling of tall masonry chimneys.

Extensive Damage: Large diagonal cracks across shear wall panels or large cracks at plywood joints; permanent lateral movement of floors and roof; toppling of most brick chimneys' cracks in foundations; splitting of wood sill plates and/or slippage of structure over foundations; partial collapse of room-over garage or other soft-story configurations; small foundation cracks.

Complete Damage: Structure may have large permanent lateral displacement, may collapse, or be in imminent danger of collapse due to cripple wall failure or the failure of lateral load resisting system; some structures may slip and fall off the foundations; large foundation cracks.

Table 14 provides an estimated number of buildings damaged and the extent of damage to the various types of structures using this scenario.

TABLE 14 ESTIMATED BUILDING DAMAGE FROM EARTHQUAKE

Number of Buildings

	No Damage	Slight Damage	Moderate Damage	Extensive Damage	Complete Damage	Total
Wood	28677	2296	384	25	0	31382
Steel	177	10	5	1	0	193
Concrete	367	27	10	1	0	405
Precast	192	16	13	3	0	224
Reinforced Masonry	3234	202	133	20	0	3589
Manufactured Home	2086	295	156	16	0	2553
Total	34733	2846	701	66	0	38346

Table 15 identifies the possible economic loss due to the number of damaged or destroyed buildings as a result of this type of earthquake.

TABLE 15 DIRECT ECONOMIC LOSS

Capital Stock Losses			
Structural Damage Loss	Non-structural Damage Cost	Contents Damage Cost	Inventory Loss
\$ 11,819,000.00	\$ 37,667,000.00	\$ 15,472,000.00	\$ 539,000.00

Income Losses			
Relocation Loss	Capital Related Loss	Wage Losses	Rental Income Loss
\$ 315,000.00	\$ 2,977,000.00	\$ 3,944,000.00	\$ 4,520,000.00

Total Loss
\$ 65,497,000.00

Much of the County’s recent development has building codes in place which reduce the risk of structural damage. However, historical buildings constructed of unreinforced masonry are most vulnerable to seismic ground shaking. Downtown Grand Junction is one of the areas most vulnerable to a seismic event due to older construction.

Similar to calculating damage to buildings, the analysis also allows us to estimate possible injuries sustained during a 5.5 magnitude earthquake in this area as shown in Table 16. Hazus Injury definitions are defined as the following:

Severity 1: Injuries requiring basic medical aid without requiring hospitalization.

Severity 2: Injuries requiring a greater degree of medical care and hospitalization, but not expected to progress to a life threatening status.

Severity 3: Injuries that pose an immediate life threatening condition if not treated adequately and expeditiously. The majority of these injuries are the result of structural collapse and subsequent collapse of impairment of the occupants.

Severity 4: Instantaneously killed or mortally injured.

TABLE 16 POSSIBLE INJURIES SUSTAINED IN EARTHQUAKE

<i>Injury Severity Level</i>					
Casualties at 2:00 AM event	Severity 1	Severity 2	Severity 3	Severity 4	Total
Commuting	0	0	0	0	0
Commercial	0	0	0	0	0
Educational	0	0	0	0	0
Hotels	0	0	0	0	0
Industrial	0	0	0	0	0
Other-Residential	7	1	0	0	8
Single Family	14	2	0	0	16
Total Casualties - 2:00 AM	21	3	0	0	24
Casualties at 2:00 PM event	Severity 1	Severity 2	Severity 3	Severity 4	Total
Commuting	0	0	0	0	0
Commercial	13	2	0	0	15
Educational	3	0	0	0	3
Hotels	0	0	0	0	0
Industrial	2	0	0	0	2
Other-Residential	1	0	0	0	1
Single Family	3	0	0	0	3
Total Casualties - 2:00 PM	22	2	0	0	24
Casualties at 5:00 PM event	Severity 1	Severity 2	Severity 3	Severity 4	Total
Commuting	0	0	0	0	0
Commercial	10	1	0	0	11
Educational	0	0	0	0	0
Hotels	0	0	0	0	0
Industrial	1	0	0	0	1
Other-Residential	3	1	0	0	4
Single Family	5	1	0	0	6
Total Casualties - 5:00 PM	19	3	0	0	22

Future Development

All jurisdictions within Mesa County have adopted building codes. Building codes substantially reduce the costs of damage to future structures from earthquakes. It is highly recommended that a specific study be done on the liquefaction hazards found within the Grand Valley. This is the single most important unknown in assessing the vulnerability of earthquakes in Mesa County.

Floods

Floods affect most of the communities in Mesa County and will continue to occur in the future. Floods can be critical in their magnitude and may cause deaths and damage to property and infrastructure.

Existing Development

In 2005, Mesa County entered FEMA's map modernization program to develop digital flood insurance rate maps (DFIRMS) in partnership with state and federal agencies. Mesa County has received a copy of the preliminary copies of the Digital Flood Insurance Rate Map (DFIRM) and Flood Insurance Study (FIS) report. The preliminary report is in a countywide format, which means that flood hazard information for all jurisdictions within Mesa County have been included on one DFIRM and one FIS report.

Analysis was done for each community in Mesa County to determine the proportion of value of buildings in the hazard areas that were identified by the HMPC. The GIS system was used by selecting parcels that have their center within the city or town limits, then by making a sub-selection of parcels that have their center within the areas subject to flooding. Structure value is based on the actual value of improvements. Specific information regarding flood losses is identified in the jurisdiction's annex.

Floodplain Management

The purpose of the Mesa County Floodplain Management program is to assist property owners with any improvements in the floodplain. The County's goal is to help minimize property damage to residents of Mesa County during flood events. Mesa County wants to ensure that life, property including natural resource values, and/or new improvements are safe during flood events and that any structures or improvements in the floodplain will not cause additional drainage problems.

Regulations are in place to ensure that proposed improvements will not cause flooding problems upstream and/or downstream. Every man made structure or improvement constructed within the floodplain area requires a Floodplain Development Permit prior to beginning construction. A Floodplain Development Permit authorizes a specific activity within the regulatory floodplain while minimizing the likelihood of property damage to buildings or improvements in the event of a flood. (County, Mesa County Public Works, Stormwater Management, 2009)

The National Flood Insurance Program (NFIP) is a federal program enabling property owners in participating communities to purchase insurance as a protection against flood losses. A jurisdiction's eligibility to participate is premised on their adoption and enforcement of state and community floodplain management regulations intended to prevent unsafe development in the floodplain, thereby reducing future flood damages. Thus, participation in the NFIP is

based on an agreement between communities and the federal government. If a community adopts and enforces a floodplain management ordinance to reduce future flood risk to new construction in floodplains, the federal government will make flood insurance available within the community as a financial protection against flood losses. Currently all of the communities in and including Mesa County participate in the National Flood Insurance Program.

Future Development

Management of stormwater is important to the communities in Mesa County. As mandated under the Clean Water Act, the U.S. Environmental Protection Agency has developed a National Pollutant Discharge Elimination System stormwater permitting program. Phase II of this program addresses smaller urbanized areas, such as the Grand Valley. Currently the jurisdictions in Mesa County have identified areas where Phase II regulations are to be implemented, requiring stormwater construction permits. (County, Mesa County Public Works, Stormwater Management, 2009)

Landslide, Mudflow/Debris Fall, Rock Fall

In Mesa County, vulnerability to landslides primarily occurs along roadways, where the hazard could cause deaths or injuries. Road closures due to landslide events also affect the County economically.

Existing Development

Under the Mesa County Land Development Code, Chapter 7, any proposed land use or development must identify hazard areas, i.e., floodplains, drainage areas, steep slope areas, geological fault areas, and other areas hazardous to life or property. Such proposals will require an evaluation to determine the degree to which the proposed activity will:

- Expose any person, including occupants or users of the proposed use or development to any undue natural hazard.
- Create or increase the effects of natural hazard areas or other improvements, activities or lands.
- Impact the natural environment and be unduly destructive to the natural resources of an area.

Regulations also require proposed land uses address soil, erosion, and surface geologic characteristics of the development site through proper design, engineering and construction. (County, Mesa County Planning Division, 2014)

Potential losses for the landslide areas in Mesa County were estimated using Mesa County GIS and assessor's data and were examined in terms of values and critical facilities at risk. Detailed information pertaining to specific jurisdictions is found in that jurisdiction's annex.

Future Development

The severity of landslide problems is directly related to the extent of human activity in hazard areas. Adverse effects can be mitigated by early recognition and avoiding incompatible land uses in these areas or by corrective engineering. The mountainous topography of the County presents considerable constraints to development, most commonly in the form of steep sloped areas. These areas are vulnerable to disturbance and can become unstable. Most of these areas are adjacent to roadway systems that are heavily used. Continue adherence to the Land Development Code is necessary.

Lightning

Lightning events are likely to occur throughout Mesa County and can result in deaths and destruction of property. Consequences of lightning may have destructive effects on power and information systems. Failure of these systems would have cascading effects throughout the County and could possibly disrupt other critical infrastructure such as water treatment facilities. Because lightning can occur anywhere in the County, data was not available to identify specific structures at risk or estimate potential losses.

Severe Winter Weather

Existing Development

Winter storms can create significant public safety concerns and cause significant impacts to the local economy due to a disruption in the transportation of goods. On occasion, winter storms can overwhelm snow removal efforts, transportation, livestock management and business and commercial activities.

From previous events, Mesa County Emergency Management staff has identified the County's elderly population is a significantly vulnerable population during winter storms especially when utility outages are associated with winter storms.

Future Development

Population growth in the county will increase potential problems with traffic and snow removal, thereby putting pressure on local governments and emergency services. The Grand Valley doesn't typically experience significant winter storms, however it has experienced utility outages associated with severe weather. Future efforts should be made to identify populations at risk and determine special needs.

Wildfire

Existing Development

Past mitigation projects include a detailed, on the ground, wildfire hazard risk assessment for approximately 450 structures including private residences and outbuildings within the

jurisdictions of Lower Valley Fire Protection District, Grand Junction Rural Fire Protection District and unincorporated Mesa County. Each structure was evaluated based on potential fuels, slope, aspect, fire disturbance regimes, access/egress, water supply, and structure ignitability. This data was compiled and incorporated into the County's GIS system.

The GIS data shows structures that have been rated as to overall risk of wildfire, as well as those areas deemed most appropriate for wildland fire hazard mitigation efforts on both federal and non-federal lands within this area. This information is used to aid local fire departments and federal agencies in preparing fuels mitigation projects and preplanning fire prevention and protection strategies. This assessment also serves as the basis for public information and education efforts directed primarily by the Colorado State Forest Service and participating jurisdictions to encourage private property owners to participate in Firewise and other mitigation efforts to protect their property.

Mesa County Land Development Code specifically addresses development standards in hazard areas. All new development located on lands rated as medium or higher wildfire hazard shall be developed using defensible spacing standards. (County, Mesa County Planning Division, 2014)

Future Development

Many areas in Mesa County now have an increased wildfire threat in areas where fire was not a problem in the past. This is due to a combination of irrigation and the introduction of non-native plants. Non-native tamarisk and Russian olive have invaded drainage areas. Excess un-drained irrigation water has created thick unbroken stands of vegetation throughout the Grand Valley. These stands of tamarisk and Russian olive burn readily and pose a threat to homes and other structures. (Paul, 2009)

Additional wildfire assessments need to be conducted across Mesa County. Several areas are at significant risk to wildland fire and more education of property owners on how to create a defensible space around their homes and other structures is needed. Once the assessments have been completed, on the ground efforts to create defensible spacing or thinning of areas with substantial overgrowth need to be completed.

Changes in Development

Between 2010 – 2014, there were 294 new subdivision plats recorded in Mesa County accounting for 1,070 subdivision lots. These new subdivision lots are distributed as detailed as follows:

- City of Grand Junction: 604
- City of Fruita: 49
- Town of Palisade: 8

- Town of DeBeque: 0
- Town of Collbran: 2
- Unincorporated Mesa County: 407

The number of building permits issued for the unincorporated area of Mesa County is reflected in the following table.

	2010	2011	2012	2013	2014
Commercial Permits	18	8	12	7	9
Residential Permits	148	148	203	194	228

Individual community profiles contain additional information on new development within each respective community.

Mitigation Strategy

44 CFR Requirement §201.6(c)(3); The plan shall include a mitigation strategy that provides the jurisdiction's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools.

This section presents the mitigation strategy developed by the Mesa County Hazard Mitigation Planning Committee (HMPC) based on the County's risk assessment. The mitigation strategy was developed through a collaborative group process and consists of goals, objectives, and mitigation actions. The following definitions are based upon those found in FEMA publication 386-3, Developing a Mitigation Plan (2002):

- **Goals:** General guidelines that explain what you want to achieve. Goals are defined before considering how to accomplish them so that they are not dependent on the means of achievement: They are usually long-term, broad, policy-type statements.
- **Objectives:** Define strategies or implementation steps to attain the identified goals and are specific and measurable.
- **Mitigation Actions:** Specific actions that help achieve goals and objectives.

Goals and Objectives

The HMPC developed goals and objectives to provide direction for reducing hazard-related losses in Mesa County that were based on the results of the risk assessment. Through discussions at the second planning meeting, the HMPC identified a variety of possible goals.

Goal 1: Reduce risk to the people, property, and environment of Mesa County from the impacts of natural hazards.

- Minimize the vulnerability of existing and new development to hazards.
- Increase education and awareness of hazards and risk reduction measures.
- Improve comprehensive wildfire planning, funding, and mitigation.
- Strengthen floodplain management programs.
- Enhance assessment of multi-hazard risk to critical facilities and infrastructure.

Goal 2: Minimize economic losses

- Strengthen disaster resistance and resiliency of businesses and employers.
- Promote and conduct continuity of operations and continuity of governance planning.
- Reduce financial exposure of county and municipal governments.

Goal 3: Implement the mitigation actions identified in this plan

- Engage collaborative partners, including community organizations, businesses, and others
- Integrate mitigation activities into existing and new community plans and policies.
- Monitor, evaluate, and update the mitigation plan.

Identification and Analysis of Mitigation Actions

44 CFR Requirement §201.6(c)(3)(ii): The mitigation strategy shall include a section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.

The HMPC representatives present at the third meeting identified, discussed, and prioritized potential mitigation actions. Representatives chose to focus on the top three hazards with an overall ranking of “High” to develop hazard specific mitigation actions. The three high hazards are: Flooding, Wildfire, and Landslides-Rockfalls. At the time the mitigation actions are complete, additional mitigation goals and actions will be developed for the remaining hazards. The additional hazards include: Avalanche, Dam Failure, Drought, Hazardous Materials, Lightning, and Severe Winter Weather. It is important to note that many of the final mitigation actions are multi-hazard actions designed to reduce potential losses from all types of hazard events.

The HMPC discussed the key issues for each priority hazard and discussed potential mitigation alternatives. The mitigation strategy worksheet (worksheet #4) was used to identify all possible mitigation actions for each of the three high hazards. Possible actions were discussed and eventually prioritized for the appropriate jurisdictions.

Implementation of Mitigation Actions

44 CFR Requirement §201.6(c)(3)(ii): The mitigation strategy shall include an action strategy describing how the actions identified in paragraph (c)(2)(ii) will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost benefits review of the proposed projects and their associated costs.

Representatives prioritized the various mitigation actions based on the hazard that would be mitigated, cost estimate, and benefits to completing the mitigation actions preventing further loss, and possible funding opportunities for the actions. The process of identification and analysis of mitigation alternatives allowed the HMPC to come to consensus and to prioritize the recommended actions.

The Disaster Mitigation Act regulations state that cost-benefit review is the primary method for mitigation projects to be prioritized. Recognizing the federal regulatory requirement to prioritize by cost-benefit, and the need for any publicly funded project to be cost-effective, the HMPC decided to pursue implementation according to when and where damage occurs, available funding, political will, and jurisdictional priority.

The mitigation actions developed by the HMPC are listed in Table 17. The HMPC came to consensus on which departments and representatives are responsible for completing an implementation worksheet for each identified mitigation action. The worksheets document background information, cost estimates, benefits, and timeline for each action.

TABLE 17. MITIGATION ACTION MATRIX

Mitigation Action Matrix				
Jurisdiction	Action	Priority	Goals Addressed	Hazards Addressed
Multi-jurisdictional	Coordinate annual reviews	High	Goal 3	Multi-Hazard
Multi-jurisdictional	Continue public involvement in mitigation activities	High	Goal 1	Multi-Hazard
Multi-jurisdictional	Coordinate and complete a continuity of operations/continuity of governance (COOP/COOG) Plan	High	Goal 2	Multi-Hazard
Multi-jurisdictional	Identify and prioritize fuel reduction projects around critical facilities and infrastructure in wildfire hazard areas. Community education regarding the risk of wildfires.	High	Goal 1	Wildfire

Town of Palisade: Fire Department	Create a fire mitigation plan to protect vital raw water supplies and infrastructure. Conduct on the ground mitigation to reduce the potential for wildfire.	High	Goal 1,2	Wildfire
Multi-Jurisdictional	Incorporate information contained in Hazard Mitigation Plan into other planning mechanisms, when appropriate.	High	Goal 1, 2	Multi-Hazard
Multi-jurisdictional	Project includes 2 detention basins and 535 feet of box culvert improvements that will remove 269 structures from 100 year floodplain, including 2 churches and 1 elementary school, and decrease emergency response arterial inundation (Hwy.50) by .43 feet (Orchard Mesa Detention & Conveyance Improvements).	Medium	Goal 1,2	Flooding
Mesa County	Adobe Creek: Overbank flooding of properties is common during small events. Project will upgrade 13 structures and 2.5 miles of channel to achieve flow capacity for 10 year event level.	Medium	Goal 1,2	Flooding
Multi-Jurisdictional	Project will construct a 75.5 acre-foot reservoir above I-70 on Bosley Wash to reduce peak 100 year discharge from 1727 CFS to 50 CFS, thereby eliminating downstream flooding.	Medium	Goal 1,2	Flooding
Mesa County	Douglas Wash: The existing drainage way and crossing structures are undersized and cannot convey the 100 year storm event. More than 55 properties are within the flooding area as a result. A study was completed and the recommended solution was to construct detention areas to control the flow within the channel.	Medium	Goal 1,2	Flooding
Multi-jurisdictional	Mitigation project for the upper and lower portions of the Leach Creek drainage. These projects would provide mitigation to flood events for the area of Leach Creek above the confluence with Ranchmen's Ditch.	Medium	Goal 1,2	Flooding
Mesa County, City of Grand Junction, City of	NFIP Compliance: Jurisdictions will incorporate and reference DFIRM maps in regulations as new floodplains are mapped. Audits of regulations will ensure compliance with NFIP in all program areas.	Medium	Goal 1	Flooding

Fruita, Town of Palisade				
Multi-Jurisdictional	Identify and map geologic hazard zones and incorporate into master planning.	Medium	Goal 1,3	Landslide-Rockfall-Mudflow-Debris flow
Multi-jurisdictional	Real time rainfall data is lacking in Mesa County. An automated rainfall ALERT network would allow real time rainfall data access by local officials and National Weather Service forecasters for more timely flash flood warnings.	Medium	Goal 1,3	Flooding
Multi-Jurisdictional	A Basin Master Plan for Big Salt Wash will be completed. The plan will identify at risk properties, conveyance and detention mitigation alternatives and costs.	Low	Goal 1	Flooding
Multi-Jurisdictional	StormReady Recertification: Complete actions necessary to maintain StormReady Certification.	Medium	Goal 1	Multi-Hazard
Multi-Jurisdictional	Community Resilliance Planning: Develop the ability to function and sustain critical systems; adapt to changes in the physical, social, or economic environment; be self-reliant if external resources are limited or cutoff.	Medium	Goal 1,2,3	Multi-Hazard
Town of Palisade	Fuel and debris reduction: Remove overgrowth, slash, and debris from steep river bank.	High	Goal 1	Wildfire, Flooding
DeBeque FPD	District wildland Fire Assessment: Assess wildland-urban interface issues in district	Medium	Goal 1	Wildfire
DeBeque FPD	Reduce amount of fuels residents pile up for burning in and around the Town of DeBeque be establishing a wood chipping program	Medium	Goal 1	Wildfire

Note: Multi-jurisdictional includes all jurisdictions requesting approval of plan.

Mitigation Action: Multi-Jurisdictional – 1 Plan Maintenance and Implementation

Jurisdiction:	Multi-Jurisdictional
Action Item:	Coordinate biannual reviews of the Mesa County Multi-Hazard Mitigation Plan to monitor, evaluate, and update the plan.
Priority:	High
Issue/Background:	The Hazard Mitigation Planning Committee formed to develop the Mesa County Multi-Hazard Mitigation Plan needs to continue to exist and be comprised of a broad base of stakeholders. Holding biannual meetings will help keep the plan action-oriented and will assist in a more effective fire-year update process. This action will also implement the process for monitoring, evaluating, and updating the plan.
Implementation:	The Mesa County Emergency Manager will schedule and facilitate these meetings. The Committee will need to establish a meeting schedule and framework for continuity. These concepts will be presented to the group by email with a meeting date planned for the future. The first meeting will occur in July 2015. Biannual reviews may be combined with other meetings, such as multi-agency coordination group meetings.
Responsible Agency:	Mesa County Emergency Management Department
Partners:	All agencies and jurisdictions identified as the Hazard Mitigation Planning Committee.
Potential Funding:	Mesa County Emergency Management
Cost Estimate:	Staff Time
Benefits:	Continue to build relationships and understanding of the important issues involved in mitigation planning. Improve communication and coordination between the County and participating jurisdictions/agencies. Keep plan current and accurate.
Timeline:	First meeting scheduled for July 2015 and every six months after.

Mitigation Action: Multi-Jurisdictional – 2 Public Involvement in Mitigation Activities

Jurisdiction: Multi-Jurisdictional

Action Title: Continue public involvement process in mitigation activities.

Priority: High

Implementation: The Mesa County Emergency Management Department will prepare and conduct a series of presentations focused upon coordination and improvements of mitigation activities.

Through Mesa County’s Public Relations personnel, local media will be used to announce progress on the mitigation plan and future mitigation activities. Additional educational information materials will be used and will include; fact sheets, public service announcements, and presentations to specific groups. Flooding, Landslides/Rockfall, and Wildfires are priority hazards for such information.

Responsible Agency: Mesa County Emergency Management Department

Partners: All participating local governments, special districts, authorities and local media sources.

Potential Funding: Mesa County and participating jurisdictions/agencies.

Cost Estimate: Staff Time and media costs

Benefits: Increases public education and awareness

Improves communication and coordination

Build relationships and encourage a better understanding of the important issues involved in mitigation planning.

Timeline: Ongoing.

Mitigation Action: Multi-Jurisdictional – 3 Coordination of a Continuity of Operations/Continuity of Governance Plan

Jurisdiction:	Multi-Jurisdictional
Action Title:	Complete a comprehensive inventory and vulnerability analysis of critical infrastructure and coordinate multi-jurisdictional continuity of operations/continuity of governance (COOP/COOG) planning.
Priority:	High
Issue/Background:	The Mesa County Emergency Management Department and City of Grand Junction staff has been engaged in a COOP/COG planning process, which was scheduled to be completed for the County government by December 2009. This process was disrupted by organizational structure changes and has not yet been reinitiated.
Implementation:	The County will work with local governments and special districts to encourage their investment and implementation of similar work for their organizations and critical infrastructure. The Mesa County and City of Grand Junction is invested in this planning.
Responsible Agency:	Mesa County Emergency Management Department/City of Grand Junction
Partners:	All local governments and special districts
Potential Funding:	Mesa County and participating jurisdictions
Cost Estimate:	Staff Time
Benefits:	Identify critical functions/services provided by local government/special districts. Prevent loss of service. Protect human health and safety.
Timeline:	Mesa County will begin this process in 2015.

Mitigation Action: Multi-Jurisdictional – 4 Community Education Regarding The Risk of Wildfires

Jurisdiction: Multi-Jurisdictional

Action Title: Identification of fuel reduction projects around critical facilities and infrastructure in wildland urban interface areas.

Priority: High

Issue/Background: At present times, wildfires are caused mainly by humans and lightning. Each year significant issues arise for Fire Protection Districts/Agencies regarding agriculture burning without proper permits.

Implementation: Fire Protection Districts/Agencies will pull together information discussing the process for obtaining an agriculture burn permit and discuss the advantages to ensuring property owners use defensible spacing around structures on their property.

Responsible Agency: All Fire Districts/Departments

Partners: All Fire Districts, Colorado State Forest Service, Bureau of Land Management, and Mesa County Sheriff's Department.

Potential Funding: Fire Districts/Departments, Grants.

Cost Estimate: \$4,400 for ad campaigns and permits.

Benefits: Improve communication and coordination.
Protect public health and safety.
Reduce future losses.
Prevent duplication of efforts.

Timeline: Ongoing

Mitigation Action: Town of Palisade-Fire Department -1 Fire Mitigation Plan for Town's Watershed

Jurisdiction: Town of Palisade

Action Title: Implementation of a fire mitigation plan to reduce fuels and protect vital raw water supplies and infrastructure.

Priority: High

Issue/Background: The Town of Palisade's watershed has been threatened by wildfire in recent years. The Town of Palisade has developed a plan to reduce fuel sources that threaten the watershed if a wildfire were to start in the area.

Implementation: Mechanical thinning and pruning will be used where practical with hand work applied to areas of steep terrain or poor vehicle access. Prescribed burning will be applied as appropriate and existing roads and pipeline routes will provide for fuel breaks. All slash will be removed, burned or mulched.

Responsible Agency: Town of Palisade-Fire Department

Partners: Town of Palisade Road and Bridge Department, Colorado State Forest Service, Bureau of Land Management, Private Land Owners.

Potential Funding: Colorado State Forest Service Grant, Town of Palisade

Cost Estimate: \$150,000

Benefits: Protection of the Town of Palisade's Watershed.
Prevent future losses to the Town of Palisade.
Protect public health and safety.
Creates habitat and an improved environment.

Timeline: Ongoing, estimated completion in 2015

Mitigation Action: Multi-Jurisdictional – 1 Incorporate plan information into other planning mechanisms

Jurisdiction: Multi-Jurisdictional

Action Title: Incorporate information contained in Hazard Mitigation Plan into other planning mechanisms, when appropriate.

Priority: High

Issue/Background: Jurisdiction planning mechanisms should consider natural hazards and mitigation strategies in planning process.

Implementation: Stakeholder interviews during plan development

Responsible Agency: Mesa County Emergency Management Department

Partners: Mesa County, City of Grand Junction, City of Fruita, Town of Palisade, Town of Collbran

Potential Funding: Mesa County Emergency Management

Cost Estimate: Staff Time

Benefits: Continue to build relationships and understanding of the important issues involved in mitigation planning.
Improve communication and coordination between the County and participating jurisdictions/agencies

Timeline: Ongoing

Mitigation Action: Multi-Jurisdictional – 6 Orchard Mesa Detention & Conveyance Improvements

Jurisdiction: Multi-Jurisdictional

Action Title: Build two detention basins and make improvements to culvert.

Priority: Medium

Issue/Background: With the construction of two detention basins and 535 feet of box culvert improvements, 269 structures including two churches and one elementary school will be removed from the 100 year floodplain. This will also decrease emergency response arterial inundation (Hwy. 50) by .43 feet.

Implementation: The 5-2-1 Drainage Authority will make application to the Pre-Disaster Mitigation Grant funds and begin design phases.

Responsible Agency: 5-2-1 Drainage Authority

Partners: City of Grand Junction and Mesa County governments

Potential Funding: Funding sources not yet identified

Cost Estimate: \$4.150 million

Benefits: Removes a significant amount of structures out of the 100 year floodplain.

Decreases emergency response arterial inundation.

Mitigation Action: Multi-Jurisdictional – 7 Increase Flow Capacity on Adobe Creek with Conveyance Improvements

Jurisdiction: Multi-Jurisdictional

Action Title: Increase Adobe Creek flow capacity

Priority: Medium

Issue/Background: Overbank flooding of properties is common during small events. This project will upgrade 13 structures and 2.5 miles of channel to achieve flow capacity for ten year event level.

Implementation: 5-2-1 Drainage Authority will identify the 13 structures that will be updated in this project and begin developing design standards to increase flow capacity.

Responsible Agency: 5-2-1 Drainage Authority

Partners: City of Fruita and Mesa County

Potential Funding: City of Fruita, Mesa County CIP, Grants.

Cost Estimate: \$7,873,000

Benefits: Increase flow capacity along Adobe Creek and reduce overbank flooding.
13 structures will be upgraded.

Timeline: Not yet determined.

Mitigation Action: Multi-Jurisdictional – 8 Construction of reservoir on Bosley Wash

Jurisdiction: Multi-Jurisdictional

Action Title: Construct reservoir to reduce peak discharge to eliminate downstream flooding.

Priority: Medium

Issue/Background: Project will consist of constructing a 75.5 acre-foot reservoir above Interstate Highway 70 on Bosley Wash to reduce peak 100 year discharge from 1727 CFS to 50 CFS, ultimately eliminating downstream flooding.

Implementation: 5-2-1 Drainage Authority will pursue funding for project.

Responsible Agency: 5-2-1 Drainage Authority

Partners: Mesa County

Potential Funding: County Capital Improvement Plan, Grants

Cost Estimate: \$2.157 million dollars

Benefits: Elimination of downstream flooding

Timeline: Not identified at this time.

Mitigation Action: Multi-Jurisdictional – 1 Douglas Wash Improvements

Jurisdiction: Mesa County

Action Title: Construction of detention area to control the flow within the channel.

Priority: Medium

Issue/Background: The existing drainage way and crossing structure are undersized and cannot convey the 100 year storm event. More than 55 properties are within the flooding area as a result. A study was completed and the recommended solution was to construct detention areas to control the flow within the channel.

Implementation: Unknown at this time.

Responsible Agency: 5-2-1 Drainage Authority

Partners: Mesa County, Grand Junction Drainage District

Potential Funding: None identified at this time.

Cost Estimate: \$8.286 million dollars

Benefits: Reduce future losses
Protect public health and environment

Timeline: Not identified at this time.

Mitigation Action: Multi-Jurisdictional -9 Leach Creek Drainage Detention Ponds

Jurisdiction:	Multi-Jurisdictional
Action Title:	Construction of regional detention ponds for Leach Creek Drainage.
Priority:	Medium
Issue/Background:	These projects would provide mitigation to flood events for the area of Leach Creek above the confluence with Ranchmens Ditch. Other alternatives would be to purchase all properties with structures impacted by flood.
Implementation:	Unknown at this time.
Responsible Party:	City of Grand Junction
Potential Funding:	DOLA, City of Grand Junction
Cost Estimate:	\$525,000
Benefits:	Remove approximately 500 acres of commercial and residential zone properties from flood plain. Protect public health and safety. Reduce future losses.
Timeline:	Possible budget funding in 2015

Mitigation Action: Multi-Jurisdictional – NFIP Compliance

Jurisdiction: Mesa County, City of Grand Junction, City of Fruita, Town of Palisade

Action Title: Ensure continued compliance with NFIP.

Priority: Medium

Issue/Background: Incorporation of, and reference to new DFIRM is necessary. Additionally, audit of regulations will ensure continued compliance with NFIP in all program areas.

Responsible Party: Jurisdictions participating in NFIP

Cost Estimate: Staff time

Benefits: Ensure regulations are clear, concise, and enforceable.

Timeline: Ongoing

Mitigation Action: Mesa County -10 Landslide-Rockfall-Mudflow-Debris Flow Mapping

Jurisdiction: Multi-Jurisdictional

Action Title: Identify and map landslide-rockfall-mudflow-debris flow areas in Mesa County and identify possible mitigation actions.

Priority: Medium

Issue/Background: Additional identification and mapping of landslide-rockfall-mudflow-debris flow is needed throughout Mesa County and as important is the need for possible mitigation efforts.

Responsible Agency: Mesa County Emergency Management Department

Partners: Mesa County Public Works Department, Colorado Department of Transportation.

Potential Funding: Nothing identified at this time.

Cost Estimate: Staff Time

Benefits: Reduce geologic hazard risk.
Increase public awareness of hazard.
Protect public health and safety.

Timeline: Ongoing

Mitigation Action: Multi-Jurisdictional -11 Automated Rainfall ALERT Network

Jurisdiction: Mesa County

Action Title: Automated Rainfall Alert Network

Priority: Medium

Issue/Background: Real time rainfall data is lacking in Mesa County, with only one exception being the Grand Junction Regional Airport. An automated rainfall Alert network would allow real time rainfall data access by local officials and National Weather Service forecasters for more timely flash flood warnings.

Implementation: Identification of system components and vendors.

Responsible Agency: Mesa County Emergency Management Department

Partners: National Weather Service

Potential Funding: Grants

Cost Estimate: \$625,000 for installation and \$150,000 annual maintenance.

Benefits: Enhanced monitoring of flood potential.
Increase lead time of flash flood warnings for the general public.
Protect public health and safety.

Timeline: Unknown at this time.

Mitigation Action: Multi-Jurisdictional – 12 Big Salt Wash Detention & Conveyance

Jurisdiction: Multi-Jurisdictional

Action Title: Create a Basin Master Plan to identify properties at risk and develop mitigation alternatives.

Priority: Low

Issue/Background: Some flooding has occurred along Big Salt Wash. A better understanding of what properties are at risk and identification of mitigation actions/alternatives is required.

Implementation: A Basin Master Plan is needed to identify at risk properties and determine what conveyance and detention mitigation actions will prevent future flooding.

Responsible Agency: 5-2-1 Drainage Authority

Partners: City of Fruita, Mesa County

Potential Funding: City of Fruita, Mesa County Capital Improvement Plan

Cost Estimate: Unknown at this time.

Benefits: Improve communication and coordination.
Protect infrastructure and other properties.
Protect public health and safety.

Timeline: Not identified at this time.

Mitigation Action: Multi-Jurisdictional – StormReady Certification Recertification

Jurisdiction: Multi-Jurisdictional

Action Title: StormReady Recertification

Priority: Medium

Issue/Background: Mesa County was certified as StormReady by the National Weather Service in 2013. Certification is valid for two years.

Implementation: Complete actions necessary to retain NWS StormReady Certification.

Responsible Agency: Mesa County Emergency Management

Partners: City of Grand Junction, City of Fruita, Town of Palisade, Town of DeBeque, Town of Collbran

Potential Funding: Mesa County Emergency Management

Cost Estimate: Staff time

Benefits: Improve multi-path warning for weather-related emergencies.
Protect infrastructure and other properties.
Protect public health and safety.

Timeline: 2015

Mitigation Action: Multi-Jurisdictional – Community Resilience Planning

Jurisdiction:	Multi-Jurisdictional
Action Title:	Community Resilience Planning
Priority:	Medium
Issue/Background:	Much of Mesa County is prone to some sort of hazard, such as wildfire, landslide, flooding, or severe weather, which may leave residents cut off from services or access. A resilient community is one with the ability to withstand and recover from disasters, as well as learn from past disasters to strengthen future response and recovery efforts. By working with local communities and conducting Community Resilience Planning, residents will be able to draw on their resources and respond accordingly in the event of a severe emergency or disaster.
Implementation:	Through a structured planning process, develop the ability to function and sustain critical systems; adapt to changes in the physical, social, or economic environment; be self-reliant if external resources are limited or cut off; and learn from past experiences to be better prepared for the next response.
Responsible Agency:	Mesa County Planning Division and Emergency Management
Partners:	City of Grand Junction, City of Fruita, Town of Palisade, Town of DeBeque, Town of Collbran
Potential Funding:	Department budgets, grants
Cost Estimate:	Variable, based on scope and methods.
Benefits:	Self-sufficiency in local communities can free up resources to focus on response to the most critical needs. Recovery can be faster, with fewer long-term impacts on services and local economies.
Timeline:	Ongoing as updates to community plans and the Mesa County Master Plan.

Mitigation Action: Town of Palisade – Fuel and debris reduction

Jurisdiction: Town of Palisade

Action Title: Fuels and debris reduction

Priority: High

Issue/Background: Overgrowth of brush, Russian Olive, Tamarisk, downed trees, and the discarding of branches, leaves, grass trimmings, and debris by past and present residents for many years.

Potential for fire – Very difficult to access due to the river, steep river bank, and fences along the back yards that abut the river bank. There are three mobile home parks which border the full length of the West side of, South of Highway 6, with approximately 24 mobile homes that could be impacted in this area. Additionally, there are 11 stick-built homes to the North of Highway 6. Two of the mobile home parks are mostly elderly and retired residents.

Second Problem: Palisade Fire has had a few incidents to rescue rafters on the river that drift too close to the river bank, get punctures in their rafts from the Russian olive thorns. Stranded rafters cannot get to the bank due to the overgrowth. Downstream, less than ¼ mile is a diversion dam for an irrigation canal, making access for rescue very difficult due to vegetation overgrowth especially during spring runoff with high, fast moving, water.

Responsible Agency: Town of Palisade

Potential Funding: Possible grant funding

Cost Estimate: Unknown at this time

Benefits: Protect public health and safety. Prevent loss of life. Prevent structure loss.

Timeline: Not yet determined

Mitigation Action: De Beque Fire District – District Wildland Fire Assessment

Jurisdiction: DeBeque Fire District

Action Title: District Wildland Fire Assessment

Priority: Medium

Issue/Background: Urban Interface

Responsible Agency: DeBeque Fire Protection District

Potential Funding: State grants

Cost Estimate: \$5,000

Benefits: Avoid losses due to impact of wildland fire in the rural areas of roan creek and wild horse areas.

Timeline: 2016

Mitigation Action: DeBeque Fire District – Wood Chipping Project

Jurisdiction: DeBeque Fire District

Action Title: Wood Chipping Project

Priority: Medium

Issue/Background: Reduce amount of fuels residents pile up for burning in and around the town of DeBeque.

Responsible Agency: DeBeque Fire Protection District

Potential Funding: State wildfire grants

Cost Estimate: \$20,000

Benefits: Reduce the fire risk associated with land owners piling up brush around and near homes.

Timeline: 2017

Plan Implementation and Maintenance

This section provides an overview of the overall strategy for plan implementation and maintenance and outlines the method and schedule for monitoring, updating, and evaluating the plan.

Implementation

Implementation and maintenance are critical to the success of the mitigation plan. While this plan makes many important recommendations, the jurisdictions will need to decide which action(s) to take first. Two factors will help with making that decision; the priority assigned to the recommendations and funding availability. Low or no-cost actions most easily demonstrate progress toward successful implementation of the plan.

An important implementation mechanism that is highly effective and low-cost is incorporation of the hazard mitigation plan recommendations and their underlying principles into other plans such as comprehensive planning, capital improvement budgeting, and regional plans. Mitigation is most successful when it is incorporated in the day to day functions and priorities of government and in land use and development planning.

It is important to maintain a constant monitoring of funding opportunities that can be leveraged to implement some of the more costly recommended actions. Specific funding opportunities that should be monitored include; special pre- and post-disaster funds, state and federal earmarked funds, and other grant programs.

Monitoring, Evaluating, and Updating the Plan

44 CFR Requirement 201.6(c)(4): The plan maintenance process shall include a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five year cycle.

Hazard Mitigation Planning Committee

With formal adoption of this plan, the HMPC will be tasked with plan monitoring, evaluation, and maintenance. The participating jurisdictions and agencies, led by the Mesa County Emergency Management Department agree to the following:

- Meet biannually and after a significant event to monitor and evaluate the implementation of the plan.
- Act as a forum for hazard mitigation issues.
- Disseminate hazard mitigation ideas and activities to all participants.
- Pursue the implementation of high priority, low- or no-cost recommended actions.
- Maintain active monitoring of multi-objective, cost-share, and other funding opportunities to help the community implement the plan's recommended actions for which no current funding exists.

- Monitor and assist in implementation and update of this plan.
- Keep the concept of mitigation in the forefront of the community decision makers by identifying plan recommendations when other community goals, plans, activities, overlap or influence community vulnerability to hazards.
- Report on plan progress and recommended changes to the Mesa County Board of County Commissioners, City Councils, and other governing bodies of participating jurisdictions.
- Inform and solicit input from the public.

The HMPC's primary duty is to see the plan successfully implemented and to report to the community governing boards and the public on the status of plan implementation and mitigation opportunities.

Plan Maintenance Schedule

The Mesa County Emergency Manager is responsible for initiating plan reviews and scheduling biannually meetings or after a significant event has occurred to monitor progress and update the strategies. This plan will undergo a five-year written update that will be submitted to the Colorado Division of Emergency Management and FEMA Region VIII, unless disaster or other circumstances, i.e., changing regulations require a change to this schedule.

Plan Maintenance Process

Evaluation of progress can be achieved by monitoring changes in vulnerabilities identified in the plan. Changes in vulnerability can be identified by:

- Decreased vulnerability as a result of implementing recommended actions,
- Increased vulnerability as a result of failed or ineffective mitigation actions, and/or
- Increased vulnerability as a result of new development (and/or annexation)

Updates to this plan will:

- Consider changes in vulnerability due to action implementation.
- Document successful mitigation efforts that have been proven effective.
- Document areas where mitigation actions were not effective.
- Identify new hazards that may arise or may have been previously overlooked.
- Identify new data or studies on hazards and risks.
- Incorporate new capabilities or changes in capabilities.
- Incorporate growth and development-related changes to inventories.

Updating of the plan will be by written changes and submissions from the Mesa County Emergency Management Department and as approved by the Mesa County Board of County Commissioners, City Councils, and other governing boards of the other participating jurisdictions.

Incorporation into Existing Planning Mechanisms

44 CFR Requirement §201.6(c)(4)(ii): [The plan shall include a] process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvement plans, when appropriate.

When possible, plan participants will use existing plans and/or programs to implement hazard mitigation actions. Based on the capability assessments of the participating jurisdictions, communities in Mesa County continue to plan and implement programs to reduce losses to life and property from hazards. This plan builds upon the momentum developed through previous and related planning efforts and mitigation programs and recommends implementing actions, where possible, through the following plans:

- Mesa County Emergency Operations Plan
- Mesa County Community Wildfire Protection Plan
- General or master plans of participating jurisdictions
- Ordinances of participating jurisdictions
- Capital Improvement plans and budgets
- Other community plans within Mesa County, such as water conservation plans and stormwater management plans.

The 2005 plan identified the need to improve the Ranchmen's Ditch conveyance system which has been completed. The 2005 plan also identified a need to update Flood Insurance Rate Maps. This has been completed through the Map Modernization Project and becomes effective July 6, 2010. The previously approved plan did not identify other methods for incorporating the mitigation plan into other planning mechanisms.

Continued Public Involvement

44 CFR Requirement §201.6(c)(4)(iii): [The plan maintenance process shall include a] discussion on how the community will continue public participation in the plan maintenance process.

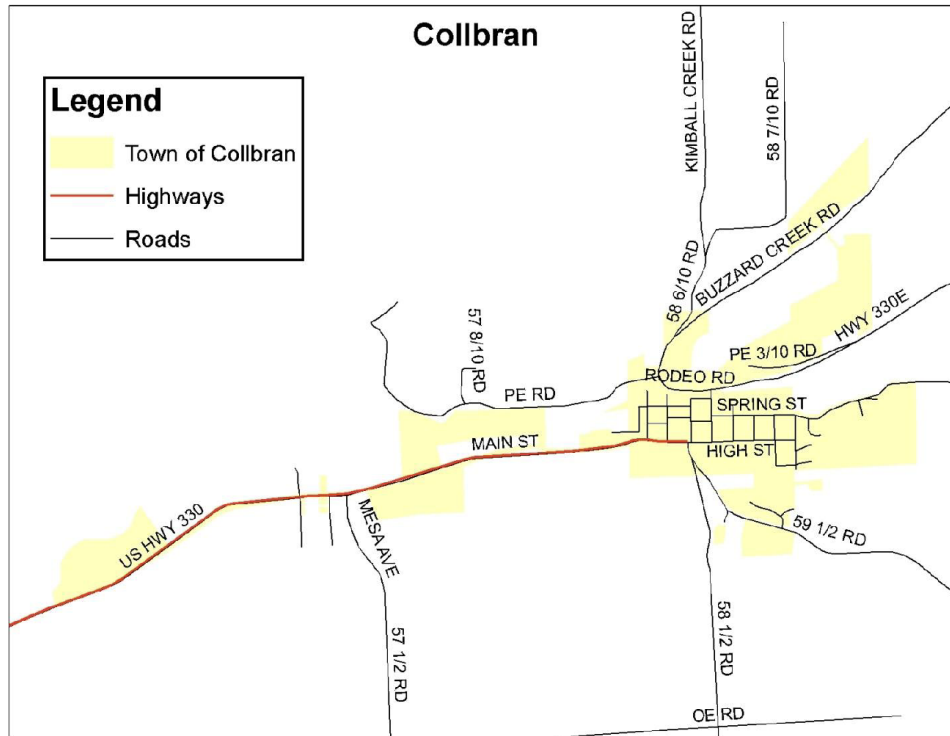
The update process provides an opportunity to document success in mitigating hazards and seek additional public comment. Information will be posted in the local newspapers and on the County website following the plan review. Community meetings may be scheduled to seek public comment on the plan update. Public notice will be posted and public participation will be invited through available website postings and press releases to the local media outlets.

Community Profiles

Community profiles provide specific information unique to each participating jurisdiction in the hazard mitigation plan. For unincorporated Mesa County, countywide information is addressed previously in the main plan.

Town of Collbran

FIGURE 26 TOWN OF COLLBRAN



Community Profile

The town of Collbran is located in eastern Mesa County, see Figure 26. Collbran is in the Plateau Valley on the western slope of the Rocky Mountains between the 9,000 ft. Battlement Mesa to the north and east and the 11,000 ft. Grand Mesa to the south and west. The town is approximately 35 miles northeast of the City of Grand Junction and is completely bordered by unincorporated Mesa County land.

Cattle ranchers settled in the area which is now Collbran and the town itself was incorporated in 1908. The population of the Town of Collbran is 705 in 2012 based on State Demographer's information. (Demographer) The climate of Collbran is semiarid. The mesa areas surrounding Collbran are subject to moderately heavy precipitation. Elevation greatly influences the

amount of precipitation. The annual precipitation at Collbran averages approximately 13 inches, and the higher elevations of the mesas receive from 20 to 40 inches. Occurrence of precipitation is fairly uniform in the Collbran area, and slightly less than one-half falls as snow from December to April. Most winter precipitation occurs in the higher elevations as snow, and a deep snowpack ordinarily begins in late October and snowmelt in late April. Snowmelt continues through early July. The mean annual temperature at Collbran is 46.4°F. Cooler temperatures prevail in the higher elevations. (Flood Insurance Study, Mesa County Colorado, 2009)

Hazard Identification and Profiles

The HMPC identified the hazards that affect the community and summarized their geographic location, probability of future occurrence, potential magnitude or severity, and planning significance specific to the Town in Table 18.

TABLE 18 COLLBRAN HAZARDS PROFILES

Hazard Type	Geographic Location	Occurrences	Magnitude/Severity	Hazard Level
Avalanche	Isolated	Occasional	Critical	M
Drought	Large	Occasional	Limited	M
Earthquake	Medium	Occasional	Limited	M
Expansive Soils	Isolated	Occasional	Negligible	L
Extreme Heat	Large	Occasional	Negligible	M
WildFire	Medium	Highly Likely	Limited	H
Flood	Large	Likely	Limited	H
Hail Storm	Small	Occasional	Negligible	L
Land Subsidence	Isolated	Occasional	Limited	L
Landslide/Rockfall	Small	Likely	Limited	M
Lightning	Medium	Highly Likely	Limited	M
Tornado	Isolated	Unlikely	Negligible	L
Wind Storm	Small	Likely	Limited	M
Winter Storm	Large	Likely	Critical	H
Dam Failure	Large	Occasional	Critical	H
Hazardous Materials	Isolated	Occasional	Limited	L

Vulnerability Assessment

The intent of this section is to assess the Town of Collbran’s vulnerability separate from that of the planning area as a whole. The vulnerability assessment analyzes the population, property, and other assets at risk to hazards ranked of moderate or high significance that may vary from other parts of the planning area.

Community Asset Inventory

Table 19 shows the total population, number of structures, and assessed value of improvements to parcels in the Town of Collbran. Land values have been purposely excluded because land remains following disasters, and subsequent market devaluations are frequently short-term and difficult to quantify. Additionally, state and federal disaster assistance programs generally do not address loss of land or its associated value.

TABLE 19 TOWN OF COLLBRAN’S ASSET INVENTORY

Jurisdiction:		Town of Collbran								
Hazard:		Wildfire								
Type of Structure	Number of Structures			Value of Structures			Number of People			
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area	
Residential	144	144	100%	\$ 12,157,570.00	\$ 12,157,570.00	100%	683	683	100%	
Commercial	23	23	100%	\$ 2,302,910.00	\$ 2,302,910.00	100%				
Agricultural	8	8	100%	\$ 1,259,500.00	\$ 1,259,500.00	100%				
Industrial	1	1	100%	\$ 37,740.00	\$ 37,740.00	100%				

Jurisdiction:		Town of Collbran								
Hazard:		Flooding								
Type of Structure	Number of Structures			Value of Structures			Number of People			
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area	
Residential	144	18	12.5%	\$12,157,570.00	\$ 1,400,250.00	11.50%	683	339	49.6%	
Commercial	23	0	0.00%	\$ 2,302,910.00	\$ -	0.00%				
Agricultural	8	0	0.00%	\$ 1,259,500.00	\$ -	0.00%				
Industrial	1	0	0.00%	\$ 37,740.00	\$ -	0.00%				

Jurisdiction:	Town of Collbran								
Hazard:	Rock falls and Slides								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	144	0	0.00%	\$12,157,570.00	\$ -	0.00%	683	0	0.00%
Commercial	23	0	0.00%	\$ 2,302,910.00	\$ -	0.00%			
Agricultural	8	0	0.00%	\$ 1,259,500.00	\$ -	0.00%			
Industrial	1	0	0.00%	\$ 37,740.00	\$ -	0.00%			

Capabilities Assessment

Jurisdiction: Town of Collbran	Y/N/NA Unknown	Comments
Comp Plan/General Plan	Yes	
Special Plans	No	
Subdivision Ordinance	Yes	
Zoning Ordinance	Yes	
NFIP/FPM Ordinance	Yes	
Substantial Damage Language	No	
Administrator/Certified Floodplain Mgr.	No	
# of Flood threatened Buildings	Unknown	
# of Flood Insurance Policies	Unknown	
# of Repetitive Losses	Unknown	
Maintain Elevation Certificates	No	
CRS Rating, if applicable	Unknown	
Stormwater Program	Unknown	
Erosion or Sediment Controls	Yes	
Building Code Version	Yes	
Full-Time Building Official	No	
Conduct "as-built" Inspections	No	
BCEGS Rating	Unknown	
Local Emergency Operations Plan	No	Is covered under Mesa County's Plan
Fire Department ISO Rating	Unknown	
Fire Safe Programs	No	
Hazard Mitigation Plans	No	
Warning Systems/Services	No	
Storm Ready Certified	No	Covered under Mesa County
Weather Radio Reception	Yes	
Outdoor Warning Sirens	No	
Emergency Notification (R-911)	Unknown	
Other (e.g., cable over-ride)	Yes	Through GJRCC-EAS System
GIS System	No	

Hazard Data	Unknown	
Building Footprints	No	
Links to Assessor Data	Unknown	
Land-Use Designations	Yes	
Structural Protection Projects	No	
Property Protection Projects	No	
Critical Facilities Protected	No	
Natural/Cultural Resources Inventory	No	
Public Information Program/Outlet	No	
Environmental Education Program	No	

Changes in Development

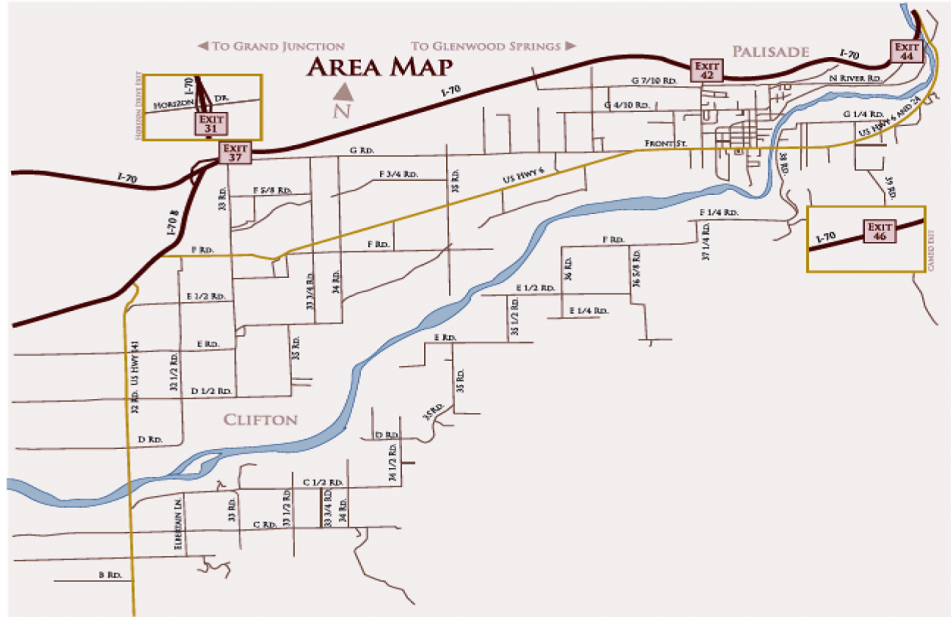
Changes in development are reflected by the number of building permits issued within a community. The number of building permits issued for the Town of Collbran is reflected in the following table.

	2010	2011	2012	2013	2014
Commercial Permits	0	1	0	0	0
Residential Permits	0	0	0	0	0

Town of Palisade

Community Profile

FIGURE 27 TOWN OF PALISADE



(Town of Palisade)

The Town of Palisade is located in north-central Mesa County and has a population of 3,105. (Demographer) Palisade is approximately 10 miles east of Grand Junction, and at the eastern end of a portion of Mesa County known as the Grand Valley, see Figure 27. Palisade lies at an elevation of approximately 4,700 feet near the base of the eastern toe of the Bookcliffs. East Orchard Mesa borders Grand Valley on the south in the study area, which is largely devoted to agricultural interests. Some of the first orchards in the valley were planted in the Palisade area because of easily accessible water, rich soil, and suitable climate.

Around 1884, some of the earlier inhabitants of the region constructed the Price Ditch, which is aided in perpetuating interest in and growth of the town and adjacent agricultural areas. Palisade has gained prominence for its excellent fruit products and has continued to present as a major fruit growing center. Completion of the Highline Canal irrigation facility in 1915 assured an adequate water supply to the area and furthered economic stimulation in the region.

The climate of Palisade is arid and yearly precipitation averages approximately 9 inches. Temperatures are often in the 90°F range in the summer and below freezing in the winter. Occasionally, summertime temperatures may exceed 100°F and winter temperatures may drop as low as -20°F. Natural vegetation in valley areas consist of cottonwood and willow, desert shrub, and an understory of hardy grasses. Mesas and lower mountain slopes between 5,000 and 8,000 feet support oak, big sagebrush, Douglas fir, pinon pine, and juniper. (Flood Insurance Study, Mesa County Colorado, 2009)

Hazard Identification and Profiles

The HMPC identified the hazards that affect the community and summarized their geographic location, probability of future occurrence, potential magnitude or severity, and planning significance specific to the Town in Table 20.

TABLE 20 TOWN OF PALISADE'S HAZARDS PROFILES

Hazard Type	Geographic Location	Occurrences	Magnitude/Severity	Hazard Level
Avalanche	Isolated	Unlikely	Negligible	L
Drought	Large	Occasional	Limited	M
Earthquake	Medium	Occasional	Limited	M
Expansive Soils	Isolated	Occasional	Negligible	L
Extreme Heat	Large	Occasional	Negligible	M
Wildfire	Medium	Highly Likely	Limited	H
Flood	Large	Likely	Limited	H
Hail Storm	Small	Occasional	Negligible	L
Land Subsidence	Isolated	Occasional	Limited	L
Landslide/Rockfall	Isolated	Highly Likely	Critical	H
Lightning	Medium	Highly Likely	Limited	M
Tornado	Isolated	Unlikely	Negligible	L
Wind Storm	Small	Likely	Limited	M
Winter Storm	Small	Likely	Limited	L
Dam Failure	Isolated	Occasional	Limited	L
Hazardous Materials	Isolated	Likely	Negligible	L

Vulnerability Assessment

The intent of this section is to assess the Town of Palisade's vulnerability separate from that of the planning area as a whole. The vulnerability assessment analyzes the population, property, and other assets at risk to hazards ranked of moderate or high significance that may vary from other parts of the planning area.

This section analyzes existing structures and other assets at risk to hazards ranked of high significance that vary from the risks facing the entire planning area and estimates potential losses. These hazards include; wildfire, floods, and rockfall.

Community Asset Inventory

Table 21 shows the total population, number of structures, and assessed value of improvements to parcels in the Town of Palisade. Land values have been purposely excluded because land remains following disasters, and subsequent market devaluations are frequently short-term and difficult to quantify. Additionally, state and federal disaster assistance programs generally do not address loss of land or its associated value.

TABLE 21 TOWN OF PALISADE'S ASSET INVENTORY

Jurisdiction:		Town of Palisade								
Hazard		Wildfire								
Type of Structure	Number of Structures			Value of Structures			Number of People			
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area	
Residential	1033	10	1.0%	\$ 114,005,640.00	\$ 1,289,130.00	1.13%	2645	20	0.76%	
Commercial	78	7	8.97%	\$ 17,200,880.00	\$ 341,650.00	1.98%				
Agricultural	12	0	0.00%	\$ 1,673,190.00	\$ -	0.00%				
Industrial	7	3	42.85%	\$ 721,080.00	\$ 167,110.00	23.17%				

Jurisdiction:		Town of Palisade								
Hazard		Flooding								
Type of Structure	Number of Structures			Value of Structures			Number of People			
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area	
Residential	1033	43	4.16%	\$ 114,005,640.00	\$ 4,520,730.00	3.96%	2645	20	0.76%	
Commercial	78	5	7.69%	\$ 17,200,880.00	\$ 172,430.00	1.00%				
Agricultural	12	0	0.00%	\$ 1,673,190.00	\$ -	0.00%				
Industrial	7	0	0.00%	\$ 721,080.00	\$ -	0.00%				

Jurisdiction:	Town of Palisade								
Hazard:	Rock falls and Slides								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	1033	0	6.02%	\$ 114,005,640.00	\$ -	0.00%	2645	6	0.23%
Commercial	78	4	4.76%	\$ 17,200,880.00	\$ 4,266,210.00	24.80%			
Agricultural	12	0	25.00%	\$ 1,673,190.00	\$ -	0.00%			
Industrial	7	0	0.00%	\$ 721,080.00	\$ -	0.00%			

Capabilities Assessment

Jurisdiction: Town of Palisade	Y/N/NA/Unknown	Comments
Comp Plan/General Plan	Yes	
Special Plans	Yes	
Subdivision Ordinance	Yes	
Zoning Ordinance	Yes	
NFIP/FPM Ordinance	Yes	
Substantial Damage Language	No	
Admin/Certified Floodplain Mgr.	No	
# of Flood threatened Buildings	Unknown	
# of Flood Insurance Policies	Unknown	
# of Repetitive Losses	Unknown	
Maintain Elevation Certificates	No	
CRS Rating, if applicable	Unknown	
Stormwater Program	Yes	
Erosion or Sediment Controls	Yes	
Building Code Version	Yes	
Full-Time Building Official	Yes	
Conduct "as-built" Inspections	Yes	
BCEGS Rating	Unknown	
Local Emergency Operations Plan	Yes	
Fire Department ISO Rating	Yes (5)	
Fire Safe Programs	Yes	
Hazard Mitigation Plans	Yes	
Warning Systems/Services	Yes	
Storm Ready Certified	No	Covered under Mesa County
Weather Radio Reception	Yes	

Outdoor Warning Sirens	No	
Emergency Notification (R-911)	Yes	GJRCC
Other (e.g., cable over-ride)	Yes	GJRCC-EAS System
GIS System	Yes	
Hazard Data	No	
Building Footprints	No	
Links to Assessor Data	No	
Land-Use Designations	No	
Structural Protection Projects	No	
Property Protection Projects	No	
Critical Facilities Protected	No	
Natural/Cultural Resources Inv.	No	
Public Information Program/Outlet	No	
Environmental Education Program	No	

Changes in Development

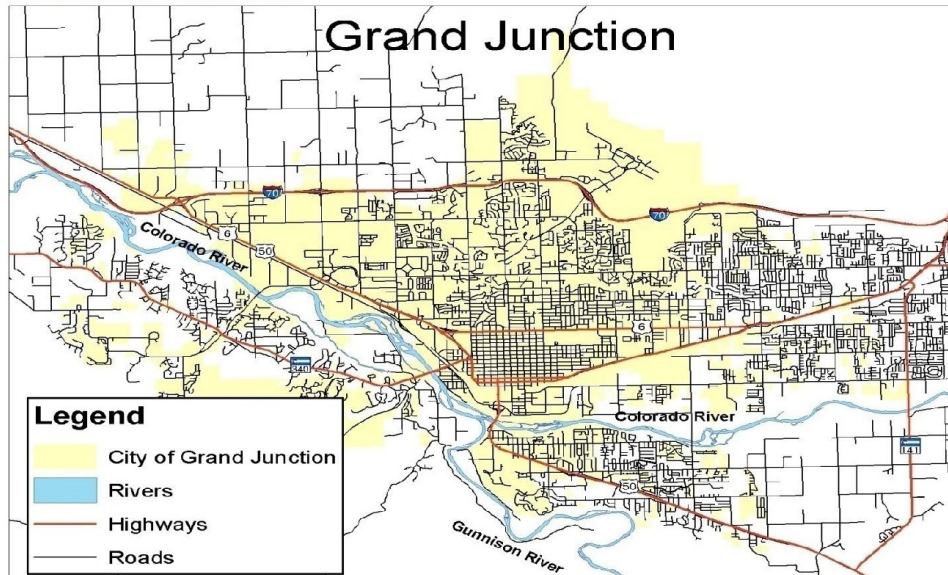
Changes in development are reflected by the number of building permits issued within a community. The number of building permits issued for the Town of Palisade is reflected in the following table.

	2010	2011	2012	2013	2014
Commercial Permits	0	0	1	0	0
Residential Permits	8	18	11	4	5

City of Grand Junction

Community Profile

FIGURE 28 CITY OF GRAND JUNCTION



Grand Junction is located on the western slope of the Rocky Mountains in central Mesa County in western Colorado. It is surrounded by the unincorporated areas of Mesa County as seen in Figure 28. It is situated approximately halfway between Salt Lake City, Utah and Denver, Colorado, and is a regional center for transportation and trade for an area of over 60,000 square miles.

Grand Junction became the center of an extensive mining industry. It continues to be a transportation center for the farming, orchard growing, and livestock industries in the area, as well as a base for various industrial, commercial, and tourism activities. The current population is estimated to be 60,317. (Demographer) The Colorado River originates high in the Rocky Mountains, on the western slope of the Continental Divide. The headwaters, located in Rocky Mountain National Park, are at approximately 12,000 feet. The river flows southwesterly from its headwaters, approximately 200 miles upstream of Grand Junction. At Grand Junction, the river turns to the northwest and continues in that direction through Colorado. The drainage area at Grand Junction is approximately 17,100 square miles.

Grand Junction lies at an elevation of approximately 4,600 feet in the southern part of the Grand Valley, a wide gently sloping valley defined by high, rock cliffs. To the north, the valley

gradually slopes upward for several miles to the base of the Bookcliffs, which rise abruptly to more than 8,000 feet. To the south, Grand Junction is flanked by the Uncompahgre Plateau.

Indian Wash originates at the foot of the Bookcliffs at an elevation of approximately 5,800 feet and flows approximately 5.5 miles southwesterly to an area just northeast of Grand Junction Regional Airport, where the U.S. Soil Conservation Service IW-1 flood detention structure is located. From there it flows generally southerly through the City of Grand Junction to its confluence with the Colorado River.

The climate of Grand Junction is classified as arid to semiarid. The mountainous regions around Grand Junction are subject to moderately heavy precipitation. Elevation greatly influences precipitation amounts. The annual precipitation of Grand Junction averages approximately 8.4 inches, the higher mesas receive from 10 to 20 inches. Occurrence of precipitation is extremely variable with a large part of the total concentrated in several months. Late summer convection type cloudburst storms of small aerial extent and early fall general rain over large areas normally cause August, September, and October to be the wettest months of the year. Most winter precipitation occurs as snow and, in the higher elevations, a deep snowpack generally accumulates. Average snowfall ranges from approximately 19 inches at Grand Junction to approximately 300 inches in the higher mountainous regions. Snowfall is generally dominated by a few large storms. Snowpack ordinarily begins in late October and snowmelt in late April; snowmelt continues through early July.

The temperature extremes at Grand Junction are shown by mean maximums ranging from approximately 38°F in January to approximately 94°F in July, and by mean minimums ranging from approximately 15°F in January to 62°F in July. Record low and high temperatures are -34°F and 64°F for January and 38°F and 111°F for July, respectively.

The Colorado River, Indian Wash, and Horizon Drive Channel floodplains are moderately developed with commercial and residential structures. (Flood Insurance Study, Mesa County Colorado, 2009)

Hazard Identification and Profiles

The HMPC identified the hazards that affect the community and summarized their geographic location, probability of future occurrence, potential magnitude or severity, and planning significance specific to the Town as shown in Table 22.

TABLE 22 CITY OF GRAND JUNCTION'S HAZARDS PROFILES

Hazard Type	Geographic Location	Occurrences	Magnitude/Severity	Hazard Level
Avalanche	Isolated	Unlikely	Negligible	L
Drought	Large	Occasional	Limited	M
Earthquake	Medium	Occasional	Limited	M
Expansive Soils	Isolated	Occasional	Negligible	L
Extreme Heat	Large	Occasional	Negligible	M
WildFire	Medium	Highly Likely	Limited	H
Flood	Large	Likely	Limited	H
Hail Storm	Small	Occasional	Negligible	L
Land Subsidence	Isolated	Occasional	Limited	L
Landslide/Rockfall	Isolated	Unlikely	Limited	L
Lightning	Medium	Highly Likely	Limited	M
Tornado	Isolated	Unlikely	Negligible	L
Wind Storm	Medium	Likely	Limited	M
Winter Storm	Large	Occasional	Limited	M
Dam Failure	Medium	Unlikely	Critical	M
Hazardous Materials	Isolated	Occasional	Limited	L

Vulnerability Assessment

The intent of this section is to assess the City of Grand Junction's vulnerability separate from that of the planning area as a whole. The vulnerability assessment analyzes the population, property, and other assets at risk to hazards ranked as high significance that may vary from other parts of the planning area and estimates potential losses. These hazards include; wildfire, floods, and rockslides.

Community Asset Inventory

Table 23 shows the total population, number of structures, and assessed value of improvements to parcels in the City of Grand Junction. Land values have been purposely excluded because land remains following disasters, and subsequent market devaluations are frequently short-term and difficult to quantify. Additionally, state and federal disaster assistance programs generally do not address loss of land or its associated value.

TABLE 23 CITY OF GRAND JUNCTION'S ASSET INVENTORY

Jurisdiction:		City of Grand Junction								
Hazard:		Wildfire								
Type of Structure	Number of Structures			Value of Structures			Number of People			
	#in Comm.	#in Hazard Area	%in Hazard Area	\$ in Comm.	\$ in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area	
Residential	22178	3601	16.23%	\$ 2,968,963,250.00	\$ 590,400,290.00	19.88%	60319	9505	15.7%	
Commercial	2490	370	14.85%	\$ 1,006,569,380.00	\$ 115,573,490.00	11.48%				
Agricultural	85	15	17.64%	\$ 14,666,320.00	\$ 2,894,350.00	19.73%				
Industrial	487	124	25.46%	\$ 171,153,690.00	\$ 56,632,150.00	33.08%				

Jurisdiction:		City of Grand Junction								
Hazard:		Flooding								
Type of Structure	Number of Structures			Value of Structures			Number of People			
	#in Comm.	#in Hazard Area	%in Hazard Area	\$ in Comm.	\$ in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area	
Residential	22178	175	0.79%	\$ 2,968,963,250.00	\$ 10,888,480.00	0.40%	60319	952	1.57%	
Commercial	2490	40	1.60%	\$ 1,006,569,380.00	\$ 18,287,990.00	1.81%				
Agricultural	85	0	0.00%	\$ 14,666,320.00	\$ -	0.00%				
Industrial	487	21	4.31%	\$ 171,153,690.00	\$ 10,253,770.00	6.00%				

Jurisdiction:		City of Grand Junction								
Hazard:		Rock falls and Slides								
Type of Structure	Number of Structures			Value of Structures			Number of People			
	#in Comm.	#in Hazard Area	%in Hazard Area	\$ in Comm.	\$ in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area	
Residential	22178	2566	11.57%	\$ 2,968,963,250.00	\$ 516,703,170.00	17.40%	60319	6216	10.3%	
Commercial	2490	52	2.08%	\$ 1,006,569,380.00	\$ 18,034,340.00	1.79%				
Agricultural	85	6	7.05%	\$ 14,666,320.00	\$ 1,853,480.00	12.63%				
Industrial	487	0	0.00%	\$ 171,153,690.00	\$ -	0.00%				

Capabilities Assessment

Jurisdiction: City of Grand Junction	Y/N/NA/Unknown	Comments
Comp Plan/General Plan	Yes	Update of Comp Plan underway
Special Plans	Yes	Area plans, transportation plans
Subdivision Ordinance	Yes	
Zoning Ordinance	Yes	
NFIP/FPM Ordinance	Yes	
Substantial Damage Language	Yes	
Admin/Certified Floodplain Mgr.	Yes	
# of Flood threatened Buildings	Unkown	
# of Flood Insurance Policies	Yes	84 active policies
# of Repetitive Losses	No	
Maintain Elevation Certificates	Yes	
CRS Rating, if applicable	n/a	
Stormwater Program	Yes	
Erosion or Sediment Controls	Yes	
Building Code Version	2006 IBC	
Full-Time Building Official	Yes	
Conduct "as-built" Inspections	Yes	
BCEGS Rating	Unknown	
Local Emergency Operations Plan	No	Covered under Mesa County Plan
Fire Department ISO Rating	Yes	
Fire Safe Programs	Yes	
Hazard Mitigation Plans	Yes	Included in the Mesa County Plan
Warning Systems/Services		
Storm Ready Certified	No	Covered under Mesa County
Weather Radio Reception	Yes	
Outdoor Warning Sirens	No	
Emergency Notification (R-911)	Yes	Dam Failure City of GJ Structures
Other (e.g., cable over-ride)	Yes	
GIS System	Yes	Flood plain info. on zoning map
Hazard Data	Yes	
Building Footprints	Yes	Aerial Photos
Links to Assessor Data	Yes	
Land-Use Designations	Yes	
Structural Protection Projects	NA	
Property Protection Projects	Unknown	
Critical Facilities Protected	Yes	
Natural/Cultural Resources Inv.	Yes	
Public Information Program/Outlet	Yes	
Environmental Education Program	Unknown	

Changes in Development

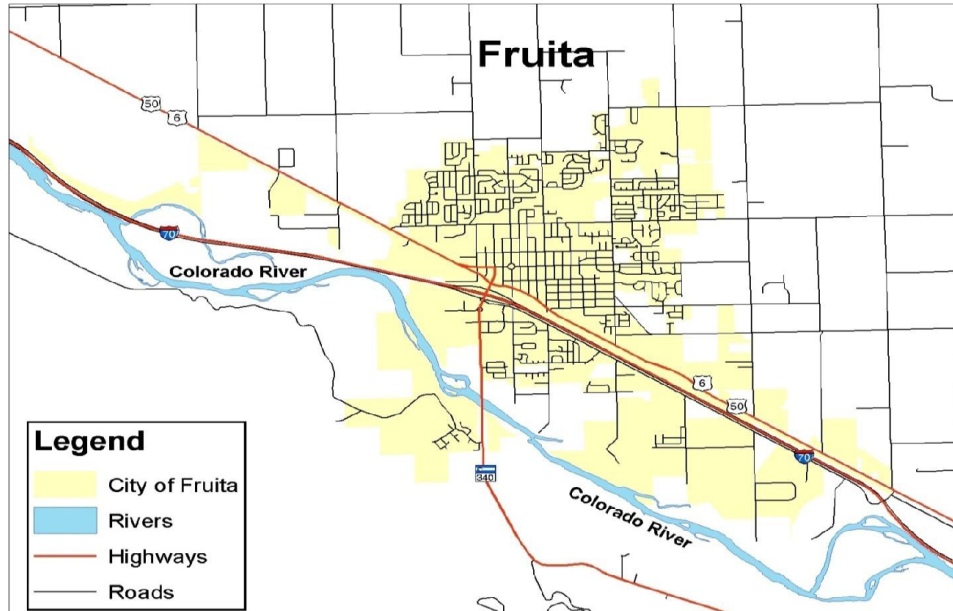
Changes in development are reflected by the number of building permits issued within a community. The number of building permits issued for the City of Grand Junction is reflected in the following table.

	2010	2011	2012	2013	2014
Commercial Permits	26	29	25	22	32
Residential Permits	238	188	275	235	348

City of Fruita

Community Profile

FIGURE 29 CITY OF FRUITA



(Source: Mesa County GIS)

The City of Fruita is in northwestern Mesa County. Fruita lies approximately 20 miles east of the Colorado-Utah State boundary and approximately 11 miles west of Grand Junction, see Figure 29. Fruita is surrounded by unincorporated areas of Mesa County. The total land area contained within Fruita is approximately 2.25 square miles. The population of Fruita is estimated to be 12,838. (Demographer)

Fruita has been agriculturally oriented and farming has since become more diversified, with such crops as grains for livestock feed and various fruits and vegetables. Cattle and sheep ranching began as large-scale operations and continue as part of the economic base of the community. There are extensive irrigation facilities in the area to support these activities. The Little Salt Wash, Big Salt Wash, and the Colorado River floodplains are developed in Fruita.

Little Salt Wash originates in the Bookcliffs approximately 11 miles north of town, where its headwaters are at approximately 5,100 feet. It flows through the northern corporate limits of Fruita, then forms the western corporate limits of the town as it flows southwesterly to its confluence with the Colorado River. Little Salt Wash and Big Salt Wash flow into the Colorado

River approximately 0.5 mile and 1 mile downstream of Fruita, respectively. The drainage area at Fruita is approximately 33 square miles.

Fruita lies at an elevation of approximately 4,500 feet in the southern part of the Grand Valley. To the north, the valley gradually ascends for several miles to the base of the Bookcliffs. Approximately 2 miles south of town, the steep sandstone and shale formations of the Colorado National Monument (or the Uncompahgre Uplift) begin. Fruita is part of the Canyon lands, a subdivision of a larger physiographic region known as the Colorado Plateaus.

The climate of Fruita is classified as arid to semiarid. The mountainous regions around Fruita are subject to moderately heavy precipitation. Elevation greatly influences the precipitation amounts. Annual precipitation at Fruita averages approximately 9 inches. The higher mesas (headwaters and primary drainage areas of Little Salt Wash and Big Salt Wash) receive from 10 to 20 inches. Convection-type cloudburst storms of small aerial extent and general rainfall over large areas normally make August, September, and October the wettest months of the year. Most wintertime precipitation occurs as snow, and a deep snowpack normally accumulates at the higher elevations. Average snowfall is approximately 19 inches at Fruita.

The temperature extremes at Fruita are evidenced by mean maximums ranging from approximately 38°F in January to approximately 94°F in July, and by mean minimums ranging from approximately 15°F in January to 62°F in July. Record low and high temperatures are -34°F and 64°F for January and 38°F and 111°F for July respectively. (Flood Insurance Study, Mesa County Colorado, 2009)

Hazard Identification and Profiles

The HMPC identified the hazards that affect the community and summarized their geographic location, probability of future occurrence, potential magnitude or severity, and planning significance specific to the City as shown in Table 24.

TABLE 24 CITY OF FRUITA'S HAZARDS PROFILES

Hazard Type	Geographic Location	Occurrences	Magnitude/Severity	Hazard Level
Avalanche	Isolated	Unlikely	Negligible	L
Drought	Large	Occasional	Limited	M
Earthquake	Medium	Occasional	Limited	M
Expansive Soils	Medium	Occasional	Limited	L
Extreme Heat	Large	Occasional	Limited	M
WildFire	Medium	Highly Likely	Limited	H
Flood	Large	Likely	Limited	H
Hail Storm	Small	Occasional	Negligible	L
Land Subsidence	Isolated	Occasional	Limited	L

Landslide/Rockfall	Isolated	Unlikely	Negligible	L
Lightning	Medium	Highly Likely	Limited	M
Tornado	Isolated	Unlikely	Negligible	L
Wind Storm	Medium	Likely	Limited	M
Winter Storm	Large	Occasional	Limited	M
Dam Failure	Medium	Occasional	Critical	M
Hazardous Materials	Isolated	Occasional	Limited	L

Vulnerability Assessment

The intent of this section is to assess the City of Fruita's vulnerability separate from that of the planning area as a whole. The vulnerability assessment analyzes the population, property, and other assets at risk to hazards ranked of moderate or high significance that may vary from other parts of the planning area.

This section analyzes existing structures and other assets at risk to hazards ranked of high significance that vary from the risks facing the entire planning area and estimates potential losses. These hazards include; wildfire, floods, and rockfalls.

Community Asset Inventory

Table 25 shows the total population, number of structures, and assessed value of improvements to parcels in the City of Fruita. Land values have been purposely excluded because land remains following disasters, and subsequent market devaluations are frequently short-term and difficult to quantify. Additionally, state and federal disaster assistance programs generally do not address loss of land or its associated value.

TABLE 25 CITY OF FRUITA'S ASSET INVENTORY

Jurisdiction:	City of Fruita								
Hazard:	Wildfire								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	4680	117	2.50%	\$ 598,516,850.00	\$ 21,919,610.00	3.66%	12420	369	2.97%
Commercial	212	6	2.83%	\$ 59,034,460.00	\$ 743,850.00	1.26%			
Agricultural	41	19	46.34%	\$ 7,299,910.00	\$ 3,722,610.00	51.00%			
Industrial	30	20	66.67%	\$ 13,395,050.00	\$ 10,954,350.00	81.77%			

Jurisdiction:	City of Fruita								
Hazard:	Flooding								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	4680	21	0.45%	\$ 598,516,850.00	\$ 4,225,180.00	0.71%	12420	1108	8.92%
Commercial	212	0	0.00%	\$ 59,034,460.00	\$ -	0.00%			
Agricultural	41	1	2.43%	\$ 7,299,910.00	\$ 69,470.00	0.95%			
Industrial	30	0	0.00%	\$ 13,395,050.00	\$ -	0.00%			

Jurisdiction:	City of Fruita								
Hazard:	Rock falls and Slides								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	4680	0	0.00%	\$ 598,516,850.00	\$ -	0.00%	12420	0	0.00%
Commercial	212	0	0.00%	\$ 59,034,460.00	\$ -	0.00%			
Agricultural	41	0	0.00%	\$ 7,299,910.00	\$ -	0.00%			
Industrial	30	0	0.00%	\$ 13,395,050.00	\$ -	0.00%			

Capabilities Assessment

Jurisdiction: City of Fruita	Y/N/NA/Unknown	Comments
Comp Plan/General Plan	Yes	
Special Plans	Yes	
Subdivision Ordinance	Yes	
Zoning Ordinance	Yes	
NFIP/FPM Ordinance	No	
Substantial Damage Language	Unknown	
Admin./Certified Floodplain Mgr.	Yes	
# of Flood threatened Buildings	Unknown	
# of Flood Insurance Policies	Unknown	
# of Repetitive Losses	Unknown	
Maintain Elevation Certificates	Unknown	
CRS Rating, if applicable	Unknown	
Stormwater Program	Sort of	
Erosion or Sediment Controls	Pro	

Building Code Version	Most current with Mesa County	
Full-Time Building Official	Mesa County	
Conduct "as-built" Inspections	Yes	
BCEGS Rating	Unknown	
Local Emergency Operations Plan	Yes	
Fire Department ISO Rating	Yes	
Fire Safe Programs	Yes	
Hazard Mitigation Plans	Yes	
Warning Systems/Services	Reverse 911	
Storm Ready Certified	No	Covered Under Mesa County
Weather Radio Reception	Yes	
Outdoor Warning Sirens	No	
Emergency Notification (R-911)	Yes	
Other (e.g., cable over-ride)	No	
GIS System	Yes	
Hazard Data	Yes	
Building Footprints	Yes	
Links to Assessor Data	Yes	
Land-Use Designations	Yes	
Structural Protection Projects	Unknown	
Property Protection Projects	Unknown	
Critical Facilities Protected	Some	
Natural/Cultural Resources Inv.	Yes	
Public Information Program	Nothing Formal	
Environmental Education Pgm.	No	

Changes in Development

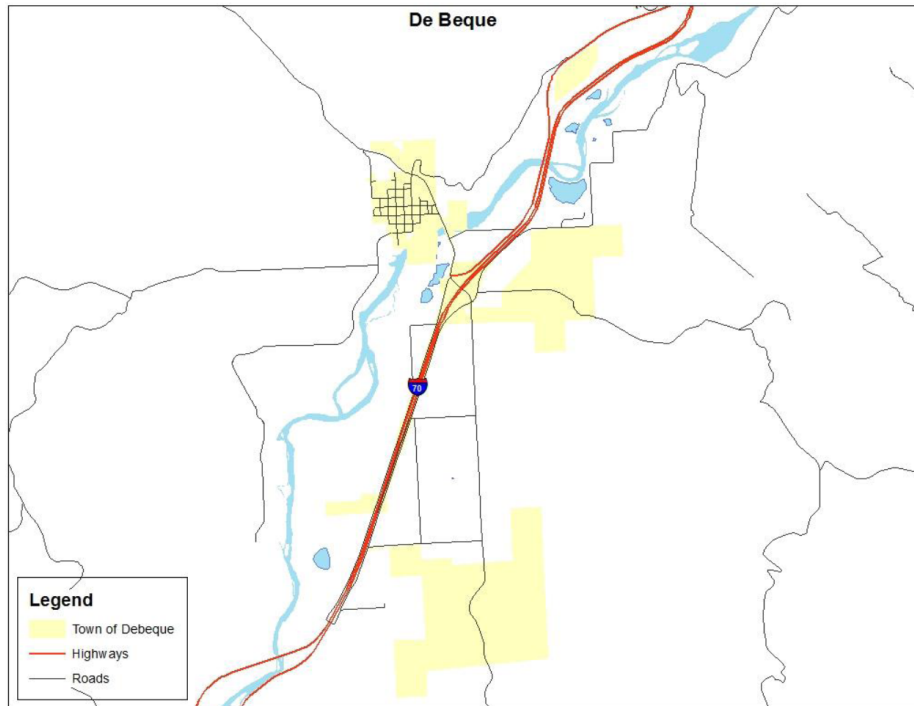
Changes in development are reflected by the number of building permits issued within a community. The number of building permits issued for the City of Fruita is reflected in the following table.

	2010	2011	2012	2013	2014
Commercial Permits	0	0	4	1	0
Residential Permits	75	50	63	70	55

Town of DeBeque

Community Profile

FIGURE 30 TOWN OF DEBEQUE



(Source: Mesa County GIS)

The Town of DeBeque sits along the north side of the Colorado River upstream from DeBeque Canyon in a small ranching valley northeast and upstream from Grand Junction, see Figure 30. The town is located across the river from Interstate 70, on a small hill overlooking the river, at an elevation of approximately 5,000 feet. The southwest edge of the Roan Cliffs overlooks the town from the northeast. Much of the surrounding area is controlled by the Bureau of Land Management.

The major underlying geological formation is the Wasatch Formation, a system of intermixed shales and sandstones which form the hills to the Northwest. Overlying the Wasatch Formation and forming the bulk of the Roan Plateau to the Northwest is the Green River Formation. This formation reportedly contains major deposits of oil shale.

The town consists of a small grid (approximately 0.3 square miles), including several historic buildings, commercial, and residential. DeBeque was historically a location where wild horses, abundant in the surrounding hills, were rounded up and sold. The population of DeBeque is estimated to be 501. (Demographer)

Hazard Identification and Profiles

The HMPC identified the hazards that affect the community and summarized their geographic location, probability of future occurrence, potential magnitude or severity, and planning significance specific to the City as shown in Table 26.

TABLE 26 TOWN OF DEBEQUE'S HAZARDS PROFILES

Hazard Type	Geographic Location	Occurrences	Magnitude/Severity	Hazard Level
Avalanche	Isolated	Unlikely	Negligible	L
Drought	Large	Occasional	Limited	M
Earthquake	Medium	Occasional	Limited	M
Expansive Soils	Medium	Occasional	Limited	L
Extreme Heat	Large	Occasional	Limited	M
WildFire	Medium	Highly Likely	Limited	H
Flood	Large	Likely	Limited	H
Hail Storm	Small	Occasional	Negligible	L
Land Subsidence	Isolated	Occasional	Limited	L
Landslide/Rockfall	Isolated	Unlikely	Negligible	L
Lightning	Medium	Highly Likely	Limited	M
Tornado	Isolated	Unlikely	Negligible	L
Wind Storm	Medium	Likely	Limited	M
Winter Storm	Large	Occasional	Limited	M
Dam Failure	Medium	Occasional	Critical	M
Hazardous Materials	Isolated	Occasional	Limited	L

Vulnerability Assessment

The intent of this section is to assess the Town of DeBeque's vulnerability separate from that of the planning area as a whole. The vulnerability assessment analyzes the population, property, and other assets at risk to hazards ranked of moderate or high significance that may vary from other parts of the planning area.

This section analyzes existing structures and other assets at risk to hazards ranked of high significance that vary from the risks facing the entire planning area and estimates potential losses. These hazards include; wildfire, floods, and rockfalls.

Community Asset Inventory

Table 27 shows the total population, number of structures, and assessed value of improvements to parcels in the Town of DeBeque. Land values have been purposely excluded because land remains following disasters, and subsequent market devaluations are frequently short-term and difficult to quantify. Additionally, state and federal disaster assistance programs generally do not address loss of land or its associated value.

TABLE 27 TOWN OF DEBEQUE'S ASSET INVENTORY

Jurisdiction:		Town of DeBeque							
Hazard:		Wildfire							
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	182	0	0.00%	\$ 10,151,790.00	\$ -	0.00%	500	2	0.40%
Commercial	26	0	0.00%	\$ 5,437,330.00	\$ -	0.00%			
Agricultural	2	0	0.00%	\$ 90,620.00	\$ -	0.00%			
Industrial	2	1	50.00%	\$ 534,850.00	\$ 269,450.00	50.37%			

Jurisdiction:		Town of DeBeque							
Hazard:		Flooding							
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	182	0	0.00%	\$ 10,151,790.00	\$ -	0.00%	7924	0	0.00%
Commercial	26	0	0.00%	\$ 5,437,330.00	\$ -	0.00%			
Agricultural	2	0	0.00%	\$ 90,620.00	\$ -	0.00%			
Industrial	2	0	0.00%	\$ 534,850.00	\$ -	0.00%			

Jurisdiction:	Town of DeBeque								
Hazard:	Rock falls and Slides								
Type of Structure	Number of Structures			Value of Structures			Number of People		
	#in Comm.	#in Hazard Area	%in Hazard Area	\$in Comm.	\$in Hazard Area	%in Hazard Area	#in Comm.	#in Hazard Area	%in Hazard Area
Residential	182	0	0.00%	\$ 10,151,790.00	\$ -	0.00%	7924	0	0.00%
Commercial	26	0	0.00%	\$ 5,437,330.00	\$ -	0.00%			
Agricultural	2	0	0.00%	\$ 90,620.00	\$ -	0.00%			
Industrial	2	0	0.00%	\$ 534,850.00	\$ -	0.00%			

Capabilities Assessment

Jurisdiction: Town of DeBeque	Y/N/NA/Unknown	Comments
Comp Plan/General Plan	Yes	
Special Plans	No	
Subdivision Ordinance	Yes	
Zoning Ordinance	Yes	
NFIP/FPM Ordinance	No	
Substantial Damage Language	Unknown	
Admin./Certified Floodplain Mgr.	No	
# of Flood threatened Buildings	Unknown	
# of Flood Insurance Policies	Unknown	
# of Repetitive Losses	Unknown	
Maintain Elevation Certificates	Unknown	
CRS Rating, if applicable	Unknown	
Stormwater Program	Sort of	
Erosion or Sediment Controls	No	
Building Code Version	Most current with Mesa County	
Full-Time Building Official	Mesa County	
Conduct "as-built" Inspections	Yes	
BCEGS Rating	Unknown	
Local Emergency Operations Plan	No	Use Mesa County's
Fire Department ISO Rating	Yes	
Fire Safe Programs	Yes	
Hazard Mitigation Plans	Yes	
Warning Systems/Services	Reverse 911	
Storm Ready Certified	No	Covered under Mesa County
Weather Radio Reception	Yes	
Outdoor Warning Sirens	No	
Emergency Notification (R-911)	Yes	
Other (e.g., cable over-ride)	No	

GIS System	No	
Hazard Data	No	Use Mesa County
Building Footprints	No	Use Mesa County
Links to Assessor Data	No	Use Mesa County
Land-Use Designations	Yes	
Structural Protection Projects	No	
Property Protection Projects	Unknown	
Critical Facilities Protected	Some	
Natural/Cultural Resources Inv.	Yes	
Public Information Program	Nothing Formal	
Environmental Education Pgm.	No	

Changes in Development

Changes in development are reflected by the number of building permits issued within a community. The number of building permits issued for the Town of DeBeque is reflected in the following table.

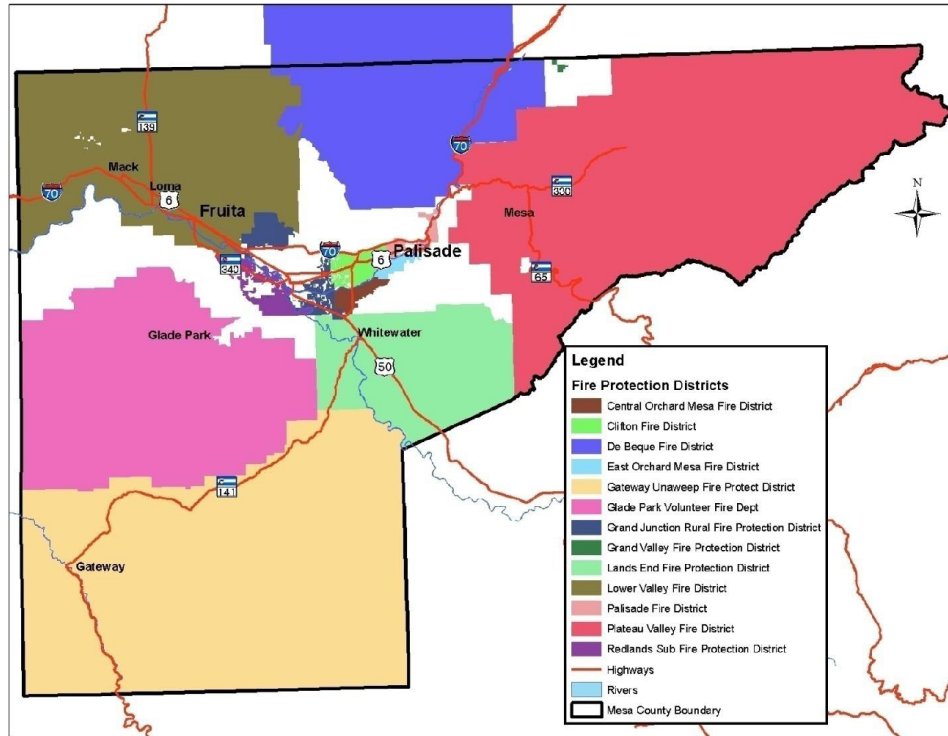
	2010	2011	2012	2013	2014
Commercial Permits	0	0	0	0	0
Residential Permits	0	1	0	0	0

Fire Protection Districts:

District Profile

The material presented in this section applies to two fire protection districts in Mesa County, which are described below. Each of the districts participated individually in this planning process. Figure 31 shows all fire districts in Mesa County.

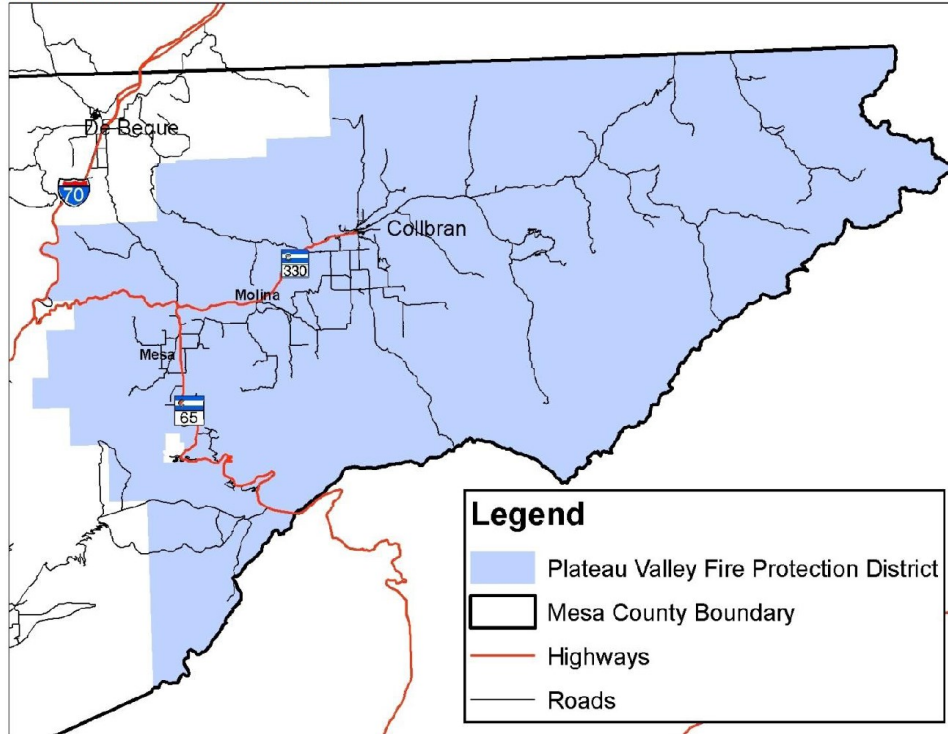
FIGURE 31 FIRE PROTECTION DISTRICTS IN MESA COUNTY



Plateau Valley Fire Protection District

The Plateau Valley Fire Protection District (PVFPD) covers an area of 803 square miles as shown in Figure 32, with a residential population of approximately 4000 people. The district operates out of 3 fire stations with approximately 30 volunteers.

FIGURE 32 PLATEAU VALLEY FPD BOUNDARY



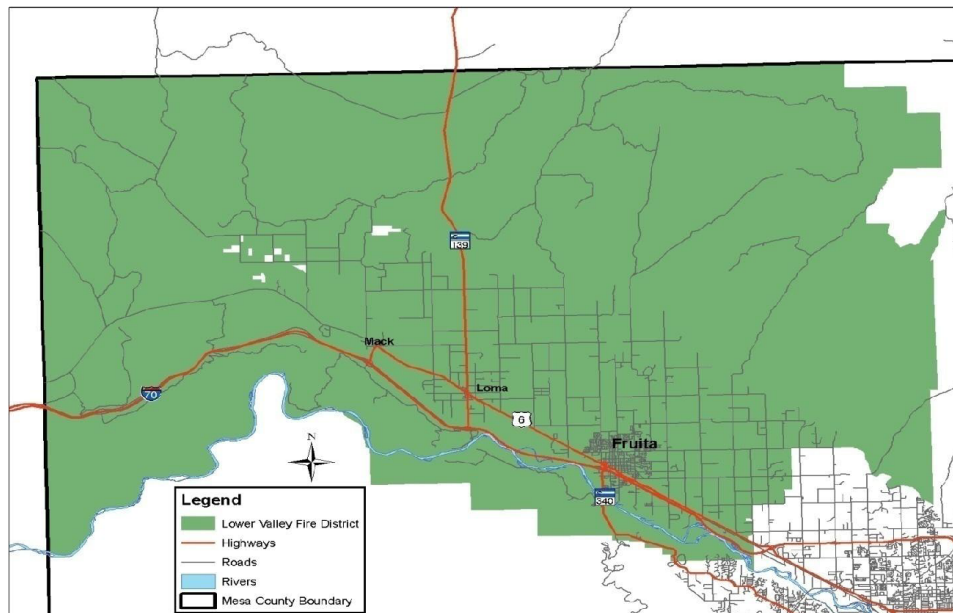
Lower Valley Fire Protection District

The Lower Valley Fire Protection District (LVFPD) and the City of Fruita organized a fire district in 1973. The district split from the City and in 1980 became its own separate district. Both volunteer and paid positions make up the district and provide fire protection as well as emergency medical services.

Population of the district is approximately 20,000. LVFPD operates out of two fire stations, Station 31 is located in Fruita and houses 3 ambulances, 2 engines, 2 brush trucks, 1 water tender, 1 river boat and 2 atvs. Station 32 is five miles to the west in Loma and houses 1 water tender, 1 ladder, 1 rescue and the antique fire truck.

Coverage of the district amounts to approximately 225 square miles ranging from the city limits of Grand Junction on the east side and the Utah state border on the west side as shown in Figure 33. This area covers the Colorado National Monument to the south and continuing north to Douglas Pass in Garfield County. The District has a variety of terrain ranging from desert to heavy timber and rural residential to a small downtown commercial district. (Home: Lower Valley Fire Protection District, 2009)

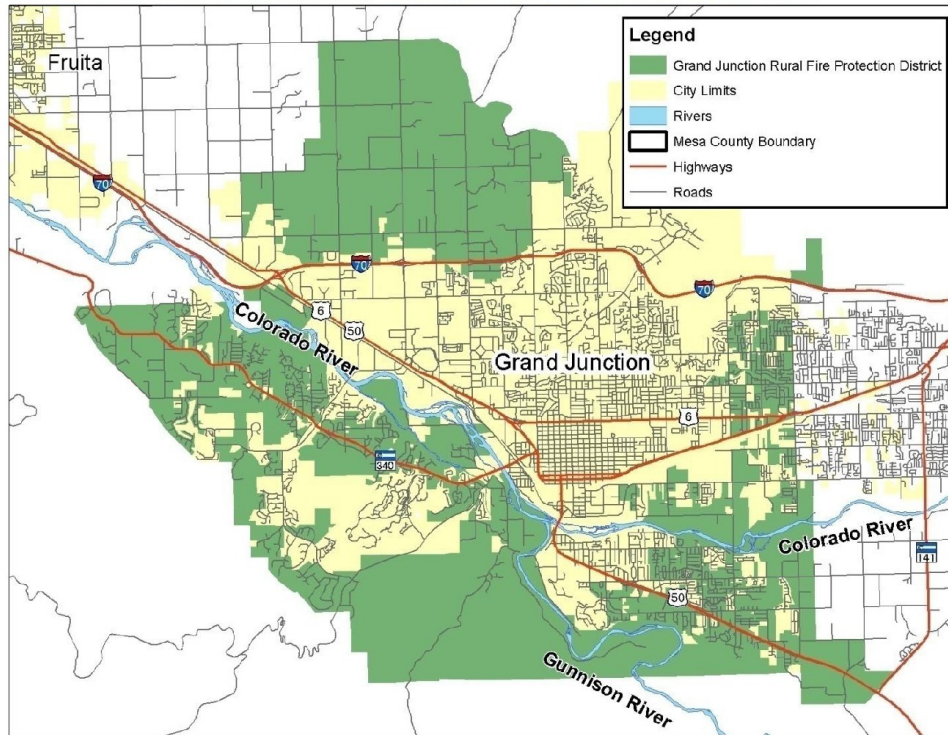
FIGURE 33 LOWER VALLEY FIRE PROTECTION DISTRICT



Grand Junction Fire Department & Grand Junction Rural Fire Protection District

The Grand Junction Fire Department is an emergency organization that provides education, enforcement and emergency services to over 84,000 residents living within the City of Grand Junction and the Grand Junction Rural Fire Protection District. The Grand Junction Rural Fire Protection District is a taxing district surrounding the City Limits which contracts with the City of Grand Junction to provide these services. Grand Junction Fire Department serves a total of 77 square miles with five stations and 120 full-time personnel as shown in Figure 34.

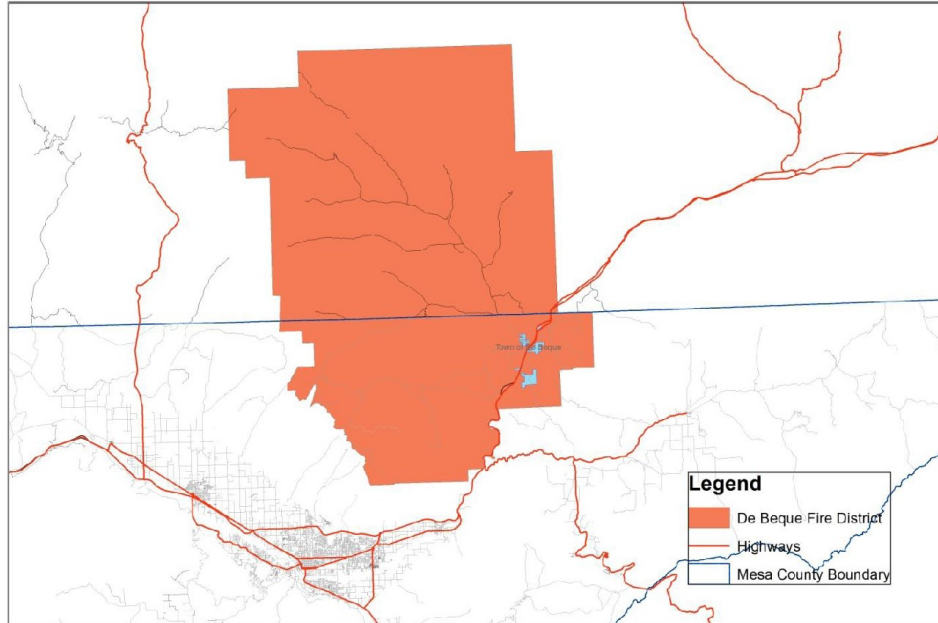
FIGURE 34 GRAND JUNCTION FIRE DEPARTMENT & GRAND JUNCTION RURAL FIRE PROTECTION DISTRICT



DeBeque Fire Protection District

The DeBeque Fire Protection District covers an area of 800 square miles shown in Figure 35, with a residential population of approximately 1,298 people, which includes district population residing in Garfield County. The district operates out of a single fire station with 7 full-time and 6 part-time paid staff.

FIGURE 35 DEBEQUE FIRE PROTECTION DISTRICT



Hazard Identification and Profiles

As population continues to grow in Mesa County, development continues in the wildland urban interface areas, increasing the risk to wildfires. Continued assessments and mitigation efforts are needed throughout the county to reduce the risk and impacts to communities. More detailed analysis has been done for the specific communities and can be found in those sections.

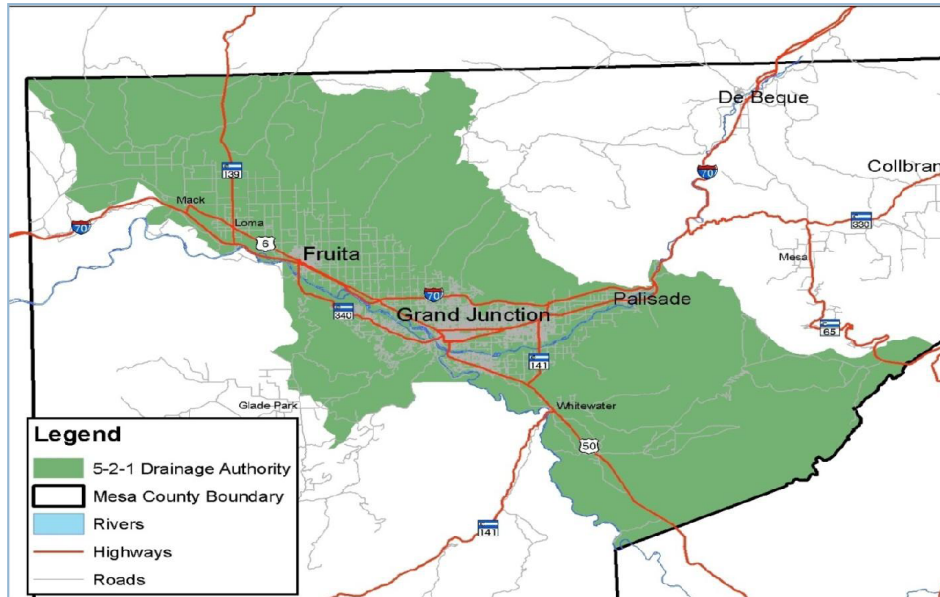
5-2-1 Drainage Authority

Authority Profile

The 5-2-1 Drainage Authority was formed in June of 2004 through an Intergovernmental Agreement (IGA) between the City of Grand Junction, the City of Fruita, the Town of Palisade, Mesa County, and the Grand Valley Drainage District (formally the Grand Junction Drainage District). The Authority was formed in order to protect people and property from flooding, to comply with federal environmental regulations regarding water quality, and to provide a funding mechanism so that stormwater services can be performed.

Figure 36 illustrates the service area that includes all of the City of Grand Junction, the City of Fruita, the Town of Palisade, the Grand Valley Drainage District, and that part of Mesa County south of the rim of the Bookcliffs to the northerly line of Mesa County. The boundary line then follows the westerly boundary of West Salt Creek to the Colorado River where it crosses the river and hugs the southerly bank of the river to a point where 16 Road would intersect and goes south to follow the drainage basin boundaries that encompasses lands all the way to No Thoroughfare Canyon where the boundary follows the channel to the A Road line, thence easterly to the Gunnison River. The line follows the point where it intersects the northerly boundary of Rapid Creek. All of Rapid Creek to the Colorado River is in the service area. (Home: 5-2-1 Drainage Authority)

FIGURE 36 5-2-1 DRAINAGE AUTHORITY BOUNDARY



(Source: Mesa County GIS)

Hazard Identification and Profiles

The 5-2-1 Drainage Authority is primarily responsible for stormwater management. As precipitation falls, some is absorbed into the ground, and some makes its way into streams and rivers, and eventually oceans. In a natural environment, stormwater will soak into soils and soft surfaces and some water will run into area streams. Due to the environment of the Grand Valley, the clay soils don't absorb moisture very well, causing stormwater to flow into storm drains, creeks and rivers. Stormwater does not go into a treatment plant so any pollutants like oil, grease, pesticides, fertilizers, detergents, lawn clippings, etc. are carried into the stormwater and discharged into waterways and back into the environment.

Vulnerability Assessment

Stormwater management is the process of public education coupled with understanding, analyzing, planning for, and controlling stormwater. Stormwater management plays a critical role in controlling flooding, enhancing safety, protecting the environment, and meeting requirements of federal environmental regulations. Many existing facilities are aging, rusting or in need of repair and maintenance. The 5-2-1 Drainage Authority also needs to construct new facilities to adequately address stormwater management in not only developing areas, but in all areas of the valley, including agricultural. Work on stormwater facilities is needed in all areas of the Grand Valley to varying degrees. Some facilities have reached their service life; and a maintenance effort is not enough, replacement is necessary. Other facilities have become overgrown or eroded to a point where maintenance is needed. Lastly, facilities are not adequate or even in existence and in some cases major capital construction is needed to correct deficiencies. (Home: 5-2-1 Drainage Authority)

Community Asset Inventory

The intent of this section is to assess the 5-2-1 Drainage Authority vulnerability separate from that of the planning area as a whole. One area prone to flooding in the Grand Valley is Bosley Wash between the unincorporated Clifton area and the Town of Palisade. Floodwaters have made highway 6 between Clifton and Palisade impassable in the recent past and has flooded homes and farmlands. Studies have been performed on this area for the purpose of alleviating these problems.

Vulnerability by Hazard

The 5-2-1 Drainage Authority is currently studying other washes in the Grand Valley to determine what measures need to be taken to mitigate flooding of homes and farmlands. There are proposals to build detention facilities and to correct other structures, such as bridges and culverts. There are 28 major washes in the Grand Valley to be studied with corrective action to be taken. (Home: 5-2-1 Drainage Authority)

Appendix A: Plan Adoption Resolutions

{Insert Resolutions Here}

Appendix B: Kick-off Meeting Invitation List

Agency	Address	City	State	Zip
Town of Collbran	PO Box 387	Collbran	CO	81624
City of Fruita	325 E. Aspen Ave.	Fruita	CO	81521
City of Grand Junction	250 North 5th St.	Grand Junction	CO	81501
Town of DeBeque	381 Minter Ave.	DeBeque	CO	81630
Town of Palisade	175 E. 3rd St.	Palisade	CO	81526
Central Orchard Mesa Fire Protection District	3253 B 1/2 Rd	Grand Junction	CO	81503
DeBeque Fire Protection District	380 Curtis Ave	DeBeque	CO	81630
Glade Park Volunteer Fire Department	16400 DS Rd	Glade Park	CO	81523
Grand Junction Rural Fire Protection District	PO Box 4450	Grand Junction	CO	81502
Lower Valley Fire Protection District	168 N. Mesa St	Fruita	CO	81521
Palisade Rural Fire Protection District	3836 G Rd	Palisade	CO	81526
Gateway-Unaweep Fire Protection District	PO Box 126	Gateway	CO	81522
Clifton Fire Protection District	3254 F Rd	Clifton	CO	81520
East Orchard Mesa Fire Protection District	455 35 Rd	Palisade	CO	81526
Grand Junction Fire Department	330 South 6th St	Grand Junction	CO	81501
Lands End Fire Protection District	34980 Pronghorn Dr	Whitewater	CO	81527
Palisade Fire Department	366 W. 8th St	Palisade	CO	81526
Plateau Valley Fire Protection District	49084 KE 1/2 Rd	Mesa	CO	81643
Grand Mesa Metropolitan District	PO Box 485	Mesa	CO	81643
Southwest Mesa County Rural Services PID	544 Rood Ave	Grand Junction	CO	81501
Whitewater PID	544 Rood Ave	Grand Junction	CO	81501
Mesa County Lower Valley PID	544 Rood Ave	Grand Junction	CO	81501
Mesa County Whitewater Urban Services PID	544 Rood Ave	Grand Junction	CO	81501
Grand Valley Drainage District	722 23 Rd	Grand Junction	CO	81505
Redlands Mesa Metropolitan District	450 E. 17th Ave	Denver	CO	80203
Upper Grand Valley Pest Control District	PO Box 20000	Grand Junction	CO	81502-5087
Mesa Water & Sanitation District	10963 Hwy 65	Mesa	CO	81643
Central Grand Valley Sanitation District	541 Hoover Dr	Grand Junction	CO	81504
Persigo Wastewater Treatment Plant/Service Area	2145 River Rd	Grand Junction	CO	81505
Clifton Sanitation District	3217 D Rd	Clifton	CO	81520
Clifton Water District	510 34 Rd	Clifton	CO	81520
Ute Water Conservancy District	560 25 Rd	Grand Junction	CO	81506
Colorado River District	PO Box 1120	Glenwood Springs	CO	81602
Colorado Division of Water Resources	2754 Compas Dr #175	Grand Junction	CO	81506
Colorado Division of Water Resources	PO Box 396	Glenwood Springs	CO	81602
West Divide Water Conservancy District	PO Box 1478	Rifle	CO	81650
Colorado State Patrol	554 Jurassic Ct	Fruita	CO	81521
Collbran Town Marshal	1010 High St	Collbran	CO	81624

Fruita Police Department	101 W. McCune Ave	Fruita	CO	81521
Mesa County Sheriff's Office	215 Rice St	Grand Junction	CO	81502
Grand Junction Police Department	555 Ute Ave	Grand Junction	CO	81501
DeBeque Town Marshal	381 Minter Ave.	DeBeque	CO	81630
Palisade Police Department	175 East 3rd St	Palisade	CO	81526
Federal Bureau of Investigation	PO Box 1905	Grand Junction	CO	81502
National Weather Service - GJT	2844 Aviators Way	Grand Junction	CO	81506
Grand Valley Power	845 22 Rd	Grand Junction	CO	81505
Bureau of Land Management	2815 H Rd	Grand Junction	CO	81506
Mesa County Flood Plain Manager	PO Box 20000	Grand Junction	CO	81502
Xcel Energy	2538 Blichman Ave	Grand Junction	CO	81505
Redlands Water & Power Co.	2216 S. Broadway	Grand Junction	CO	81503
Bureau of Land Management	2774 Landing View Ln	Grand Junction	CO	81506
Colorado State Forest Service	2764 Compass Drive, Suite 238	Grand Junction	CO	81506
CDHSEM	9195 E. Mineral Ave., Suite 200	Centennial	CO	80112
CDHSEM	9195 E. Mineral Ave., Suite 200	Centennial	CO	80112
Colorado Dept. of Agriculture	700 Kipling St., Suite 4000	Lakewood	CO	81215-8000
Grand Junction Regional Communications Center	555 Ute Ave	Grand Junction	CO	81501
Grand Junction Public Works	250 North 5th St.	Grand Junction	CO	81501
Mesa County GIS	544 Rood Ave	Grand Junction	CO	81501
Mesa County Engineering Department	PO Box 20000	Grand Junction	CO	81502
Mesa County Planning Department	PO Box 20000	Grand Junction	CO	81502
Mesa County Public Works	PO Box 20000	Grand Junction	CO	81502
Mesa County Health Department	510 29 1/2 Rd	Grand Junction	CO	81504
Colorado Water Conservation Board	1313 Sherman St., Room 721	Denver	CO	80203
Colorado Geological Survey	1500 Illinois St	Golden	CO	80401
Colorado National Monument	1750 Rim Rock Dr	Fruita	CO	81521
FEMA Region VIII - Mitigation Office	PO Box 25267	Denver	CO	80225-0267
US Forest Service	2777 Crossroads Blvd	Grand Junction	CO	81506
US Forest Service	2250 Highway 50	Delta	CO	81416
Mesa County Fleet Services	PO Box 20000	Grand Junction	CO	81502-5001
City of Grand Junction Water Department	333 West Ave. Bldg A	Grand Junction	CO	81501
5-2-1 Drainage Authority	250 North 5th St.	Grand Junction	CO	81501
Bureau of Reclamation	445 W. Gunnison Ave	Grand Junction	CO	81501

Appendix C: Invitation Letter to Kick-Off Meeting

July 2, 2014

To Whom It May Concern:

Mesa County Emergency Management will be undertaking the task of updating the *2010 Mesa County Hazard Mitigation Plan*. This multijurisdictional plan is developed to assess risk from natural hazards and to identify actions that can be taken in advance to reduce long-term risk to the people and property of Mesa County. The Disaster Mitigation Act of 2000 requires all local governments to have an approved plan to be eligible for certain federal disaster assistance and mitigation funding programs.

The hazard mitigation planning process is heavily dependent on the participation of representatives from local government agencies and departments, the public, and other stakeholder groups. A Hazard Mitigation Planning Committee will be formed to support this project and will include representatives from the County, cities/towns, special districts, and other local, state, and federal agencies in or that serve Mesa County.

Your organization's participation on the planning committee is requested due to the information, technical knowledge or other valuable experience you have about your community or agency. Please designate a representative to serve on the committee and attend the kickoff meeting. If you have more than one department or individuals that you would like to attend, please feel free to invite them.

Mesa County Hazard Mitigation Plan Kick-off Meeting

July 22, 2014 (10:00 AM – 12:00 PM)

Mesa County Central Services Building – Room 40A

200 South Spruce St., Grand Junction, CO 81501

Please respond as to whether or not you or your representative will be able to attend. My contact information is included at the top of this letter. Thank you for your attention to this important project.

Sincerely,

Andrew Martsof, MBA, CO-CEM

Mesa County Emergency Manager

Appendix D: HMPC Meeting Agendas, Sign-In Sheets, and Sample Worksheets

AGENDA

Mesa County Multi-Hazard Mitigation Plan Kick-off Meeting

July 22, 2014

10:00 a.m. – 12:00 p.m.

Mesa County Courthouse: Mesa County Centralized Services Building

10:00 a.m. – 10:15 a.m.	Opening Remarks Introductions
10:15 a.m. – 10:30 a.m.	Local Hazard Mitigation Plan Purpose & Requirements
10:30 a.m. – 10:45 a.m.	Identification of Multi-Jurisdictional Participation & Hazard Mitigation Planning Committee Planning for Public Involvement
10:45 a.m. – 12:00 p.m.	Hazard Identification and Data Collection Needs Worksheets 1-3 Next Steps

Sign-in Sheet
 Mesa County Hazard Mitigation Plan
 Planning Kick-off Meeting
 July 22, 2014

Name	Jurisdiction/Department	Address	Phone	Email Address
Mike Larson	DeBeque	Perky 60 DeBeque	283-5108	mwl@debeque.org
Michael Brook	Grand Valley	1845 22 rd	260-8176	mbruch@gvp.org
Roni Smith	Alton Sandstone	3217 D Rd	484-7488	ronsmith@alton-sandstone.com
Fred Eppler	Xcel Energy	2538 Blichard St	244-2611	fred.eppler@xcelenergy.com
Carrie Gude	Mesa County	2005 Spruce	244-1811	carrie.gude@mesacounty.us
Gus Hendrichs	CJ Fire	1025 4th Ave	539-5800	gush@city.org
Kevin Williams	GORD	288-23 rd	899-0543	kevin.admin@kwrdd.org
Dave Reinhold	Cannon Mfg	510 34 Road	484-7328	dreinhold@canonmfg.com
Dave Girouard	COMED	3253 8th rd G.I	696-0484	FIRE.DIVER_54@horizon.com
Rick Corsi	MCFT		244-1796	rick.corsi@mesacounty.us
Greg Larwin	ATCO/SZ	250 N 5th	244-1564	greg@atco.com
Debra Finster	PPD	175 E Third	464-5601	dfinster@townofpalisade.org
Laura Finster	EMRC	535 W 4th	244-6707	laura@emrc.org
Gary Maciak	CSAD	535 W 4th	986-0892	garym1@csad.org
Bob Ramsey	Coyot Co. J	250 N 5th St	252-4103	bramr@coyjuly.org
Richard Rupp	Palisade	341 W 2nd St	220-4753	rupp@townofpalisade.org
Keith Fe	Mesa Planning	PO Box 20100	244-1650	keith.f@mesacounty.us
Judy May	FEMA P-10	157 S 17th St	244-0808	jmay@fema.gov

Sign-In Sheet
Mesa County Hazard Mitigation Plan
Planning Kick-Off Meeting
July 22, 2014

Name	Jurisdiction/Department	Address	Phone	Email Address
Kelanda Isaac	Wte. Melder	PO Box 400, Og. Jct	970-251-2864	Kisaac@wte.melder.co
Kennie Lory	C&FS		248-7347	Kennie.Lory@colostate.edu
Mike Harvey	Orange Fire		970-485-6727	
Alexis Strickland	NWS			
Genell Jackson	LDWTE		970-245-8755	
RAY FENNESSY	CENCO	PO Box 1120 <small>Olden Road Spencer, CO 81663</small>	970-244-0977	rslynn.fennessy@state.co.us
Arlene Tamara	Health Dept			
MATT OZANIC	COLO. STATE PATROL	554 JAGASSIE CT. FRUITA 8174	970-858-2800	MATT.OZANIC@STATE.CO.US
JIM PRINGLE	NWS	2844 AVIATORS WAY CO, 81317	248-7607-2724	james.pringle@nws.co.gov

AGENDA

Mesa County Multi-Hazard Mitigation Plan 2nd Planning Meeting

August 27, 2014

10:00 AM – 12:00 PM

Mesa County Courthouse: Mesa County Centralized Services Building

10:00 AM – 10:15 AM

Opening Remarks

Introductions

10:15 AM – 10:45 AM

Review Hazard Scoring Model & Validate Mesa
County & Jurisdiction Hazard Profiles

Validate Plan Focus (High Hazards)

Validate Plan Goals

10:45 AM – 11:30 AM

Review and validate hazard areas for the purpose
of conducting vulnerability assessments

11:30 AM – 12:00 PM

Homework Discussion

Worksheet 5 Mitigation Project Description
(Required for each jurisdiction)

Next Steps

Sign-in Sheet
 Mesa County Hazard Mitigation Plan
 2nd Planning Meeting
 August 27, 2014

Name	Jurisdiction/Department	Address	Phone	Email Address
Andy Martens	Mesa County / County	215 Pine St. Gr. 5.	970-249-7125	andy.martens@mesacounty.us
Chris Caraway	City of Grand Junction	250 N 5th St	970-241-5700	caraway@cityofgrandjunction.org
Chris Hendricks	OT Fire	1025 UT Ave GJ	970-574-8871	chris@otfire.org
Mike Harvey	Dodge Fire	350 Curtis A. Dodge	970-283-3132	mh@odgfire.org
Paul Peterson	Clifton Water	510 34th Ave	970-497-3388	peterson@cliftonwater.org
Richard Rypp	Palisade Fire	341 W 7th St Bliss	970-220-2222	rypp@palisadefire.org
Karen Williams	GISD	700-23 Rd	970-497-3585	karen.williams@gisd.org
Kelenda Trace	Utah Water	2190 H4 Rd. AS	970-356-2864	kelenda@utahwater.org
John Zien	C.S.P.D.	635 Ute	970-6954	john.zien@cspsd.org
Dave Gitcheau	COMFD	3253 B 1/2 St	610-6434	gitcheau@comfd.org
Rick Corzi	MCIT		244-1796	rick.corzi@mesacounty.us
Chris Kadel	GIS		244-1710	chris.kadel@mesacounty.us
Kate Simmons	MC Planning		255-7189	kate.simmons@mesacounty.us
Carrie Gustaf	MC Engineering		244-1811	carrie.gustaf@mesacounty.us
Juan Mary	FPD	1575 Mesa St	555-2008	juan@fpd.org
John Huston	F Public Works	325 E Aspen	858-9558	jhuston@fpublicworks.org

AGENDA

Mesa County Multi-Hazard Mitigation Plan 3rd Planning Meeting

September 23, 2014

10:00 AM – 12:00 PM

Mesa County Courthouse: Mesa County Centralized Services Building

10:00 AM – 10:15 AM Opening Remarks

Introductions

10:15 AM – 11:00 AM Review Hazard Mitigation Action Matrix for Project
Status

Prioritization of mitigation actions

11:00 AM – 11:30 AM Next Steps

Sign-In Sheet
 Mesa County Hazard Mitigation Plan
 3rd Planning Meeting
 September 23, 2014

Name	Jurisdiction/Department	Address	Phone	Email Address
Mike Krasaus	DeBorje	381 Miller Ave. 12828a	283-5790	Mike.Krasaus@deborje.org
Cous Hendricks	GSFD	1025 Ute Ave GS	549-5800	gus.hendricks@city.org
GARY MARAK	GSFD	555 Ute Ave	986-0592	gmarak@city.org
Jam Houston	COF	325 E. Aspen	858-8557	jam@cof.org
Frank Cavichone	LVPD	168 N. Mesa St	858-3133	fcavichone@lvpd.gov
Ryan Davison	MC GIS	5441 Road Ave.	244-1880	ryan.davison@mesacounty.us
Kaye Simonsen	MC Planning	200 S Spruce	255-7184	kaye.simonsen@mesacounty.us
Kalanda Isaac	Ute Water	PoBox 5160	256-2864	kisacc@utewater.org
Mike Harvey	Dubuque Fire Dist.	P.O. Box 1500 Dubuque	253-2612	Speech@dubuquefire.org
Ashlyn Thompson	MOND	610 24th Rd E	683-6611	ashlyn.thompson@mesacounty.us
Keith Fife	WCLRP	200 S Spruce	244-1652	Keith.Fife@mesacounty.us
Cornie Guedorf	MC Engineering	" "	244-1811	Cornie.guedorf@mesacounty.us
Jim Pringle	NW 5	2004 Aviators Way	243-7007	pringle@nw5.gov
Bob Galloway	Greenwood	250 W 5th St	244-1570	bgalloway@greenwood.org

AGENDA

Mesa County Multi-Hazard Mitigation Plan Final Planning Meeting

November 20, 2014

9:00 AM – 10:00 AM

Mesa County Courthouse: Mesa County Centralized Services Building

9:00 AM – 9:15 AM

Opening Remarks

Introductions

9:15 AM – 10:00 AM

Review of updated plan elements

Remaining planning gaps

Next steps

Sign-in Sheet
Mesa County Hazard Mitigation Plan
Final Planning Meeting
November 26, 2014

Name	Jurisdiction/Department	Address	Phone	Email Address
Andy Martens	Mesa County/CEM	215 Rice St. ST. LO MO	770-240-7765	andy.martens@mesacounty.us
Mike Harlow	Disaster FD	800 N. 1st St. Mesa	513-7832	Mike.Harlow@mesacounty.us
Mike Lockwood	Platteau Valley Fire	P.O. Box 270 Mesa	2108-5283	mufo.chief@plvalley.com
Bob Gaudreault	Greenville (CO)	2500 N 15th St.	244-1530	Bob@plvalley.com
Karen Simonson	Mesa County Planning	200 S. Spruce Street	255-7187	karen.simonson@mesacounty.us
Kathleen Thorne	Utah Wildlife	1100 W. 4th St.	256-8864	kthorne@utahwildlife.com
Adam Applehart	Colorado Mountain	P.O. Box 387 Cortez	467-3751	adam.applehart@coloradomountain.com
Kate White	M.C. Operations	P.O. Box 2000 Cortez	244-1660	kate.white@mesacounty.us
John Zorn	G J P D		928-60957	john.zorn@mesacounty.us
Jim Pringle	NATE WEATHER SVC	2844 Aviation Way	243-7001/226	james.pringle@mesac.gov
Ally Strickland	NWS	CC	1100	
Dave Gutcheon	COMFD	3253 Bldg. A, Jerome	970-640-1144	FREE Dave-54@Aerom.com
Carrie Guebel	MC/Engineering	200 S Spruce	970-244-1811	carrie.guebel@mesacounty.us

Appendix E: Data Collection Worksheets

Historic Hazard Event Data Collection Sheet Worksheet #1

Instructions: Please fill out one sheet for each event with as much detail as possible. Attach supporting documentation, photocopies of newspaper articles or other original sources.

Type of natural hazard event:	
Date of event:	
Description of the nature and magnitude of the event:	
Location (community or description with map):	
Injuries:	
Deaths:	
Property damage:	
Infrastructure damage:	
Business/Economic impact:	
Road/School/Other closures:	
Other damage:	
Total damages:	
Insured losses:	
Fed/State Disaster relief funding (\$):	
Opinion on likelihood of occurring again:	
Source of information:	
Comments:	

Contact Information	
Name of Jurisdiction:	
Submitted By:	
Address:	
Phone:	

Vulnerability Assessment Worksheet #2

Instructions: Please complete to the extent possible the vulnerable buildings, populations, critical facilities and infrastructure for each hazard that affects your jurisdiction. This information will be used to estimate disaster losses, which can then be used to gauge potential benefits of mitigation measures. Attach supporting documentation, photocopies of engineering reports or other sources.

Hazard:

Location and Description of Potential Impact:

Building Inventory:

Residential	Count	Estimated Value
Comments		
Commercial	Count	Estimated Value
Comments		

Industrial	Count	Estimated Value
Comments		
Agricultural	Count	Estimated Value
Comments		

Other (Define, e.g., gov.)	Count	Estimated Value
Comments		

Capabilities Matrix
Capabilities Worksheet #3

Jurisdiction:	Y/N/NA/Unknown	Comments
Comp Plan/General Plan		
Special Plans		
Subdivision Ordinance		
Zoning Ordinance		
NFIP/FPM Ordinance		
Substantial Damage Language		
Admin./Certified Floodplain Manager		
# of Flood threatened Buildings		
# of Flood Insurance Policies		
# of Repetitive Losses		
Maintain Elevation Certificates		
CRS Rating, if applicable		
Stormwater Program		
Erosion or Sediment Controls		
Building Code Version		
Full-Time Building Official		
Conduct "as-built" Inspections		
BCEGS Rating		
Local Emergency Operations Plan		
Fire Department ISO Rating		
Fire Safe Programs		
Hazard Mitigation Plans		
Warning Systems/Services		
Storm Ready Certified		
Weather Radio Reception		
Outdoor Warning Sirens		
Emergency Notification (R-911)		
GIS System		
Hazard Data		
Building Footprints		
Links to Assessor Data		
Land-Use Designations		
Structural Protection Projects		
Property Protection Projects		
Critical Facilities Protected		
Natural/Cultural Resources Inventory		
Public Information Program/Outlet		
Environmental Education Program		

Mitigation Strategy - Identify Mitigation Actions Worksheet #4

Instructions: For each type of loss identified on previous worksheets, determine possible actions. Record information below.

Hazard:

Priority	Possible Actions (include Location)	Sources of Information (include sources you reference and documentation)	Comments (Note any initial issues you may want to discuss or research further)	Planning Reference (Determine into which pre-existing planning suggested projects can be integrated)

Contact Information:

Name of Jurisdiction:

Submitted By:

Address:

Phone:

Mitigation Project Description Worksheet
Worksheet #5

Instructions: Use this guide to record potential mitigation projects (1 or more pages per project) identified during the planning process. Provide as much detail as possible and use additional pages as necessary. These will be collected following HMPC meetings on mitigation goals and measures and included in the plan.

Jurisdiction:

Mitigation Project:

Issue/Background:

Other alternatives:

Responsible Agency:

Priority (High-Medium-Low):

Cost Estimate:

Benefits (Avoided Losses):

Potential Funding:

Schedule:

Worksheet Submitted By:

Name & Title:

Phone:

Address:

Appendix F: Mesa County Hazard Mitigation Planning Committee Members

Name	Agency
Mike Lorsung	Town of DeBeque (Town Marshal)
Michael Birch	Grand Valley Power
Pam Smith	Clifton Sanitation
Fred Eggleston	Xcel Energy
Carrie Gudorf	Mesa County (Engineering)
Gus Hendricks	City of Grand Junction (Fire Department)
Kevin Williams	Grand Valley Drainage District
David Reinertson	Clifton Water
Dave Gitchell	Central Orchard Mesa Fire Protection District
Rick Corsi	Mesa County (GIS)
Greg Lanning	City of Grand Junction
Debra Funston	Town of Palisade (Police Department)
Laura Etcheverry	Grand Junction Regional Communications Center
Gary Marak	City of Grand Junction (Police Department)
Bob Kelley	City of Grand Junction
Richard Rupp	Town of Palisade (Fire Department)
Keith Fife	Mesa County (Long Range Planning)
Judy Macy	City of Fruita (Police Department)
Kalanda Isaac	Ute Water District
Kamie Long	Colorado State Forest Service
Mike Harvey	DeBeque Fire Protection District
Aldis Strautins	National Weather Service
Garrett Jackson	Colorado Division of Water Resources
Ray Tenney	CRWCD
Aislynn Tolman-Hill	Mesa County (Public Health)
Matt Ozanic	Colorado State Patrol
Jim Pringle	National Weather Service
Andy Martsof	Mesa County Office of Emergency Management
Bret Guillory	City of Grand Junction
John Zen	City of Grand Junction (Police Department)
Chris Kadel	Mesa County (GIS)
Kaye Simonson	Mesa County (Planning Department)
Tom Huston	City of Fruita (Public Works)
Frank Cavaliere	Lower Valley Fire Protection District
Ryan Davison	Mesa County (GIS)
Adam Appelhanz	Town of Collbran (Collbran Marshal)
Mike Lockwood	Plateau Valley Fire Protection District

Appendix G: Public Review and Comment Notice


State PROCEDURE PUBLICATION

NOTICE OF 72 HAY PERIODS:
LEGAL NOTICE
 The public is advised to take notice of a 72-hour public notice period concerning the Hay Waste and Ties of the Mesa County Board of Supervisors. The Hay Waste and Ties public notice period is for the public to review, comment, and provide input into the existing process for the Hay Waste, the purchase of Mesa County Hay Waste and Ties with its on mobile or a trailer, and other use of people and property near residential property. Mesa County regularly complies with the Hay Waste and Ties Act 2013 and updated it in 2014. The public comment period is to update the 2014 plan.
 The plan can be viewed, electronically, at the following link:
<http://www.mesacounty.com/OC/CommunityEngagement/2014HayWaste>
 Public Comments may be submitted to the Mesa County Office of Emergency Management, 311 Main Street, Grand Junction, CO 81505, weekdays and requests for handouts may be directed to the Emergency Manager at 278-244-1785.
 Publication: December 12, 2014.

STATE OF COLORADO
 County of (Mesa)

_____ Terry Flanagan _____

Being duly sworn, says that I am Legal Secretary of
 The Daily Sentinel, a daily newspaper, published and duly printed in
 The County of Mesa, State of Colorado; that said newspaper has a
 general circulation in said County and has been continuously and
 uniformly published therein, during a period of at least
 fifty-two consecutive weeks next prior to the first publication
 of the annexed notice; that said newspaper is a newspaper within the
 meaning of the act of the general Assembly of the State of Colorado,
 entitled "An Act to regulate the printing of legal notices and
 advertisements," and amendments thereto; that the notice of which
 the annexed is a printed copy taken from said newspaper, was published
 in said newspaper, and in the regular and entire issue of every number
 thereof once a week for 1 successive week;
 that said notice was published in said newspaper proper and not in
 any supplement thereof, and that first publication of said notice as
 aforesaid, was on the 10th day of December, 2014,
 and the last, on the 10th day of December, 2014.
 Copies of each number of said paper in which said notice and/or
 its was published were distributed by carrier or transmitted by
 mail to each of the subscribers of said newspaper, The Daily Sentinel,
 according to the accustomed mode of business in this office.

_____  _____

Subscribed and sworn to before me, this 10th day of December, 2014

_____ Karen McLeish _____

KAREN McLEISH
 POTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20134102094
 MY COMM. EXPIRES JANUARY 17, 2015

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RESOLUTION NO. _____

**A RESOLUTION ADOPTING THE 2015 MESA COUNTY, COLORADO
HAZARD MITIGATION PLAN**

WHEREAS, the City of Grand Junction recognizes the threat that natural hazards pose to people and property within our community; and

WHEREAS, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

WHEREAS, an adopted hazard mitigation plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

WHEREAS, the Colorado Division of Homeland Security and Emergency Management and Federal Emergency Management Agency, Region VIII, officials have reviewed the 2015 Mesa County Hazard Mitigation Plan and have approved said plan as meeting the requirements of 44 C.F.R. 201.6; and

WHEREAS, City of Grand Junction staff fully participated in the mitigation planning process to prepare the 2015 Mesa County Hazard Mitigation Plan and recommends approval by the City of Grand Junction.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF GRAND
JUNCTION, MESA COUNTY, COLORADO, THAT:**

1. The City of Grand Junction hereby adopts the 2015 Mesa County Hazard Mitigation Plan as the multi-hazard mitigation plan for the City of Grand Junction.

PASSED THIS ___ DAY OF _____, 2015.

By: _____
President of the Council

Attest:

City Clerk



Date: 6/5/15
 Author: Bret Guillory
 Title/ Phone Ext: Engineering
 Program Supervisor /*1590
 Proposed Schedule: 7/1/2015
 2nd Reading (if applicable): n/a
 File # (if applicable): n/a

CITY COUNCIL AGENDA ITEM

Subject: Sole Source Professional Services Contract for Engineering Design of the Diffuser Pipe Outfall for the Persigo Waste Water Treatment Plant Project
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with Stantec Consulting Services, Inc. of Denver, CO for the Design of a Diffuser Outfall at the Persigo Waste Water Treatment Plant for the Proposal Amount of \$139,900
Presenter(s) Name & Title: Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager

Executive Summary:

The Public Works Department is requesting that City Council approve awarding a sole source professional design services contract for the design of a Diffuser Outfall for the Persigo Waste Water Treatment Plant. This design effort will result in a project to address restrictions on effluent limits from the Colorado Department of Public Health and Environment (CDPHE) as a result of Regulations 31 and 85.

Background, Analysis and Options:

The managers of the Persigo Waste Water Treatment Plant (WWTP) are looking to relocate the outfall point of the WWTP from Persigo Wash to the Colorado River. This is due to continual restrictions on effluent limits from the Colorado Department of Public Health and Environment (CDPHE) that are the result of Regulations 31 and 85, the existing outfall has been determined to be functionally obsolete. Based on the Persigo Wastewater Treatment Plant’s Nutrient Study completed by Stantec Consultants, Inc. (Stantec), the most efficient way to meet CDPHE requirements is to construct a new diffuser outfall in conjunction with additional plant improvements.

The existing outfall from the Persigo Waste Water Treatment Plant connects directly to the Persigo Wash approximately 700 feet upstream of the confluence of the wash with the Colorado River. This design effort will allow for a project to construct a new outfall that will convey effluent by gravity approximately 2,300 linear feet (LF) directly to the Colorado River. This project will be designed for the WWTP’s build-out capacity of 25 MGD.

The managers at Persigo requested that Stanec provide a cost proposal for professional engineering design services to complete this project. Stantec has provided exceptional design and construction management service to the managers of the waste

water plant over the last 15 years and is intimately familiar with the operations and process systems of this waste water treatment facility. This long standing relationship with the plant, coupled by the recent Nutrient Study and recommendations of that study, provides Stantec a definite advantage in design of this project. Construction of this project is estimated at \$1.5M and is currently planned to be included in the 2016 budget.

Stantec provided a proposal in the amount of \$139,900 to complete the design work and necessary permitting to allow for construction of this project. This design cost is consistent with industry standards for a project of this scope and estimated construction cost.

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

Goal 11: Public facilities and services for our citizens will be a priority in planning for growth. Policy A: the City will plan for the location and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

The Diffuser Pipe Outfall project will protect public health, safety and welfare, as well as meet the needs of existing and future growth, by providing a means to discharge treated waste water effluent which will lessen the need for more expensive process improvements within the waste water plant and at the same time meet current and anticipated future limits.

How this item relates to the Economic Development Plan:

The project relates to the Economic Development Plan as follows:

1.4: Providing Infrastructure that Enables and Supports Private Investment Goal: Continue to make investments in capital projects that support commerce and industry and provide for long term economic competitiveness. The Diffuser Pipe Outfall project will provide for expanded future capacity at the waste water treatment plant by meeting and exceeding CDPHE compliance requirements for discharge of treated waste water.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

The funds for this project are budgeted in the 2015 Waste Water Enterprise Fund.

Legal issues:

If approved, the professional services contract for design will be reviewed and approved by the City Attorney prior to execution.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This item has been previously discussed with City Council during workshop sessions.

Attachments:

Sole Source Justification

Form A

CITY OF GRAND JUNCTION
SOLE SOURCE JUSTIFICATION FORM

Date: 6/8/15 Requested By: BRET GUILLORY
Department: PUBLIC WORKS Division: ENGINEERING
Vendor Name: STANTIZ CONSULTING INC Net Cost Delivered: \$ 139,900

SOLE SOURCE JUSTIFICATION
(INITIAL ALL ENTRIES THAT APPLY)

Material/Service Description: ENGINEERING DESIGN

1. - The Vendor is the original equipment manufacturer and there are no regional distributors;
2. - The product, equipment or service requested is clearly superior functionally to all other similar products, equipment or service available from another manufacturer or vendor;
3. - The over-riding consideration for purchase is compatibility or conformity with City-owned equipment in which non-conformance would require the expenditure of additional funds;
4. - No other equipment is available that shall meet the specialized needs of the department or perform the intended function;
5. - Detailed justification is available which establishes beyond doubt that the Vendor is the only source practicably available to provide the item or service required;
6. - Detailed justification is available which proves it is economically advantageous to use the product, equipment or service.

Departmental Approval:

I recommend that competitive procurement be waived and that the service or material described herein be purchased as a sole source.

Signed: BRET GUILLORY, UTILITY ENGINEER, 6/8/15
Name Title Date

Purchasing Approval:

Based on the above and attached documents, I have determined this to be a sole source with no other vendor practicably available.

Signed: [Signature], 6/8/15
Purchasing Manager Signature Date

Final Authorization

City Manager Approval Required (\$25K to \$50K) yes / no

Signed: _____, _____
City Manager Signature Date

City Council Approval Required (over \$50K) yes / no

Attach Justification Documentation and Forward to City Purchasing Division



June 8, 2015

Scott Hockins
City of Grand Junction
Purchasing Supervisor

Dear Mr. Hockins,

Please let this letter serve as justification for a Sole Source professional services contract with Stantec Consultants, Inc. (Stantec). This contract would include design and permitting for the Persigo WWTP Diffuser Outfall project.

The managers at Persigo requested that Stanec provide a cost proposal for professional engineering design services to complete this project. Stantec has provided exceptional design and construction management service to the managers of the waste water plant over the last 15 years and is intimately familiar with the operations and process systems of this waste water treatment facility. This long standing relationship with the plant, coupled by the recent Nutrient Study and recommendations of that study, provides Stantec a definite advantage in design of this project. Construction of this project is estimated at \$1.5M and is currently planned to be included in the 2016 budget.

Stantec provided a proposal in the amount of \$139,900 to complete the design work and necessary permitting to allow for construction of this project. This design cost is consistent with industry standards for a project of this scope and estimated construction cost.

The project will include relocation of the outfall point of the WWTP from Persigo Wash to the Colorado River. We are pursuing this project due to continual restrictions on effluent limits from the Colorado Department of Public Health and Environment (CDPHE) that are the result of Regulations 31 and 85, the existing outfall has been determined to be functionally obsolete. Based on the Persigo Wastewater Treatment Plant's Nutrient Study, completed by Stantec, the most efficient way to meet CDPHE requirements is to construct a new diffuser outfall in conjunction with additional plant improvements.

Please let me know if you need additional information.

A handwritten signature in black ink, appearing to read "Bret Guillory".

Bret Guillory, PE

City of grand Junction - Utility Engineer

pc: Greg Lanning – Public Works Director
Dan Tonello – Waste Water Services Manager



Date: June 5, 2015
 Author: Bret Guillory
 Title/ Phone Ext: Utility Engineer/
*1590
 Proposed Schedule: July 1, 2015
Contingent on Creation of the District
 2nd Reading (if applicable):
 File # (if applicable):

CITY COUNCIL AGENDA ITEM

Subject: Contract to Extend Sewer to the Redlands Club Sewer Improvement District
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with Underground Obstacles, LLC for the Redlands Club Sewer Improvement District in the Amount of \$97,724 Contingent on Creation of the District by the Mesa County Board of County Commissioners
Presenter(s) Name & Title: Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager

Executive Summary:

Upon completion of the Redlands Club Sewer Improvement District, five properties will be able to connect to the Persigo Waste Water Treatment Plant and abandon their existing septic systems. The property owners and Persigo will share the cost of providing the sewer service.

Background, Analysis and Options:

A formal solicitation was advertised in the Daily Sentinel, and sent to a source list of local contractors including the Western Colorado Contractors Association (WCCA). The following bids were received:

Company	Location	Bid Amount
Underground Obstacles	Delta, CO	\$ 97,724.00
Sorter Construction	Grand Junction, CO	\$ 103,366.00
Williams Construction	Montrose, CO	\$ 168,387.27

This project will be constructed under the Septic System Elimination Program that was adopted by City Council and Mesa County Commissioners in May of 2000. This program encourages neighborhoods to form sewer improvement districts, such as this one, by providing financing for the project as well as underwriting 30% of the costs to extend sewer service to their property lines.

Land owners located in the unincorporated area along Highway 340, west of the Redlands Community Center, are circulating a petition for the formation of an improvement district. If the petition is deemed favorable, the Mesa County Board of County Commissioners may create an improvement district for the installation of sanitary sewer facilities.

Should the District be formed, work is scheduled to begin on or about July 28, 2015 and be complete by August 18, 2015.

Items preceded by a √ indicate steps already taken with this Improvement District and the item preceded by a ► indicates the step being taken with the current Council action.

- √ Residents in the Redlands Club neighborhood provide a favorable non-binding petition to move forward with engineering design, and receipt of bids for the proposed Mesa County Local Improvement District. This district is part of the Septic System Elimination Program.
- √ Mesa County Commissioners pass a Resolution declaring its intent to create an improvement district. The Resolution acknowledges receipt of the petition and gives notice of a public hearing. – Completed June 22
- ► City Council awards a construction contract for the project contingent on legal formation of the Mesa County Local Improvement District.
- Mesa County Commissioners conduct a public hearing and pass a Resolution creating the Improvement District. The public hearing is for questions regarding validity of the submitted petition, and for questions regarding the petition process.
- Construction.
- After construction is complete, the project engineer prepares a Statement of Completion identifying all costs associated with the Improvement District.
- Mesa County Commissioners pass a Resolution approving and accepting the improvements, give notice of a public hearing concerning a proposed Assessing Ordinance, and conduct a first reading of a proposed Assessing Ordinance.
- Mesa County Commissioners conduct a public hearing and second reading of the proposed Assessing Ordinance. The public hearing is for questions about the assessments.
- Notice of Assessment is mailed to affected property owners.
- The property owners have 30 days from final publication to pay their assessment in full. Assessments not paid in full will be amortized over a ten-year period. Amortized assessments may be paid in full at anytime during the ten-year period.

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

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

This project will allow for a more reliable means for the benefitting properties to dispose of sewage. This is also seen as a benefit by the Colorado Department of Public Health and Environment.

How this item relates to the Economic Development Plan:

This project relates to the Economic Development Plan by maintaining and expanding availability of infrastructure in the Persigo collection system. The program provides an economically safe alternative to collection and treatment of wastewater within the urban area.

Board or Committee Recommendation:

The Mesa County Commissioners have approved a resolution of intent to create the District on June 22nd with the formation of the District before them for creation of the District on July 27th.

Financial Impact/Budget:

Sources

Redlands Club SID Assessments	\$ 75,835
Persigo WWTP Contribution	<u>32,501</u>
Total Project Sources	
\$108,336	

Expenditures

Construction Contract – Underground Obstacles	\$ 97,724
Design Costs -	
6,112	
City Construction Inspection and Contract Admin.	<u>4,500</u>
Total Project Costs	\$108,336

Since the current appropriation does not cover the total project costs, and since there is adequate fund balance in the fund, a supplemental appropriation will be required. A supplemental appropriation will be required in the second supplemental budget process.

Legal issues:

Legal will review and approve the documents as the project progresses.

Other issues:

There are five properties that stand to benefit from this improvement. The City had previously received Powers of Attorney from two of these properties that commit the property to a yes vote in the event an improvement district is proposed.

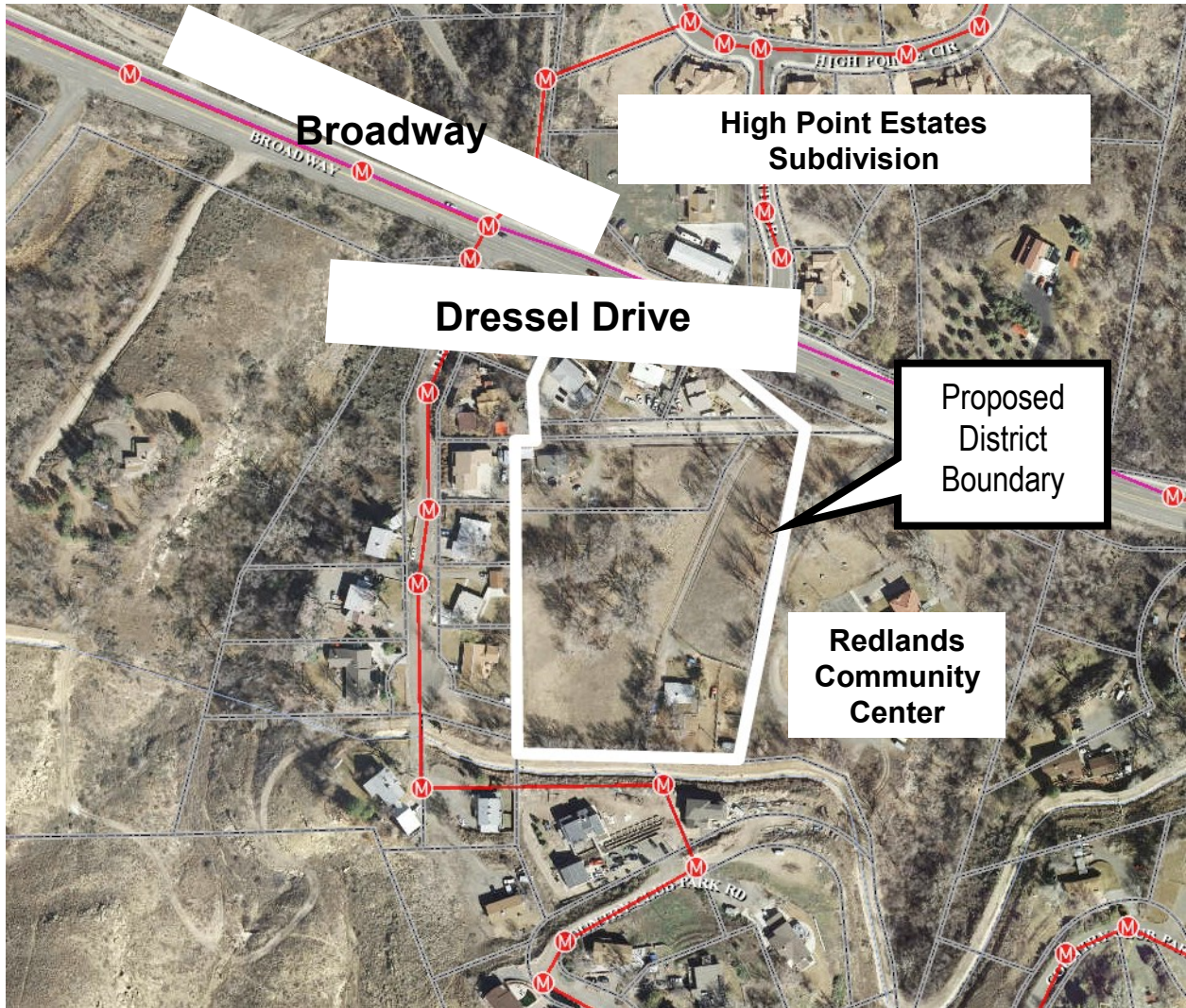
Previously presented or discussed:

This sewer improvement district has been presented by Staff previously to both City Council, and the Mesa County Board of Commissioners.

Attachments:

District Boundary

Redlands Club & Adjacent Neighborhood





CITY COUNCIL AGENDA ITEM

Date: June 17, 2015
Author: Kathy Portner
Title/ Phone Ext: Community Services Manager/1420
Proposed Schedule: July 1, 2015
2nd Reading
(if applicable): _____
File # (if applicable): _____

Subject: Authorization for the City Manager to Disburse a Portion of the J. Heywood Jones Estate Trust Funds to the Mesa County Public Library District
Action Requested/Recommendation: Adopt a Resolution Authorizing the Disbursement of the Trust Funds
Presenter(s) Name & Title: John Shaver, City Attorney

Executive Summary:

In 2013, the City was named as the Trustee for a portion of the J. Heywood Jones Estate Trust. Instructions were to disburse the funds for museum and library purposes.

The Mesa County Library District is requesting a disbursement of funds for a proposed production studio.

Background, Analysis and Options:

The City, as the Trustee for the J. Heywood Estate Trust, has been assigned the responsibility for proper disbursement of the Trust funds for museum and library purposes. Mesa County Libraries Director, Joseph Sanchez, is requesting a disbursement of \$78,500 for the construction of a production studio, to be located on the northeast corner of 5th Street and Ouray Avenue.

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

This action does not directly relate to the Comprehensive Plan or the Economic Development Plan.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

No financial impact to the City.

Legal issues:

The Council as the successors to the Heywood Jones Trust has the authority and duty to ensure that the trust funds are used for trust purposes. If after review the Council determines that the proposed use is consistent with “library purposes” aspect of the Trust the Council may lawfully approve the disbursement.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This request has not been previously discussed.

Attachments:

Letter of Request
Project Narrative
Project Schematics
Project Budget
Project Schedule
Proposed Resolution



Mesa County LIBRARIES

June 10, 2015

City of Grand Junction
Rich Englehart, City Manager
250 North 5th Street
Grand Junction, CO 81501

Dear City Manager,

The purpose of this letter is to request release of funds from the Heywood Jones Trust. Funds that have been designated for museum and library specified purposes.

The requested amount of \$78,500 will aid in construction of a production studio to be located on a vacant lot at the corner of 5th and Ouray.

Please release these funds to the Mesa County Public Library District at your earliest convenience, your support is greatly appreciated.

Sincerely,

Joseph Sanchez
Director

443 N. 6th Street . Grand Junction, CO 81501

CENTRAL LIBRARY . 970.243.4442 . Fax 970.243.4744 . www.mesacountylibraries.org

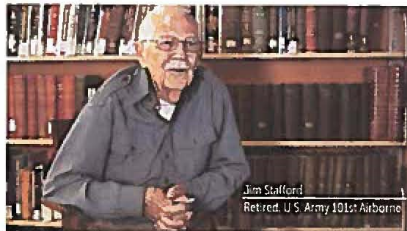
Clifton Branch 970.434.6936 • Collbran Branch 970.487.3545 • De Beque Branch 970.283.8625
Fruita Branch 970.858.7703 • Gateway Branch 970.931.2428 • Orchard Mesa Branch 970.243.0181 • Palisade Branch 970.464.7557



Mesa County Public Library Production Studio Narrative

Since the Internet launched in the 1990s, change has been the only constant. One aspect of that change has been an explosion of accessible information. This information comes in a variety of forms: images, text, video, audio, code, data, and more. But many people struggle to adjust and deal with the avalanche of information around them, and simply ignore it or give up. Beyond that information, new technology requires new skills and new knowledge, creating a situation many call the "Digital Divide". Too many members of our community are intimidated and scared by all the technology around them and are looking for a friendly and trusted resource to help them develop tech skills and navigate the flood of information around them. They need something personal and local. Google can give you lots of interesting and even relevant information, but very little of it is personal or local.

Often it is this type of information that is the most valuable and important to a community. Unfortunately, this is also the type of information Google, Apple, Amazon, and the rest of the big players cannot really serve. Which is why Mesa County Libraries is seeking to build a professional production studio. We have received positive feedback from our current efforts to preserve and share Mesa County's unique and vanishing cultural assets, but we find ourselves limited in our ability to keep up with the demand for high quality content. The [Veteran's](#)



[Remember](#) video history project is a perfect example. We are documenting the stories of local veterans who served their country, and whose stories would be lost forever if the library were not recording them and making them publicly available. The significance of this work came home to us

this winter when we lost two of these wonderful veterans. But their stories will live on, because of the work we are doing.

We are also working hard to tell similar stories about Mesa County's rich history of ranchers, homesteaders, and cowboys. We are working with Mesa Land Trust and other local groups to tell the story of our county. Using video and audio we can preserve and share our county's identity and values in a rich and visually compelling format with future generations, immersing them in our local history and culture before it completely disappears. Fewer and fewer people understand the unique bodies of knowledge that go into riding, roping, herding, and ranching. By having a public library work on these projects we can be faithful in ways television and documentaries cannot be.

This project is unique, *all* of the content that is created is owned by the public, making it a unique educational and creative asset. As we build our content, we have legally structured our work to make all of it publicly available. This means that K-12 students who are facing more and more complex multimedia State standards will be able to access and use all of our content for their own projects. All fourth graders are required to focus on Colorado history, and with the rich multimedia collection we are building they will have access to images and video they could not find anywhere else. High schoolers will be able to re-edit and remix this content for their own use. For example, a student working on a report on WWII paratroopers can ask to and legally use our entire backlog of video from the Jim Stafford video pictured above. They can reuse this content to tell their own stories or make their own arguments, resulting in a richer and more personal learning experience.

Similarly, our work digitizing locally tied fishing flies creates valuable knowledge not available in a book, on the Internet, or anywhere else on the planet. This information is invaluable to fly fishermen across the world, as fishing, like



any other sport or art form, only grows and develops if knowledge is shared and disseminated. Projects such as this one would benefit from the controlled environment of the production studio. We would be able to enrich the knowledge sharing potential by developing videos about each of the flies and explaining its use. Our problem is that we are hitting a wall in developing this knowledge further. We have struggled getting these done because we lack adequate space to develop the videos the way we envision them. But with a professional production studio we can bring in a fly-tyer and do it in house in a controlled environment.

Which also leads to another great benefit for Mesa County in having a public production studio: economics. As a public entity, the library is committed to sharing information and *promoting* that information. We are working with local fine artists, fly-tyers, musicians, and videographers to help them promote their services and work. Most of the fly-tyers we work with want to develop websites, but lack the technical ability to photograph their flies. So, we give them copies of all the work we do for their personal and professional use. Our fine artist partners have been extremely happy with our digitization services, as our images are professionally created, which means they have a higher likelihood of generating sales from them. For local musicians, access to a professional recording studio allows them to create and master their own music at professional standards.

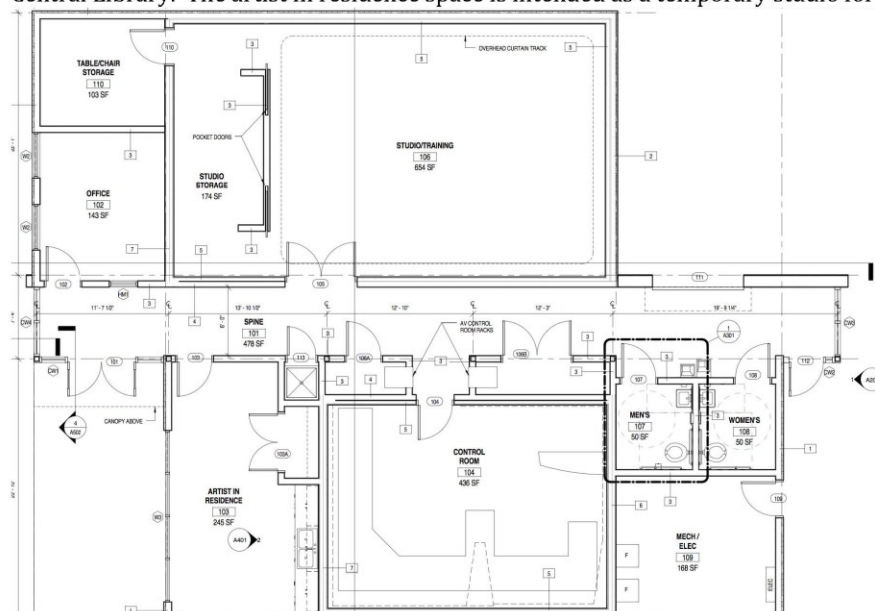
While this might seem to compete with private sector businesses, our strategy is to ensure that it won't. We limit our offerings and do not offer services that are

available professionally in the valley. For example, we work closely with Hoptocopter Films, and their experience suggests that we are actually generating more opportunities for them by referring patrons to them for service, and allowing them to expand their portfolio and options for their customers. Similarly, we will promote music, art, and imaging services across the valley to all of our patrons and intentionally generate more interest and awareness of those services than would otherwise exist.

This is because our core goal remains focused on the examples depicted throughout this document. We will use the studio to capture and preserve those unique bodies and forms of knowledge that are valuable and meaningful to our community that would otherwise not be saved. On the front end, we have already received a great deal of positive inquiry and feedback from the community regarding this work and we intend to use the studio to provide high tech training to the community.

We are currently working with some local high school music students to develop a volunteer program where they can begin to use the studio as a real life-learning environment to better the skills they are learning in school. They are extremely excited about this opportunity, as are their teachers, because educators have realized that the best way to truly teach is to immerse the learner and have them do it. We are working with District 51 to explore more avenues and opportunities a studio of this nature would offer for our students, as we can develop local content that has a personal connection for the students.

Technically, the building will be about 3,000 ft² with a small office, a 650 ft² training/studio room, a 430 ft² control room, storage space, and a 240 ft² artist in residence room. It will be located at the corner of 5th and Ouray just north of the Central Library. The artist in residence space is intended as a temporary studio for



local artisans who need space to work. In return, they would agree to offer public trainings and programs on their art form and allow us to digitize the work they do while in residence. As you can see, this building would be a unique public space that would promote Mesa County and enrich our community. It would operate as the hub of our efforts to preserve and deliver Mesa County's unique and vanishing cultural assets. Without it, we fear that we simply will not be able to keep up with all the opportunities and demand we have seen from the community for this service.

Finally, I would ask you to take some time thumbing through the current 970West online collection to get a sense of just how valuable the materials created in this studio will be: <http://mesacountylibraries.org/booksandmedia/imageandvideo/> The collection linked above is mainly images we purchased from Colorado photographers that generate and promote interest in our wildlife, our history, our wilderness, and our community. What is missing is the type of content we can create with the studio that will make this collection ever more valuable and personal. Biking, hunting, fishing, rafting, hiking, ranching, agriculture, and all of the activities that make us who we are; these resources are invaluable in our opinion, as they teach our community about Mesa County, who we are, where we came from, and where we are going. In doing so, we are creating a sense of ownership and personal connection that will help build a sense of community and identity. This is the real goal behind the studio, as it is a means to a greater end. Mesa County's history and identity are important and deserve more than we are currently giving it. In doing so, we feel that we are building a better community.

Appendix A: Business Plan

Mesa County Libraries Production Studio Business Plan

Executive Summary

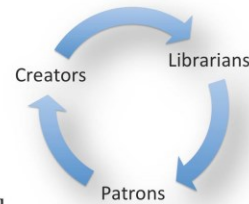
Mesa County Libraries is actively pursuing the construction of a production studio. By building a dedicated production studio the library can support production of new content and the preservation of local culture for current and future patrons. The studio will also become a center for education and skills development in the community.

The studio is intended to position the library to fulfill multiple needs in the content ecosystem. Creators, libraries, and patrons have needs that currently are not being met in terms of content production, accessibility, and dissemination. A studio will facilitate and enhance this process in ways that support and add value to our current services.

Market Analysis

Internet streaming services have created chaos and uncertainty in the arts community. Music industry revenues dropped by half during the first decade of the emerging digital economy. Urban libraries began tracking a strong and consistent dip in CD circulation as patrons found the same content for free online. All formats and industries face great uncertainty moving forward. Libraries' place in this economy is uncertain, as the first sale doctrine does not apply to digital goods. Moreover, the bestsellers and blockbusters that are a core part of our circulation services are cost prohibitive to us in digital formats due to excessive licensing costs.

Libraries across the country have reported an increased interest from patrons in high tech training and access to equipment and resources unavailable elsewhere. We can no longer rely on a dwindling number of traditional content providers like publishing houses. It's time for libraries to cultivate and create local and regional content. Moreover, *high value content in the form of local history and arts remains inaccessible due to a lack of viable professional production*. Patrons have need for training and tools. Creators have needs for tools and production. The need is significant and will only continue to grow as technology spreads in our community.



The artists, musicians, and videographers we have met with have all identified ways in which the studio will have economic impact for them. Specifically, the studio will facilitate greater production of content, and catalyze the Library District's ability to disseminate that content in the community.

Target market

A public production studio will be in high demand and access will have to be carefully managed. Three distinct populations can be targeted:

1. K12 and higher ed.
2. Artists
3. general patrons

Each population will have different needs but represent a large enough percentage of our local population to justify the investment of public dollars in such a project. We already have high demand for our videography services that remain unmet due to inadequate facilities, and demand will only continue to grow as we produce more content.

Long -Term Viability

This is the biggest question with the most inadequate data for two reasons. First, no library has ever done this, and second the always-evolving tech market makes such prognostications somewhat difficult. As a concept, it is safe to assume that the need for such a service and location will be indefinite given market trends and user behavior. For even as tech spreads and disseminates throughout our community, new higher-level options also evolve that are not accessible for our patrons. The greatest variable is long-term equipment cost and what those will be on a yearly, amortized, average. At current market value and scope of service, the library is looking at a cost between 50-100k every 3-5 years. This seems financially possible.

Management Summary

On an organizational level the studio best fits into Technology Services for the short-term future. Given its growth potential, it may need to be reassessed in 3-5 years, but for the sake of launching it and developing it, Tech Services is the best fit since they are taking on these duties and developing the knowledge and skills to provide these services. Higher-level program development, maintenance, and planning will come from employees across all departments to meet the varying needs of our community. Currently, we intend to move two fulltime employees into the space.

Facilities costs will be minimal, as Tim Davis, our facilities manager, has indicated that it can be absorbed into our existing costs with minimal impact. No new salary costs are anticipated at this point. Eventually, the library will need to consider the addition of a sound engineer/media expert at an estimated cost of 40-60k plus benefits. But for the foreseeable future, current staff can manage the facility.

After 3-5 years, it is recommended that the library perform an extensive analysis of the studio to determine its long-term placement in the organization and functionality. Given the uniqueness of the project and the numerous possibilities

beyond the scope of use described immediately below, it behooves the library to deliberately evaluate the ongoing evolutionary nature of the studio. Depending on other variables in the profession and the evolution of the commercial content market for books, video, and music, the studio may be able to serve more core needs and services for the district and community.

Services

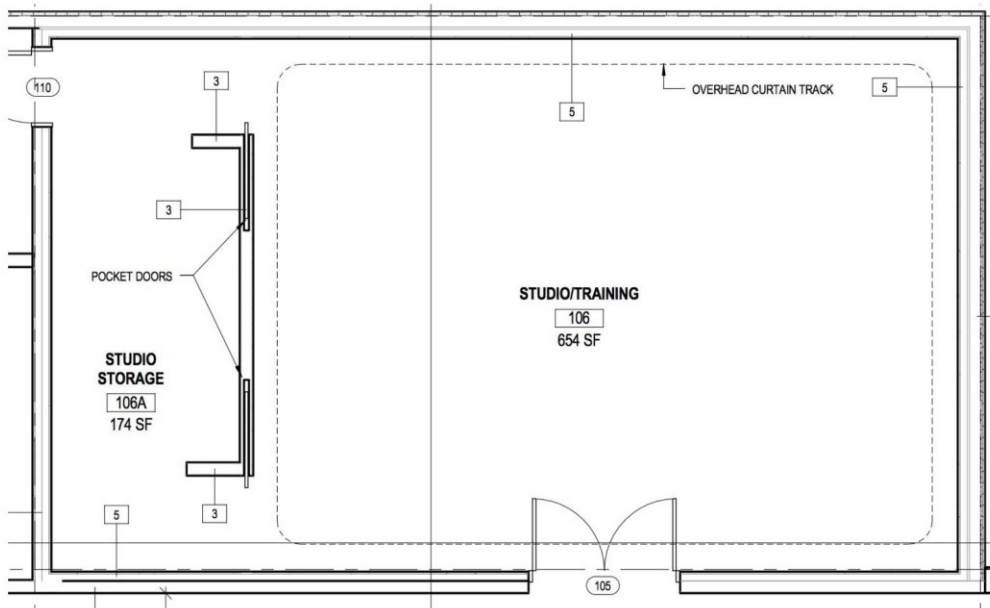
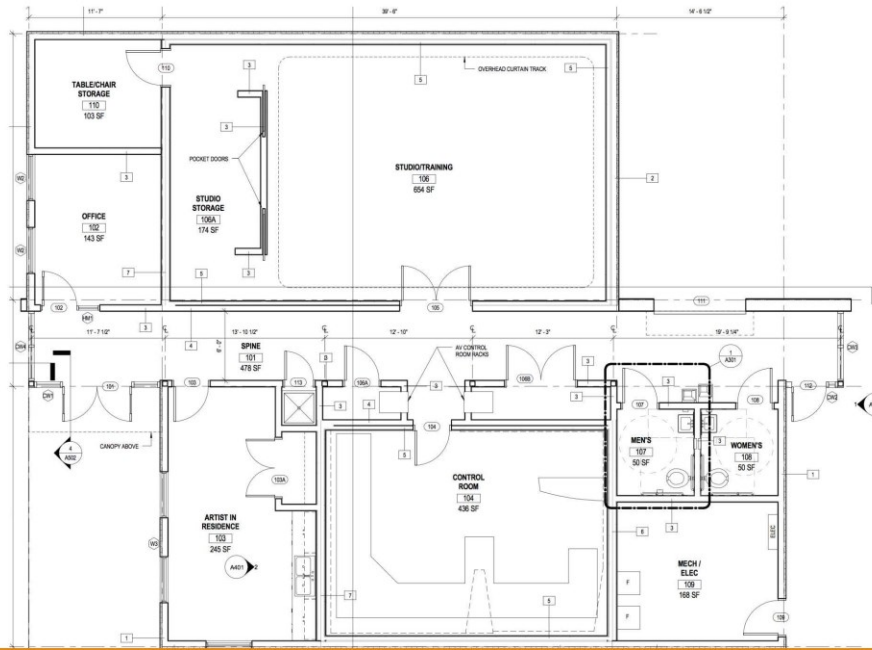
1. **Videography:** the library will produce original content of local significance and value. For example, we are currently working on interviews with local WWII veterans. We are also working with a local ranch and winery to capture those aspects of Mesa County.
2. **Fine Arts:** Digitization of fine arts for the purpose of inclusion in the library collection. Depending on cost and size, we may also be able to develop an artist in residence program.
3. **Music/audio production:** local musicians and vocal artists can produce content for inclusion in the library collection.
4. **Education:** the library can expand its training and education services into this extremely viable and high demand market with a dedicated facility.
5. **Archival preservation:** the local museum and local history societies have all requested help and services with preserving our rich and well documented history. Currently this is not happening due to a lack of proper facilities.
6. **Artist in Residence:** depending on the eventual design it is possible to develop an artist in residence program where one particular artist in any given medium gets long-term studio access in exchange for running workshops, trainings, etc.

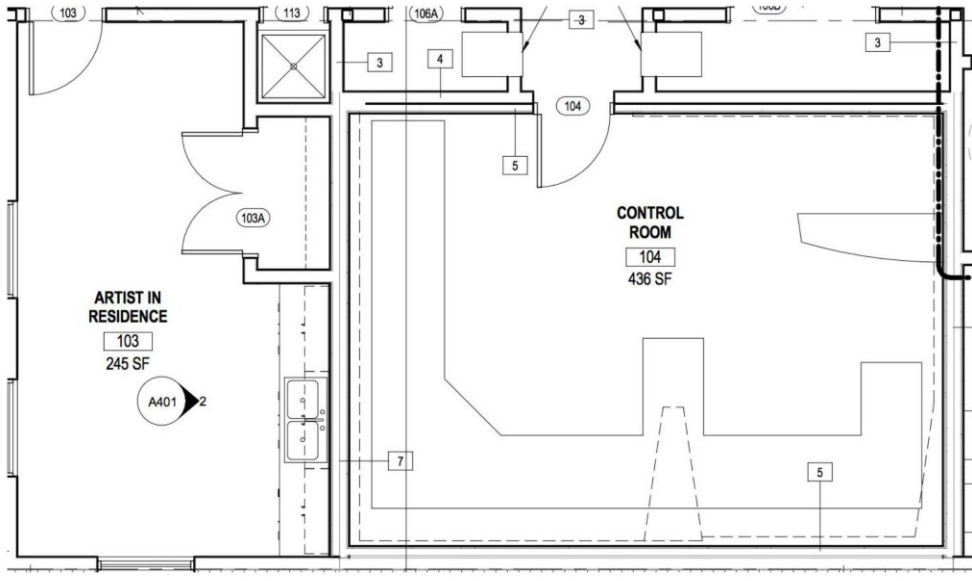
Community Partners:

1. KAFM Community Radio: I have met with the new director of operations, informed him of our plan, and requested their involvement in identifying talented local musicians. He is enthusiastic and committed to the partnership, as it would greatly benefit both our organizations and the community.
2. [Hoptocopter Films](#): Hoptocopter is the best production company on the western slope, and is committed to:
 - a. Developing video content in conjunction with the library. All video will be shared between the library and Hoptocopter
 - b. Serving as a test case business partner
 - i. They have testified that access to the studio and a partnership with the library will actually allow them to expand their services creating economic impact in the community.
3. High school music departments: high schoolers seriously considering music careers have little recourse in the valley for producing a professional portfolio. We have made contact with a local music director who informs us that he would like to schedule the studio for graduating seniors interested in

producing multimedia senior portfolios for the purpose of meeting state K-12 standards and strengthening college applications.

4. CMU Mass Communication Department: we have a successful internship program developed with the Mass Communication Department, and have received a verbal commitment from Mass Communication Department chair Dan Flenniken that the library may use their studio for large scale audio productions when necessary.
5. Mesa Land trust: As a result of a recent profile in the *Daily Sentinel*, Mesa Land Trust has contacted the library and is committed to developing a video series on homesteaders. They are also highly motivated to develop other collateral along the lines of ranching and outdoor history.
6. The Art Center: The Art Center has also recently contacted the library, and while transitioning leadership is seriously committed to partnering on local arts programming and preservation.









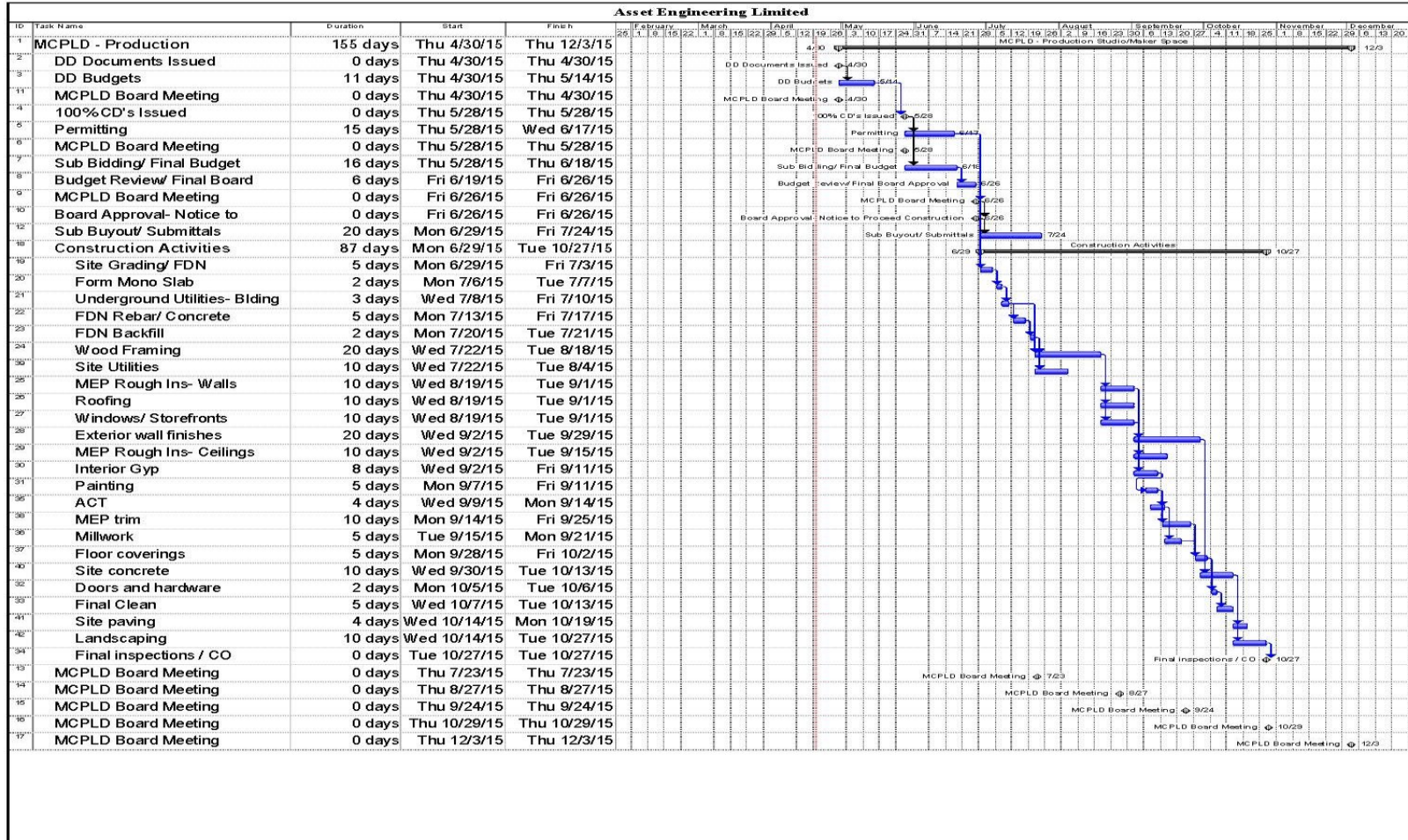
MCPLD PRODUCTION STUDIO

Defer Acoustic

6/10/2015

DESCRIPTION	CURRENT BUDGET	APPROVED CHANGES	PENDING CHANGES	PROJECTED FINAL COST	VARIANCE FROM BUDGET	EXPENDED TO DATE	BALANCE TO EXPEND
GENERAL CONSTRUCTION							
New Building	\$ -	\$ -	\$ -	\$ -	\$ (630,000.00)	\$ -	\$ -
Sitework	\$ 127,600.00	\$ -	\$ -	\$ 127,600.00	\$ -	\$ -	\$ 127,600.00
Jan 2015 Asset Budget	\$ 758,000.00	\$ -	\$ -	\$ 758,000.00	\$ 758,000.00	\$ -	\$ 758,000.00
Mar 2015 Asset Budget Addition	\$ 165,000.00	\$ -	\$ -	\$ 165,000.00	\$ 165,000.00	\$ -	\$ 165,000.00
SUBTOTAL	\$ 1,050,600.00	\$ -	\$ -	\$ 1,050,600.00	\$ 293,000.00	\$ -	\$ 1,050,600.00
SOFT COSTS/DEVELOPMENT	\$ 1,050,600.00						
A/E Design Fees (Chamberlin)	\$ 74,000.00	\$ (19,000.00)	\$ 10,000.00	\$ 65,000.00	\$ 4,000.00	\$ 17,571.50	\$ 47,428.50
Studio Design Consulting (RBDG)	\$ 8,000.00	\$ -	\$ -	\$ 9,130.00	\$ 1,130.00	\$ -	\$ 9,130.00
Consulting (Owner's Rep - Dave)	\$ 20,000.00	\$ -	\$ (12,500.00)	\$ 7,500.00	\$ (12,500.00)	\$ 2,710.00	\$ 4,790.00
Construction Testing (Lincoln DeVore)	\$ 6,000.00	\$ (3,630.00)	\$ 1,000.00	\$ 3,370.00	\$ (2,630.00)	\$ -	\$ 3,370.00
Survey Consultant	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
Soils Consultant	\$ 2,000.00	\$ (230.00)	\$ 250.00	\$ 2,020.00	\$ 20.00	\$ -	\$ 2,020.00
Legal	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00
Electric Service	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
Advertising	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
Commisioning	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
Printing	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
Misc Items/Reimbursables	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
Fiber to site - across street	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
SUBTOTAL	\$ 145,500.00	\$ (22,860.00)	\$ (1,250.00)	\$ 121,390.00	\$ (9,980.00)	\$ 20,281.50	\$ 102,238.50
FURNITURE, FIXTURES & EQUIPMENT	\$ 145,500.00						
New FF&E	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00
Security Cameras - access control outside budget	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00
New Phone System Handsets	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
Moving Expenses	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
SUBTOTAL	\$ 43,000.00	\$ -	\$ -	\$ 43,000.00	\$ -	\$ -	\$ 43,000.00
CONTINGENCY	\$ 43,000.00						
Soft Costs	\$ 13,250.00	\$ -	\$ -	\$ 13,250.00	\$ -	\$ -	\$ 13,250.00
Construction	\$ 105,060.00	\$ -	\$ -	\$ 105,060.00	\$ 29,300.00	\$ -	\$ 105,060.00
FF&E & Equipment	\$ 4,300.00	\$ -	\$ -	\$ 4,300.00	\$ -	\$ -	\$ 4,300.00
SUBTOTAL	\$ 122,610.00	\$ -	\$ -	\$ 122,610.00	\$ 29,300.00	\$ -	\$ 122,610.00
	\$ 1,361,710.00	\$ (22,860.00)	\$ (1,250.00)	\$ 750,000.00	\$ 312,320.00	\$ 20,281.50	\$ 1,318,448.50
			Current Projected Costs	\$ 1,337,600.00	\$ 12,500.00		

Asset Engineering Limited



RESOLUTION NO. ____-15

A RESOLUTION AUTHORIZING THE CITY MANAGER TO DISBURSE TRUST ASSETS

RECITALS:

The Heywood Jones Trust named the City as a contingent beneficiary with the City to disburse the assets of the Trust for museum and library purposes. The City Council has considered a request from the Mesa County Public Library District for the use of Trust funds for a production studio to be located on a vacant lot at the northeast corner of 5th Street and Ouray Avenue.

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

The City Manager is hereby authorized to disburse Trust funds in an amount not to exceed \$78,500.00 for construction of a production studio on a vacant lot at the northeast corner of 5th Street and Ouray Avenue.

Upon completion of the building, the Library shall provide to the City Manager, in the form of contracts, receipts or other acceptable proof of payment, evidence that the funds were used in accordance with this approval and the Trust purposes.

Adopted and approved this _____ day of _____, 2015.

Mayor and President of the Council

ATTEST:

City Clerk

CITY COUNCIL AGENDA ITEM

Subject: North Avenue Catalyst Grant Application for 555 North Avenue

Action Requested/Recommendation: Consider Approval of a North Avenue Catalyst Grant Application from Mason Plaza, Located at 555 North Avenue, in the Amount of \$4,110.43

Presenter(s) Name & Title: Lori V. Bowers, Senior Planner

Executive Summary:

Mason Plaza, located at 555 North Avenue, has submitted an application for consideration for the North Avenue Catalyst Grant Program. The eligible grant amount is \$4,110.43. This is the third application for this program to come before the City Council.

Background, Analysis and Options:

In November 2014, the City Council established a grant program in an effort to help revitalize North Avenue. The grant program requires a 50% match from the property/business owner with grant amounts up to \$10,000 per property. Projects meeting the requirements of the program and approved by City Council will be funded on a first come first serve basis. This is the third such application presented for consideration.

The application is for property located on the southwest corner of N 6th Street and North Avenue. The North Avenue Catalyst Grant Committee, herein referred to as the Committee, recommends approval of the requested amount for grant funding.

Last year the applicant applied a new stucco finish to the building. This was just prior to the Catalyst Program being initiated. To help finish some upgrades to the building, the applicant is requesting funding for several items. The first item of this application is for new exterior lighting. The proposal is to add new security lighting and replace some old lighting fixtures with motion detectors; this is explained in more detail within the attached application. The cost estimate for lighting upgrades and installation is **\$1,259**.

The second part of the application is for landscaping improvements/enhancements. There is an existing fence that will be removed. Vertical curb will be put in its place. The removal of the fence will open the site up to become more inviting to the public. Adjacent to the sidewalk along North Avenue a strip of asphalt will be removed to provide for a decorative landscape area. The new landscape area, along with an

existing area along N 6th Street, will receive new weed barrier fabric and new decorative landscaping rock and boulders. The estimated cost for these improvements is **\$681**.

Another improvement to the site will be the widening of the driveway for better access. Several years ago this site lost its direct North Avenue access leaving 6th Street as the only access. One of the goals of the program is to make the site more accessible. The existing driveway is narrow and difficult for two-way traffic ingress/egress. The access off of N 6th Street will be widened to 19 feet and sidewalk repairs and a new V-pan will be installed, improving safety. Including the vertical curbing mentioned above, the bid for this work is **\$6,280.86**.

Description of Work	Bid Amount	Eligible Grant \$	Committee Recommendation	Recommendation 50/50 Grant \$
7 exterior lights w/ installation	\$1,259.00	1,259.00	629.50	\$629.50
Landscaping rock work and bed installation, 3 boulders, weed fabric and rock	681.00	681.00	340.50	340.50
Concrete demo work	800.00	800.00	400.00	400.00
Dirt prep and compaction	300.00	300.00	150.00	150.00
Pour sidewalk, v-pan, driveway	2,556.00	2,556.00	1,278.00	1,278.00
Parking lot demo, install curbing	855.00	855.00	427.50	427.50
Compaction and excavation for vertical curbing	200.00	200.00	100.00	100.00
Pour 134 linear ft. vertical curb	1,244.86	1,244.86	622.43	622.43
Saw cut asphalt	175.00	175.00	87.50	87.50
Cut and dispose of metal fence	150.00	150.00	75.00	75.00
BID TOTALS	\$8,220.86	\$8,220.86	\$4,110.43	\$4,110.43

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

The application presented for consideration meets **Goal 8:** Create attractive public spaces and enhance the visual appeal of the community through quality development.

The applicant is providing upgrades to the existing building that will not only enhance its appearance but should help with energy efficiency with improved lighting.

How this item relates to the Economic Development Plan:

The North Avenue Catalyst Grant Program supports the City's 2014 Economic Development Plan; specifically Section 1.5 Supporting Existing Business: Continue to explore opportunities and review requests to assist the business community through tax policies, financing options and financial incentives.

Board or Committee Recommendation:

The North Avenue Catalyst Grant Committee forwards a recommendation of approval from their meeting on June 4, 2015.

Financial Impact/Budget:

The Committee recommends approval of the requested amount of \$4,110.00, as this is well within the remaining North Avenue Catalyst Grant Program budget of \$80,997.55.

Catalyst Grant Program Budget	\$100,000.00
1) Grand Valley Powersports	10,000.00 (Funded by Council Feb. 18, 2015)
2) Dakota West Properties	<u>9,002.45</u> (Funded by Council April 15, 2015)
	\$80,997.55 (Remaining funds to be allocated)

Legal issues:

The City Attorney has reviewed and approved the form of the grant contract.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This item has not been previously presented.

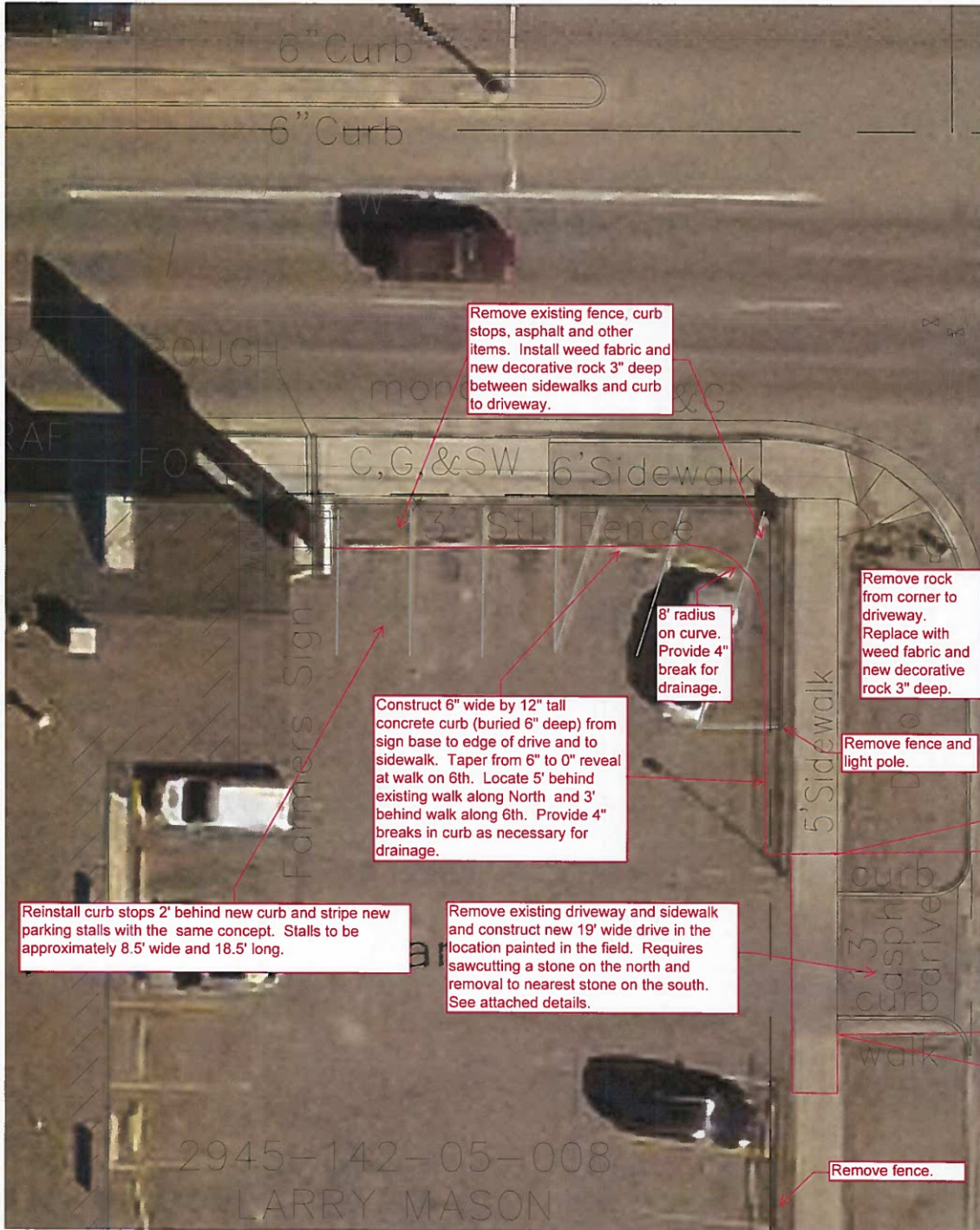
Attachments:

- Site picture
- Site plan
- Application
- Lighting proposal
- Bids



Site - 555 North Avenue
Mason Plaza

555 NORTH AVENUE CATALYST PROJECT



Reinstall curb stops 2' behind new curb and stripe new parking stalls with the same concept. Stalls to be approximately 8.5' wide and 18.5' long.

Construct 6" wide by 12" tall concrete curb (buried 6" deep) from sign base to edge of drive and to sidewalk. Taper from 6" to 0" reveal at walk on 6th. Locate 5' behind existing walk along North and 3' behind walk along 6th. Provide 4" breaks in curb as necessary for drainage.

Remove existing driveway and sidewalk and construct new 19' wide drive in the location painted in the field. Requires sawcutting a stone on the north and removal to nearest stone on the south. See attached details.

Remove existing fence, curb stops, asphalt and other items. Install weed fabric and new decorative rock 3" deep between sidewalks and curb to driveway.

8' radius on curve. Provide 4" break for drainage.

Remove rock from corner to driveway. Replace with weed fabric and new decorative rock 3" deep.

Remove fence and light pole.

Remove fence.

- NOTES**
1. All work shall be in accordance with the latest version of the City of Grand Junction Standard Contract Documents.
 2. Call 811 for locates 72 hours prior to construction.
 3. Obtain a City Work in the Right of Way permit prior to work. Call Tim Patty at 201-1363.
 4. For site plan questions and inspection call Mark Barslund at 201-1362.

SCALE
1" = 10'

May 20, 2015 by
Rick Dorris

Grand Junction Commercial Catalyst Improvement Grant Program APPLICATION

Please note that application will not be considered until all information
is submitted to the City Community Development Division, 250 N. 5th Street, Grand Junction, CO 81501,
or scan and email to planning@gjcity.org.

Name of Applicant(s): MASON PLAZA - LARRY MASON
Mailing Address: 555 NORTH AVE, GRAND JCT, CO.
Phone Number(s): 970-201-4000
Email: masonins@reagan.com.

Project Address: 555 N. AVE, GRAND JCT, CO.

Business Name: MASON PLAZA LLC Parcel Number: LOTS 13, 14, 15, 16.

BLOCK 7 GRAND JUNCTION

Work to be performed on Front Façade Improvements and/or Pedestrian Safety & Streetscape (check all that apply):

- Repair, restoration, or installation of exterior masonry, stucco or siding
- Repair, replacement or installation of exterior awnings, window trim and doors
- Exterior lighting upgrades
- Signage upgrades (removal of pole sign and signage placed on façade and/or monument sign with maximum height 12 ft.)
- Addition of a plaza, fountain, outdoor dining or other pedestrian features in front of building and abutting North Avenue
- Construction of detached sidewalks and park-strip running the entire length of the property
- Construction and/or installation of park-strip hardscape features
- Design/Architect services for project (up to \$1,500)
- Renovation of front entryway to make more accessible
- Other (please describe) NEW DRIVEWAY & CURBING

Projected Start/Finish Dates for Project: JULY - AUGUST

Total Estimated Cost of Improvements: \$ 8,220.00

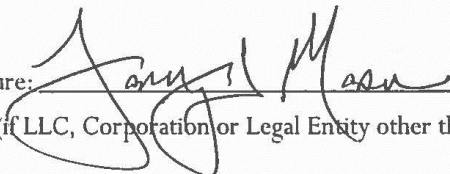
Grant Program Amount Requested: \$ 4,110.00

Grand Junction Commercial Catalyst Grant Program

AGREEMENTS AND CONDITIONS

1. The following information must be submitted with your application: plans drawn to 30 scale; samples or depictions of finishes to be used; photos of existing condition of property; and detailed budget of project including cost estimates by contractors.
2. By submitting and signing this Application, the Applicant certifies and agrees to all terms and conditions of the Program, including:
 - The Applicant is in good standing with the City including payment of all taxes to the City of Grand Junction.
 - The Applicant agrees to adhere to the goals and vision for North Avenue as established in the Comprehensive Plan and the North Avenue Corridor Plans.
 - The Applicant agrees that all improvements to be undertaken will be consistent with all applicable zoning and building codes. Grand Junction Planning Commission or City Council review, where required must be conducted prior to commencement of work on the catalyst project. All permits and other requirements are the Applicant's sole responsibility.
 - The project must be started within three months of approval and completed within twelve months of approval to be eligible for reimbursement. Any work done on the project prior to approval of application is ineligible for reimbursement.
 - Only the work that is described in the application and approved by the Grand Junction City Council shall be eligible for reimbursement. Disbursement of funds will be made only after the entire project is complete and passes required inspections.
 - The Applicant must submit before and after photos of the project, copies of invoices, receipts, and a signed itemized statement of the total cost of the project to the City. All documentation for reimbursement must be provided to the City at time of request, with a maximum of two reimbursements. All receipts must be provided no more than 15 months after the application has been approved.
 - The Applicant understands that he/she is responsible for all construction management, including but not limited to traffic control and any permits required by the Colorado Department of Transportation (CDOT).
 - The project grant award will at all times be within the program guidelines. The amount designated by the City will not be increased due to cost overruns, changes in scope or other changes made or necessitated by the applicant, its agents and/or financiers.
 - It is expressly understood and agreed that the Applicant shall be solely responsible for all safety conditions and compliance with all applicable regulations, codes, and ordinances.
 - The Applicant shall indemnify, protect, defend, and hold harmless the City of Grand Junction and its agents and employees from all claims, damages, lawsuits, costs, and expenses for any property damage, personal injury, or other loss relating in any way to the Grand Junction Commercial Catalyst Grant Program.

Applicant's Signature: _____



Date: 6/1/2015

Attest: (if LLC, Corporation or Legal Entity other than Sole Proprietorship)

Owner's Signature (if different): _____ Date: _____

Attest: (if LLC, Corporation or Legal Entity other than Sole Proprietorship)

After a few trips to the Lowes Store, looking at options for lighting, I decided on the following as a reasonable lighting solution. The lighting I chose was after much discussion with the Lighting Department gentleman at Lowes and because this particular option would properly illuminate the area around each of the seven units. New lights offer the safety for tenants as well as clients. In units 3, 4 and 5 in the southwest corner of the Plaza, mostly ladies work there and then leave sometimes after dark to walk to their cars. The shops are a Beauty Salon, A Tattoo Parlor and a personal care and Facial Technician.

Another reason for reliable Lighting is often we see people walk through the area who are homeless and a consideration needs to be made for their presence also.

This lighting will be placed by a Licensed electrician so as to allow for Lighting coverage by each unit But, units #1 and #7 Units will have lights placed on a corner so as to be less visible from North Avenue. THIS lighting has Adjustable DualBrite Settings to automatically reduce image of light after being on for awhile, and uses low energy LED 60 watt Bulbs which still offers enough light to cover the needed area while using far less wattage than a conventional bulb.

A Photocell detects natural lighting-- the selectable motion timer has settings of 1, 5 and 10 minutes and there is a detection sensitivity adjustment.

#Location Photos are attached of New Lighting Locations....

Larry S. Mason, Owner

WHITE STAR
ELECTRIC, LLC

803 WINTERS AVENUE
GRAND JUNCTION, CO 81501
(970) 256-9419 PHONE
(970) 256-0082 FAX
CO ELECTRICAL LICENSE #EC-6243

Proposal Submitted to:

Company: Larry Mason Insurance Agency Inc.
Attention: Larry Mason
Address:

Phone: -
Fax: -
E-mail: masonins@reagan.com

Bid Proposal

Project Name: Lighting
Project Address: 555 North Ave.
Grand Junction, Co.

Architect:
Date of Plans:

Bid Price Excludes:

Base Bid Install 7- exterior lights at existing locations, install 1-exterior light at new location. Replace timer for exterior lighting.	Amount: \$1,259.00
Alternates Deduct for owner supplied lighting	-\$446.00
Total	EIGHT HUNDRED THIRTEEN DOLLARS \$813.00

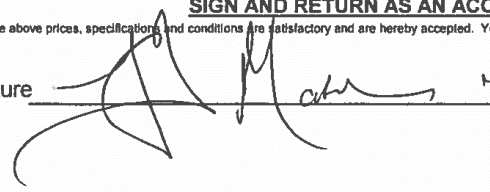
Any alteration/deviation from plans or specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by White Star Electric, LLC. Payments to be made upon progress invoicing. For each month the account remains past due a 2% charge will be added to balance. I hereby agree to pay all costs of collection and reasonable attorney fees if this account becomes delinquent and is referred for collection. General contractor to supply minimum of three sets of working plans to White Star Electric.

Bidder: Lee Eberhart

within: 45 days from 5/28/15

SIGN AND RETURN AS AN ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Signature 

Date 5-28-15



Larry Mason – Mason Plaza LLC
555 North Ave
Grand Junction, CO 81506

April 7,

Project: 7 x 7 bed

Bookcliff Gardens LLC proposes to provide the following landscape work per over the phone discussions with the property owner.

General Requirements - Layout, mobilization, supervision, deliveries, clean-up.	115.00
Rock Work/Bed Installation – Install 3 Moore Mining Boulders, Fabric and 1-2 " round rock.	\$566.00
Mason Plaza will cut the 7 x 7 opening and remove the blacktop. Bookcliff Gardens will remove base gravel, install fabric and rock	
NO PLANTS INSTALLED DUE TO NO IRRIGATION – THIS IS HARDSCAPE ONLY	
TOTAL BASE BID \$ 681.00	

Addendum:

Any Irrigation installation / repairs will be additional working under T&M
This is a budget estimate and prior to starting we will revisit the site to discuss expectations or changes.

Qualifications

1. General Requirements include site supervision, mobilization and site cleanup.
2. Project schedule or start date determined by previously contracted projects.
3. Twenty five percent (25%) due at signing of contract, balance of contract due upon completion, a finance charge of 2% per month (24% APR) will be added to any account not paid within terms. All costs incurred while collecting past due accounts, including reasonable legal and attorney fees will be charged to that account.
4. We are happy to accept payment with major credit cards; however those payments will have a 2% handling charge added to the total payment.

We propose to furnish materials and labor in accordance with the above specifications for the sum of:
Six Hundred eighty One and no/100 \$681.00

Authorized Signature: RON PARRON Date: 4/15/2015

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to schedule and perform work as specified. Payment will be made as per terms.

Authorized Signature: [Signature] Date: 5-28-15

Fwd: Salgado concrete bid - 6th & north avenue

Fwd: Salgado concrete bid - 6th & north avenue

From: serena salgado

Sent: Wed, May 20, 2015 at 9:52 pm

To: Larry Mason

----- Forwarded message -----

From: serena salgado <serenasalgado71@gmail.com>

Date: Mon, May 18, 2015 at 7:09 AM

Subject: Fwd: Salgado concrete bid - 6th & north avenue

To: Larry Mason <masonins@reagan.com>

----- Forwarded message -----

From: serena salgado <serenasalgado71@gmail.com>

Date: Tue, Apr 14, 2015 at 7:07 AM

Subject: Fwd: Salgado concrete bid - 6th & north avenue

To: masonins@reagan.com

----- Forwarded message -----

From: serena salgado <serenasalgado71@gmail.com>

Date: Tue, Apr 14, 2015 at 6:42 AM

Subject: Salgado concrete bid -

To: masonins@heagan.com

05/20/15

Job address: 6th & North avenue

Proposed Job Description

Demolish & dispose vpan, asphalt driveway and sidewalk: \$800.00

Dirt prep & compaction for new concrete: \$300.00

Repour sidewalk 19' x 5' x 6"

Repour driveway 13' x 19' x 6"

Repour vpan 3' x 28' x 8"

\$2556.00

\$3656

Total demolish & dispose asphalt inside parking lot to place vertical curb & new sidewalk: \$855.00

Dirt compaction & excavation for vertical curb: \$200.00

Pour 134 Total linear ft of vertical curb inside parking lot: \$1244.86

Saw cut asphalt: \$175.00

Cut & dispose of metal fence: \$150.00

Total Bid Price: \$6280.86

Please note: This bid does not include the price for C C enterprise services needed for traffic control. There will be a separate charge for this service w



Date: June 4, 2015

Author: Kristen Ashbeck

Title/ Phone Ext: Senior Planner x1491

Proposed Meeting Date:

Hearing : July 1, 2015

File # (if applicable): CDBG 2015-01

CITY COUNCIL AGENDA ITEM

Subject: Community Development Block Grant (CDBG) 2015 Program Year Annual Action Plan

Action Requested/Recommendation: Adopt a Resolution Approving the 2015 CDBG Program Year Annual Action Plan

Presenter(s) Name & Title: Kristen Ashbeck, CDBG Administrator

Executive Summary: The City will receive \$374,788 CDBG funding for the 2015 Program Year which begins September 1st. The City also has \$3,462 in funds remaining from the 2014 Program Year to be allocated with the 2015 funds. The purpose of this hearing is to adopt the 2015 Annual Action Plan which includes allocation of funding for 14 projects as part of the Five-Year Consolidated Plan.

Background, Analysis and Options: CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The City's 2015 Program Year will begin September 1, 2015. For each CDBG Program Year, a new Annual Action Plan is completed and adopted as part of the Five-Year Consolidated Plan. Applications for funding were solicited and received by the City in March. The City has received \$1,036,983 in grant requests. The City will receive \$374,788 for the 2015 Program Year and has \$3,462 in funds remaining from the 2014 Program Year to be allocated with the 2015 funds. On May 20, 2015 the City of Grand Junction City Council approved the 2015 funding requests totaling \$378,250. A summary of the projects to be funded is included on the following page.

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

The projects proposed for CDBG funding meets the following goal 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. Projects to be funded through the CDBG program will provide facilities and services that enhance our community, particularly for the benefit of low and moderate income citizens and neighborhoods and special needs populations.

How this item relates to the Economic Development Strategy and Action Plan:

The CDBG Program Year 2015 Annual Action Plan meets the following strategies of the Economic Development Plan.

1.4 Providing Infrastructure that Supports Private Investment: In nearly all cases, CDBG funds granted to private entities will leverage additional public and private funds, enabling them to carry out the proposed projects.

1.5 Supporting Existing Business: The City’s grant of CDBG funds to private entities demonstrates community support of the businesses and agencies that carry out important projects and programs for our low and moderate income citizens.

1.6 Investing in and Developing Public Amenities: The City will be investing CDBG funds on two neighborhood projects that will enhance safe routes to schools and neighborhood connections for multimodal transportation opportunities.

Board or Committee Recommendation:

No board or committee reviews this.

Financial Impact/Budget: 2015 CDBG appropriation is \$374,788 in addition to \$3,462 unexpended from the 2014 Program Year.

Summary of Funding:

	PROPOSED PROJECT	RECOMMENDED FUNDING	FUNDS LEVERAGED
1	Program Administration	\$43,000	-
2	STRiVE Diagnostic Clinic	\$4,500	\$22,500
3	Mind Springs Outpatient Services Expansion	\$23,910	\$525,000
4	W CO Suicide Prevention Bridges Program	\$8,860	\$6,500
5	Gray Gourmet Program	\$9,950	\$19,880
6	Foster Grandparent Program	\$8,998	\$330,195
7	Karis Asset House Improvements	\$10,200	\$231,197
8	Housing Resources of Western CO Emergency Repair Program	\$22,500	\$7,500
9	Homeless Shelter HVAC Energy Improvements	\$28,293	\$9,100
10	Grand Valley Catholic Outreach Transitional Housing Rehabilitation	\$4,000	\$1,400
11	STRiVE Group Home HVAC Replacement	\$27,210	-

12	Partners Program Office Safety Improvements	\$27,500	\$20,000
13	Orchard Ave Elementary Safe Routes to School	\$55,551	-
14	Westlake Park Neighborhood Pedestrian Safety Improvements	\$103,778	-

Total Allocation: \$378,250

Total Funds Leveraged: \$1,163,272

Legal issues: The process for allocating funding is specified in the HUD/CDBG regulations. Close adherence to those regulations ensures that the funding may be properly awarded and used in the community. The City Attorney is aware of no regulatory/compliance issues in the local administration of the program.

Other issues: No other issues have been identified.

Previously presented or discussed: City Council heard and approved the projects to be funded at its May 20, 2015 meeting.

Attachments:

- A. 2015 Program Year Annual Action Plan Report
- B. Resolution to Adopt the 2015 Program Year Annual Action Plan



Fifth Program Year Action Plan

Community Development Block Grant Program

HUD - CDBG

2015

The City of Grand Junction 2015 Community Development Block Grant (CDBG) Annual Action Plan was produced by the Grand Junction Community Development Division Office

For more information on the plan contact:

Para obtener más información sobre el plan ponerse en contacto:

Kristen Ashbeck
Community Services Coordinator/CDBG Administrator
City of Grand Junction
Community Development Division
250 North 5th Street
Grand Junction, Colorado 81501

(970) 244-1491
kristena@gjcity.org

Written comments must be submitted to the City no later than July 10, 2015 at 4:30 pm
Los comentarios escritos deben ser presentados a la ciudad a más tardar el 10 de julio 2015 a las 4:30 pm

Executive Summary

Introduction

In 1996 the US Department of Housing and Urban Development (HUD) established Grand Junction as a community entitled to receive Community Development Block Grant (CDBG) funds. Every five years the City prepares and adopts a new five-year consolidated plan. The current Five-Year Consolidated Plan was adopted by the Grand Junction City Council in June 2011. In addition, each year the City prepares and adopts a program year action plan, which becomes a part of the five-year consolidated plan. Applications for CDBG funds are made available to all interested parties in February with a March deadline for each Program Year. Applications that are funded become a part of the respective program year action plan. The 2015 Program Year Annual Action Plan outlines how the City of Grand Junction intends to spend CDBG funds during the time period from September 1, 2015 through August 31, 2016. The objectives and proposed outcomes identified in the 2015 Annual Action Plan are to address decent housing, human services and non-housing community development needs. Specific proposed outcomes and objectives for the 2015 Program Year that reflect the City's Five-Year Consolidated Plan objectives are discussed in the full Annual Action Plan report.

Community Profile

Grand Junction, Colorado is located in Western Colorado 250 miles from Denver. It is the largest city in Western Colorado, the County seat for Mesa County and home of Colorado Mesa University. It is the economic and service center for communities in Western Colorado and Eastern Utah. The 2010 census reports the Grand Junction population as 58,566. Until the recent nation-wide recession, the area's economy demonstrated strong growth but housing market appreciation continues to exceed wage increases. These trends are expected to continue in the foreseeable future, making the need for affordable housing one of many issues facing local government in Grand Junction. Assistance through expenditure of CDBG funds will be directed to areas of low and moderate income concentrations, such as the Orchard Mesa, Riverside, El Poso, Downtown, and Central Grand Junction neighborhoods. These correspond to the red areas shown on Figure 1 CDBG Low to Moderate Income Map. All of the CDBG-eligible areas are within areas of minority concentration shown in Figure 2, although one of the areas with the highest concentration of minority population is east and outside of the Grand Junction city limits. Investments will be allocated geographically according to HUD regulations. CDBG funding must meet national objective requirements of serving low and moderate income persons.

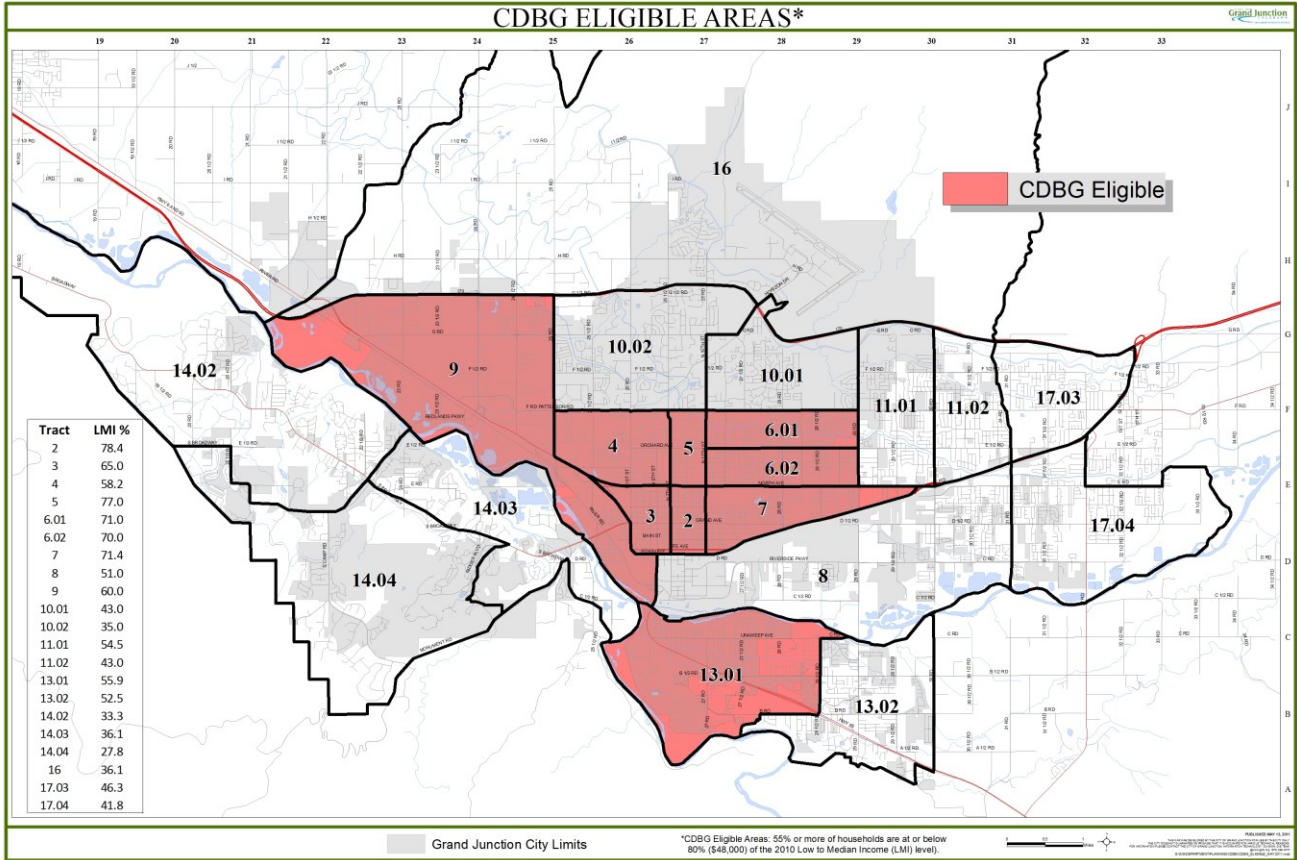


Figure 1: Low to Moderate Income Neighborhoods

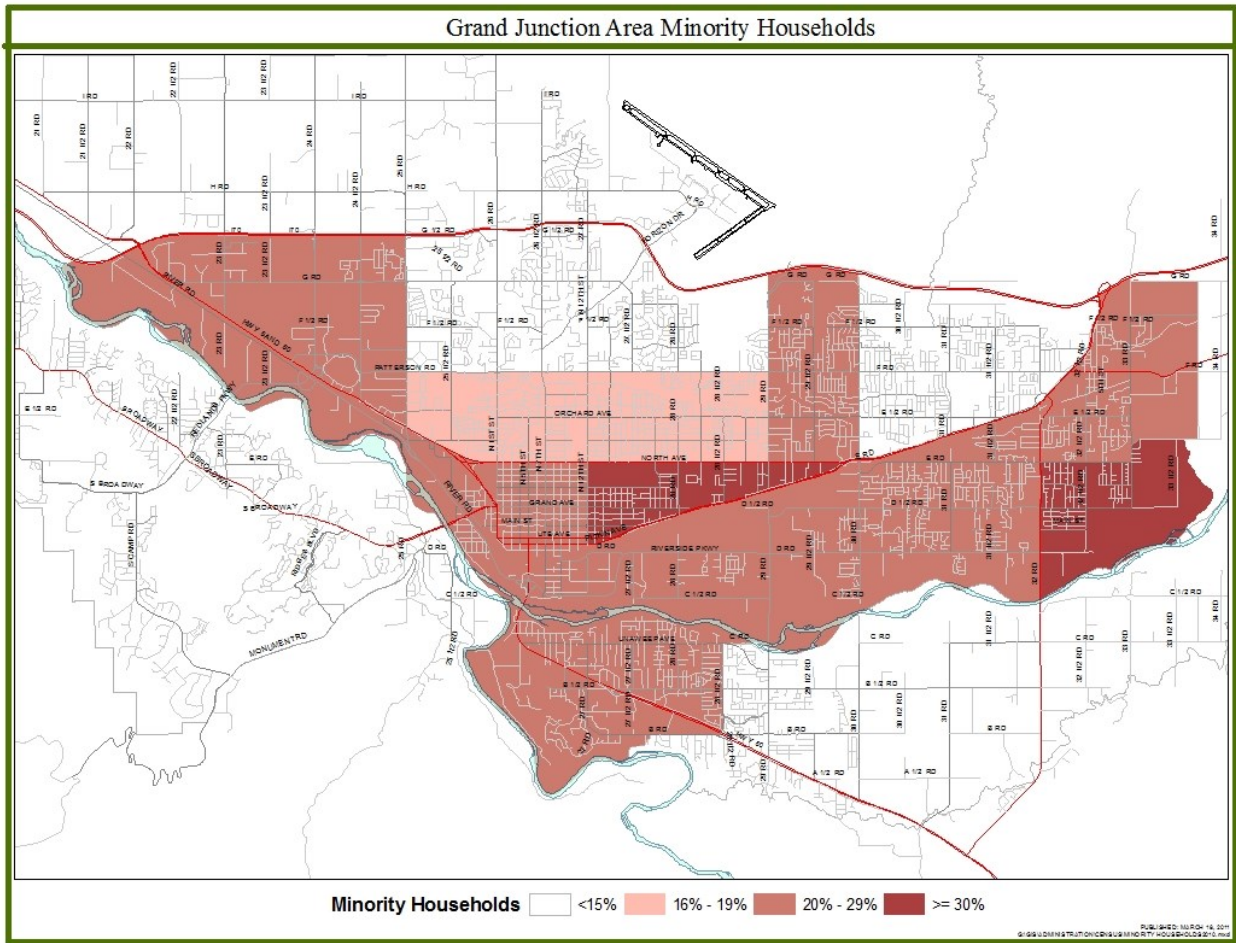


Figure 2: Minority Households

Summary of Objectives and Outcomes Identified in the Plan

The 2011 Five-Year Consolidated Plan integrates economic, physical, environmental, community and human development activities in Grand Junction in a comprehensive and coordinated manner so that agencies, groups, and all citizens can work together to improve the quality of life of its residents. Consolidated Plan objectives and specific needs have been identified along with actions that define how the community will respond over the life of the five year consolidated plan.

The Consolidated Plan has three Objectives:

Create a Suitable Living Environment

1. Need for Non-Housing Community Development Infrastructure
2. Need for Neighborhood Program
3. Special Needs Populations and Other Human Service Needs
4. Youth

Provide Decent Affordable Housing

1. Increase inventory of affordable housing units

2. Lead-based paint hazards
3. Prevent and Reduce Homelessness

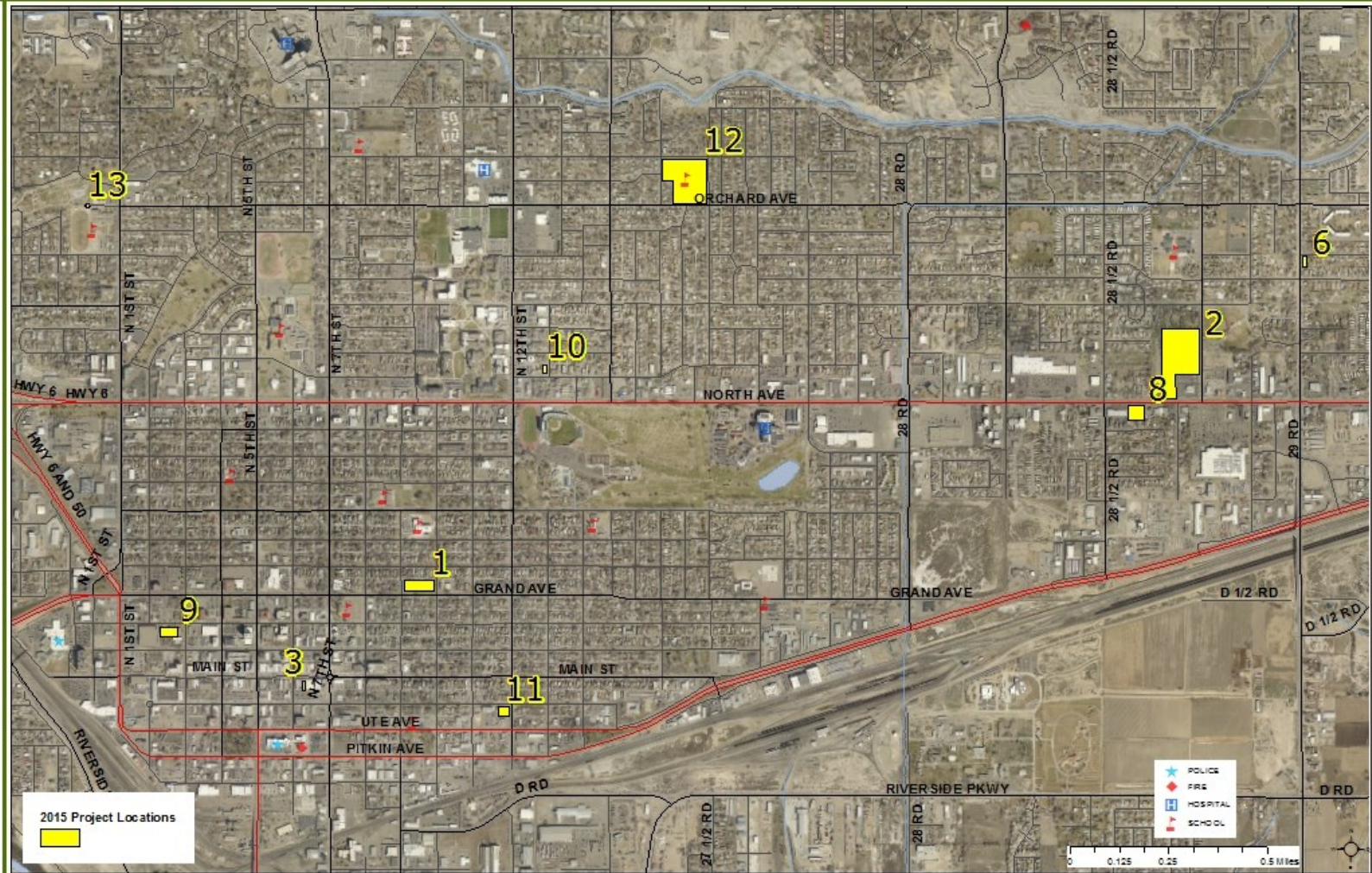
Create Economic Opportunities

1. Childcare
2. Economic Development

Proposed objectives and outcomes within the 2015 Program Year include the activities listed below and shown in Figure 3.

1. CDBG program administration and furthering fair housing - administer program including staff salary, subrecipient monitoring, reporting, public participation, training and fair housing activities.
2. Suitable Living Environment – Non-Housing: Partners Program Office Safety Improvements, Orchard Avenue Elementary Safe Routes to School, Westlake Park Neighborhood Pedestrian Improvements
3. Suitable Living Environment – Homeless: Homeless Shelter HVAC Energy Improvements, Grand Valley Catholic Outreach Transitional Housing Rehabilitation
4. Suitable Living Environment – Special Needs/Human Services/Youth: STRIVE Diagnostic Clinic, Mind Springs Health Outpatient Services Expansion, Western Colorado Suicide Prevention Bridges Program, Gray Gourmet Program, St. Mary’s Foster Grandparent Program, STRIVE Group Home HVAC Replacement
5. Decent Affordable Housing – Karis Asset House Improvements, Housing Resources Emergency Repair Program

City of Grand Junction CDBG 2015 Action Plan Projects



No.	Project	Location	No.	Project	Location	No.	Project	Location	No.	Project	Location
1	STRIVE Diagnostic Clinic	950 Grand Ave	5	Foster Grandparent	City Wide	8	Homeless Shelter HVAC	2853 North Ave	11	Partners Safety Improvements	1169 Colorado Ave
2	Mind Springs Services Exp.	515 28 3/4 Rd	6	Karis Asset House	536 29 Rd	9	GVCO Transitional Housing	217 White Ave	12	Orchard Ave Elem SRTS	1800 Orchard Ave
3	WCO Suicide Prev. Bridges	619 Main St	7	HRWC Emergency Repair	City Wide	10	STRIVE Group Home HVAC	1260 Glenwood Ave	13	Westlake Neighborhood Ped Impr.	1st St & Orchard Ave
4	Gray Gourmet	City Wide									

Figure 3: 2015 Action Plan Project Locations

Evaluation of Past Performance

The past performance of the City of Grand Junction and its CDBG subrecipients has been thorough and timely. Many persons with low and moderate income have benefited through housing activities, human services and community development capital construction. A summary of the CDBG activities for Program Years within the current Five-Year Consolidated Plan (2012, 2013 and 2014) are listed below.

2012 Program Year - All Projects Completed

- Program Administration - \$5,000
- St. Mary's Foster Grandparent Program - \$10,000
- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Gray Gourmet Program - \$11,125
- Counseling and Education - Center Low Income Counseling Services - \$7,000
- Karis The House Acquisition - \$85,000
- Homeless Shelter Acquisition - \$109,971
- Grand Valley Catholic Outreach T-House Rehabilitation - \$12,638
- Mesa Developmental Services Program Office Remodel - \$25,000
- Parenting Place Rehabilitation - \$14,080
- St. Mary's Gray Gourmet Kitchen Remodel - \$5,500
- 6th Street Sewer Realignment - \$27,500
- 6th Street Pedestrian Safety and Parking Improvements - \$60,536
- North Avenue Accessibility Improvements - \$25,000

2013 Program Year - All Projects Underway unless otherwise noted

- Program Administration - \$40,000 (completed)
- St. Mary's Foster Grandparent Program - \$10,000 (completed)
- St. Mary's Senior Companion Program - \$12,000 (completed)
- Marillac Clinic Homeless Services - \$10,000 (completed)
- CEC Low Income Counseling Services - \$7,000 (completed)
- GANG Afterschool Tutoring/Enrichment - \$4,700 (completed)
- Hospice Teen Grief Program - \$9,242

- Marillac Clinic Dental Equipment - \$23,190 (completed)
- STRIVE Parenting Place Rehabilitation - \$20,000 (completed)
- Head Start Facilities Security Upgrade - \$20,000
- Hilltop Opportunity Center Rehabilitation - \$86,840 (completed)
- Partners Van Purchase - \$15,000 (completed)
- Nisley Neighborhood Sidewalks - \$68,707 (completed)

2014 Program Year - All Projects Underway unless otherwise noted

- Program Administration - \$43,000
- Senior Companion Program - \$10,000 (50% completed)
- Counseling and Education Center - \$3,000 (Completed)
- Hilltop Latimer House - \$10,320 (No expenditure to date)
- Marillac Clinic Rehabilitation - \$60,000 (No expenditure to date)
- Mind Springs Health Hospital Improvements - \$31,164 (No expenditure to date)
- Salvation Army Kitchen Rehabilitation - \$25,000 (No expenditure to date)
- GJHA Walnut Park Apartments Rehabilitation - \$50,000 (Completed)
- Homeless Shelter Improvements - \$1,500 (Completed)
- B-1/2 Road Sidewalk - \$137,179 (Completed)

All Consolidated Plan Objectives will be monitored and reported to the US Department of Housing and Urban Development (HUD) by their outcomes. This outcome and performance based measurement includes 1) availability/accessibility; 2) affordability; and 3) sustainability, promoting livable and viable communities.

Though the competition for CDBG funds has continually increased since program inception and the amount of annual CDBG funds continues to decrease, the City will continue to make an effort to balance disbursement of these funds between the various needs of the community over the course of the five-year Consolidated Plan.

Summary of Citizen Participation Process and Consultation Process

The City adopted a Citizen Participation Plan in 2011 to describe citizen involvement in the 5-Year Consolidated Plan and Annual Action Plans. The City's Community Development Division, as lead agency for the Consolidated Plan and Action Plan, has invited human service agencies and citizen involvement; the findings and needs identified by those who serve and work with the low/moderate income populations are the basis of the Plan. The City has met the requirements of the Citizens Participation Plan by publishing public notices and holding public meetings.

A meeting was held in February 2015 to inform and receive input from the public. Invitations were mailed to over 60 citizens and human service providers throughout the area. An advertisement was placed in the *Daily Sentinel* inviting citizens to participate. Efforts to broaden public participation included invitations to and working with agencies that serve minority, disabled and special needs populations regarding CDBG applications for funding. These agencies include the Riverside Task Force Inc, Mind Springs Health, STRIVE, Hilltop Community Resources, Gray Gourmet, Foster Grandparent program. Of these, applications were received from Hilltop, Mind Springs Health, STRIVE and Gray Gourmet. In total, the City received 23 requests for CDBG funding that totaled \$1,036,983.

On May 20, 2015 a public hearing before City Council was held to discuss projects and determine funding for the 2015 Program Year. On June 17, 2015 City Council will conduct a public hearing to seek public comment and consider adoption of the 2015 One Year Annual Action Plan. The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council meetings; none were requested for the May 20, 2015 public meeting; aids and services will be available for June 17, 2015 public meeting. A 30-day public review period will occur from June 8 to July 10, 2015. The Annual Action Plan will be available in the City Community Development Division and the City Clerk's offices and the City's web site. A note in Spanish language is included on the cover page that the Community Development Division should be contacted if someone requests the document in the Spanish language. Google Translate is also available on the City's website for any document or information that appears on the web site. The City also has phone translation services available as requested.

Legal notices for both public meetings were placed in the local newspaper, provided in both English and Spanish. In addition, the legal notice for the Annual Action Plan public hearing included a statement regarding the location of the public hearing. City Hall is accessible to people with disabilities. The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council meetings. If you are planning to attend the public meeting and require special assistance, please notify the City Clerk office at 970-244-1509 at least one day in advance to the meeting. TDD access available through Colorado Relay at 711.

Summary of Public Comments

The opportunities for public input described above comply with the City's CDBG Citizen Participation Plan. This section will be updated after the public hearings are completed.

Summary of Comments or Views Not Accepted and Reasons for Not Accepting Them

This section will be updated after the public hearings are completed.

Summary

This section will be updated after the public hearings are completed.

Agency Role	Name	Department/Agency
Lead Agency	City of Grand Junction	Community Development Division

Table 1 – Responsible Agencies

The City's *CDBG Consolidated Plan* is done every five years, along with the *Analysis of Impediments to Fair Housing* study. Both of these reports were completed and adopted in 2011. Grand Junction will carry out its Consolidated Plan through a combination of public, private, and non-profit organizations that specialize in serving the identified needs of this plan and other needs of the low and moderate income residents of Grand Junction. Highly effective non-profit organizations deliver a wide array of services to Grand Junction citizens. The City depends upon these private agencies to meet the needs of the low and moderate income population. The Community Development Division will continue to administer the CDBG program by following the City's Public Participation Plan and federal regulations that govern the program. In this role, the City will disburse CDBG funds, oversee their effective use and compliance with federal regulations, submit required reports to HUD including the Consolidated Annual Performance Evaluation Report (CAPER) and maintain performance data in the Integrated Disbursement and Information System (IDIS). The City of Grand Junction will use adequate and timely techniques to ensure the community development projects are compliant with CDBG requirements. This includes continued monitoring of sub-recipients for program objectives and outcomes and compliance with federal regulations including environmental assessments and labor standards. The City uses telephone, e-mail, mail and site visits to ensure program compliance and a contact log is maintained in each activity file. Performance measures will be determined and entered into HUD IDIS. Longer term compliance is required through language in the standard CDBG Subrecipient Agreement executed between the City and each subrecipient prior to use of CDBG funds.

Consolidated Plan Public Contact Information

City of Grand Junction
Community Development Division
250 North 5th Street
Grand Junction Colorado 81501

Community Consultation

Development of the 2011 Consolidated Plan was a community effort, managed by the City of Grand Junction. The City held eight formal consultations with representatives of various organizations, including many of those listed below, who met in committee and special focus groups to formulate the 2011 Five-Year Consolidated Plan. The Plan committee played a major role in identifying the needs of the low and moderate income persons in the Grand Junction area. Drafts of the plan were provided to committee members and others for review and feedback. Many organizations participated in the development the Consolidated Plan and continue to participate in each Annual Action Plan and each Consolidated Annual Performance and Evaluation Report. All agencies are notified of the application process, reviewed pertinent sections of Plan, provide input and accomplishments information. After each agency, the type of organization and the sections for which they provide input are listed.

- Grand Junction Housing Authority Type: Housing Sections: Needs Assessment, Homelessness, Lead Paint, Anti-Poverty Strategy
- Housing Resources of Western Colorado Type: Housing Sections: Needs Assessment, Homelessness, Lead Paint, Anti-Poverty Strategy
- Grand Valley Catholic Outreach Type: Housing, Homeless Services Sections: All Homeless
- Mesa County Partners Type: Children Services Sections: Youth Services
- The Treehouse Center for Youth Type: Children Services Sections: Youth Services
- Center for Independence Type: Persons with Disabilities Services Sections: Non-Homeless Special Needs
- Mesa County Health Department Type: Health Agency Sections: Non-Homeless Special Needs
- Mesa County Human Services Department Type: Human Services Agency Sections: Non-Homeless Special Needs
- School District 51 Type: Education Agency Sections: Homeless Needs
- WestCap Type: Persons with HIV/AIDS Services Sections: Non-Homeless Special Needs
- St. Mary's Hospital Type: Health Agency Sections: Non-Homeless Special Needs, Homeless Needs
- Grand Junction Economic Partnership Type: Economic Development Sections: Economic Development, Anti-Poverty Strategy
- Business Incubator Center Type: Economic Development Sections: Economic Development, Anti-Poverty Strategy
- Latin Anglo Alliance Type: Minority Services Sections: Non-Homeless Special Needs, Minority

- Riverside Education Center Type: Education Services Sections: Non-Homeless Special Needs, Minority
- Mind Springs Health Type: Health Agency Sections: Non-Homeless Special Needs
- Hilltop Community Resources Type: Housing and Human Services Agency Sections: Non-Homeless Special Needs, Housing
- STRIVE Type: Persons with Disabilities Services Sections: Non-Homeless Special Needs
- HomewardBound of the Grand Valley Type: Homeless Services Sections: Homeless Needs, Continuum of Care, Anti-Poverty Strategy

Coordination with Public and Assisted Housing Providers and Private and Governmental Health, Mental Health and Service Agencies

The City of Grand Junction provides for and encourages citizen participation, especially by: very low, low and moderate income persons; persons that live in areas that CDBG funds are proposed to be used; persons living in slum and blighted areas; minority residents; residents of assisted housing; non-English speaking persons; persons with disabilities; and nonprofit agencies who are currently providing direct services to the person above. The City encourages participation through the CDBG planning process, including identification of priority needs, adoption of goals, objectives and strategies, development of the Five Year Consolidated Plan and Annual Action Plans, substantial amendments to the plans, and the Consolidated Annual Performance and Evaluation Report. In addition, the City has on-going interaction with these agencies as sub-recipients or through participation in various local organizations and ad-hoc work groups.

Coordination with the Continuum of Care Providers

The Continuum of Care is a local system for helping people experiencing or are at imminent risk of homelessness by providing housing and services appropriate to the range of needs in the community. The most recent point in time survey was conducted in January 2015 and resulted in an estimated population of 381 unsheltered individuals. This does not count more than 1,000 men, women and children who "couch surf" - move from home to home each night in search of shelter. In Grand Junction, the Shelter component is served by: Community Homeless Shelter, Rescue Mission, Grand Valley Catholic Outreach (GVCO) and the Latimer House. Food and Day Services are provided by GVCO Day Center and Soup Kitchen, District 51 REACH, KidsAid program, Salvation Army Day Center and meals and food banks. The Housing component is provided by the Grand Junction Housing Authority (GJHA) Next Step program, the Phoenix Project, GVCO Permanent Supportive Housing, Karis The House and the Asset House and the Freedom House. Case Management is covered by many agencies but primarily GVCO, GJHA and HomewardBound. The City coordinates with all of these agencies in various ways as described above.

Consultation with the Continuum(s) of Care Providers – ESG Funds

The City of Grand Junction does not receive ESG Funds but do provide letters of support/certification for other agencies that seek these funds, indicating that its goals are consistent with the Five Year Consolidated Plan.

Citizen Participation Summary

Citizen participation largely occurs through the various agencies whose Board members are citizens, business leaders and civic leaders. Goals are set within each organization as to current operations and future expansion, new projects or new programs and services. In turn, those goals are often directly translated into overall goals for the community's Five Year Consolidated Plan. Refer to the table on the following pages.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>The public meeting was advertised in the newspaper and on the City's website. Individual invitations to over 60 agencies were individually emailed or mailed. 22 people were in attendance at the meeting.</p>	<p>CDBG administration staff provided information about the 2015 Program Year grant process and those in attendance asked questions about the application, the funding available, HUD regulations and potential activities.</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	This section will be updated after the public hearings are completed.	This section will be updated after the public hearings are completed.		

Table 2 – Citizen Participation Outreach

Expected Resources

The City of Grand Junction has received notice from HUD that its entitlement allocation of CDBG funds for the 2015 Program Year will be \$374,788. In addition, the City has \$3,462 remaining of unexpended funds from previous program years that was allocated along with the 2015 funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	374,788	0	3,462	378,250	374,788	

Table 3 - Expected Resources – Priority Table

Additional Resources Leveraged

CDBG federal funds will leverage \$1,163,272 from other resources for the projects that have been funded for the 2015 Program Year. The City of Grand Junction does not require matching funds.

Public property Used to Address the Needs Identified in the Plan

Public right-of-way for streets will be used to be able construct curb, gutter and sidewalk in low and moderate income neighborhoods.

Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Suitable Living Environment - Non-Housing	2011	2015	Non-Housing Community Development	Census Tracts	Non-Housing Community Development Infrastructure Special Needs Populations and Other Human Services	CDBG: \$186,829	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
2	Suitable Living Environment - Homeless	2011	2015	Homeless		Homeless	CDBG: \$32,293	Rental units rehabilitated: 2 Household Housing Unit Homeless Person Overnight Shelter: 1500 Persons Assisted
3	Decent Affordable Housing	2011	2015	Affordable Housing Homeless Non-Homeless Special Needs		Special Needs Populations and Other Human Services Homeless	CDBG: \$59,910	Rental units rehabilitated: 79 Household Housing Unit Overnight/Emergency Shelter/Transitional Housing Beds added: 4 Beds
4	Suitable Living Env - Sp Needs/Human Svcs/Youth	2011	2015	Non-Homeless Special Needs		Special Needs Populations and Other Human Services	CDBG: \$56,218	Public service activities other than Low/Moderate Income Housing Benefit: 1084 Persons Assisted

Table 4 – Goals Summary

1	Goal Name	Suitable Living Environment - Non-Housing
	Goal Description	

2	Goal Name	Suitable Living Environment - Homeless
	Goal Description	
3	Goal Name	Decent Affordable Housing
	Goal Description	
4	Goal Name	Suitable Living Environment – Special Needs/Human Services/Youth
	Goal Description	

Table 5 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b): The activities under this goal are human services and will not provide affordable

2015 Program Year Projects

The purpose of the Program Year Action Plan is to identify One-Year Strategies for each of the Objectives set in the Five-Year Consolidated Plan. The Consolidated Plan strategies are accomplished by utilizing a variety of resources including the annual allocation of CDBG funds. For each program year, a new one-year action plan is completed and adopted as part of the Five-Year Consolidated Plan. On May 20, 2015 the Grand Junction City Council approved 2015 CDBG funding requests totaling \$378,250 for fourteen activities which will be made a part of the 2015 Action Plan. The total amount is based on the City's allocation for the 2015 Program Year and remaining funds from the 2014 Program Year.

#	Project Name
1	Program Administration
2	STRiVE Diagnostic Clinic
3	Mind Springs Health Outpatient Services Expansion
4	Western Colorado Suicide Prevention Bridges Program
5	St. Mary's Gray Gourmet Program
6	St. Mary's Foster Grandparent Program
7	Karis Asset House Improvements
8	Housing Resources Emergency Repair Program
9	Homeless Shelter HVAC Energy Improvements
10	Grand Valley Catholic Outreach Transitional Housing Rehabilitation
11	STRiVE Group Home HVAC Replacement
12	Partners Program Office Safety Improvements
13	Orchard Avenue Elementary Safe Routes to School
14	Westlake Park Neighborhood Pedestrian Improvements

Table 6 – Project Information

Rationale for the Priorities for Allocating Investments Geographically

All funds are expended within the City limits or are directed to services and public improvements for city residents. The City of Grand Junction does not limit the use of CDBG funds to any specific geographical location within the City. Nor does the City of Grand Junction limit the use of CDBG funds to any specific groups based on race, minority or ethnic concentration. All funds will be used to serve persons with low to moderate income who live within the Grand Junction city limits. CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City's objectives outline in the Five-Year Consolidated Plan. All CDBG funds received from HUD during the 2011-2015 timeframe will be used to address at least one of the priority need categories outlined in the Five-Year Consolidated Plan.

Allocation of investments must be within the City limits and, as applicable, in areas of low to moderate income households are more prevalent in the central and east/southeast parts of the city (refer to Figure 1 in the Executive Summary). Areas of racial/minority concentration

are more prevalent in the central and eastern parts of the city (refer to Figure 2 in the Executive Summary). Refer to Figure 3 in the Executive Summary for Program Year 2015 project locations.

Table 7 – 2015 Program Year Project Summary

1	Project Name	Program Administration
	Target Area	
	Goals Supported	Suitable Living Environment - Non-Housing Decent Affordable Housing Suitable Living Environment - Homeless Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Non-Housing Community Development Infrastructure Special Needs Populations and Other Human Services Increase the Inventory of Affordable Housing Units Homeless
	Funding	CDBG: \$43,000
	Description	Funds for general program administration including subrecipient oversight, reporting, fair housing activities and completion of the 5-Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice study during the 2015 Program Year. Approximately \$6,000 of the administrative funds will be expended for fair housing activities.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit	NA
	Location Description	City-Wide
	Planned Activities	CDBG funds will be used towards subrecipient oversight, staff salary and training, public participation, fair housing activities, completion of the 2016 5-Year Consolidated Plan and general program administration during the 2015 Program Year. It is anticipated that approximately \$6,000 of the administration funding will be utilized towards fair housing activities, including development of the community Analysis of Impediments to Fair Housing Choice study.

2	Project Name	STRiVE Diagnostic Clinic
	Target Area	
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$4,500
	Description	STRiVE offers the only diagnostic clinic on the western slope for children facing challenges of autism, neurological conditions or developmental disabilities who 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 3 clients.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	3 children with special needs will be assisted with the proposed activity
	Location Description	STRiVE main program office at 950 Grand Avenue
Planned Activities	STRiVE offers the only diagnostic clinic on the western slope for children facing challenges of autism, neurological conditions or developmental disabilities who 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 3 clients.	
3	Project Name	Mind Springs Health Outpatient Services Expansion
	Target Area	
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$23,910

	Description	Mind Springs Health provides mental wellness, behavioral change and substance abuse treatment and services and operates a mental health hospital (we funded hospital room furnishings with 2014 CDBG). Their services have increased 23% in the last 12 months and they have had to hire 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.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Mind Springs Health anticipates serving approximately 1,000 more clients with the expansion of its services.
	Location Description	Mind Springs Health main facility at 515 28-1/4 Road
	Planned Activities	Mind Springs Health provides mental wellness, behavioral change and substance abuse treatment and services and operates a mental health hospital (we funded hospital room furnishings with 2014 CDBG). Their services have increased 23% in the last 12 months and they have had to hire 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.
4	Project Name	Western Colorado Suicide Prevention Bridges Program
	Target Area	
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$8,860
	Description	The Bridges program provides emergency counseling for children, teens and young adults at risk for suicide who do not financial resources to obtain assistance. School counselors refer potential students to the program.
	Target Date	12/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 70 youth will receive suicide prevention counseling through the Bridges Program
	Location Description	Western Colorado Suicide Prevention Foundation main program office at 619 Main Street
	Planned Activities	The Bridges program provides emergency counseling for children, teens and young adults at risk for suicide who do not financial resources to obtain assistance. School counselors refer potential students to the program.
5	Project Name	St. Mary's Gray Gourmet Program
	Target Area	
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$9,950
	Description	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 3 more volunteers delivering approximately 500 more meals on selected routes within the City limits.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	3 more volunteers will deliver approximately 500 meals to elderly and frail elderly home bound persons.
	Location Description	City-Wide
	Planned Activities	Deliver 500 hot meals to homes
6	Project Name	St. Mary's Foster Grandparent Program
	Target Area	

	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$8,998
	Description	This program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. Funding would allow for the addition of 6 volunteers to serve 66 more students.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	3 more seniors to provide services to 80 more children
	Location Description	City-Wide
	Planned Activities	Tutoring and enrichment activities to special needs children
7	Project Name	Karis Asset House Improvements
	Target Area	
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Homeless
	Funding	CDBG: \$10,200
	Description	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 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
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Preserve 9 existing units and add two units of transitional housing for homeless individuals and families

	Location Description	536 29 Road
	Planned Activities	Purchase major appliances for the units
8	Project Name	Housing Resources Emergency Repair Program
	Target Area	
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Increase the Inventory of Affordable Housing Units
	Funding	CDBG: \$22,500
	Description	Housing Resources provides low income residents with 24-hour emergency repair including 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.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	75 households
	Location Description	City-Wide
	Planned Activities	Emergency repairs to maintain affordable housing units
9	Project Name	Homeless Shelter HVAC Energy Improvements
	Target Area	
	Goals Supported	Suitable Living Environment - Homeless
	Needs Addressed	Homeless
	Funding	CDBG: \$28,293

	Description	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 that rooftop HVAC and evaporative coolers are not functioning properly and need to be replaced. CDBG funds are requested to replace 3 rooftop units and one evaporative cooler.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	1500 persons
	Location Description	Existing Community Homeless Shelter at 2853 North Avenue
	Planned Activities	Replace HVAC and evaporative cooler equipment
10	Project Name	Grand Valley Catholic Outreach Transitional Housing Rehabilitation
	Target Area	
	Goals Supported	Suitable Living Environment - Homeless
	Needs Addressed	Homeless
	Funding	CDBG: \$4,000
	Description	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.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	2 units will provide 10 homeless families with transitional housing
	Location Description	The T-house is a duplex home at 247 White Avenue
	Planned Activities	Reroof the duplex home
11	Project Name	STRIVE Group Home HVAC Replacement

	Target Area	
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Increase the Inventory of Affordable Housing Units
	Funding	CDBG: \$27,210
	Description	STRIVE operates group homes for disabled person throughout the Grand Valle. CDBG funds would be used to replace the HVAC system at the home at 1260 Glenwood Avenue.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	12 special needs persons will be provided improved homes
	Location Description	Existing Group Home at 1260 Glenwood Avenue
	Planned Activities	Replace HVAC system
12	Project Name	Partners Program Office Safety Improvements
	Target Area	
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Community Development Infrastructure
	Funding	CDBG: \$27,500
	Description	The main program office for Partners at 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 upstairs to the first level. In an emergency and 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.
	Target Date	12/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	857 youth
	Location Description	Construct a second ingress-egress from upper floor of main program office
	Planned Activities	Partners Main Program Office at 1169 Colorado Avenue
13	Project Name	Orchard Avenue Elementary Safe Routes to School
	Target Area	Census Tracts
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Community Development Infrastructure
	Funding	CDBG: \$55,551
	Description	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 19th Street will be constructed.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	1,549 households in a predominantly low and moderate income neighborhood
	Location Description	Orchard Avenue Elementary at (need address)
	Planned Activities	Construct 285 linear feet of new curb, gutter and sidewalk along 19th Street adjacent to the school grounds.
14	Project Name	Westlake Park Neighborhood Pedestrian Improvements
	Target Area	Census Tracts
	Goals Supported	Suitable Living Environment - Non-Housing

Needs Addressed	Non-Housing Community Development Infrastructure
Funding	CDBG: \$103,778
Description	This project would provide pedestrian and bicycling improvements in the Westlake Park area to provide safe access to Pomona Elementary and West Middle School as well as improve pedestrian connectivity in the neighborhood.
Target Date	12/31/2016
Estimate the number and type of families that will benefit from the proposed activities	1,496 households in a predominantly low to moderate income neighborhood
Location Description	Vicinity of West Lake Park and West Middle School at 1st Street and Orchard Avenue
Planned Activities	Construct pedestrian and bicycle safety improvements including road widening/realignment and a multiuse path

Affordable Housing

Housing Needs

Population growth in Grand Junction has significantly exceeded growth in the number of affordable housing units. The median sales price in Mesa County of an existing single family home is \$177,100 (Trulia Real Estate Overview) which is a 0.6% increase over the median sales price one year ago. According to the State of Colorado Department of Local Affairs, the average rental rate for the Grand Junction market area is \$539 with a vacancy rate of 6.8% for the first quarter of 2015 (Colorado Division of Housing).

Currently, Mesa County is experiencing an unemployment rate of 6.2 percent which is decreased from the 9.2 percent reported one year ago. However, with very little job growth, Mesa County agencies are experiencing an overwhelming need for their services. The Grand Junction Housing Authority (GJHA) has closed its waiting list periodically due to overwhelming demand. Mesa County Valley School District 51 reports approximately 300 children were considered homeless this school year.

The community will be undertaking a comprehensive housing needs assessment during the 2015 Program Year that will update information for current housing conditions throughout the Grand Valley.

Specific Housing Objectives

The *Grand Valley Housing Strategy* was released in April 2009. The study is the product of a public-private initiative to create long-term, sustainable solutions for housing challenges in the Grand Valley. Grand Valley jurisdictions, in partnership with private and non-profit entities, are seeking to address barriers to housing investment, while also capitalizing on market opportunities and attending to product voids through development of a comprehensive housing strategy. The recommendations of the *Strategy* are to:

Improve the process for developing housing projects

- Provide community outreach
- Maximize public and non-profit resources to leverage private investment
- Focus, monitor and adjust the strategy over time as conditions change

Non-Homeless Special Needs Housing

Due to the fact that Grand Junction is the largest community on Colorado's Western Slope and Eastern Utah, medical and other special needs services are provided here that are not available in smaller communities. As a consequence, the percentage of the special needs population in Grand Junction is higher than surrounding communities at approximately 12 percent of the total population. The ability of persons with chronic mental illness, physical and developmental disabilities, and HIV/AIDS to compete in the housing market for appropriate housing at an affordable price is limited in many cases by their lack of income and also by their need for special housing accommodations.

The City of Grand Junction will be funding the Gray Gourmet program that facilitates keeping frail and elderly persons in their homes and in an independent living situation by providing meals delivered to their homes. 2015 CDBG funds will also be expended on upgrades to 4 units that are owned and operated by STRiVE and are occupied by disabled persons. In addition, the City is supportive of human service agencies in the community that provide housing and services to non-homeless special needs populations and regularly provides letters of support and consistency with the Consolidated Plan when they apply for outside funding, including other HUD grants.

Housing Opportunities for People with AIDS

No CDBG funds are being allocated for HOPWA in the 2015 Program Year. WestCAP will continue to be the local agency receiving HOPWA funding through DenverCAP and will continue to serve this population with existing programs. All HOPWA goals and programs are reported through DenverCAP.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	4
Total	4

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	4

Table 9 – One Year Goals for Affordable Housing by Support Type

Public Housing

There are no public housing units in the Grand Junction area. Consequently, the City will not be spending any CDBG funds on public housing in the 2015 Program Year but will continue to support the housing entities in the community in their pursuit of other funding sources. During the 2011 5-Year Consolidated Plan some steps have been taken to address housing issue. For example, in 2011, CDBG funds were used towards the rehabilitation of a 27-unit apartment complex owned and operated by the Grand Junction Housing Authority. There were no applications for new housing in the 2012 or 2013 Program Year but the City has provided support for the Grand Junction Housing Authority's Village Park development which recently opened with 72-low and moderate income units. CDBG Program Year 2006 funds were used to facilitate acquisition of the Village Park property. The City allocated 2014 CDBG funds to the Grand Junction Housing Authority to upgrade 78 units in the Walnut Park Apartment complex that are occupied by elderly and disabled persons. Recently, the City provided financial support for a new senior housing development to be owned and operated by the Grand Junction Housing Authority known as the Highland Apartments. The development will ultimately include 128 units, the first phase of which is start construction in late 2015.

Actions planned during the next year to address the needs to public housing

NA

Actions to encourage public housing residents to become more involved in management and participate in homeownership

NA

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

NA

Homeless and Other Special Needs Activities

Homelessness presents a growing challenge to Grand Junction. The combination of low local wages, high unemployment rate and rising housing costs is making a growing percentage of the general population vulnerable to loss of housing, and making it much more difficult for the homeless to work their way off of the streets. In addition, the high percentage of individuals and families without health insurance benefits makes many households vulnerable to housing loss in the event of an expensive major illness.

Prior to 2000, local data collection about the homeless had been primarily anecdotal and informal, as there had not been a coordinated community effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, the Grand Junction community has regularly attempted to provide a count since 2000. The most recent point in time survey was conducted in January 2015 and resulted in an estimated population of 497 unsheltered homeless persons, including 37 veterans. Local groups believe that the actual number of homeless in Grand Junction is greater because the survey did not include “couch surfers” or those who found a hotel or place to stay. The results show that 11% of the homeless are under 18, while 24% are under 25. Nearly half of the individuals who took the survey said they have some sort of disability, with chronic physical illness being the most common.

Assessing Individual Needs of Homeless

CDBG monies are the only funds allocated to the City that can be used to address homeless needs and to prevent homelessness. For the 2015 Program Year Action Plan, funds will be allocated to HomewardBound for energy upgrades to the community homeless shelter. In addition, other 2015 projects will address homeless persons as a portion of the clients served by several organizations including Karis, Western Colorado Suicide Prevention Foundation, Grand Valley Catholic Outreach and Mind Springs Health.

In addition, the City of Grand Junction is supportive of the community’s homeless providers. The Colorado Coalition for the Homeless is responsible for the Balance of State Continuum of Care (CoC) for the Grand Junction Community. Since 2008, Grand Valley Catholic Outreach has constructed 63 new apartments in 3 complexes that are used for permanent housing for the homeless. The City assisted with these projects through CDBG funds, development fee relief and general funds. As these projects are completed, they are reported through the MHIS system by the Colorado Coalition for the Homeless as part of the 10-year plan to end chronic homelessness. Obstacles include insufficient CDBG funding to help fund these and other needed projects that help the homeless population of Grand Junction.

The City will also continue to support the various homeless providers with letters of support and letters of consistency with the Consolidated Plan as they compete for and request outside funding including other federal and state grants for homeless activities including prevention.

Addressing the Emergency Shelter and Transitional Housing Needs of Homeless Persons

The Grand Valley Coalition for the Homeless will continue to study the results of the latest survey so they can find the best way to solve the homeless problem. In its Continuum of Care Plan, the Coalition has identified that the priority homeless needs are for an emergency shelter, transitional housing, case management, and housing placement for individuals and families. The Plan is intended to provide a continuous network of housing and service support for persons working to permanently leave the streets.

Helping Homeless Persons Transition to Permanent Housing and Independent Living

The community homeless shelter recently developed a new strategy that re-examines its role in the continuum of care that will focus attention on the shelter as a beginning rather than an end on moving individuals and families on a path from homelessness to self-sustainability in housing and employment. HomewardBound is working with many other local agencies to coordinate services provided to transition homeless individuals and families to permanent housing and independent living. 2012 CDBG funds were used to help HomewardBound purchase a property for construction of a new family center to house these services. Construction of the first phase of the development is underway. In the 2015 CDBG Program Year, the City will contribute funds to Grand Valley Catholic Outreach and Karis to rehabilitate and improve transitional housing units.

Helping Low-Income Individuals and Families Avoid Becoming Homeless

Local agencies in the community have their own discharge coordination policies. For example, Homeward Bound has policies in place to accommodate most people who are released from publicly funded institutions. The Grand Junction Community Homeless Shelter is available so that no one needs to be discharged to the streets. This would include persons discharged from correctional facilities, foster care, mental health facilities and health care facilities. For the vast majority of the persons in this situation, the Grand Junction Community Homeless Shelter is a viable alternative to sleeping on the streets. For those discharged from health care facilities with need for follow-up care or a recuperation period, there is a policy allowing limited daytime shelter at the Grand Junction Community Homeless Shelter during periods of recovery. Other alternatives to homelessness for this population in Mesa County include the Freedom House, for formerly incarcerated persons, and the Rescue Mission.

Other Special Needs Activities

Through development of the Consolidated Plan, the community identified needs in the following community development areas: Transportation, Medical Services, Child Care and Youth. The high priority non-housing community development need addressed in the Community Development Needs table include a homeless facility for youth, a homeless facility for families and the need for child care services. In the past 5 years, the City funded the Riverside Task Force, Head Start, Giving Adolescents New Goals (GANG) Outreach and the Riverside Educational Center for projects related to child education and day care needs and funds have been allocated several years for the Foster Grandparent Program which serves early and elementary-aged children with special programs at various child care and education locations.

In addition, the City of Grand Junction supports homeless facilities and a variety of community services and programs, many of which are eligible for CDBG funding. Such projects funded for the 2015 Program Year are:

- Karis Asset House Improvements
- Mind Springs Health Hospital Improvements
- Grand Valley Catholic Outreach
- Western Colorado Suicide Prevention Foundation

Barriers to Affordable Housing

The City of Grand Junction prepared a new (2011) Analysis of Impediments to Fair Housing Choice (AI) during the 2010 Program Year and identified several impediments from the previous (2006) AI that still exist as well as several new impediments. Each year, the City's Consolidated Annual Performance and Evaluation Report (CAPER) details progress made on these concerns in areas of both affordable housing and fair housing activities.

In addition, during the 2015 Program Year, the City will complete its 2016 Analysis of Impediments to Fair Housing Choice (AI) and will work with the Fair Housing and Equal Opportunity (FHEO) office to improve the study as well as strengthen the alignment between funded activities and its fair housing activities and continue to improve the distinction between barriers to affordable housing and impediments to fair housing.

Actions Planned to Remove or Ameliorate the Negative Effects of Public Policies that Serve as Barriers to Affordable Housing

The City continues to work with the Fair Housing and Equal Opportunity (FHEO) office to strengthen the alignment between funded activities and its fair housing activities and continue to improve the distinction between barriers to affordable housing and impediments to fair housing.

- Approximately \$6,000 Administration resources will be used to improve information available to citizens regarding fair housing issues through staff time, staff resources, training and in-kind contributions by housing and other agencies pertinent to furthering fair housing in Grand Junction. In addition, the City will be preparing its Analysis of Impediments to Fair Housing Choice during the 2015 Program Year.
- Karis will complete an addition and remodel to its Asset House to provide 2 more rooms. The Asset House provides transitional housing for homeless individuals and families. 2015 CDBG funds will be used to purchase major appliances for the home.
- STRiVE will use 2015 CDBG funds to replace HVAC for a 4-unit group home for disabled persons.
- Grand Valley Catholic Outreach will use 2015 CDBG funds to reroof a duplex home that provides transitional housing for homeless families.
- The Grand Junction Housing Authority will start construction of Phase 1 of a 128-unit housing complex for seniors. While 2054 CDBG funds are not being utilized on the project, the City has committed general funds to the project to help increase the number of affordable units in the community.
- The City will continue implementation of its Comprehensive Plan and updated Zoning and Development Code that help remove impediments/barriers including enhanced neighborhood input, improved development flexibility to create a variety of housing options, and a streamlined development review process.

- 2015 CDBG-funded human services activities that will improve the self-sufficiency of special needs persons: Gray Gourmet Program and Mind Springs Outpatient Services Expansion.
- 2015 CDBG-funded capital improvements that improve facilities and agencies that serve low and moderate income individuals, families, youth and homeless and help them attain fair and affordable housing thereby may impact housing choice for these Grand Junction residents: Housing Resources of Western Colorado Emergency Repair Program.
- The local transit system will continue to expanded its operating hours and routes to be more available to persons using the bus to travel to locations for training/education opportunities, employment and services and at various times of the day.
- The City will continue to work with the Grand Junction Economic Partnership (GJEP), the Business Incubator, the Downtown Development Authority and the Chamber of Commerce to promote opportunities to develop new businesses or expand existing ones and to improve wage levels in the Grand Junction area. The City recently adopted an Economic Development Plan and identified key staff to work with City Council and the economic development partners to further economic development in the community.

Other Actions

Actions Planned to Address Obstacles to Meeting Underserved Needs

Obstacles to meeting underserved needs include, but are not limited to:

- The decrease in financial support available to the local government and local organizations to address identified needs.
- The number of foreclosures within the community caused by job loss and other factors, increasing the number of households in need of housing and other services.
- The disparity of wage level and housing costs, increasing poverty, increasing unemployment and an aging population demanding more services.

Actions Planned to Foster and Maintain Affordable Housing

Refer to Affordable Housing section.

Actions Planned to Reduce Lead-based Paint Hazards

The City of Grand Junction estimates that 10,000 housing units in Grand Junction were constructed prior to 1978 and that a high percentage of these homes may contain lead-based paint. While it is not known the number of the homes containing lead-based paint that are occupied by low- to moderate-income residents, it is known that older homes are typically more affordable and that a high percentage of these older housing units are occupied by low-

and moderate-income persons.

All activities funded with CDBG dollars through the City of Grand Junction must comply with federal regulations concerning lead-based paint. Lead-based paint reduction regulations are incorporated into all legal agreements between the City and grant sub-recipients. Any residential units or facilities constructed prior to 1978 involved in a CDBG activity must undergo a lead-based paint evaluation by a certified inspector. Any CDBG-funded rehabilitation or demolition activities must comply with lead-safe regulations and mitigation practices.

The number of cases of children with elevated levels of lead in their blood has dropped significantly over the last fifteen years. The State of Colorado no longer supports a significant lead-based paint testing program state-wide. Thus, Mesa County Health Department does not proactively tests persons (primarily children) unless there is reason to believe that a person has been exposed to lead. From 2010-2014 testing of physician-referred children resulted in only 3 cases of abnormal results, none of which contained acute levels.

Actions to be Taken

- 1) Housing Resources of Western Colorado and the Grand Junction Housing Authority will continue to meet the requirements of the Federal Rule.
- 2) The City of Grand Junction will investigate, identify, coordinate and/or support additional efforts to address this potential health hazard. This includes complying with the Federal Rule as it applies to the expenditure of CDBG funds on the 2015 activities to which it applies.
- 3) The Grand Junction Housing Authority and other local entities will continue to provide information to residents concerning potential hazards of lead-based paint.

Actions Planned to Reduce the Number of Poverty Level Families

The Anti-Poverty Strategy is an effort to reduce the number of people earning low- to moderate-income wages and at risk of homelessness. This Strategy, described in the 2011 Five-Year Consolidated Plan, outlines community activities to:

- Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends;
- Focus on a continuum of prevention and intervention strategies/activities by age group to prevent/deter persons from entering poverty situations;
- Encourage efforts to raise earned income levels;
- Maintain a strong diversified economic base;
- Increase the employability of recipients of public benefits;
- Attract higher paying employers to Grand Junction;
- Increase access to employment through expansion of the service area and hours of operation of the public transportation system and through the availability of responsible affordable childcare;

- Foster increased household stability through educational programs, drug and alcohol rehabilitation programs, and services to persons with special needs;
- Support efforts to reduce the possibility of catastrophic expense through the provision of essential healthcare to the uninsured and the availability of effective public transportation to reduce the dependence of low-income persons on private automobiles and their associated costs.
- Focus affordable housing development near employment centers.

Actions to be taken during the 2014 Program Year to reduce the number of poverty level families include the following:

a) Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends including the following:

- Point in Time Homeless Survey
- Mesa County Human Services data
- School District 51 data including Free and Reduced Lunch statistics
- Grand Junction Housing Authority depth of poverty data

b) Continue Work on an Anti-Poverty Coalition

- Economic Development Partners and other stakeholders continue to work on issues and forming an Anti-Poverty Coalition. The Coalition would ultimately be responsible for implementing the Community's Anti-Poverty Strategy. Currently, a number of agencies and groups provide programs and services that improve poverty status including the Grand Valley Catholic Outreach, the Red Cross and the Grand Valley Interfaith Network.

c) Grand Junction Housing Authority will contract a consultant to complete a vagrancy study and update the Vulnerability Index for the Grand Valley to better understand the needs of poverty-level families and the homeless situation.

Program Specific Requirements

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The City of Grand Junction will not incur program income for any of its 2015 Program Year activities. Inasmuch as possible, CDBG funds will be entirely expended to benefit persons of low and moderate income or presumed benefit with the exception of Program Administration funds.

RESOLUTION NO. __-15

A RESOLUTION ADOPTING THE 2015 PROGRAM YEAR ACTION PLAN AS A PART OF THE CITY OF GRAND JUNCTION FIVE-YEAR CONSOLIDATED PLAN FOR THE GRAND JUNCTION COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

RECITALS.

WHEREAS, the City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996;

WHEREAS, this designation entitles Grand Junction to an annual grant of funds under the CDBG Program;

WHEREAS, to be eligible for funding, the City of Grand Junction must submit an annual Program Year Action Plan to be adopted as part of the City's Five-Year Consolidated Plan which serves as a federally-required planning document that guides community development efforts in Grand Junction;

WHEREAS, the primary objective of the City's Consolidated Plan and CDBG Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income;

WHEREAS, the planning process in developing the 2015 Program Year Action Plan included an emphasis on Citizen Participation and interagency involvement;

WHEREAS, the Five-Year Consolidated Plan included a process of setting local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community that serve the low income and special needs populations; and

WHEREAS, the Five-Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies identified by the community that will be undertaken between 2011 and 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO that the CDBG 2015 Program Year Annual Action Plan, as a part of the Five-Year Consolidated Plan is hereby adopted.

Adopted this _____ day of _____, 2015.

ATTEST:

City Clerk

President of City Council

CITY COUNCIL AGENDA ITEM

Subject: Amending the 24 Road Corridor Design Standards Changing the Maximum Letter Height for Building (Wall Mounted) Signs, Section 25.28 Signs

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

Presenter(s) Name & Title: 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" & 2
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"
	Candlewood Suites	
654 MARKET ST	Suites	33"
2430 PATTERSON RD	Costa Vida	40"
2430 PATTERSON RD	Which Wich	35"
2430 PATTERSON RD	Sport Clips	30"
	Value Place Hotel	

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~~

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:

2. 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 3rd day of June, 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: [June 22, 2015](#)
 Author: [Brian Rusche](#)
 Title/ Phone Ext: [Senior Planner/4058](#)
 Proposed Schedule: [Resolution Referring
 Petition, May 20, 2015](#)
 2nd Reading: [July 1, 2015](#)
 File #: [ANX-2014-308](#)

CITY COUNCIL AGENDA ITEM

Subject: Hutto-Panorama Annexation, Located at Approximately 676 Peony Drive
Action Requested/Recommendation: Adopt a Resolution Accepting the Petition for the Hutto-Panorama Annexation, and Adopt the Annexation Ordinance on Final Passage and Order Final Publication in Pamphlet Form
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

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.

Background, Analysis and Options:

This property was originally developed as the location of a sewer lagoon for the Panorama Improvement District. The City, for the benefit of the Persigo 201 Sewer System, took over the District in 2002, including ownership of this property. The lagoon has since been decommissioned and the property now functions as open space, with access to a lift station and other sanitary sewer infrastructure. The requested annexation will include the property within the corporate boundaries of the City.

City ownership and integration of the property into the City is the impetus for the requested rezoning. A hearing on the proposed zoning is scheduled for July 15, 2015.

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

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

The annexation of this property will facilitate continued access to critical sanitary sewer infrastructure, while simultaneously conserving land adjacent to the Colorado River which functions as open space to the adjacent neighborhood.

How this item relates to the Economic Development Plan:

This property was acquired to provide sanitary sewer service to a portion of the Redlands which developed prior to the current Wastewater Treatment Plant (WWTP). Jurisdiction of this property will facilitate continued access to critical infrastructure. The Economic Development Plan specifically identifies as a Goal to provide infrastructure that enables and supports private investment. (Goal 1.4 – Page 7).

Board or Committee Recommendation:

The Planning Commission forwarded a recommendation of approval of the requested Zoning at their regular meeting of June 9, 2015. A hearing on the proposed zoning is scheduled for July 15, 2015.

Financial Impact/Budget:

The City has held ownership of this property since 2002, when it acquired, on behalf of the Persigo 201 Sewer System, the assets of the Panorama Improvement District.

Legal issues: The proposed annexation is consistent with the 1998 Persigo Agreement and Colorado law. The City Council has jurisdiction and may lawfully entertain the petition for annexation.

Other issues: None.

Previously presented or discussed:

Referral of the Petition and First Reading of the Annexation Ordinance was on May 20, 2015.

A hearing on the proposed zoning is scheduled for July 15, 2015.

Attachments:

1. Staff report/Background information
2. Annexation Map
3. Aerial Photo
4. Comprehensive Plan Future Land Use Map
5. Existing City Zoning Map
6. Resolution Accepting Petition
7. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION					
Location:		Approximately 676 Peony Drive			
Applicant:		City of Grand Junction			
Existing Land Use:		Vacant (formerly sewer lagoons)			
Proposed Land Use:		Open Space			
Surrounding Land Use:	North	Open Space			
	South	Single-Family Residential			
	East	Vacant			
	West	Single-Family Residential			
Existing Zoning:		County RSF-4 (Residential Single-Family)			
Proposed Zoning:		CSR (Community Services and Recreation)			
Surrounding Zoning:	North	County AFT (Agricultural Forestry Transitional)			
	South	County RSF-4 (Residential Single-Family)			
	East	County RSF-4 (Residential Single-Family)			
	West	R-2 (Residential 2 du/ac)			
Future Land Use Designation:		Conservation			
Zoning within density/intensity range?		X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation area consists of 7.921 acres of land and is comprised of one parcel and no public right-of-way.

The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement with Mesa County proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Hutto-Panorama Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single

- demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
 - e) The area is capable of being integrated with the City;
 - f) No land held in identical ownership is being divided by the proposed annexation;
 - g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

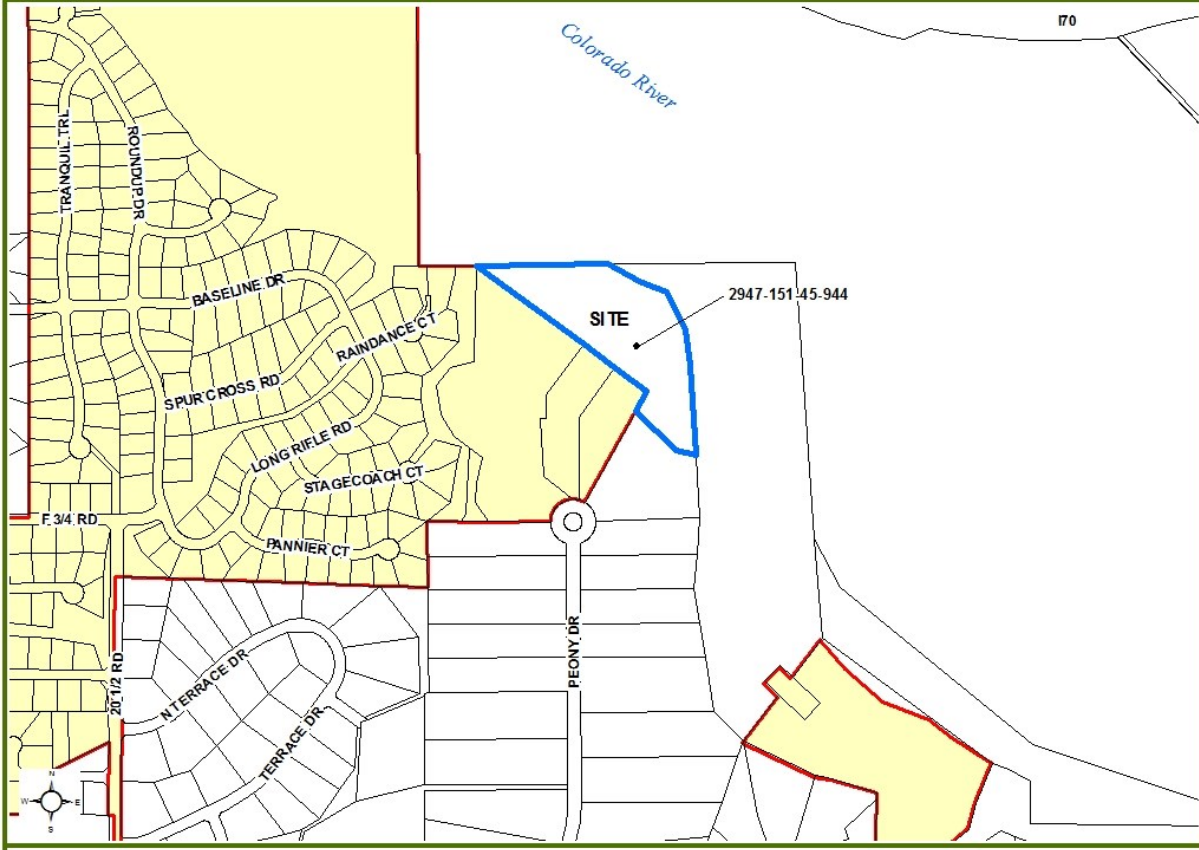
The following annexation and zoning schedule is being proposed:

<i>ANNEXATION SCHEDULE</i>	
May 20, 2015	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
June 9, 2015	Planning Commission considers Zone of Annexation
July 1, 2015 (postponed from June 17, 2015)	Introduction of a Proposed Ordinance on Zoning by City Council
July 1, 2015	Acceptance of Petition and Public Hearing on Annexation by City Council
July 15, 2015	Public Hearing on Zoning by City Council
August 2, 2015	Effective date of Annexation and Zoning

HUTTO-PANORAMA ANNEXATION SUMMARY

File Number:	ANX-2014-308	
Location:	Approximately 676 Peony Drive	
Tax ID Number:	2947-151-45-944	
# of Parcels:	1	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	7.921	
Developable Acres Remaining:	7.921	
Right-of-way in Annexation:	None	
Previous County Zoning:	County RSF-4 (Residential Single Family)	
Proposed City Zoning:	CSR (Community Services and Recreation)	
Current Land Use:	Vacant (formerly sewer lagoons)	
Future Land Use:	Open Space	
Values:	Assessed:	\$700
	Actual:	\$2,420
Address Ranges:	674-678 Peony Drive (676)	
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	Persigo 201 sewer service boundary
	Fire:	Grand Junction Rural Fire District Redlands Sub Fire Protection District
	Irrigation/ Drainage:	Redlands Water and Power Company
	School:	Mesa County Valley School District #51
	Pest:	Grand River Mosquito Control District

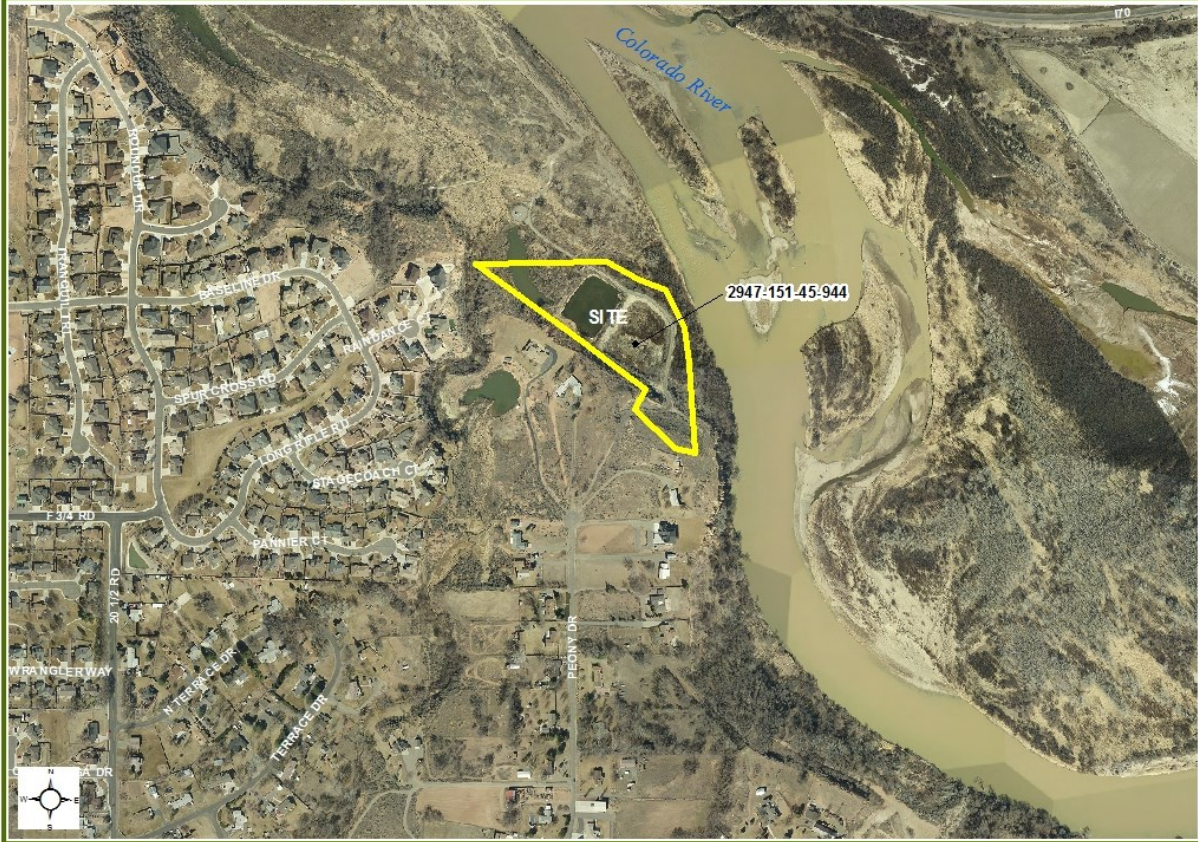
HUTTO-PANORAMA ANNEXATION



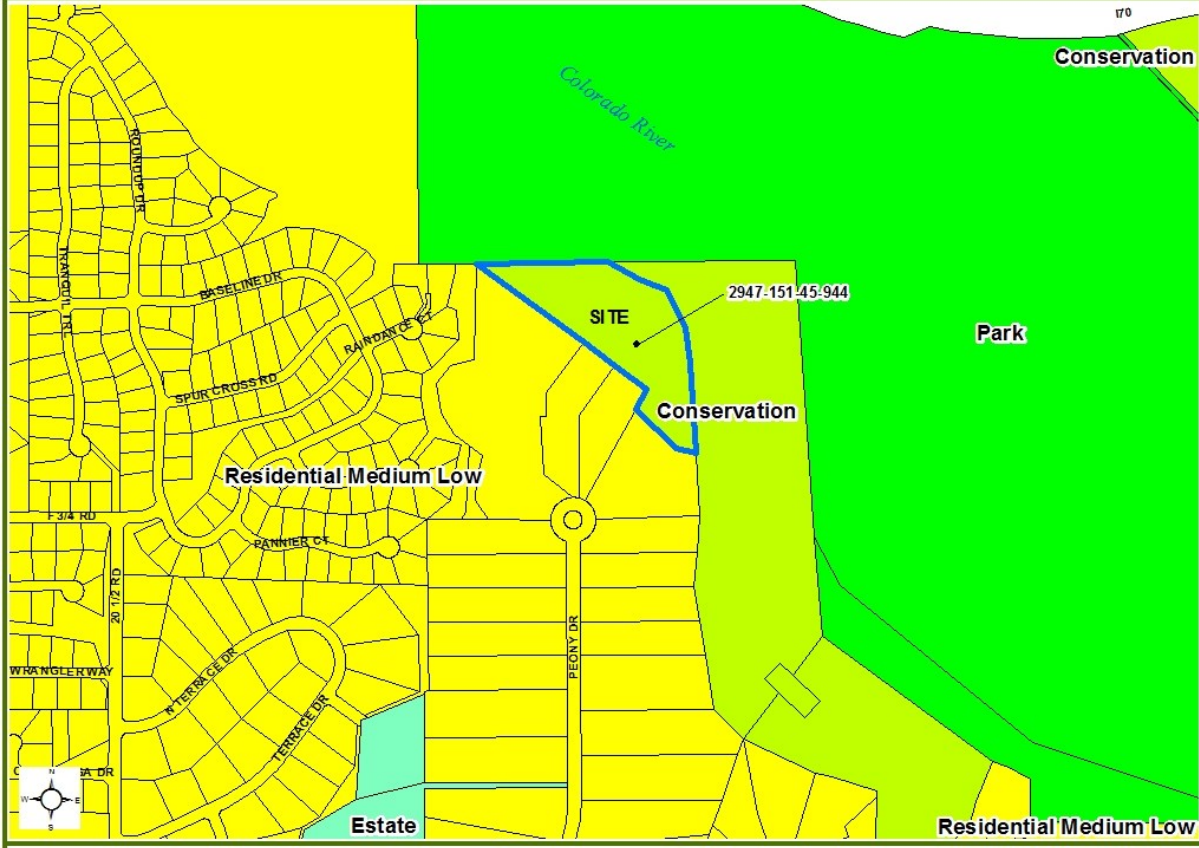
CITY LIMITS

ANNEXATION BOUNDARY

HUTTO-PANORAMA ANNEXATION: AERIAL PHOTO (2012)



HUTTO-PANORAMA ANNEXATION: FUTURE LAND USE



— ANNEXATION BOUNDARY

HUTTO-PANORAMA ANNEXATION: ZONING



— ANNEXATION BOUNDARY

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION ACCEPTING A PETITION
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
MAKING CERTAIN FINDINGS,
AND DETERMINING THAT PROPERTY KNOWN AS THE**

HUTTO-PANORAMA ANNEXATION

LOCATED AT APPROXIMATELY 676 PEONY DRIVE

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 20th day of May, 2015, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

HUTTO-PANORAMA ANNEXATION

A certain parcel of land lying in the North-half (N 1/2) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of Parcel 1, Hutto Subdivision, as same is recorded in Plat Book 18, Page 134, Public Records of Mesa County, Colorado.

CONTAINS 345,051 Square Feet or 7.921 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 1st day of July 2015; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the _____ day of _____, 2015.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

HUTTO-PANORAMA ANNEXATION

APPROXIMATELY 7.921 ACRES

LOCATED AT APPROXIMATELY 676 PEONY DRIVE

WHEREAS, on the 20th day of May, 2015, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 1st day of July, 2015; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

HUTTO-PANORAMA ANNEXATION

A certain parcel of land lying in the North-half (N 1/2) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of Parcel 1, Hutto Subdivision, as same is recorded in Plat Book 18, Page 134, Public Records of Mesa County, Colorado.

CONTAINS 345,051 Square Feet or 7.921 Acres, more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.

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

ADOPTED on second reading the ____ day of _____, 2015 and ordered published in pamphlet form.

Attest:

President of the Council

City Clerk

CITY COUNCIL AGENDA ITEM

Subject: Rodgers Annexation, Located at 2075 South Broadway

Action Requested/Recommendation: Adopt a Resolution Accepting the Petition for the Rodgers Annexation, and Adopt the Annexation Ordinance on Final Passage and Order Final Publication in Pamphlet Form

Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

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.

Background, Analysis and Options:

The property owners have requested annexation into the City and a zoning of R-4 (Residential 4 du/ac) to facilitate the development of a residential subdivision. Under the 1998 Persigo Agreement with Mesa County all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

There will be difficulties in subdividing the property. Due to safety issues with traffic on South Broadway only access for one single-family residence is allowed under City standards. Any other access will have to occur onto another right-of-way. The only feasible access at this time is on to Seasons Drive. However, there is a tract of land between this property and the right-of-way owned by a homeowners association. The property owners understand that obtaining additional access to another right-of-way is required before the property may be subdivided creating any additional lots.

Staff recommends an R-4 zone as this is an appropriate zone for the property but for the lack of additional access. Any zone will have this same concern. The property owners may develop one single-family residence in the R-4 zone. Though one of the lower density zones may first appear more appropriate, if this access becomes available more density is in conformance in this area with the Comprehensive Plan and the Future Land Use Map.

A hearing on the proposed zoning is scheduled for July 15, 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.

Annexation of the property will create an opportunity to develop a vacant parcel in a manner consistent with adjacent residential development.

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.

Annexation of the property will create an opportunity for additional housing units to be brought to market.

How this item relates to the Economic Development Plan:

Goal: Be proactive and business friendly. Streamline processes and reduce time and costs to the business community while respecting and working within the protections that have been put into place through the Comprehensive Plan.

Annexation of the property provides the developer with consistent development standards as other residential subdivisions under development in the City and is consistent with the Blended Residential Land Use Category of Residential Low identified in the Comprehensive Plan.

Board or Committee Recommendation:

The Planning Commission forwarded a recommendation of approval of the requested Zoning at their regular meeting of June 9, 2015. A hearing on the proposed zoning is scheduled for July 15, 2015.

Financial Impact/Budget:

The provision of municipal services will be consistent with adjacent properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation.

Legal issues: The proposed annexation is consistent with the 1998 Persigo Agreement and Colorado law. The City Council has jurisdiction and may lawfully entertain the petition for annexation.

Other issues: The property is presently accessible from South Broadway for one single-family residence. Access to Seasons Drive is precluded by the presence of a strip of land owned by The Master Subdivision of the Seasons at Tiara Rado Owners Association (The Seasons HOA or HOA). The Applicants have assured staff that they are negotiating with the HOA for mutually agreeable terms that would allow access to Seasons Drive by incorporating the strip into the future subdivision of the property.

The proposed zoning of the property is a precursor to review by the City of a proposed subdivision. Applicants understand that further subdivision of the property creating any additional lots shall not occur due to inability to access Seasons Drive. Any development shall be consistent with standards which limits development to one single-family residence with the only access available being South Broadway. If additional

access is obtained to Seasons Drive, then the number of lots that may be created will be contingent on the access obtained, City standards, and the zone requirements.

Previously presented or discussed:

Referral of the Petition and First Reading of the Annexation Ordinance was on May 20, 2015.

A hearing on the proposed zoning is scheduled for July 15, 2015.

Attachments:

8. Staff report/Background information
9. Annexation Map
10. Aerial Photo
11. Comprehensive Plan Future Land Use Map
12. Blended Residential Category Map
13. Existing City Zoning Map
14. Neighborhood Meeting Minutes
15. Resolution Accepting Petition
16. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION					
Location:		2075 South Broadway			
Applicant:		Richard and Melinda Tope			
Existing Land Use:		Vacant (former residence demolished)			
Proposed Land Use:		Single-Family Residential			
Surrounding Land Use:	North	Single-Family Residential			
	South	Single-Family Residential			
	East	Single-Family Residential			
	West	Single-Family Residential			
Existing Zoning:		County RSF-4 (Residential Single-Family)			
Proposed Zoning:		R-4 (Residential 4 du/ac)			
Surrounding Zoning:	North	County RSF-2 (Residential Single-Family)			
	South	PD (Planned Development)			
	East	County RSF-4 (Residential Single-Family)			
	West	PD (Planned Development)			
Future Land Use Designation:		Estate			
Blended Land Use Category:		Residential Low (Rural – 5 du/ac)			
Zoning within density/intensity range?		X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation area consists of 1.924 acres of land and is comprised of one (1) parcel and no public right-of-way.

The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement with Mesa County proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Rodgers Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single

demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;

- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

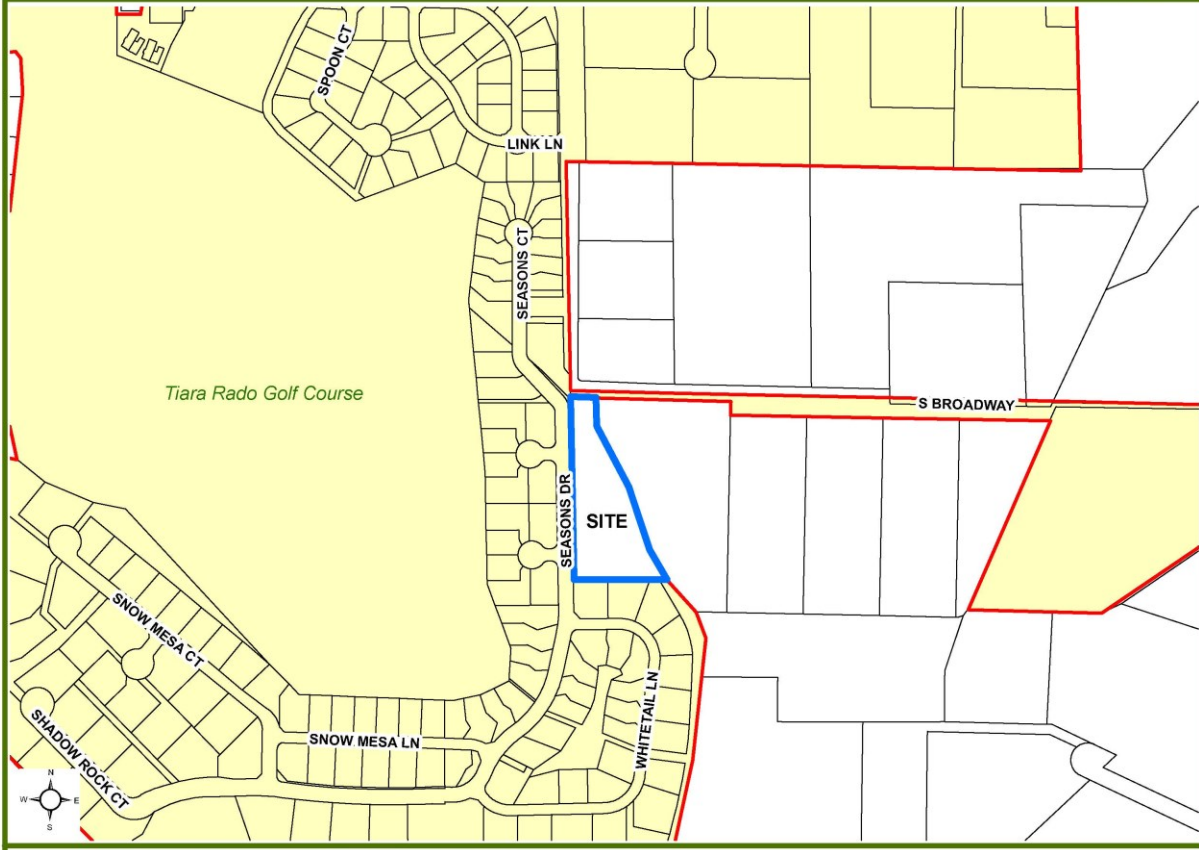
The following annexation and zoning schedule is being proposed:

<i>ANNEXATION SCHEDULE</i>	
May 20, 2015	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
June 9, 2015	Planning Commission considers Zone of Annexation
July 1, 2015 (postponed from June 17, 2015)	Introduction of a Proposed Ordinance on Zoning by City Council
July 1, 2015	Acceptance of Petition and Public Hearing on Annexation by City Council
July 15, 2015	Public Hearing on Zoning by City Council
August 2, 2015	Effective date of Annexation

RODGERS ANNEXATION SUMMARY

File Number:	ANX-2014-474	
Location:	2075 South Broadway	
Tax ID Number:	2947-271-00-017	
# of Parcels:	1	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	1.924	
Developable Acres Remaining:	1.924	
Right-of-way in Annexation:	None	
Previous County Zoning:	County RSF-4 (Residential Single Family)	
Proposed City Zoning:	R-4 (Residential 4 du/ac)	
Current Land Use:	Vacant	
Future Land Use:	Single-Family Residential	
Values:	Assessed:	\$10,730
	Actual:	\$134,810
Address Ranges:	2075 South Broadway	
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	Persigo 201 sewer service boundary
	Fire:	Grand Junction Rural Fire District Redlands Sub Fire Protection District
	Irrigation/ Drainage:	Redlands Water and Power Company (no drainage district)
	School:	Mesa County Valley School District #51
	Pest:	Grand River Mosquito Control District

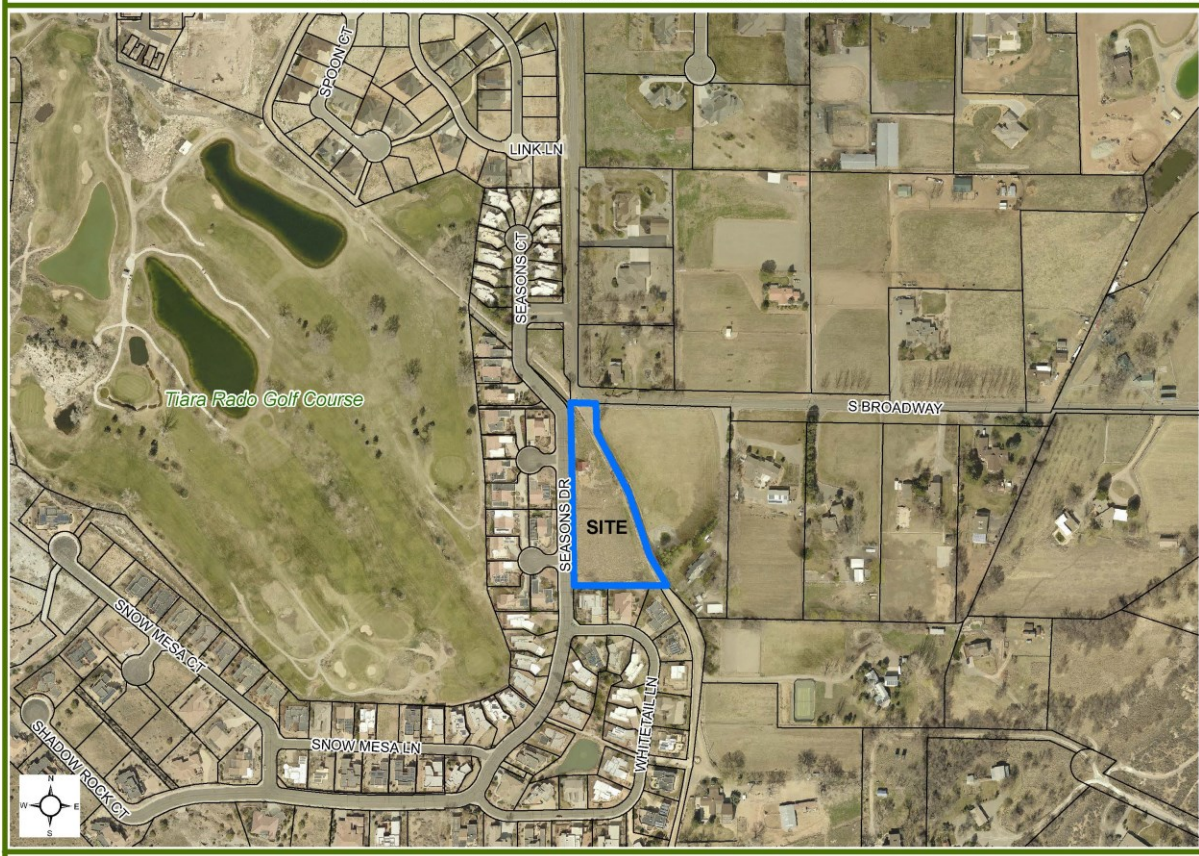
RODGERS ANNEXATION



 CITY LIMITS

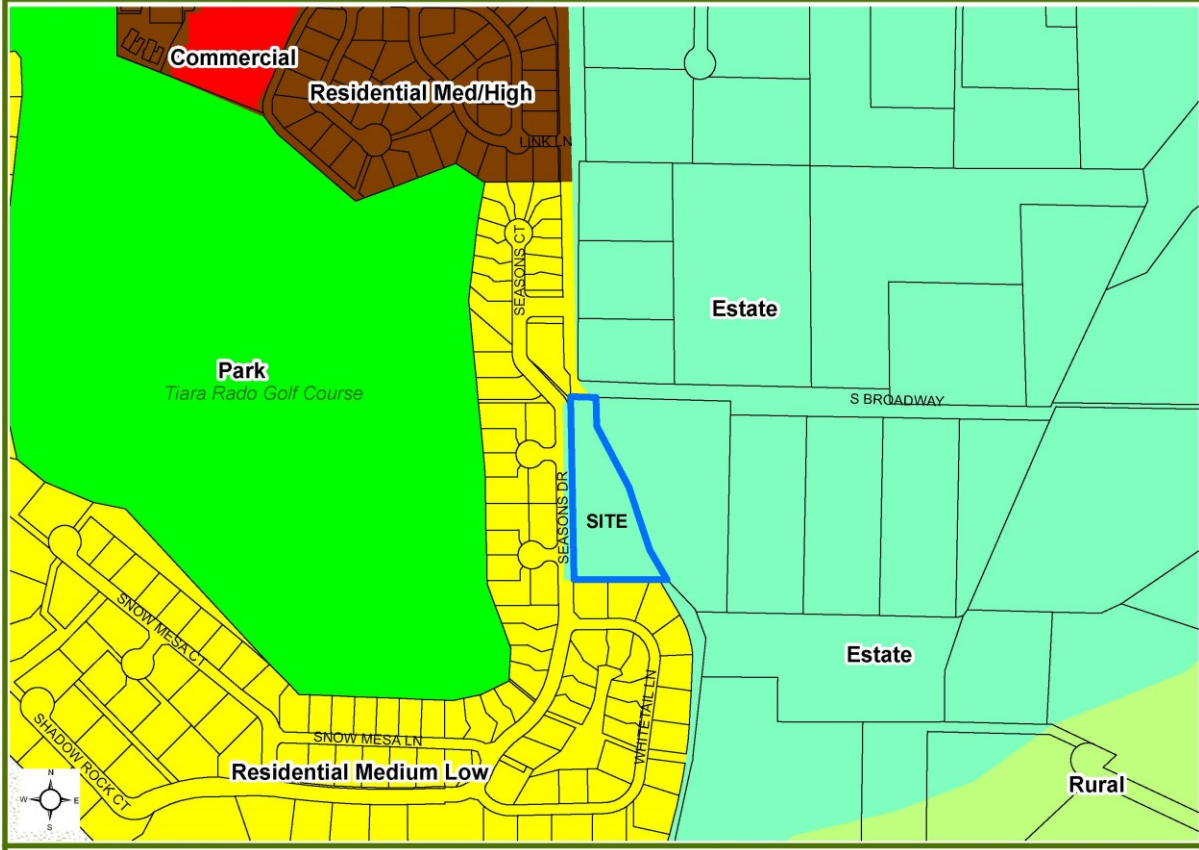
 ANNEXATION BOUNDARY

RODGERS ANNEXATION: AERIAL PHOTO



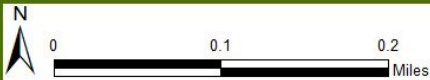
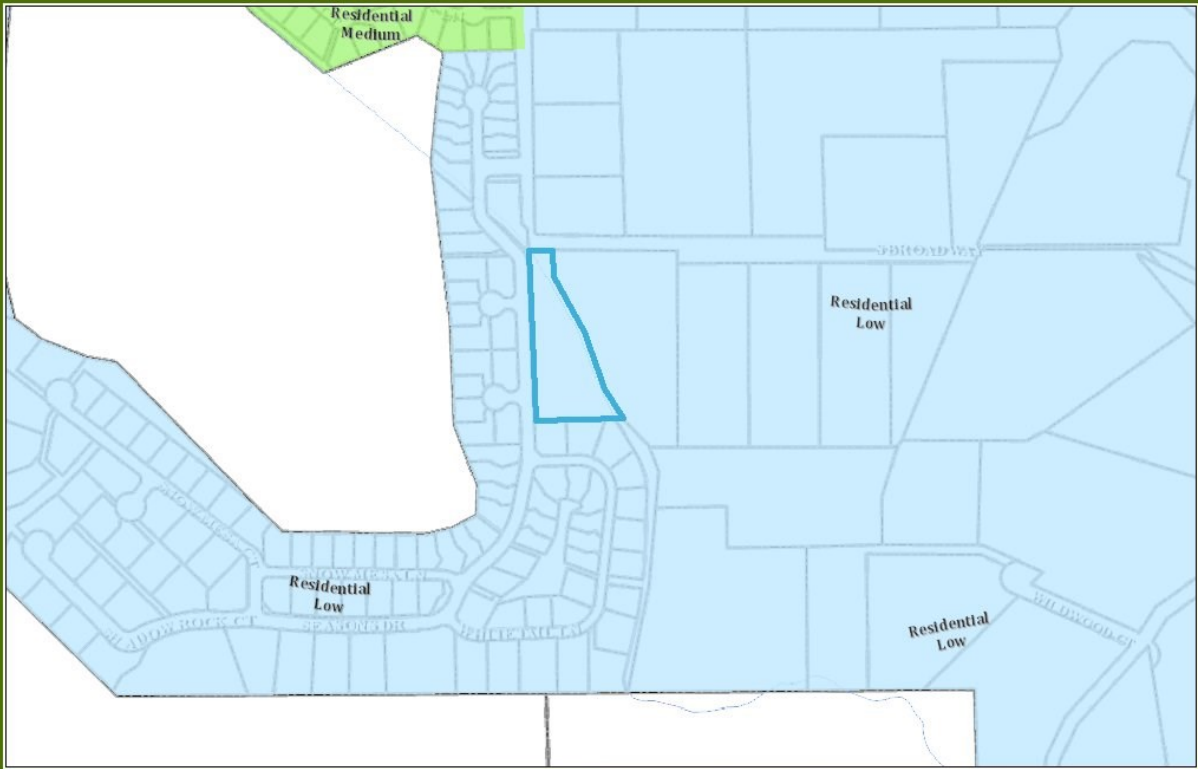
— ANNEXATION BOUNDARY

RODGERS ANNEXATION: FUTURE LAND USE



— ANNEXATION BOUNDARY

RODGERS ANNEXATION: BLENDED RESIDENTIAL CATEGORY

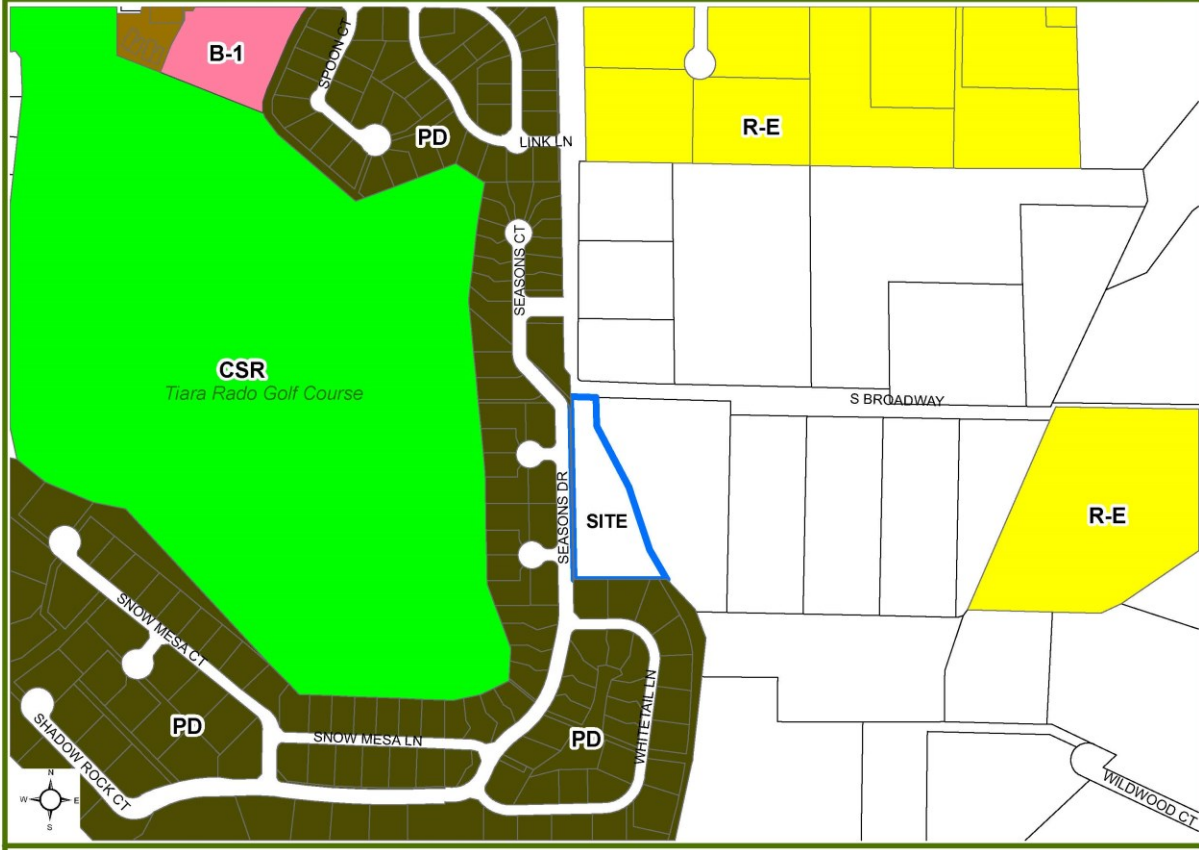


Printed: 4/17/2015

1 inch = 358 feet



RODGERS ANNEXATION: ZONING



— ANNEXATION BOUNDARY

SEASONS, Filing 7
Annexation, Zone of Annexation, and Preliminary/Final Plan
NEIGHBORHOOD MEETING
November 24, 2014

A neighborhood meeting to discuss the pending Annexation, Zone of Annexation and Preliminary/Final Plan applications was held at 5:30 p.m. on November 20, 2014 at the Tiara Rado Golf Course Clubhouse building.

In addition to Brian Rusche, Community Development Department staff planner, the land owners and their representative, approximately 45 neighbors were in attendance. An attendance roster is attached.

An overview of the proposed development and the City's approval process was presented by the owner's representative. The meeting lasted about 60 minutes. Topics discussed included:

Comment: Appearance and operation of the proposed Stormwater Management Facility.

Applicants Response: The facility will be a landscaped shallow depression for retention of stormwater. A photo of a similar facility was made available for review.

Comment: Anticipated landscaping in the area surrounding the Stormwater Management Facility.

Applicants Response: The area surrounding the Stormwater Facility will be landscaped. Attempts will be made to screen the existing utility boxes to the extent permitted by the utility company, or companies. The pond and area surrounding the pond will be owned maintained by the Home Owners Association.

Comment: Planned building restrictions and covenants and the Home Owners Association. (HOA)

Applicants Response: Two options are available at this time; create a new HOA in which the HOA documents would mirror those existing building requirements with the Seasons, or annex the property into the existing HOA. The applicant is open to either option.

Comment: Landscaping adjacent to the Redlands Water and Power Company canal and canal easement

Applicants Response: Redlands Water and Power requires maintenance road adjacent to the canal. It is anticipated that the adjoining lots will have some type of landscaping between the easement line and the edge of the canal road.

Comment: Status of irrigation water availability.

Applicants Response: Shares of irrigation water are not available at this time. Irrigation of the landscaped areas will utilize a domestic source. It is anticipated that the landscaped areas will be designed for low water requirement plantings



THE SEASONS, FILING 7 SUBDIVISION

NEIGHBORHOOD MEETING

Tiara Rado Golf Course Clubhouse
5:30 pm, November 20, 2014

Print Name	Address	Email	Phone
THOMAS MAHAN	478 SEASONS CT	mahanth@ecentral.com	
KEIT KEIT	464 SHAW POCKET		263-4112
Meredith Aldrich	" " "		
W.L. Brodak	462 Whitetail Ln.	WLBrodakInc@brossman.net	
Del Wharton	2068 Coyote Ct.	del@walstr.org	
Dan Buckstein	457 SEASONS DR		
Peter Dickies	450 WHITETAIL	pdick44@mac.com	
Sally Hae	466 Whitetail Ln.	sallyhd@gmail.com	
DEANIS GRISSO	2058 SNOW MEADOW	demgrisso@msn.com	241-4624
Clint Roberts	466 Whitetail Lane	democratclint@comcast.net	970-531-1010
Brian Pasche	250 N. ST. ST.	brian@sjcity.org	256-4058
Maureen Ken North	2063 Snow Mesa Ln	knorth@brossman.net	243-0499
Bob & Cecylia Whitehouse	460 WHITETAIL LN	whitehouse460@brossman.net	970-424-0219
Ross Judy Lease	2054 Snow Mesa Ln	jlease@g.com	970-763-8928
Patricia Solberg	453 Sefid ozel	PK_Solberg@comcast.net	9854/52
Andrew Sando	457 Whitetail Ln	santogs@gmail	261-2799
Donna Mae Donahue	2053 Canyon Shadow Ct	twobathome@brossman.net	252 9344
Allan Kiskey	"	"	"
Lois Kinsey	853 Seasons Dr	lkinsey@brossman.net	241-1509
Sue Sullivan	458 Shadow	suesullivan52@gmail	424-0306
Anna Smalley	454 Seasons Dr.	tsmg278047@aol.com	910-270-2335
Anthony Smalley	"	"	910 208-7616
George & Dee Hampel	471 Snow Mesa Ct	Hampeldee@juno.com	261-8988
Berkeley Kingsley	466 Tiara Vista Dr	berkingsley@gmail.com	(970) 245-2141

Comment: Proposed street improvements, sidewalk and parking.

Applicants Response: A sidewalk is proposed adjacent to the planned "eyebrow" turn around. ADA ramps will be provided at each end of the sidewalk to afford access to the existing walk along the west side of Seasons Drive. At a minimum there will be at least four parking spaces, two in a garage and two on the driveway. Adequate width of Seasons Drive can accommodate "on street" overflow parking.

Comment: Anticipated dwelling square footage.

Applicants Response: At this point in time it is anticipated that the dwellings will range in size from 1,800 square feet to 2,600 square feet.

Comment: Status of future builder or builders.

Applicants Response: It is anticipated that the applicant will construct some of the dwellings within the development. However, they have not precluded selling the lots to one or more approved home builders.

Comment: Possible preservation of an existing fruit tree near the southerly boundary.

Applicants Response: Experience has shown that whenever any major earthwork operations occur around existing trees the survival rate is very low. Efforts will be attempted to preserve the tree. However, it cannot be guaranteed at this time without the benefit of a detailed grading plan.

Comment: Status of the existing guard rail at the north boundary of the property.

Applicants Response: It appears that the guard rail is a safety feature. Additional study by the City's Transportation Engineer could be conducted.

Comment: Mail delivery.

Applicants Response: A single "gang" type mail box will be provided at a location directed by the US Postal Service.

Comment: Area lighting exemption.

Applicants Response: Since the existing light standards for The Seasons do not comply with the City's current lighting standards, an exemption request will be processed.

Comment: Dust and construction noise.

Applicants Response: Efforts will be undertaken to control dust. Control of construction noise and activities can be addressed in the covenants.

Respectfully submitted,

Richard and Melinda Tope

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION ACCEPTING A PETITION
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
MAKING CERTAIN FINDINGS,
AND DETERMINING THAT PROPERTY KNOWN AS THE**

RODGERS ANNEXATION

LOCATED AT 2075 SOUTH BROADWAY

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 20th day of May, 2015, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

RODGERS ANNEXATION

A certain parcel of land lying in the East-half of the Northeast Quarter (E 1/2 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 19, The Seasons at Tiara Rado Filing No. 4, as same is recorded in Plat Book 14, Page 221, Public Records of Mesa County Colorado and assuming the West line of the E 1/2 NE 1/4 of said Section 27 bears N 00°46'55" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°46'55" W, along the West line of the E 1/2 NE 1/4 of said Section 27, a distance of 541.89 feet; thence S 88°50'57" E, a distance of 75.13 feet; thence Southerly and Southeasterly along a line being described in a Boundary Line Agreement, as same is recorded in Book 5680, Page 607, the following four (4) courses:

5. S 00°00'00" W, a distance of 102.60 feet; thence
6. S 28°15'00" E, a distance of 189.26 feet; thence
7. S 18°44'00" E, a distance of 193.90 feet; thence
8. S 30°12'00" E, a distance of 101.59 feet; thence departing said line, N 89°54'43" W, along the North line of The Seasons at Tiara Rado Filing No. 4, a distance of 270.68 feet, more or less, to the Point of Beginning.

CONTAINING 83,825 Square Feet or 1.924 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 1st day of July 2015; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the _____ day of _____, 2015.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

RODGERS ANNEXATION

APPROXIMATELY 1.924 ACRES

LOCATED AT 2075 SOUTH BROADWAY

WHEREAS, on the 20th day of May, 2015, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 1st day of July, 2015; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

RODGERS ANNEXATION

A certain parcel of land lying in the East-half of the Northeast Quarter (E 1/2 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 19, The Seasons at Tiara Rado Filing No. 4, as same is recorded in Plat Book 14, Page 221, Public Records of Mesa County Colorado and assuming the West line of the E 1/2 NE 1/4 of said Section 27 bears N 00°46'55" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°46'55" W, along the West line of the E 1/2 NE 1/4 of said Section 27, a distance of 541.89 feet; thence S 88°50'57" E, a distance of 75.13 feet; thence Southerly and Southeasterly along a line being described in a Boundary Line Agreement, as same is recorded in Book 5680, Page 607, the following four (4) courses:

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3. S 18°44'00" E, a distance of 193.90 feet; thence
4. S 30°12'00" E, a distance of 101.59 feet; thence departing said line,

N 89°54'43" W, along the North line of The Seasons at Tiara Rado Filing No. 4, a distance of 270.68 feet, more or less, to the Point of Beginning.

CONTAINING 83,825 Square Feet or 1.924 Acres, more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.

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

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

Attest:

President of the Council

City Clerk

CITY COUNCIL MEETING
CITIZEN PRESENTATION

Date: 7/11/15
Citizen's Name: Bruce Holmuller
Address: 337 Colorado Ave #12
Phone Number: (970) 928-7173
Subject: City Hall Art Exhibit and Police Reports (Slower)

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.

City Hall Art Exhibit Opening Reception

Friday, July 10, 2015 5:30PM - 7PM

Please join us & meet the artists displaying throughout the Grand Junction City Hall at 5th & Rood. Refreshments will be served.

*Featured Exhibits ~
Melissa Carlson - Painting
Steve Traudt - Photography
Veterans Art Show*



Presented by the Grand Junction Commission on Arts and Culture