



**JOINT MESA COUNTY AND CITY OF GRAND JUNCTION
PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, JANUARY 12, 2010, 6:00 P.M.

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

In an effort to give everyone who would like to speak an opportunity to provide their testimony, we ask that you try to limit your comments to 3-5 minutes. If someone else has already stated your comments, you may simply state that you agree with the previous statements made. Please do not repeat testimony that has already been provided. Inappropriate behavior, such as booing, cheering, personal attacks, applause, verbal outbursts or other inappropriate behavior, will not be permitted.

Copies of the agenda and staff reports are available on the table located at the back of the Auditorium.

Announcements, Presentations and/or Prescheduled Visitors

1. Selection of a Chairman Pro-Tem
2. Election of Officers

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings

[Attach 1](#)

Approve the minutes of the October 27 and December 8, 2009 Regular Meeting.

2. **James Annexation – Zone of Annexation**

[Attach 2](#)

Request a recommendation of approval to City Council to zone 1.29 acres from County B-2 to a City C-1 (Light Commercial) zone district.

FILE #: ANX-2009-241
PETITIONER: James Flynn – Fruitvale III, LLC
LOCATION: 514 30 Road
STAFF: Brian Rusche

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

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

Public Hearing Items

On the following items the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Public Works and Planning Department (244-1430) after this hearing to inquire about City Council scheduling.

3. **Comprehensive Plan**

[Attach 3](#)

The Mesa County Planning Commission will consider adoption of the Grand Junction Comprehensive Plan. The Grand Junction City Planning Commission will consider a recommendation for the adoption of the Grand Junction Comprehensive Plan to the Grand Junction City Council.

FILE #: 2009-0294-MP1 and PLN-2009-219
PETITIONER: Mesa County and City of Grand Junction
LOCATION: County and City wide
STAFF: Keith Fife, Mesa County and Dave Thornton, City of Grand Junction

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

REVISED

**Attach 1
Minutes of Previous Meetings**

**GRAND JUNCTION PLANNING COMMISSION
OCTOBER 27, 2009 MINUTES
6:00 p.m. to 7:45 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Cole. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Roland Cole (Chairman), Lynn Pavelka-Zarkesh, Reginald Wall, Patrick Carlow, Mark Abbott, Richard Schoenrad (Alternate) and Rob Burnett (Alternate). Commissioners Ebe Eslami and William Putnam (Vice-Chairman) were absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Greg Moberg (Planning Services Supervisor), Scott Peterson (Senior Planner), Michelle Hoshide (Associate Planner) and Eric Hahn (Development Engineer).

Also present were John Shaver (City Attorney), Jamie Beard (Assistant City Attorney) and Shelly Dackonish (Staff Attorney).

Lynn Singer was present to record the minutes.

There were 21 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

Consent Agenda

1. Minutes of Previous Meetings

There was no meeting on September 22, 2009.

2. Reman Subdivision Rezone – Rezone

Request a recommendation of approval to City Council to rezone property located at 555 West Gunnison Avenue and two adjacent lots from C-1 (Light Commercial) to C-2 (General Commercial) zone district.

FILE #: RZ-2009-163
PETITIONER: Joann Namer – 725 Scarlett, LLC
LOCATION: 555 West Gunnison Avenue
STAFF: Michelle Hoshide

3. E & P Wireline Service Storage – Conditional Use Permit

Request approval of a Conditional Use Permit to allow the storage of Hazardous and Explosive materials on 1 acre in an I-2 (General Industrial) zone district.

FILE #: CUP-2009-189
PETITIONER: Geary Hall
LOCATION: 2311 Logos Drive
STAFF: Michelle Hoshide

Chairman Cole briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. Commissioner Schoenradt requested item number 2 be pulled from the Consent Agenda for full hearing. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the remaining Consent Agenda item.

MOTION: (Commissioner Wall) “Mr. Chairman, I move that we approve the Consent Agenda excluding item 2.”

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

Public Hearing Items

2. Reman Subdivision Rezone - Rezone

Request a recommendation of approval to City Council to rezone property located at 555 West Gunnison Avenue and two adjacent lots from C-1 (Light Commercial) to C-2 (General Commercial) zone district.

FILE #: RZ-2009-163
PETITIONER: Joann Namer – 725 Scarlett, LLC
LOCATION: 555 West Gunnison Avenue
STAFF: Michelle Hoshide

STAFF’S PRESENTATION

Michelle Hoshide, Associate Planner, with the Public Works and Planning Department addressed the Commission regarding a requested rezone which would allow a more efficient use of the properties. Ms. Hoshide said that the Future Growth Plan designated the subject properties as Commercial which would allow C-1 and C-2. She further stated that the character of the neighborhood consisted of businesses that housed indoor manufacturing, wholesale, office/warehouse and outdoor storage as well as self-storage uses. She said that the C-2 zoning would increase the ability for the existing business to efficiently expand while maintaining the integrity of the neighborhood. She identified some uses that were allowed in a C-2 with a conditional use permit such as outdoor operations and storage. The C-2 zoning would allow more flexibility and the placement of outdoor storage while C-1 restricted outdoor storage to be only on the rear half of the lot. This would require all outdoor storage to be placed and bordered against Residential lots. Any

uses placed on the vacant adjoining lots would be required to be screened from the bordering Residential lots with the landscape buffer and fence.

PETITIONER'S PRESENTATION

Joann Namer, owner of Spring Works, 555 West Gunnison, stated that the reason for the rezone was that she would like to use those lots for additional outdoor storage on a temporary basis.

PUBLIC COMMENT

No one spoke either in favor or in opposition to this request.

QUESTIONS

Commissioner Schoenradt said that a portion of the Code stated that a rezoning to C-2 would not be permitted adjacent to any residential single-family zone. He said that the subject property was 15 feet across an alley and was concerned about that issue. Additionally, that if this was allowed, there would be a C-2 zone in the middle of a C-1 zone surrounding it. He further stated that the uses by the current owner would be restricted to temporary storage but a C-2 zone would allow a lot heavier use and was, therefore, concerned about future owners.

Commissioner Abbott said that it appeared to him that the storage that applicant proposed would be available with a conditional use permit and also was concerned about the change to a C-2 zoning. Michelle Hoshide said that one of the main reasons for outdoor storage in a C-2 was that it allowed for the impact of outdoor storage to be moved away from the Residential area whereas a C-1 zoning would restrict it to be fronting the residential zone district. Ms. Hoshide said that although the C-2 allowed several more intense uses the size of these properties greatly restricted many of the intense uses that would be able to placed there. She advised that she looked throughout the city and most of the uses that could be considered compatible with residential uses were on bigger lots.

Commissioner Schoenradt asked if applicant requested a conditional use permit could they also request a variance to store the items at the front of the property as opposed to the rear. Ms. Hoshide said they could possibly apply for a variance but was unsure of whether or not that variance would be granted.

Commissioner Pavelka-Zarkesh asked for the difference regarding hours of operation. Michelle Hoshide said that hours of operation were the same in both a C-1 and a C-2.

Jamie Beard, Assistant City Attorney, addressed a reference to a section of the code made earlier by Commissioner Schoenradt. She said that she wanted to be sure there was not a problem going from C-1 to C-2. After a review of the document referred to by Commissioner Schoenradt it was confirmed that that was not the most current section of the code and had been removed from the code. Lisa Cox, Planning Manager, apologized for having provided incorrect and outdated information. She assured that would be corrected and advised that that was not a current provision in the code.

DISCUSSION

MOTION: (Commissioner Wall) “Mr. Chairman, on the Reman Subdivision Rezone, RZ-2009-163, I move we forward a recommendation of approval to City Council on the request to rezone from C-1 (Light Commercial) to C-2 (General Commercial) zone district with the findings and conclusions listed in the staff report.”

Commissioner Pavelka-Zarkesh seconded the motion. A vote was called and the motion passed by a vote of 5 – 2 with Commissioners Abbott and Schoenradt opposed.

4. DeRose Bed & Breakfast – Site Plan Review

An appeal of the Director’s Final Action on an Administrative Development Permit to approve a three (3) bedroom Bed and Breakfast.

FILE #: MSP-2009-129
PETITIONER: Ronald DeRose
LOCATION: 604 North 7th Street
STAFF: Scott Peterson

Chairman Cole granted Commissioner Schoenradt’s request for recusal from hearing item number 4 due to conflicts previously disclosed.

Chairman Cole outlined the things to be taken into consideration for the appeal. He stated that the Planning Commission must consider such things as whether the Director acted in a manner inconsistent with the provisions of the code or other applicable local, state or federal law; or made erroneous findings of fact based on the evidence and testimony on the record; or failed to fully consider mitigating measures or revisions offered by the applicant that would have brought the proposed project into compliance; or acted arbitrarily, capriciously and/or abused his discretion. Chairman Cole suggested basing the appeal on the evidence that was already recorded and already in the file.

APPELLANT’S PRESENTATION

Jodie Behrmann, attorney representing appellant, submitted a letter responding to some of the points of the Director’s written submission. She addressed some concerns that were noted earlier in that the Commission’s review was limited to what appeared in the record. She stated that what appeared in staff’s written submission did not include everything that had been submitted. She opined that the record included both the original development application filed by the Timmons, related correspondence submitted from the neighborhood, minutes from City Council meetings and Planning Commission hearings in 1984, the plan from 1984, a memo completed by Karl Metzner, the then planning director, the 1984 rezoning file, a memo from Tim Moore, planning director, dated July 25, 2000 as well as all correspondence that was included in staff’s written submission.

Chairman Cole advised that the Commission did not have a lot of that and was not sure that it was germane to the issue that had been presented. Assistant City Attorney Beard stated that all information identified by Ms. Behrmann had been presented to the

Commission except in regard to the Timmons application which was not part of this record as it was a separate application and had been withdrawn.

Jodie Behrmann advised that they were apprised of the opposite by Assistant City Attorney Dackonish who indicated that the Timmons file was part of this record and that the two could not be separated. Shelly Dackonish, Staff Attorney, said that there were some letters from the public that were part of the Timmons application and Scott Peterson was aware of those at the time he made his decision. Ms. Dackonish asked him to include those in the file.

Jodie Behrmann requested consideration of the Timmons' original application and suggested that it be made part of the record if not already done. Scott Peterson, Senior Planner, Public Works and Planning Department, clarified that the Timmons' application was not an official application but merely a checklist. He stated that they had not filed an official application but just the checklist in order for them to process their application for a bed and breakfast at the subject location. Chairman Cole ruled that that was not germane to the hearing as the DeRose application was being heard and the Timmons application did not go forward. Ms. Behrmann said that the Timmons application was continued by the DeRoses.

Jodie Behrmann asked the Commission to take note of the computer printout from the initial conference between the planning staff and the Timmons. She said that request for a bed and breakfast was initially subject to a full public hearing and rezoning processing and that had changed. She stated that was what was at the heart of this dispute and, therefore, thought the Timmons application was relevant. She went on to state that from a review of what had been submitted by planning it could be summarized their position as basically the 1984 plan for the 7th Street Historic Residential District could not be given effect because it was never formally adopted by City Council and if in fact it did have affect it did not matter because the bed and breakfast proposal would be treated as a minor change under that plan and still subject to the same limited administrative review and approval criteria that had been put in place in this process.

Ms. Behrmann said that there was no dispute that in 1984 City Council passed an ordinance rezoning the North 7th residential district to Planned Residential. Under the City's code at that time and now currently the provisions were in effect both then and now. She said that City Council at the time of establishing a PD zone would list authorized uses and any modification to that authorized list was subject to a rezoning hearing. She pointed out that City Council could not have rezoned the district as a Planned Development unless there was a plan in place. She referenced a memo written by Karl Metzner and stated that on the basis of Mr. Metzner's plan the district was rezoned to planned zoning. She said there was no dispute that it was the 1984 plan that formed the basis for City Council's decision to rezone the district. Since 1984 the 1984 plan had been given effect with respect to every development application that had been raised within the district until now.

According to Ms. Behrmann, a similar development application was considered in 1995 and was sent through a full rezoning and public hearing process before City Council. That process as differentiated from the administrative review and approval process being used

here allowed consideration of factors such as compatibility with the neighborhood, benefit to the community, whether the rezoning was actually needed and the impacts on the surrounding properties and neighbors. With the administrative review, there was no evidentiary record with regard to this application. She went on to state that the City recognized the significance of the district by adoption of planned residential zoning for the majority of the area. The zoning ordinance included policies that supported maintaining existing uses in this area.

Ms. Behrmann stated that the residents of the district relied on the 1984 plan for 25 years as she believed that it protected them, their values of their single family residences and also protected the character of the neighborhood. She summarized that unless and until a rezoning process was completed, they were entitled to continue to rely on the effectiveness of the 1984 plan. She said that the director's refusal to do so and the substitution of R-8 zoning for the district's planned zoning were a constitutional violation as well as a violation of the City's code.

She next addressed the argument that this was a minor change not a major change. She said that the director's argument that since a B&B was allowed in all residential zones, that it was an accessory use that did not constitute any kind of a change in use, therefore, it was just a minor change under the 1984 plan and a public hearing was not necessary. She said that argument was negated by the city's code which stated that no use may be established that was not permitted in the PD without amending the rezoning ordinance through the rezoning process. She disagreed that approval of the bed and breakfast served the intent of the 1984 plan.

Next, she argued that the director's reliance on the language of the plan which defined what constituted a major change was incorrect because it was a change in use which required a rezoning hearing. She said that use of the property as a bed and breakfast was by definition a change in use and fit the major change criteria. Lastly, she pointed out that the proposed parking only worked if the representation made by applicant was accepted that the alley was 25 feet wide. She argued that it was only 15 feet wide based on the original plat survey that stated that all alleys were 20 feet wide except the north-south alleys off of 7th Street which were 15 feet wide as well as reliance on one of her clients who measured it. Accordingly, applicants could not meet the turning radius and requirements under the TEDS manual and, therefore, the director's approval should be reversed. She said it was their hope that the Commission would reverse the decision of approval and remand it back for a public hearing consistent with the 1984 plan.

QUESTIONS

Commissioner Wall asked how the bed and breakfast would detract from the residential character of the neighborhood. Jodie Behrmann said that it was a business use. Also, since there was no evidence in the record on that point, she could not answer that question.

Commissioner Wall then asked if she could explain what was considered primarily a business, i.e., the amount of the building that was used, or the amount of revenue that was generated. Ms. Behrmann said that in her mind primarily a business was anything that was not residential – any business use would be primarily business. Ms. Behrmann

said that a home-based occupation was very limited and limited by the fact that you had to live there, you could not have any employees, and could have no more than 6 customers per day. She listed attorneys' office, clerical support, contract work as allowed uses. She did not feel that a bed and breakfast fit within those criteria. She said that even if the B&B was not considered primarily business, it still qualified as a major change under the plan making it subject to a full rezoning process.

Commissioner Wall asked why it would be considered a major change. She said that it was a conversion of a single-family residence to a use that was not allowed under the 1984 plan but was allowed under the use zone matrix.

Chairman Cole stated that it was staff's position as well as that of the director that the 1984 plan was never formally adopted by City Council and, therefore, it did not exist. Ms. Behrmann agreed that the plan itself was never separately adopted by City Council. Chairman Cole said that as the 1984 plan was not adopted, the Commission had no insight as to what their intent was. Assistant City Attorney Beard agreed that the ordinance made no reference to the 1984 plan and as the 1984 plan was not included within the ordinance it had been the position of the City Attorney's office that that plan was not adopted and any references included within that plan were also not adopted.

Jodie Behrmann went on to state that even if it was not primarily a business use, it was a change in use that constituted a major change under the plan which required the same application of the same rezoning criteria and a public hearing.

Commissioner Carlow asked if the plan never existed would it still be appellants' position that this was a major rather than a minor change. Ms. Behrmann said that if the plan never existed, the district would not be zoned as Planned Development. She also stated that a bed and breakfast was not a use that was approved under the 1984 plan.

Chairman Cole asked Ms. Behrmann what she believed the district was zoned. Jodie Behrmann said that it was zoned Planned Residential (PR-8).

Commissioner Abbott raised a point regarding the width of the alley as measured by one of Ms. Behrmann's clients. He said that he had measured the distance from the alley to the garage was in excess of 13 feet. He then brought up a point in her letter to Tim Moore dated September 4th that the distance from the garage door to the alley was only 6 feet. However, he measured it at 9 feet. He stated that the information she provided in her letter was flawed and said that he was appalled that she would provide information that she had not personally verified. He did not believe there was a problem with the parking situation. Ms. Behrmann stated that she did not have the means to verify any of the measurements other than the alley. She added that the representations made in her September 4th letter were based upon the scale from the GIS photo that the city relied on. Due to the many variances and different information, Commissioner Abbott did not believe any of the parking information was valid.

Chairman Cole asked for clarification regarding whether Ms. Behrmann believed this should be a rezone with a full hearing. Jodie Behrmann said that it should be a full hearing with application of the rezoning criteria and not necessarily that the property had

to be rezoned out of the district to Planned Business or Commercial. It could take place as a major amendment to the 1984 plan to allow a bed and breakfast as a new use. Chairman Cole asked if the Commission found that the 1984 plan was adopted, it was his reading of the plan that would still be a minor change and still subject to the administrative review without a public hearing.

APPLICANT'S PRESENTATION

Dan Wilson, Coleman and Wilson, appeared on behalf of applicant. He said that the Commission's questions focused on the essence. First, was there a 1984 plan. He said that if there was no record or indication of the Council adopting it as a matter of law, no one could rely on the 1984 plan. As such, the closest thing today was that of R-8. Next reviewed were issues such as parking and fencing. Mr. Wilson assured the Commission that appellees had been heard. He also objected to the submission of new evidence as this was based on what was in the packet. Mr. Wilson added that Ms. Behrmann's letter presented to the Commission tonight was simply a restatement but was not part of the record.

STAFF'S PRESENTATION

By way of a PowerPoint presentation, Scott Peterson, Senior Planner, reiterated that this was an appeal of the director's decision to approve a three bedroom bed and breakfast. The subject property was currently zoned Planned Development. He confirmed that in 2000 the city did a city-wide zoning code update with corresponding map changes. He said that it was established that the R-8 was the default zoning for this PD. He added that the adjacent area outside of the 7th Street Historical District was zoned R-8 and was the preferred zone in 1984 at the time of the rezone. He stated that the 7th Street district was rezoned in 1984 from RMF-32 to the Planned Residential 8 units by City Ordinance 2211. He reiterated that no plan was adopted in 1984 and that the rezone file document was not referenced in or by or attached to Ordinance 2211 which established the zoning district of the PR-8 zoning.

Mr. Peterson said that it would be inappropriate to subject applicants to zoning restrictions that were never adopted by City Council. Mr. Peterson outlined several reasons which led staff to conclude that a three bedroom bed and breakfast was among those types of applications intended to be processed administratively by the terms of the rezone file document. He advised that under the Zoning and Development Code a bed and breakfast of three or fewer rooms was allowed in all residential zoning districts in the city.

Next, the rezone file document stated that the intent of forming this Planned Residential District was to preserve the historical character of the 7th Street corridor. He stated that the bed and breakfast would preserve property values for residents and property owners because it would allow the continued use of a primary residence while providing a source of income for occupants of the home allowing them to better maintain the residence. He said that staff had determined that the impacts of the B&B on existing uses would be minimal given the essential character and primary use of the structure which would remain as residential. Also, no change of use was being proposed in this instance. The B&B was accessory to the primary residential use. He pointed out that the only proposed changes pertained to parking and site access.

Lastly, he said that he had determined that no significant impact would result from the proposed B&B and, therefore, applicants' proposal constituted a minor change and would be processed administratively. He next discussed review criteria as specified in the Zoning and Development Code that the B&B had to follow in order to be approved. Such criteria pertained to alteration of the structure so that the general residential appearance would not be changed, number of parking spaces necessary, proposed signage, maximum length of stay, among others. He added that the application met all requirements for setbacks and parking density. Applicants received approval from the City on August 25, 2009 to establish a three-bedroom bed and breakfast having met all applicable sections of the Zoning and Development Code.

Mr. Peterson concluded that the application was administratively approved according to the City's reasonable interpretation of applicable laws and plans and the application was approved in accordance with all applicable criteria and ample evidence and records suggested the approval of this application. The Future Land Use Map indicated this area to be Residential Medium at 4 to 8 dwelling units per acre with a zoning of Planned Development.

Mr. Peterson advised that it had come to the attention of staff that the alley was 15 feet in width; however, there was still ample room to create two parking spaces next to the alley along with a third parking space within the garage for the residents. Staff approved the site plan on August 25, 2009 with two corrections – the actual width for the parking spaces of the property was 62½ feet making the 24 foot front setback and the 22 foot distance off by 3 feet.

QUESTIONS

Commissioner Carlow raised a question regarding a contention in the June 25th letter that the City arbitrarily adopted rezone of the entire district. Scott Peterson replied that the 7th Street district was zoned PD with an underlying R-8 default zone.

Commissioner Abbott asked for clarification regarding whether the zoning was RMF-8. Mr. Peterson said that in 1984 the rezone was from RMF-32 to 8 dwelling units to the acre.

Shelly Dackonish, staff attorney, asked Scott to provide the Commission with a brief resume regarding his qualifications. Scott Peterson said that he had a Master's Degree in Community Regional Planning from North Dakota State. He had worked in three cities and had close to 20 years experience in the planning profession working for city government.

Ms. Dackonish clarified that it was not disputed that the zone was Planned Development. Staff applied the underlying zone of R-8 due to the lack of adoption of a plan.

APPELLANT'S REBUTTAL

Jodie Behrmann submitted that a planned zoning or a Planned Development in name only was just that. If R-8 zoning was going to be substituted for purposes of consideration of this bed and breakfast, they would have to substitute R-8 zoning for purposes of the next. She went on to state that if the 1984 plan was negated, there was really no meaning that

the area was rezoned as a Planned Development. She next addressed the TEDS parking issue. She said that the 24 foot parking aisle requirement could not be met.

APPLICANT'S REBUTTAL

Dan Wilson believed the discrepancy was the difference between the platted right-of-way and the curbing on the east side. He advised that over the past 25 years this district has had a boarding house, multiple apartments, multi-family and a daycare approved.

DISCUSSION

Chairman Cole referenced the letter presented by Ms. Behrmann and in his reading of the letter it appeared a repeat of many of the points that had been made in the hearing and as a result did not see it as anything new and would, therefore, allow it to be in the file.

Jamie Beard agreed; however, she was concerned with whether or not each of the Commission members had had enough time to review it.

Commissioner Abbott stated that he had read through it. Commissioner Wall concurred. Chairman Cole announced that the letter would remain.

Chairman Cole said that as the subject property was surrounded totally by R-8 zoning for a number of properties, he thought staff's decision to use R-8 as an underlying zoning was a reasonable interpretation and regarding the argument that it should follow the plan from 1984, he believed that since it was not adopted by City Council it did not exist. He, therefore, could not agree with the argument that that plan should be followed. He said that he would favor denying the appeal.

MOTION: (Commissioner Wall) "On Item Number MSP-2009-129, I would like to make a motion that we grant the appeal."

Commissioner Abbott seconded the motion. A vote was called and the motion failed by a vote of 0 - 6.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 7:45 p.m.

**GRAND JUNCTION PLANNING COMMISSION
DECEMBER 8, 2009 MINUTES
6:00 p.m. to 6:31 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Cole. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Roland Cole (Chairman), Lynn Pavelka-Zarkesh, Patrick Carlow, Ebe Eslami, Mark Abbott, Richard Schoenrad (Alternate) and Rob Burnett (Alternate). Commissioners William Putnam (Vice-Chairman) and Reginald Wall were absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager) and Brian Rusche (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 6 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

Consent Agenda

1. **Minutes of Previous Meetings**
Approve the minutes of the November 10, 2009 Regular Meeting.

2. **Energy Center Enclave Annexation – Zone of Annexation (PULLED 11/26/09)**

3. **Trail Side Subdivision – Rezone**
Request a recommendation of approval to City Council to rezone 9.15 acres from an R-5 (Residential 5 du/ac) to an R-8 (Residential 8 du/ac) zone district.
FILE #: RZ-2009-136
PETITIONER: Ankarlo HillDav, LLC
LOCATION: 381 31-5/8 Road
STAFF: Brian Rusche

4. **TNG Subdivision – Rezone**
Request a recommendation of approval to City Council to rezone 2.62 acres from an R-5 (Residential 5 du/ac) to a C-1 (Light Commercial) zone district.
FILE #: RZ-2008-378
PETITIONER: Bob Harris – Harris Realty Holdings, LLC
LOCATION: 29 Road & G Road
STAFF: Michelle Hoshide

5. LaHue Annexation – Zone of Annexation

Request a recommendation of approval to City Council to zone .293 acres from County RMF-8 (Residential Multi Family 8 du/ac) to a City R-8 (Residential 8 du/ac) zone district.

FILE #: ANX-2009-214
PETITIONER: Casey Clifford and Christian LaHue
LOCATION: 514 Morning Glory Lane
STAFF: Judith Rice

Chairman Cole briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. He announced that item 2 had been pulled. At public request, the Trail Side Subdivision Rezone, item 3, was pulled for a full hearing. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on any of the remaining Consent Agenda items

MOTION: (Commissioner Eslami) “Mr. Chairman, I make a motion to approve 1, 4, 5 of Consent Agenda.”

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

Public Hearing Items

3. Trail Side Subdivision - Rezone

Request a recommendation of approval to City Council to rezone 9.15 acres from an R-5 (Residential 5 du/ac) to an R-8 (Residential 8 du/ac) zone district.

FILE #: RZ-2009-136
PETITIONER: Ankarlo HillDav, LLC
LOCATION: 381 31-5/8 Road
STAFF: Brian Rusche

STAFF’S PRESENTATION

Brian Rusche, Senior Planner, made a PowerPoint presentation regarding the Trail Side Subdivision Rezone. He reiterated that the request was for a rezone for approximately 9.15 acres which was currently zoned R-5. The Future Land Use designation for the property under the Growth Plan was Residential Medium (4 to 8 dwelling units per acre). He added that this was created through the Pear Park Neighborhood Plan which was amended in April 2005.

Mr. Rusche said that the property was originally annexed into the City in December 2005 and at that time was zoned R-4. It was subsequently platted into two lots and rezoned to R-5 in May 2008 as part of a review of the Preliminary Subdivision Plan for Trail Side. According to Mr. Rusche, the applicant had requested that the property be rezoned to R-8 in order to gain more flexibility and setback requirements and to allow for additional

dwelling units. He advised that the applicant had submitted a revised development proposal which was currently in review. He next discussed the necessary rezone criteria.

Mr. Rusche also discussed a number of the goals of the Growth Plan which included, among others, the efficient use of investments in streets and other public utilities, the use of zoning to promote land use compatibility as well as the desire to create a variety of housing and densities throughout the community. Also, public utilities would be made available upon development of the property and a proposed new lift station would facilitate the development of these properties for residential purposes by replacing some antiquated lift stations currently in operation.

Mr. Rusche said that the R-8 zoning would provide a different variety of housing type. He concluded that after a review of the rezone request, he recommended that the Planning Commission approve the request as the R-8 zoning was consistent with the Growth Plan and with the Pear Park Neighborhood Plan and was also consistent with the review criteria.

APPLICANT'S PRESENTATION

Jeffrey Fleming, the land planner for the developer, appeared on behalf of applicant and stated that they had been looking at making this project a little more affordable to potential buyers in the future. Their proposed plan was to increase the density to 5.8. The proposal included additional duplex units which could potentially increase the affordability. They had also been communicating with a representative of Western Colorado Housing Resources in further effort to provide more affordable housing. It is their belief that the plan met all of the criteria and qualifications.

Chairman Cole confirmed that only the zoning was before the Commission for consideration at this time.

PUBLIC COMMENT

For:

No one spoke in favor of this request.

Against:

Laura Quinn, 3157 D Road, requested that this application be denied. She said her property was adjacent to the north side of the proposed subdivision. She said that she, as well as others, were concerned that the area would be too densely populated. She did not see why the number of homes and people should be doubled. She pointed out that there was no access on the south side of the subdivision because of the river so the majority of the traffic would be on D Road and 31-5/8 Road. She said that the opponents were very concerned that the subject property would be overpopulated. Ms. Quinn said that she would like the community to be preserved as much as possible.

APPLICANT'S REBUTTAL

Jeffrey Fleming addressed some of the concerns as there would only be 8 additional units being brought into the subdivision, for a change in density from 4.9 to 5.8. He reiterated that these additional units would reduce the cost on all of the lots so that the lots could be built on and sold at a lower cost. According to Mr. Fleming, by increasing the density, urban sprawl would be reduced and reduction in maintenance by the City to infrastructure.

QUESTIONS

Commissioner Eslami asked if staff agreed that it would be a total of 8 additional units by going to the R-8 zoning. Mr. Rusche said that the R-8 could allow more than 8 additional units; however, the developer had already submitted a revised version of their previous plan which proposed a total of 8 additional units.

Commissioner Schoenradt asked what the proposed density of the existing River Trail Subdivision was. Mr. Rusche said that he was unsure of that but did not suspect that it was up to 8 dwelling units per acre. He added that the two subdivisions were tied together because of the need to construct a regional lift station as well as the street connectivity system.

Chairman Cole advised that the public would have another opportunity to speak when the preliminary plan came before the Commission.

MOTION: (Commissioner Abbott) “Mr. Chairman, on Rezone, RZ-2009-136, I move that the Planning Commission forward the rezone to the City Council with the recommendation of R-8 (Residential 8 dwelling units per acre) zone district for the Trail Side Rezone with the facts and conclusions listed in the staff report.”

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

General Discussion/Other Business

Chairman Cole requested election of officers be postponed until the next regular meeting of the Commission as one of the Commission members had had a death in the family and was unable to attend the hearing this evening. He recommended that the election of officers be postponed until January 12, 2010. Jamie Beard, Assistant City Attorney, affirmed that there was no need to have a motion as there was no objection.

Lisa Cox, Planning Manager, announced that this was the last meeting that Chairman Cole would serve as Chairman as he was term limited and his appointment to the Planning Commission had expired. Vice Chairman Putnam's term had also expired. To acknowledge the City's appreciation for Chairman Cole's and Vice Chairman Putnam's outstanding and dedicated service as Planning Commissioners, plaques were presented in recognition of their service contributions. She noted that between the two Commissioners there was 17 years of combined service to the Planning Commission, the City and to the community as well as to the Zoning Board of Appeals and thanked them for their service. Chairman Cole expressed his appreciation to the Commission for allowing him the opportunity to chair the Commission, thanked those who presently served on the Commission and who would continue to serve and wished them good luck. He also expressed his appreciation to the staff.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:31 p.m.

**Attach 2
James Annexation**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: January 12, 2010
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: James Zone of Annexation – ANX-2009-241

ACTION REQUESTED: Recommendation to City Council on a Zone of Annexation.

<i>STAFF REPORT / BACKGROUND INFORMATION</i>					
Location:		514 30 Road			
Applicants:		Fruitvale III, LLC – James M. Flynn			
Existing Land Use:		Vacant			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Commercial			
	South	Commercial			
	East	Commercial			
	West	Commercial			
Existing Zoning:		County B-2 (Concentrated Business)			
Proposed Zoning:		C-1 (Light Commercial)			
Surrounding Zoning:	North	County B-2 (Concentrated Business)			
	South	County B-2 (Concentrated Business)			
	East	County PUD (Planned Unit Development)			
	West	B-1 (Neighborhood Business)			
Growth Plan Designation:		Commercial			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to zone the 1.29 acre James Annexation, consisting of one parcel located at 514 30 Road, to a C-1 (Light Commercial) zone district.

RECOMMENDATION: Recommend approval to the City Council of the C-1 (Light Commercial) zone district.

ANALYSIS:

1. Background:

The 1.29 acre James Annexation consists of one parcel located at 514 30 Road. The property owners have requested annexation into the City and a zoning of C-1. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

Under the 1998 Persigo Agreement with Mesa County, the City shall zone newly annexed areas with a zone that is either identical to current County zoning or conforms to the City's Growth Plan Future Land Use Map. The proposed zoning of C-1 conforms to the Future Land Use Map, which has designated the property as Commercial.

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

Zone of Annexation: The requested zone of annexation to the C-1 (Light Commercial) zone district is consistent with the Growth Plan designation of Commercial. The existing County zoning is B-2 (Concentrated Business). Section 2.14 of the Zoning and Development Code, states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning. The request is consistent with the Growth Plan.

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

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

Response: The neighborhood consists of existing commercial uses, including a mini-storage complex to the north, a spa and carwash to the south, a building supply outlet to the east, and retail and restaurant uses on the opposite side of 30 Road to the west. The existing zoning is primarily County B-2 (Concentrated Business) on both sides of 30 Road from the I-70B intersection north to Elm Avenue; except for a restaurant zoned B-1 and the building supply outlet zoned C-1.

The proposed C-1 zoning is compatible with the neighborhood and conforms to the Growth Plan's Future Land Use Commercial designation.

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

Response: There is an 8 inch Clifton Water line and an 8 inch Central Grand Valley Sanitation District sanitary sewer line within 30 Road, both adequate to

provide service to commercial uses allowed in a C-1 zone. Any additional service connections, fire hydrants, etc. will be the responsibility of the developer.

30 Road is designated as a Minor Arterial. Any modification of access to the roadway will be the responsibility of the developer. The existing traffic flow and any future roadway improvements are paid for by the Transportation Capacity Payment (TCP) fund.

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

- a. B-1 (Neighborhood Business) – exists on the west side of 30 Road
- b. C-2 (General Commercial)

If the Planning Commission chooses to recommend an alternative zone designation, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation to the City Council.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the James Annexation, ANX-2009-241, for a Zone of Annexation, I recommend that the Planning Commission make the following findings of fact and conclusions:

1. The requested zone of C-1 (Light Commercial) is consistent with the goals and policies of the Growth Plan.
2. The review criteria in Section 2.6.A.3 and 4 of the Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the C-1 (Light Commercial) zone district for the James Annexation, ANX-2009-241 to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

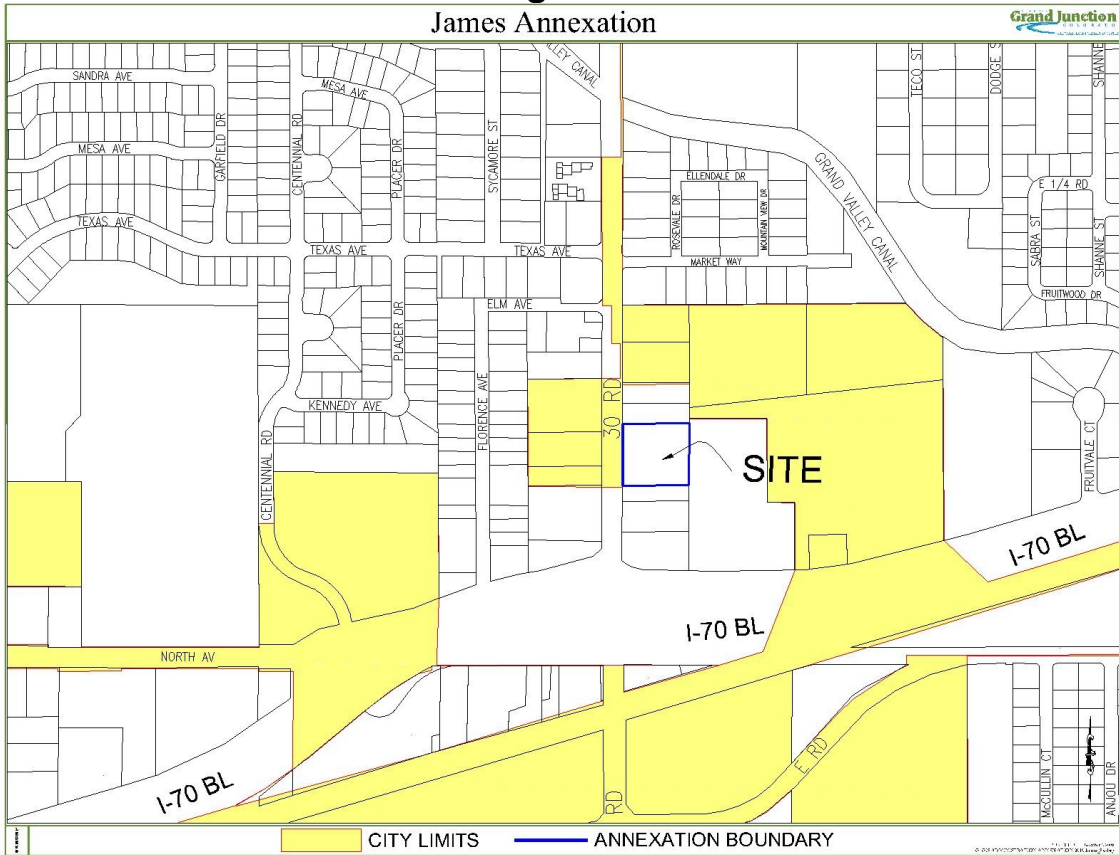
Mr. Chairman, on the James Zone of Annexation, ANX-2009-241, I move that the Planning Commission forward to the City Council a recommendation of approval of the C-1 (Light Commercial) zone district with the facts and conclusions listed in the staff report.

Attachments:

Annexation-Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City and County Zoning Map
Zoning Ordinance

Annexation - Site Location Map

Figure 1



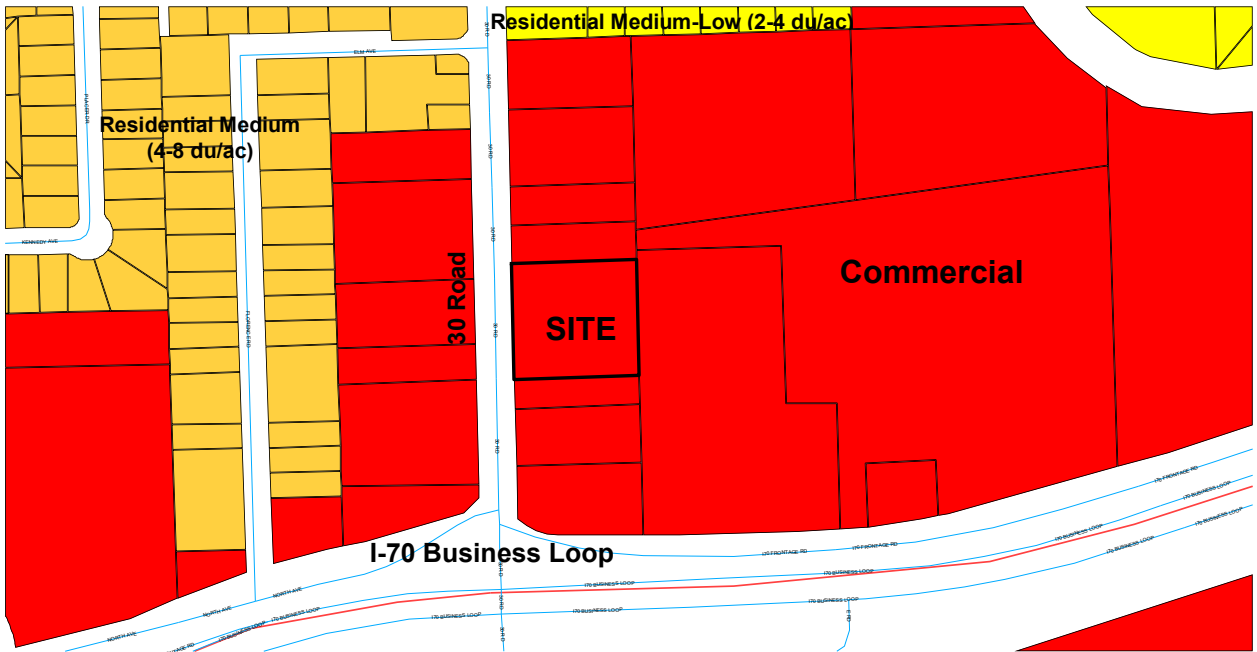
Aerial Photo Map

Figure 2



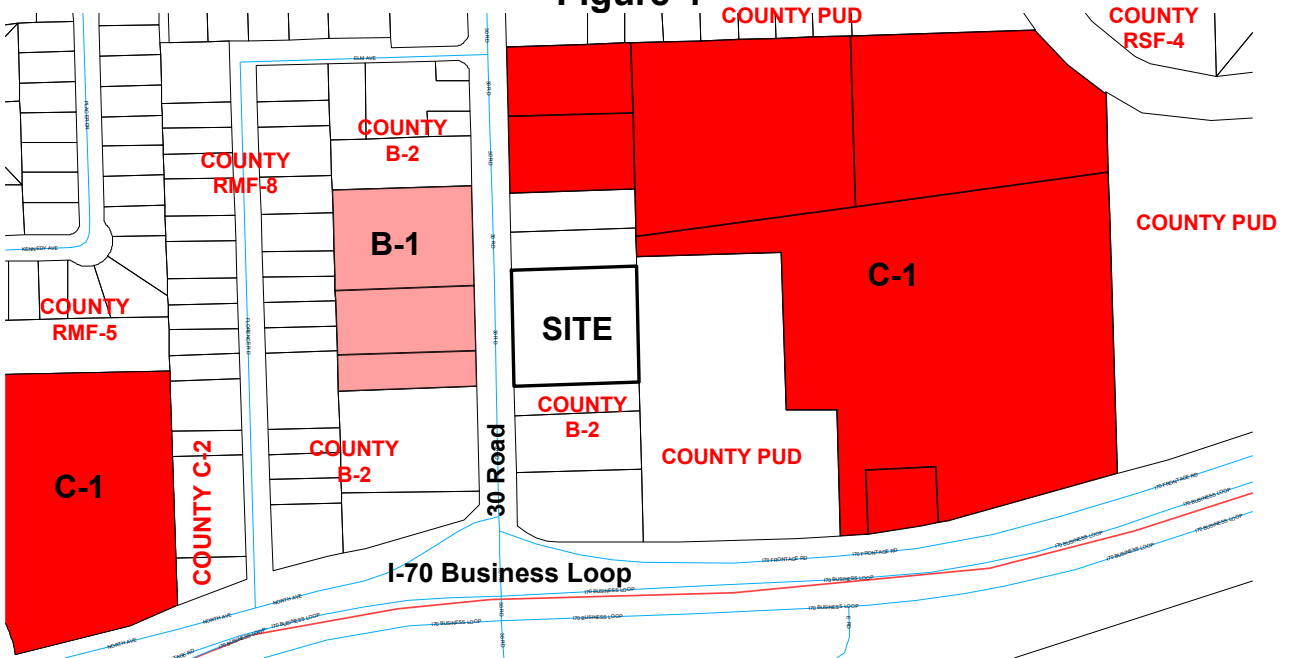
Future Land Use Map

Figure 3



Existing City and County Zoning Map

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE JAMES ANNEXATION
TO C-1 (LIGHT COMMERCIAL)**

LOCATED AT 514 30 ROAD

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the James Annexation to the C-1 (Light Commercial) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1 (Light Commercial) zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property be zoned C-1 (Light Commercial).

JAMES ANNEXATION

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the SW 1/4 SW 1/4 of said Section 9 and assuming the West line of the SW 1/4 SW 1/4 of said Section to bear S 00°07'38" E with all other bearings noted hereon being relative thereto; thence from said Point of Commencement, S 00°07'38" E along the West line of the SW 1/4 SW 1/4 of said Section 9, a distance of 445.00 feet; thence N 89°50'04" E a distance of 40.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°50'04" E a distance of 247.10 feet; thence S 00°07'38" E a distance of 228.00 feet; thence S 89°50'04" W a distance of 247.10 feet to a point on the existing East right of way for 30 Road; thence N 00°07'38" W along said East right of way and the East line of DM South Annexations No. 1 and 2 (Ordinance No.'s 3455 and 3456) a distance of 228.00 feet, more or less, to the Point of Beginning.

CONTAINING 56,338 Square Feet or 1.29 Acres, more or less, as described.

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

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

ATTEST:

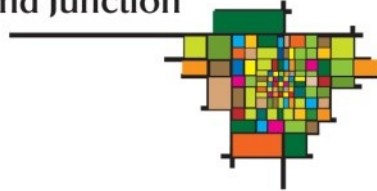
President of the Council

City Clerk

**Attach 3
Comprehensive Plan**



Comprehensive Plan
Grand Junction



**CITY OF GRAND JUNCTION
MESA COUNTY
PLANNING COMMISSIONS**

**PROJECT REVIEW: December 31, 2009
MEETING DATE: January 12, 2010
STAFF PRESENTATION:
David Thornton, Principal Planner
Keith Fife, Mesa County Long Range
Planning Division Director**

AGENDA TOPIC: PLN-2009-219 and # 2009-0294- MP1: Grand Junction Comprehensive Plan adoption.

ACTION REQUESTED:

1. To recommend adoption of the Grand Junction Comprehensive Plan to City Council to replace the City of Grand Junction's Growth Plan.
2. To adopt the Grand Junction Comprehensive Plan as part of the Mesa County Master Plan in accordance with Section 30-28-108 of the Colorado Revised Statutes.

PROJECT DESCRIPTION: See below.

RECOMMENDATION

1) Mesa County Planning Commission -

To adopt, with appropriate additions/corrections as stated in this project review, the **November 2009 draft Grand Junction Comprehensive Plan** replacing the Joint Urban Area Plan, Chapter 5, of the Mesa Countywide Land Use Plan, the 2000 Orchard Mesa Neighborhood Plan, and the 1998 North Central Valley Plan, elements of the Mesa County Master Plan.

2) Grand Junction Planning Commission -

Recommend to City Council approval of the November 2009 draft Grand Junction Comprehensive Plan.

A. BACKGROUND

What has changed since the 1996 Growth Plan (Chapter 5 of the Mesa Countywide Land Use Plan)?

- We have grown substantially.
- Most of the easily developed parcels within the Growth Plan boundaries have been developed.
- Tourism and agri-tourism are a significant part of our local economy.
- The community's draw as a regional provider of goods and services has grown tremendously.
- The number of platted lots for single family detached housing has outpaced creation of lots for other housing types.
- In early 2009 the inventory of vacant platted lots in the City limits for single family detached homes was 1858 lots. This is over two times what is needed annually when the City's population is growing at 3.5%. Note: There was an additional 3600+ single family lots in the development process and not yet platted.
- We have a limited supply of industrial land, especially the past 10 years.

What We Know

- Redevelopment of existing urban areas is often more difficult than green fields
- Land for future growth is constrained by natural geography and by the amount of surrounding public lands
- New growth will occur outside of the 1996 Growth Plan area and from development of the urban core
- Growth in a compact fashion will help minimize sprawl
- Our valley is unique and careful planning for the future is necessary to retain its unique qualities

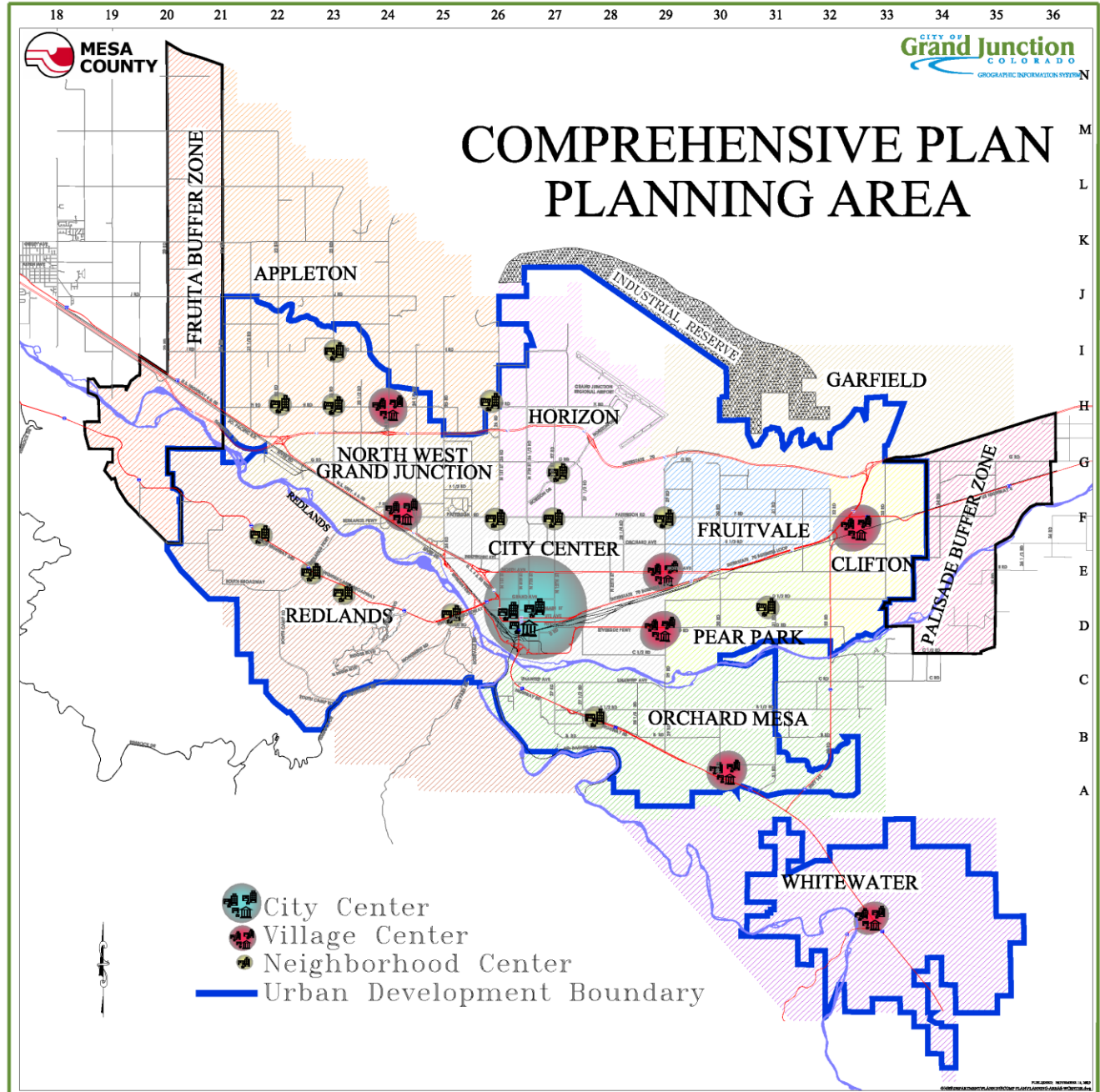
Public Support for a New Plan

Citizens want a Plan to address important issues such as:

- Increasing density and intensity in core areas, especially in the City Center
- Creating a broader mix of housing opportunities
- Providing basic services closer to where people live
- Establishing mixed-use centers
- Balancing our transportation system (auto, truck, transit, bicycle, pedestrian) and connecting neighborhoods
- Establishing parks, open space corridors and planning for future parks needs inside the urban area as well as providing access to and recreational opportunities on public lands surrounding the community
- Planning for infrastructure and service needs
- "Transitioning", a concept where intensity of adjacent land uses are decreased from higher intensity uses.
- Focusing growth inward, while conserving as much agricultural land as possible near the edge of the community.
- Maintaining the buffer areas (community separators) between Grand Junction, Fruita and Palisade.
- Sticking to the plan.

B. PROJECT LOCATION/DESCRIPTION

Generally, the planning area can be described as that area which lies between the Fruita and Palisade buffers (21 Road and 34 Road) and from the Bookcliffs to Whitewater (see map).



C. PUBLIC PROCESS

The Grand Junction Comprehensive Plan is a joint effort by the City of Grand Junction and Mesa County. It was developed through a lengthy process of work sessions with a Steering Committee, Technical Advisory Committee, City Council, Grand Junction Planning Commission, Mesa County Planning Commission and Board of County Commissioners in addition to well-attended public meetings and review by City and County staff and regional agencies. The Plan was prepared between the late summer of 2007 and the fall of 2009 to reflect current thinking in the community while planning for growth of the Grand Junction area over the next 25-years.

The planning process provided opportunities for the public and other stakeholders to participate at each key step. There were more than 285 meetings or events during the planning process and hundreds of people participated. These methods of interaction are summarized below:

Steering Committee Meetings:

A Steering Committee was formed to help direct the Plan process. Twenty-one community members from varying backgrounds and interests were appointed by the Grand Junction City Council (including a member of the Grand Junction Youth Council). The group met numerous times at key points during the process to review ideas, comment on direction and help identify and represent community viewpoints.

Technical Advisory Committee Meetings:

City and County staff from various disciplines, along with other “experts,” gathered periodically throughout the process to review the plan’s progress and identify and address technical issues.

Round Table Meetings:

Representatives from the City of Fruita and the Town of Palisade, were invited to meet with elected officials from Mesa County and the City of Grand Junction, four times during the process to ensure the Comprehensive Plan acknowledged and embraced each community’s recently adopted plans.

Joint Planning Commission Meetings:

Fourteen joint meetings were held during the process to keep the Grand Junction Planning Commission and Mesa County Planning Commission up to date and informed on the process, community issues and to seek their direction on the Plan.

Public Meetings/Open Houses:

A series of seven public open houses/meetings were held for a total of thirteen community meetings as follows:

Public Meeting Series #1 (fall of 2007) Chip Game:

The first public workshop focused on a “chip game” as a consensus-building tool. Participating teams placed “chips” representing various densities and land use types on a map of the study area. A keypad polling system was used to build consensus and gather information and participant opinions.

The results of the chip game and key pad polling were used to help develop the initial land use scenarios.

Public Meeting Series #2 (fall of 2007) Emerging Principles:

An open house was held to display the results of the chip game and polling from Public Meeting #1, convey emerging principles that would guide the plan, and gather feedback on the Plan's direction. Baseline information about the region was also displayed.

Public Meeting Series #3 (spring of 2008) Growth Scenarios:

Four alternative future growth scenarios for future growth in the valley were revealed. Each scenario was explained and early implications of the land use pattern were discussed.

Public Meeting Series #4 (summer of 2008) Building a Preferred Scenario:

A comparison of alternative scenarios was presented key pad polling was used to gain insight on participant views and direction for a preferred alternative for the future.

Public Meeting Series #5 (summer of 2008) Preferred Scenario:

The preferred alternative scenario was presented. Participants commented (via written comment and key pad polling) on the preferred alternative to further refine the plan.

Public Meeting Series #6 (fall of 2008) Draft Plan:

The draft plan was presented based on the guiding principles, preferred alternative land use scenario, and policy direction developed during the process.

Public Open House (Summer 2009) Revised Draft Plan

The seventh opportunity allowed the public to view and comment on the draft Comprehensive Plan's Blended Residential Land Use Map proposal and review the latest goals and policies of the Plan.

Sub-area Plans:

In March of 2008 two open houses (at the beginning and end of the month) were held for both the Orchard Mesa area and the Appleton/North area. The purpose of this sub-area planning was to plan at a more detailed level for the potential expansion of the Persigo sewer service area. In addition, these sub-areas were selected because the planning process had identified these primarily rural areas to experience significant change in the next 25 years. Citizens of each area participated in planning these sub-areas using the Chip Game exercise, keypad polling and other public comment/feedback techniques. As a result the Persigo Board made revisions to the Persigo sewer service area boundaries in April 2008.

Stakeholder Meetings:

Stakeholders representing various interests in the community were gathered at the onset of the process so that issues, ideas and trends could be collected. Many stakeholders were contacted throughout the process to monitor issues and coordinate plans. Other stakeholders became regular participants at the public meetings. The stakeholders were invited back to review the preferred alternative prior to Public Meeting series #5.

Community Survey:

A statistically valid community survey was mailed to 8,000 randomly selected households within the planning area. Additional surveys were available to the public through the City and County Planning offices. Although valued during the process, the surveys available at public meetings and at the planning offices were calculated separately from those sent out randomly.

Information tables:

Information booths were set up at the 2008 County Fair, 2008 Main Street Farmers Market and other City/County social events. The planning process and community priorities were provided and comments were taken. Information was also provided at the City and County offices. City and County staffs were available to receive comments throughout the process.

Targeted Outreach:

The Comprehensive Plan team targeted various civic groups during the process to help ensure awareness of the Plan and incorporate community issues. Groups targeted included the Grand Junction Chamber of Commerce, Redlands Rotary Club, Associated Members for Growth and Development (AMGD), Kiwanis Club of Grand Junction, Rotary Club of Grand Junction, the Redlands Neighborhood, Grand Junction Tamarisk Coalition, the northwest area neighborhood and Grand Junction Youth Council. Many other interests groups were invited to participate in stakeholder interviews.

Project Website:

A project webpage was created on the City's website. It displayed documents generated during the planning process such as meeting minutes, public survey results, proposed plans and drawings, photographs and meeting schedules.

Published Information:

Several times during the process, information was provided to the local newspapers, radio stations and public access station. Information was conveyed via press releases, the City's newsletter, newspaper inserts, advertisements, television segments and memos inserted in utility bill mailings. Emails conveying information about the process were also sent at different times throughout the process.

Staff-lead Meetings:

Several times during the process, staff held open meetings for public comment on the Comprehensive Plan.

City Council Retreat:

City Council held a 3 day retreat (June 26-28, 2009) with City staff to discuss and refine the draft Comprehensive Plan's Vision, Goals, Policies, and amendment processes. Members of the public attended as well. The concept of the Blended Residential Densities Map was one result of the retreat.

Joint City Council and Board of County Commissioner Meetings:

The City Council and Board of County Commissioners met several times over the course of the planning process to be briefed on the plan's progress and discuss various issues. They also met September 1, 2009 and October 13, 2009 to review the results of the June City Council Retreat and further refine the draft Comprehensive Plan's Vision, Goals, Policies and amendment processes. This resulted in a consensus direction from the elected bodies to the Planning Commissions for a final draft Comprehensive Plan.

Draft Plan Public Comment Period:

Once drafted, the plan was circulated for a thirty day public comment period (November 18 – December 18, 2009).

Public Hearings:

A formal joint public hearing process is being held by the Grand Junction Planning Commission and the Mesa County Planning Commission on January 12, 2010. The City Council will hold a public hearing on February 17, 2010.

D. IMPACT ON GROWTH PLAN/JOINT URBAN AREA PLAN, NEIGHBORHOOD AND AREA PLANS

The Comprehensive Plan will replace the City's Growth Plan and Mesa County's Joint Urban Area Plan (Chapter 5 of the Countywide Land Use Plan). It will prevail when area plans, adopted prior to the Comprehensive Plan, are inconsistent with the Comprehensive Plan (2002 Redlands Area Plan, 2004 Pear Park Plan, 2006 Clifton/Fruitvale Community Plan, 2007 H Road Northwest Plan, and 2006 Whitewater Community Plan). However, two neighborhood or area plans will sunset with adoption of the Comprehensive Plan: the 2000 Orchard Mesa Neighborhood Plan and the 1998 North Central Valley Plan.

E. COMPREHENSIVE PLAN VISION AND GUIDING PRINCIPLES

The Comprehensive Plan establishes the following **Vision**:

Becoming the Most Livable Community West of the Rockies¹

To achieve our goal to become the most livable community west of the Rockies, we need to change the way we grow. We cannot sprawl in all directions and achieve this goal. Business as usual will not achieve our goal. If we follow this Comprehensive Plan we can achieve our goal of being the most livable community west of the Rockies. The vision of the Comprehensive Plan will not happen overnight. The Comprehensive Plan is and must be flexible and we must expect that we will accommodate transitions. The Plan calls for gradually moving from where we are to where we want to be.

¹ **What does "Most Livable" Mean? It is a community that has the following:**

- It is fiscally sustainable - It has vibrancy – lots of things happening - It is organized, functioning and orderly - It promotes a healthy life style - It has a broad and balanced range of uses - It is safe - It has a diversity of housing for a spectrum of incomes - It is child and senior friendly - It has exceptional medical services - It provides superb educational opportunity - It provides quality employment opportunities with a mix of job types and a business friendly environment

The vision for our community has not changed significantly since the 1996 Growth Plan; however, our community has changed. We have grown substantially and we are at a very significant crossroads. Most of the easily developed parcels within the Growth Plan boundary have been developed. Redevelopment of existing urban areas is often difficult but needed. Job growth in the heavy commercial and industrial sectors has consumed much of the available and designated industrial land in the community. Additional areas are needed for and to sustain those high impact land uses. We are constrained by topography and by the amount of public lands that surround us. We face more intense development and redevelopment in the urban core. We need a strong plan to guide our growth.

We want to live in a community that provides housing, jobs, services, health and safety for all its residents. As a community we value our agricultural background, we enjoy open spaces and a small-town feel. We want to have services and shopping close to where we live to cut down the amount of cross-town traffic and commute times to our jobs and to reduce air pollution. We want neighborhoods and parks to be connected and close so our children have a safe place to play. We are willing to increase density in core areas if that can prevent sprawl and encourage preservation of agricultural lands. We would like a broader mix of housing for all. We want a community with a healthy economy and opportunities to raise our families in a supportive, safe environment with good schools. We want a transportation system that balances possibilities for cars, trucks, transit, bicycles and pedestrians. We want opportunities for growth without sacrificing the quality of life that we have come to expect. Tourism and agri-tourism are a significant part of our economy. Without careful planning agriculture and the lifestyles surrounding it will disappear under the weight of urban sprawl.

Through this Comprehensive Plan we will guide our growth and retain the unique qualities of our mesas, agricultural lands and developed areas. The Comprehensive Plan establishes a range of density/intensity for the Plan area. The City must make land use decisions consistent with the Plan for our future. Mesa County considers the Comprehensive Plan an advisory document.

The Comprehensive Plan establishes “**Six Guiding Principles**” that will shape our growth.

1. **Concentrated Centers** - The Plan calls for three types of centers; the City Center, Village Centers, and Neighborhood Centers. The Plan establishes “Mixed Use Opportunity Corridors” along some major corridors.
2. **Sustainable Growth Patterns** - Fiscal sustainability where we grow efficiently and cost-effectively. Encourage infill and redevelopment and discourage growth patterns that cause disproportionate increases in cost of services.
3. **Housing Variety** - allow/encourage more variety in housing types (besides just large lot single family homes) that will better meet the needs of our diverse

population—singles, couples, families, those just starting out, children who have left home, retirees, etc.

4. **A Grand Green System of Connected Recreational Opportunities** - Take advantage of, and tie together the exceptional open space assets of Grand Junction, including the Colorado River, our excellent park system, trails and our surrounding open spaces.
5. **Balanced Transportation** - Accommodate all modes of Transportation including: Air, Transit, Freight, Auto, Bike, and Pedestrian.
6. **A Regional Center** - Preserve Grand Junction as a provider of diverse goods and services and residential neighborhoods. The Plan calls for a community that provides strong health, education and other regional services. The Plan calls for the continued development and delivery of those services.

F. GOALS AND POLICIES

What are Goals and Policies?

Goals describe broad public purposes toward which policies and programs are directed. They express the broad desired results of the Plan; they complete the sentence “Our goal is to...”

Policies are more specific; policies are intended to carry out goals. Policies are sometimes described as “decisions made in advance.” They can be referred to as general rules, such as, “as a general rule, the City will...” Policies are intended to bring predictability to decision-making. Unless there are extenuating circumstances, the public may rely on policies as guidance for how decisions will be made.

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Policies:

- A. City and County land use decisions will be consistent with the Future Land Use Map. Mesa County considers the Comprehensive Plan an advisory document.
- B. The Comprehensive Plan will prevail when area plans, adopted prior to the Comprehensive Plan, are inconsistent with the Comprehensive Plan.
- C. The City and Mesa County will make land use and infrastructure decisions consistent with the goal of supporting and encouraging the development of centers.
- D. For development that requires municipal services, those services shall be provided by a municipality or district capable of providing municipal services.

Goal 2: To maintain community separators (buffer areas) between Grand Junction, Fruita and Palisade which define these distinct communities.

Policy:

A. The City will support the Intergovernmental Agreement (IGA) for the Cooperative Planning Areas of Grand Junction/Fruita/Mesa County and Grand Junction/ Palisade/Mesa County.

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

Policies:

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

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

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

Policy:

A. The City will support the vision and implement the goals and actions of the Strategic Downtown Master Plan (when adopted).

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.

Policies:

A. In making land use and development decisions, the City and County will balance the needs of the community.

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

C. Increasing the capacity of housing developers to meet housing demand.

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

Policy:

A. In making land use and development decisions, the City and County will balance the needs of the community.

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

Policy:

A. In making land use and development decisions, the City and County will balance the needs of the community.

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

Policies:

A. Design streets and walkways as attractive public spaces;

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

C. Enhance and accentuate the City ‘gateways’ including interstate interchanges, and other major arterial streets leading into the City;

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

E. Encourage the use of xeriscape landscaping;

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

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

Policies:

A. The City and County will work with the Mesa County Regional Transportation Planning Office (RTPO) on maintaining and updating the Regional Transportation Plan, which includes planning for all modes of transportation.

B. Include in the Regional Transportation Plan detailed identification of future transit corridors to be reserved during development review and consider functional classification in terms of regional travel, area circulation, and local access.

C. The Regional Transportation Plan will be used as a basis for development review and to help prioritize capital improvement programming. The City and County will maintain Capital Improvement Plans (CIPs) which prioritize road and alley improvements based on needs for traffic flow, safety enhancements, maintenance and linkages.

D. A trails master plan will identify trail corridors linking neighborhoods with the Colorado River, Downtown, Village Centers and Neighborhood Centers and other desired public attractions. The Plan will be integrated into the Regional Transportation Plan.

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.

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

Policies:

A. A parks master plan that identifies regional, community and neighborhood parks and open space. The plan will be integrated into the Regional Transportation Plan and the trails master plan.

B. Preserve areas of scenic and/or natural beauty and, where possible, include these areas in a permanent open space system.

C. The City and County support the efforts to expand the riverfront trail system along the Colorado River from Palisade to Fruita.

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

Policy:

A. The City and County will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

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

Policies:

A. Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism.

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

G. HOW THE COMPREHENSIVE PLAN WILL BE IMPLEMENTED

The Comprehensive Plan will be implemented through the City’s and County’s respective Zoning and Development Codes, capital improvements plans, service delivery programs, annual work programs, and both public and private land use, development and service decisions. Although it is primarily through zoning that the vision, goals and policies of the Comprehensive Plan will be realized, the Plan will guide ongoing implementation actions to be detailed in annual work programs of both the City and County. Future residential and nonresidential zoning decisions will reflect the Comprehensive Plan’s Future Land Use Map. Residential zoning decisions will also be guided by the Comprehensive Plan’s Blended Residential Land Use Categories Map.

Future Land Use Map

The Future Land Use Map designations indicate the range of uses envisioned in the planning area. Various zoning districts will implement these future land designations. Inside the Urban Development Boundary urban land uses are planned that will support Grand Junction’s role as a Regional Center. With a new emphasis on developing Centers, the Comprehensive Plan establishes mixed use designations that provide for a wide range of residential densities intermixed with nonresidential land uses. In areas located outside the Urban Development Boundary, rural and estate land use designations are found.

Density Ranges and the Blended Residential Land Use Categories Map

Within the current Persigo sewer service area, the Blended Residential Land Use Categories Map groups or “blends” compatible densities (see Table) into three land use categories of Residential Low, Residential Medium and Residential High. The Blended Residential Land Use Categories Map and the Future Land Use Map are designed to be used in concert and will both be implemented through the City’s zoning map and code.

Blended Residential Land Use Categories Table								
Residential Categories	Comprehensive Plan Future Land Use Designations							
	Rural	Estate	RL	RML	RM	RMH	RH	Urban RH
Residential Low (Rural to 5 du/ac)	X	X	X	X				
Residential Medium (4du/ac to 16du/ac)					X	X		
Residential High (16du/ac to 24+du/ac)							X	X

This allows an appropriate mix of density and zoning districts for a specific area without being limited to a specific land use designation and does not create higher densities than what would be compatible with adjacent development. For example, single family detached housing is the expected housing type in the Residential Low category. In the Residential Medium category the type of housing would range from single family small lot detached to multi-family development including small apartment buildings. In the

Residential High category large condominium and apartment complexes would be allowed. Establishing residential housing using these three categories allows for flexibility in the residential market, helps streamline the development process and supports the Comprehensive Plan's vision and commitment to the establishment of Neighborhood Centers, Village Centers and concentrating compact growth in the City Center.

Market conditions will help establish appropriate residential densities creating a wider mixture of housing type and density, all within the same land use designation. For example, in an area shown as Residential Medium (RM) on the Future Land Use Map, zoning districts allowing a range of densities between four dwelling units per acre and sixteen dwelling units per acre are considered compatible.

Differences in neighboring density will transition from one density to the other through the use of buffering and transitioning standards that are incorporated within the City and County zoning and development codes. Specific detailed zoning standards will further implement the density transition concept.

Annual Work Program

City and County Staffs will review and determine through their annual work programs implementation items to meet the vision, goals and policies of the Comprehensive Plan. Some projects will need to be completed jointly. For example, the City will be revising the Zoning and Development Code in 2010 to implement the Comprehensive Plan.

H. PLAN AMENDMENT PROCESS

It is important that land use decisions (e.g. development projects and re-zoning) be consistent with the Comprehensive Plan. If they are not, the Comprehensive Plan will cease to be an effective guide for decision-making and may have legal ramifications. Often courts rely on plans to support land use and zoning decisions.

Keeping the Plan Current

Great places are a result of thoughtful plans being implemented consistently over time. The Plan needs to be kept current - which means that it needs to change as the community changes. Plan reviews will be done every three to five years, but may be considered more or less often as necessary to reflect changes in community goals and needs.

The Amendment Process and Criteria

The Comprehensive Plan is both a statement of long-term objectives and a guide to day-to-day development review decisions by the City, County and many others. The Comprehensive Plan is a collaboration between the City of Grand Junction and Mesa County to coordinate planning decisions in the immediate region around Grand Junction.

The Plan makes the following recommendations which must be implemented through revisions to the City and County zoning and development codes:

When deciding changes to the Plan, the City has jurisdiction inside the Persigo 201 Boundary, the County may, if it deems appropriate, comment on the change prior to adoption. When deciding changes to the Plan outside the Persigo 201 Boundary, the County has jurisdiction and, likewise, the City may, if it deems appropriate, comment on the change, prior to adoption.

Jurisdictional Approvals

Changes to various areas of the Grand Junction Comprehensive Plan require different land use approvals. For example:

- Land use changes located within the City limits may be approved by the City and do not require County approval.
- Changes to land use designations inside the Persigo 201 Boundary (outside City limits) require City annexation and approval and do not require County approval.
- Changes to land use designations outside of the Persigo 201 Boundary require County approval and do not require City approval.
- Changes to the Persigo 201 Service Area require approval by the Persigo Board, which is comprised of the Board of County Commissioners and the City Council.
- Each entity will have an opportunity to comment on proposed changes to the Comprehensive Plan prior to adoption of the amendment by the other entity.

Administrative Changes to the Comprehensive Plan by the City of Grand Junction

Where the City of Grand Junction has sole jurisdiction, the Planning Director has the authority to:

- Make minor additions or clarifications to the policy section;
- Correcting errors or grammar;
- Make land use designation changes for property that has multiple land use designations and is consistent with project approvals;
- Approve flexibility in the location of the Village and Neighborhood Center by granting a 1/2 mile leeway; and
- Allow the processing of a rezone application or request without a plan amendment when the proposed zoning is inconsistent with the Comprehensive Plan and the property is adjacent to a land use designation that would support the requested zone district.

Amendments to the Comprehensive Plan by the City of Grand Junction

An amendment is required when a requested change significantly alters the land use or the Comprehensive Plan document.

- Amendments to the Comprehensive Plan may only be approved by City Council with a recommendation by the Planning Commission.
- An amendment would occur prior to a development application for a land use action such as a rezone, subdivision, etc.
- The amendment process will allow stakeholders to provide input.
- An Amendment may be requested by a citizen, property owner, City or County official, or staff.

Criteria for Plan Amendments

Where the City of Grand Junction has sole jurisdiction, the City may amend the Comprehensive Plan, neighborhood plans, corridor plans, and area plans if the proposed

change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and:

1. Subsequent events have invalidated the original premise and findings; and/or
2. The character and/or condition of the area has changed such that the amendment is consistent with the plan; and/or
3. Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
4. An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
5. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

I. PUBLIC COMMENT

Several letters and e-mails commenting on the Comprehensive Plan draft are attached to the end of this report.

J. COMPLIANCE WITH MASTER PLANS AND ZONING & DEVELOPMENT CODES

Rationale for adopting a Comprehensive Plan is articulated in the Grand Junction Growth Plan and the Mesa Countywide Land Use Plan. The plan contains language that directs staff to conduct planning processes. Plans are also to be consistent with section 3.2.8 of the Mesa County Land Development Code 2000 and section 2.5.C of the Grand Junction Zoning and Development Code 2000.

The Mesa County Planning Commission may approve Plans only if it is determined that the proposed Plan is consistent with the overall purpose and intent of the Mesa County Master Plan and with any intergovernmental agreements then in effect between the County and any other unit of government and only after consideration of each of the following criteria. The City Planning Commission may recommend approval of a Plan if it is consistent with the purpose and intent of the Growth Plan and meets certain criteria.

Master Plan Approval Criteria (section 3.2.8 of the Mesa County Land Development Code) and Growth Plan Amendment Review Criteria (section 2.5.C of the Grand Junction Zoning and Development Code)

- a. There was an error in the original Master Plan such that then-existing facts, projects, or trends (that were reasonably foreseeable) were not accounted for;

Findings: There is no error, however, the City's Growth Plan/Mesa County's Joint Urban Area Plan were adopted in 1996 as a guide to public and private growth decisions through the year 2010. The plan has had numerous amendments since 1996 and was updated in 2003, the Grand Junction Comprehensive Plan is based on current data, trends, analysis, and input and updates and replaces these Plans. The plan is based on a new vision, along with goals and policies articulated by the current City Council and Board of County Commissioners.

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

Findings: Events subsequent to the adoption of the Growth Plan/Joint Urban Area Plan have not invalidated the original premises, however, the area has grown substantially with most of the easily developed parcels already developed; the number of platted lots for single family detached housing has outpaced lots for other housing types with few areas left to accommodate these other housing types. There is also a limited supply of industrial land for future industrial growth.

- c. The character and/or condition of the area has changed enough that the amendment is acceptable.

Findings: The character or condition of the area since the adoption of the Growth Plan/Joint Urban Area Plan has changed enough to adopt the Grand Junction Comprehensive Plan and have it replace the Growth Plan/Joint Urban Area Plan. The area has grown substantially with most of the easily developed parcels already developed; the number of platted lots for single family detached housing has outpaced lots for other housing types with few areas left to accommodate these other housing types. There is also a limited supply of industrial land for future industrial growth.

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

Findings: The Grand Junction Comprehensive Plan is necessary and recommended in the Growth Plan/Joint Urban Area Plan. The Growth Plan/Joint Urban Area Plan was adopted as a guide to public and private growth decisions through the year 2010 with a need to either update the Plan or adopt a new Plan. The following are among the many Growth Plan/Joint Urban Area Plan goals and policies supporting adoption of the Grand Junction Comprehensive Plan.

Goal 1: To achieve a balance of open space, agricultural, residential and nonresidential land use opportunities that reflects the residents' respect for the natural environment, the integrity of the community's neighborhoods, the economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole.

Policy 1.6: The City and County may permit the development of limited neighborhood service and retail uses within an area planned for residential land use categories.

Policy 1.8: The City and County will use zoning and special area policies (adopted as part of this plan) to describe the preferred types of non-residential development in different parts of the community.

Goal 3: To implement the plan through the coordinated and consistent actions of Grand Junction, Mesa County and other service providers.

Policy 3.5: The City and County will coordinate with public and private service providers to develop and maintain public improvements which efficiently serve existing and new development.

Goal 4: To coordinate the timing, location and intensity of growth with the provision of adequate public facilities.

Policy 4.3: The City and County may, by mutual agreement and plan amendment, expand the boundaries of the Urbanizing Area.... The City and County may, by mutual agreement, amend the Urban Growth Boundary to adjust the community's supply of urban land to better achieve community goals.

Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.

Policy 5.2: The City and County will encourage development that uses existing facilities and is compatible with existing development.

Goal 8: To support the long-term vitality of existing centers of community activity.

Policy 8.3: Downtown Commercial Core Area: The City and County will support efforts to increase the vitality of the downtown.

Policy 8.10: Hospital Environs: The City should encourage the growth and development of retail, office and service uses related to hospital operations.

Policy 8.12: Mesa State College: The City and County will encourage Mesa State College to retain its main campus in the City of Grand Junction at its current location, and will support the growth of the college at its current campus.

Policy 8.13: Mesa State College: The City will encourage the College to maximize the use of its existing land through increased height allowances, but will support the planned westward growth of the College.

Goal 9: To recognize and preserve valued distinctions between different areas within the community.

Policy 9.1: The City and County will update existing area plans and create new plans where more detailed planning is needed.

Goal 10: To retain valued characteristics of different neighborhoods within the community.

Policy 10.1: The City and County should encourage public and private investments that contribute to stable residential areas and encourage redevelopment of transitional areas in accordance with the Future Land Use Map.

Goal 12: To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.

Policy 12.1: The City and County will encourage the retention of small-scale neighborhood commercial centers that provide retail and service opportunities in a manner that is compatible with surrounding neighborhoods.

Goal 13: To enhance the aesthetic appeal and appearance of the community's built environment.

Policy 13.4: The Community's streets and walkways will be planned, built, and maintained as attractive public spaces.

Policy 13.5: Community entryways will be enhanced and accentuated at key entry points to the City including interstate interchange areas, and other major arterial streets leading into the City.

Policy 13.6: Outdoor lighting should be minimized and designed to reduce glare and light spillage, preserving "dark sky" views of the night sky, without compromising safety.

Goal 14: To encourage public awareness and participation in community activities.

Policy 14.1: The City and County will maintain open planning processes, providing opportunities for all affected parties to participate in public workshops and hearings involving plan amendments, area planning and periodic plan reviews.

Policy 14.2: The City will use its newsletter, public service announcements and other media sources to notify the public of all public meetings and events.

Policy 14.3: The City and County will provide a variety of options for people to express their views on public issues, including formal and informal public meetings, mail-in comments sheets on specific proposals and other mechanisms.

Policy 14.4: The City and County will support efforts to educate and inform neighborhood groups.

Goal 15: To achieve a mix of compatible housing types and densities dispersed throughout the community.

Policy 15.1: The City and County will encourage the development of residential projects that compatibly integrate a mix of housing types and densities.

Goal 17: To promote a healthy, sustainable, diverse economy.

Goal 18: To maintain the City's position as a regional provider of goods and services.

Policy 18.1: The City and County will coordinate with appropriate entities to monitor the supply of land zoned for commercial and industrial development and retain an adequate supply of land to support projected commercial and industrial employment.

Goal 20: To achieve a high quality of air, water and land resources.

Policy 20.2: The City and County will support efforts to maintain or improve the quality of green spaces along the Colorado and Gunnison Rivers.

Goal 23: To foster a well-balanced transportation system that supports the use of a variety of modes of transportation, including automobile, local transit, pedestrian and bicycle use.

Policy 23.10: The City and County identify and develop a coordinated trails system in cooperation with appropriate community interests.

Goal 26: To develop and maintain an interconnected system of neighborhood and community parks, trails and other recreational facilities throughout the urban area.

Policy 26.6: The City and County will coordinate with the school district to achieve cost savings through joint development of school and recreational facilities.

Policy 26.8: The City and County will require that provisions be made for on-going maintenance of open space areas by an appropriate public or private entity.

Goal 27: To include open space corridors and areas throughout the planning area for recreational, transportation and environmental purposes.

Goal 28: The City of Grand Junction is committed to taking an active role in the facilitation and promotion of infill and redevelopment within the urban growth area of the City.

Policy28.3: The City's elected officials and leadership will consistently advocate and promote the planning, fiscal, and quality of life advantages and benefits achievable through infill and redevelopment.

- e. Public and community facilities are adequate to serve the type and scope of land use proposed;

Findings: A current inventory, analysis, and public input shaped the policies of the plan. As a result, the existing and planned community facilities are adequate, or can be provided, to serve the scope of land uses proposed.

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

Findings: As we plan for the next 25 years it has been determined that growth will demand more land and at different allowed densities than the current Growth Plan/Joint Urban Area Plan provides for and is available within the planning area. The community needs to grow in a more compact way, in centers as the Comprehensive Plan proposes. Suitably designated land as recommended by the Comprehensive Plan is needed to accommodate the next 25 years of growth.

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

Findings: The Comprehensive Plan will provide benefits for the entire community as a whole. This Plan reflects the current needs as gathered through the Comprehensive Plan planning process. The Plan reflects changes in the character of the area since the 1996 Growth Plan/Joint Urban Area Plan were adopted. The Plan establishes specific goals and policies that will guide the implementation of the Plan.

K. SUMMARY

Mesa County Land Development Code, Section 3.2.9 Written Findings Required:

The decision of the Mesa County Planning Commission shall be accompanied by written findings of fact, which shall include a finding of whether the Master Plan Amendment is consistent or inconsistent with the overall intent of the Mesa County Master Plan and any

applicable intergovernmental agreements. Those written findings shall be stated in the Planning Commission's resolution approving or denying the Master Plan Amendment. The findings shall also address each of the approval criteria in Section 3.2.8. The resolution shall be filed with the Planning Department and the Clerk and Recorder of Mesa County.

The Grand Junction Planning Commission shall make a recommendation on the plan including written findings to the City Council.

L. FINDINGS OF FACT/CONCLUSIONS

After reviewing the Grand Junction Comprehensive Plan, City and County staffs make the following findings of fact and conclusions:

1. The proposed Grand Junction Comprehensive Plan is consistent with the purpose and intent of the Growth Plan, the Countywide Land Use Plan and the Persigo Agreement.
2. The review criteria in Section 2.5.C of the Grand Junction Zoning and Development Code and Section 3.2.8 of the Mesa County Land Development Code have all been met.

M. STAFF RECOMMENDATION:

Planning staff of the City of Grand Junction and Mesa County find that the Grand Junction Comprehensive Plan is consistent with the review and approval criteria of the respective regulations of each entity and recommends:

1. The Mesa County Planning Commission approve the Grand Junction Comprehensive Plan as an amendment to the Master Plan and adopt a resolution adopting and certifying the amendment to the Mesa County Board of County Commissioners; and
2. The Grand Junction Planning Commission recommend approval of the Grand Junction Comprehensive Plan to the Grand Junction City Council.

N. SUGGESTED PLANNING COMMISSION MOTIONS:

City Planning Commission:

Mr. Chairman, on item PLN-2009-219, Grand Junction Comprehensive Plan, I propose that we forward to City Council our recommendation of approval.

County Planning Commission:

Mr. Chairman, on item 2009-0294- MP1 Grand Junction Comprehensive Plan, I propose that we approve the Grand Junction Comprehensive Plan as an amendment to the Master Plan and adopt a resolution (No. MCPC-2010-01) adopting and certifying the amendment to the Mesa County Board of County Commissioners.

ATTACHMENTS

1. Please refer to your copy of the November 2009 copy of the Draft Grand Junction Comprehensive Plan delivered to you previously.
2. Mesa County Resolution No. MCPC-2010 -01
3. Draft City Council Ordinance
4. Public Comments

RESOLUTION NO. MCPC 2010-01
Mesa County Planning File No. **2009-0294 MP1**

**ADOPTING THE GRAND JUNCTION COMPREHENSIVE PLAN TO
REPLACE THE JOINT URBAN AREA PLAN (CHAPTER 5) OF THE MESA
COUNTYWIDE LANDUSE PLAN, THE ORCHARD MESA NEIGHBORHOOD PLAN,
AND THE NORTH CENTRAL VALLEY PLAN (ELEMENTS OF THE MESA COUNTY
MASTER PLAN)
AND
CERTIFICATION OF AMENDMENTS TO THE MESA COUNTY MASTER PLAN
TO THE BOARD OF MESA COUNTY COMMISSIONERS**

WHEREAS, the Mesa County Planning Commission is charged with the duty to prepare, adopt and adopt amendments to master plans for the County;

WHEREAS, the Mesa County Planning Commission and Grand Junction Planning Commission conducted numerous workshops to discuss the proposed Grand Junction Comprehensive Plan;

WHEREAS, the Master Plan Amendment Approval Criteria is found in section 3.2.8 of *the Mesa County Land Development Code*;

WHEREAS, after proper notice, the Mesa County Planning Commission and City of Grand Junction Planning Commission held a joint public hearing on the proposed Master Plan amendments on 12 January 2010;

WHEREAS, Mesa County and Grand Junction Planning staffs recommended, in a project review dated 31 December 2009, the Mesa County Planning Commission approve the proposed Master Plan amendments;

NOW THEREFORE, THE MESA COUNTY PLANNING COMMISSION FINDS that:

1. the proposed amendments are consistent with the overall purpose and intent of the Mesa County Master Plan;
2. the proposed amendments are consistent with the 1998 Persigo Agreement and the Cooperative Planning Area Agreements; and
3. approval criteria of Section 3.2.8 of the Mesa County Land Development Code are met by the proposed amendments and support this amendment.

NOW THEREFORE, BE IT RESOLVED BY THE MESA COUNTY PLANNING COMMISSION, that:

1. the Grand Junction Comprehensive Plan is adopted and replaces the Joint Urban Area Plan, Chapter 5, of the Mesa Countywide Land Use Plan, the 2000 Orchard Mesa Neighborhood Plan, and the 1998 North Central Valley Plan per the attached Exhibit A in accordance with Section 30-28-108 of the Colorado Revised Statutes; and,

2. the Mesa County Planning Commission certifies these amendments to the Mesa County Master Plan to the Board of Mesa County Commissioners and its municipalities pursuant to Section 30-28-109 of the Colorado Revised Statutes

PASSED AND ADOPTED this 12th day of January 2010.

John Justman, Chairman

ATTEST: _____
Christie Flynn, Secretary

RESOLUTION NO. MCPC 2010-01
Mesa County Planning File No. **2009-0294 MP1**

EXHIBIT A

CITY OF GRAND JUNCTION, COLORADO
Ordinance No. _____

An Ordinance Adopting the Grand Junction Comprehensive Plan

**Generally Located Between the Fruita and Palisade Buffers (21 Road and 34 Road)
and from the Bookcliffs to Whitewater**

Recitals.

The City of Grand Junction and Mesa County Planning Commissions, a Comprehensive Plan Steering Committee made up of representatives from the community, and City/County staffs have diligently worked jointly and cooperatively in the planning process to prepare a Comprehensive Plan for the urban area of the Grand Valley. After thirty months of extensive public involvement and deliberation, the City of Grand Junction Planning Commission forwards their recommendation of adoption of a plan for the future growth within the Comprehensive Plan planning area. This area includes Grand Junction, Clifton, Whitewater, Redlands, Fruitvale, Pear Park, Orchard Mesa and the Appleton Areas. The action followed more than 285 meetings or events during the planning process with hundreds of people participating.

The Grand Junction Comprehensive Plan does the following:

1. Establishes a vision for the community, "To become the most livable community west of the Rockies";
2. Identifies six Guiding Principles that will shape the community's growth:
 - Concentrated Centers
 - Sustainable Growth Pattern
 - Housing Variety
 - A Grand Green System of Connected Recreational Opportunities
 - Balanced Transportation
 - A Regional Center
3. Establishes twelve goals and thirty policies that will help the community reach its' Vision.
4. Recommends more efficient growth patterns within the urban area emphasizing more compact growth and higher densities in Centers with emphasis for growth in the City Center;
5. Reserves land for future urban development;
6. Protects valued community assets (such as neighborhoods, parks, open space, the rivers); and
7. Respects individual property rights.

The Grand Junction Comprehensive Plan will replace the City of Grand Junction's Growth Plan. It will also sunset the 2000 Orchard Mesa Neighborhood Plan and the 1998 North Central Valley Plan.

The Comprehensive Plan will prevail when area plans, adopted prior to the Comprehensive Plan, are inconsistent with the Comprehensive Plan (e.g. the 2002

Redlands Neighborhood Plan, 2004 Pear Park Neighborhood Plan, and 2006 Clifton/Fruitvale Community Plan).

The Grand Junction Comprehensive Plan is a guide to public and private growth decisions through the year 2035. Besides a statement of the community's vision for its own future and a road map providing direction to achieve that vision; it is shaped by community values, ideals and aspirations about the management of the community's resources.

In addition to defining the community's view of its future, the Comprehensive Plan describes goals and policies the community can take to achieve the desired future. The Comprehensive Plan is thus a tool for managing community change to achieve the desired quality of life.

The City Planning Commission is charged with the duty to prepare and recommend for adoption to City Council master plans for the City of Grand Junction. The Grand Junction Comprehensive Plan was heard in a public hearing jointly with Mesa County Planning Commission on January 12, 2010 where it was adopted by the Mesa County Planning Commission and recommended for adoption by the Grand Junction Planning Commission.

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

That the Grand Junction Comprehensive Plan, City of Grand Junction, Colorado, as recommended for adoption by the Grand Junction Planning Commission and adopted by the Mesa County Planning Commission on January 12, 2010, is hereby adopted.

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

PASSED and **ADOPTED** on second reading the ____ day of February, 2010.

ATTEST:

City Clerk

President of City Council

PUBLIC COMMENTS

DAVIDSON HOMES ~ PRECISION CONSTRUCTION
2992 North Ave
Grand Junction, CO 81504
www.DavidsonHomesCo.com



10-29-09

re:Blended Residential Plan

City Councilmembers
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Councilmembers:

As a developer within the bounds of the Comprehensive Plan, I would like to thank the City of Grand Junction staff and all others who have worked to put the Plan together.

After reviewing the entire Comprehensive Plan I want to support the Plan, and especially the Blended Residential Plan portion. I agree that Grand Junction is in need of a vision like this. The Comp Plan gives us guidelines for the future, but none of know what exactly that future holds. The Blended Residential Plan allows adaptability as the future unfolds. If greater demand exists for specific housing/density in the future, we can adapt to meet market demands within the stated range. This brings to the community flexibility, adaptability and efficiency in developing land to best meet the future needs.

Higher density protects green areas by reducing demands on other lands to be developed. Higher density will give the residents a chance to work closer to home in City Center, Village Centers, and Neighborhood centers. This reduces travel times, saves energy and relives congestion. This is a key component to building a sustainable community. Adding higher density also reduces land costs and increases affordable residential housing to the area.

As a long time developer in Mesa County I strongly agree with, and support the new Comprehensive Plan, especially the blended Residential Plan that is incorporated within it.

Thank you for all the hard work the Planning Staff has put into this process.

A handwritten signature in black ink, appearing to read "D. M. Davidson", written in a cursive style.

Darren M. Davidson

DAVIDSON HOMES ~ PRECISION CONSTRUCTION
2992 North Ave
Grand Junction, CO 81504



www.DavidsonHomesCo.com

RECEIVED

DEC 15 2009

COMMUNITY DEVELOPMENT
DEPT.

A Case for the Blended Residential Plan

Planning Commissioners
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Commissioners,

As a professional Land Planner I wanted to write to you specifically addressing the Comprehensive Plan and specifically the Blended Residential portion.

Density has become a highly charged topic in development today. In many communities, the news of a potential project that proposes to increase the number of dwelling units per acre can unleash an uproar by neighbors. This is unfortunate as density is a tool, arguably the most powerful one controlled by a municipality, to create a more sustainable city while at the same time helping to preserve agricultural land and the open space beyond its borders. Furthermore, strategic densification such as is being proposed in the Blended Residential portion of the Comprehensive Plan offers several positive benefits for the metropolitan area.

A Complete, Walkable Community - A sustainable community needs to be structured into complete, well-connected, mixed-use neighborhoods that allow residents to work, live, play, shop, and learn within a convenient walking or transit distance.

Greener Buildings - A sustainable community is filled with green structures. Whether these homes gain efficiencies through shared walls or simply smaller lots, residences can be significantly more energy efficient than single-family homes on large urban lots. The best green design approaches are highly dependent on mid to higher densities. These can be accomplished well in a mixed density neighborhood.

Flexible Open Space - The open space in a sustainable community should accommodate both community and ecological needs, including protecting key environmental areas or offering significant recreation opportunities.

Green Infrastructure - "Green" infrastructure strategies gained are simple: less paved streets, less sewer and water lines to maintain, fewer miles traveled for residents and faster response times for emergency personnel. All of this reduces energy consumption and pollution.

Economic Development - A sustainable community offers affordable housing to the working class. This prevents urban sprawl and long commute times by keeping workers closer to their jobs. This in turn, builds the community and preempts "Urban Stall" as seen up-valley where communities cannot grow due to inadequate workforce housing.

Response to "The New Population" - The average family size is shrinking: 36% of all families are single parent households, 26% are single person households, 13% are empty nesters and, 16% are couples without children. All of these families need smaller homes.

The Blended Residential Plan is an accurate and insightful answer to dealing with these sustainable community needs. As a professional Land Planner I completely support the Comprehensive Plan and the Blended Residential portion of it.

Most assuredly,


Jeffery Fleming
Land Planner

Member



To: City Planners, City Council Members:

Having attended virtually all the public meetings regarding the Plan, I am relatively pleased with the overall concept for growth. However, I continue to be dismayed that in the face of overwhelming public input, the proposed Future Land Use map still shows industrial zoning along the Riverfront. The plan itself talks about the Riverfront and indicates that mixed uses with the trail should include employment, commercial, and recreational uses. Nothing is said, nor should be said, about industrial uses. They are simply not appropriate. Brady has not yet made a significant investment to build an industrial use only structure on the land the Council zoned industrial. Thus, there is every opportunity for the City to rezone that land appropriately. Ironically, a commercial use - e.g. restaurant/entertainment venue, could make great profits for Brady or anyone who might purchase the property. He has no "property rights" that would be taken if this were done.

In dictating that the properties along the Riverfront remain industrial, the City Council interfered with the planning process and overrode the will of the citizens who took the time to come out and register their views. There is simply no justification for this position. The Future Land Use Map should be modified to exclude any industrial use along the Riverfront.

Thank you for considering my views.

Joan Woodward
(970) 254-1656

December 2, 2009

Memo

Date: December 4, 2009
To: City of Grand Junction
Public Works and Planning Department
Attn: Dave Thornton, AICP
From: Bennett Boeschstein, AICP

Subject: Proposed City of Grand Junction Comprehensive Plan

Thank you for the opportunity to comment on the City of Grand Junction's Comprehensive Plan. Overall, I commend the Planning Commission, City Council and staff for completing this plan. I hope the City of Grand Junction will move to implement the plan as soon as it is adopted by enacting the new zoning designations and funding the improvements through their Capital Improvement Plan.

Here are my comments listed section by section:

Village Centers

The concept of Village Centers as mixed use areas close to residential areas is an excellent one. The City of Fruita and Town of Palisade could also be mentioned as self supporting communities surrounding Grand Junction.

Neighborhood Centers

This is also a good concept reducing the need for long automobile trips, providing services close to where people live and work.

Goal #9 D. A trail master plan has already been prepared and is available from the Grand Valley Regional Transportation Office. There is no need to do another trail master plan.

South Downtown Master Plan

Since the Comprehensive plan was designed to include elements of the South Downtown Plan which was tabled last year here are my comments for inclusion in this area of town;

South Downtown General Underlying Concepts and Themes

- Create/maintain/enhance a "green" waterfront
The "green" waterfront needs to be defined.

Suggested description:

“Consisting of a strip of natural vegetation as wide as the 100 year flood plain or at least 100 feet from the edge of the mean high water of the Colorado River. Appropriate uses within this edge include trails, parks, open space, and wildlife sanctuaries. The green waterfront should not include industrial uses and only those commercial uses which enhance the riverfront as places where people can enjoy the river such as riverfront restaurants, cafes, museums, outdoor amphitheatres, nature centers and botanical gardens.”

South Downtown Concepts for Village Development

- Create areas for high density residential

Suggested description:

“Live-work environments should be encouraged with a mixture of office and residential loft type buildings.”

- Create opportunities for mixed use

Suggested description:

Existing residential uses are encouraged to remain and expand. Non-polluting industrial and commercial uses are encouraged adjacent to and mixed in with residential uses.

South Downtown Concepts for Community Industrial Core

- Create some transitional areas of mixed use along 7th Street and Riverside Parkway

Suggested description:

- Continue the historic 7th street boulevard treatment from downtown, Ute and Pitkin to the Gardens and riverfront with additional tree planting, historic street lights, street furniture and public art.

South Downtown Plan Implementation Strategies

Future Land Use

Development Standards:

Suggested description:

Development should be restricted to one story in the “Commercial Core zone” adjacent to the riverfront, the Botanical Gardens and Las Colonias Park. Materials should reflect the character of the neighborhood; i.e. low scale buildings, use of brick and shingles and hip roofs. Care should be taken in setbacks adjacent to the Botanical Gardens to allow as much light as possible into the gardens from the east.

Entryways

Suggested description: Celebrate the entry into Grand Junction at the 5th Street Bridge and Struthers in conjunction with the Western Colorado Botanical Gardens with attractive low scale signage and sculpture

South Downtown Streetscape/Connections to Downtown

Suggested description: Continue the historic 7th street boulevard treatment from downtown, Ute and Pitkin to the Gardens and riverfront with additional tree planting, historic street lights, street furniture and art.

Jarvis Property Master Plan

Floodplain

All of the comments here should apply to the South Downtown neighborhood plan so that all development in the South Downtown area meets or exceeds the City and FEMA flood plain regulations.

Agriculture

There are references to “channeling growth inward, thereby preserving as much agricultural land as possible near the edge of the community” (page 12, August 5, 2009 draft). This goal should be strengthened by adding tools to protect such land such as

- continuing the contribution towards the Mesa Land Trust’s conservation easement program,
- continuing the support of the cooperative planning areas (buffer strips) between Grand Junction and Fruita and Grand Junction and Palisade,
- creating an urban growth boundary around the Grand Junction 201 sewer service area beyond which only low density residential and agricultural uses would be allowed, and
- A transfer of development rights program that would allow property owners outside the urban growth area to transfer density into the urban growth area.

Recognition of Historic Neighborhoods

The Plan should recognize the historic neighborhoods in Grand Junction.

The Plan states:

(pages 108-109) *Retaining our Heritage*

Historic Buildings and Neighborhoods

Many communities have started to capitalize on their best assets such as historic buildings.

Grand Junction has, like most cities, seen many of its' historic buildings replaced with new construction. Appropriate historic buildings should be preserved to the extent possible. Modifications and additions to historic buildings are acceptable if the alterations are constructed to compliment the original character.

The neighborhood just north of the Downtown retains the original grid pattern of tree-lined streets and many older homes. To allow the Downtown to grow but not disturb the character of this neighborhood, the Plan recommends that increased density be allowed in this neighborhood through Accessory Dwelling Units.

Individual Neighborhood Character

The Community has expressed the desire to foster neighborhood identity. This can be accomplished through many elements and aspects such as parks, schools, signage, architecture and streetscape that become specific to that neighborhood. Many strategies to foster neighborhood identity, as well as specific land use issues and goals, are addressed in the various neighborhood and area plans adopted by the City and County. The Comprehensive Plan supports these individual neighborhood and area plans of the region. Several of the plans were incorporated into the 2009 Comprehensive Plan. However, others are out of date and need revision. During the revisions, these neighborhood and area plans are to adapt the Comprehensive Plan to each neighborhood at a finer, more detailed level. (Housing Variety Recommendations and Grand Valley Housing Strategy)

The plan should spell out the historic neighborhoods in Grand Junction and offer recommendations for each:

- 7th Street Historic District (National Register of Historic Places)

This district has large front yard setbacks and a unique landscaped median with large homes most with front porches and side or alley loaded driveways and garages. New construction and remodels should retain these features.

- Lincoln Park Neighborhood

This district is typified by bungalow style arts and craft houses with larger homes fronting on Lincoln park and the Lincoln Park Elementary School. New construction and remodels should retain these features.

- Washington Park Neighborhood

This district is centered on Washington Park, and around East Middle School and Chipeta Elementary School. A central feature of the neighborhood is Gunnison Ave. with its landscaped median and large homes with front porches and alleys. This district is typified by bungalow style arts and craft houses with larger homes fronting on Gunnison Ave. New construction and remodels should retain these features.

- Whitman Park Neighborhood

This neighborhood is a transitional neighborhood with the Whitman Park, historic Whitman building, Elks Club, and Grand Junction Railroad Depot (National Register of Historic Places) as well as other numerous historic structures including the Italian grocery store. The area has experienced deterioration and is need of reinvestment and rehabilitation.

- Emerson Park Neighborhood

This neighborhood centers on Emerson Park and the historic Emerson School and is a neighborhood in transition and in need of housing rehabilitation. The reuse of the Emerson School will be an issue when the school district moves its offices to a central administration building,

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan that will provide important guidelines for managing growth and change in our beautiful area.

However, the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning.

The county is seeking a \$1M grant along with county funds of \$534K and additional pledges to purchase property (100 acres) along the riverfront to continue the Riverfront Trail greenway from Fruita to Palisade - which does not include purchase of this industrial-zoned property.

If appropriately zoned for uses compatible with the plans goals and narrative, this convenient, scenic location could accommodate a thriving restaurant or other commercial or recreational use while respecting our community's vision for

a healthy riverfront. This vision for the riverfront will play a bigger role in the vibrancy and future directions of city growth, economy, and esteem than almost any other single idea.

Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

David Cale
2692 CONTINENTAL DR
GRAND JUNCTION, CO 81506

December 9, 2009

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan that will provide important guidelines for managing growth and change in our beautiful area.

However, the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning.

When communities across the nation and throughout the West are preserving and enhancing the rivers and waterways that flow through their communities, we continue to relegate our waterway to industrial use. This is the "River City", but you would never know based on the current and future use of this immeasurable resource.

Oklahoma City tore up a huge section of downtown to build the Bricktown district that features a small creek (more like a canal). We have THE Colorado and Gunnison Rivers flowing through Grand Junction! We should have public parks, restaurants, retail shops, and recreation centers connected by bike and hiking paths. We are living next to a gold mine! Not one that is only good for extracting minerals from. One that we need to cherish and protect and if we do, its value will grow exponentially!

If appropriately zoned for uses compatible with the plans goals and narrative, this convenient, scenic location could accommodate a thriving restaurant or other commercial or recreational use while respecting our community's vision for a healthy riverfront.

Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

Dave Grossman
575 SUNNY MEADOW LN
GRAND JUNCTION, CO 81507

I believe the City Of Grand Junction has done an excellent job with riverside trails, bike trails, parks, etc. In the Comprehensive Plan, please try and to protect as much of the river frontage as possible. We have thousands of acres of land out of the riparian areas that can be zoned industrial but very limited river frontage. As we all know, industrial areas are important for the economy; however, as citizens we need more than just smoke stacks, drilling rigs, and parking lots to have a happy life. River frontage is a precious commodity and should be utilized wisely for the long term prosperity of our wonderful community.

Thank you --- Gary Roberts

December 9, 2009

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan that will provide important guidelines for managing growth and change in our beautiful area.

However, the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning.

If appropriately zoned for uses compatible with the plans goals and narrative, this convenient, scenic location could accommodate a thriving restaurant or other commercial or recreational use while respecting our community's vision for a healthy riverfront.

Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

William Erven
3423 F 3/4 RD
CLIFTON, CO 81520

December 9, 2009

>>> George Manning <VisionAirey@gmail.com> 12/9/2009 6:43 PM >>>

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan.

I am concerned that the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River.

Why???

According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning. Also having visited many other river front areas this is a significant problem.

Please reconsider and correct this error.

If appropriately zoned for uses compatible with the plans goals and narrative, this convenient, scenic location could accommodate a thriving restaurant or other commercial or recreational use while respecting our community's vision for a healthy riverfront.

Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

George Manning
945 24 Road
Grand Junction, CO 81505

December 9, 2009

Dear Grand Junction City Council and Planners:

Thank you for your efforts to create a Comprehensive Plan that will provide important guidelines for managing growth and change in our beautiful area.

However, the proposed Future Land Use map still designates an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the Colorado River. According to the U.S. Fish and Wildlife testimony you received, the flood plain and riverbank are not appropriate for industrial zoning.

If appropriately zoned for uses compatible with the plans goals and narrative, this convenient, scenic location could accommodate a thriving restaurant or other commercial or recreational use while respecting our community's vision for a healthy riverfront.

Please respect the decades of work and very large investment already made toward realizing that vision by removing the industrial zoning designation from this parcel on the banks of the Colorado River.

Nancy Terrill
5 COGNAC CT
GRAND JUNCTION, CO 81507

December 9, 2009

December 14, 2009

Comments on Public Review Draft of November 2009 – COMPREHENSIVE PLAN
GRAND JUNCTION

The adoption of the Comprehensive Plan is the appropriate time to update the “no-shooting zone” for the area covered by it and protect the public from the endangerment of shooting in populated areas. Shooting in populated areas is a dangerous activity. Over ten (10) years ago the Mesa County Sheriff recommended the “no-shooting zone” be revised and expanded to protect citizens due to the tremendous growth in the valley. The county has the responsibility to protect the safety of the public from shooting. The county has the authority to protect the public by prohibiting shooting in densely populated areas under the provisions of C.R.S. 30-15-302, 1973 as amended to prohibit the discharge of firearms in the unincorporated areas of Mesa County where the average population density is more than 100 persons per square mile. The “no-shooting zone” has not been updated to protect the health safety and welfare of Mesa County citizens for over fifteen (15) years. As a result of no action, public safety has been compromised. Currently the special interests of a few hunters and recreational shooters have been given a higher priority over the safety and welfare of the general public. Shooters are being allowed to create an unsafe environment to nearby residents and other users. Endangerment by shooters is causing numerous conflicts and is a serious safety concern for users of the river and nearby residents. Recreational shooting and hunting are rural uses for rural areas which have not developed and are not a safe activity for urban areas. Attached for the record is a copy of Sheriff’s request of April 26, 1999 where it stated, “The tremendous growth in the valley has made it necessary to enlarge the (shooting) area.” The population in Mesa County was less than 115,000 people in 1999 when the Mesa County Sheriff made the recommendation. The population in Mesa County is now over 145,000. The recommendation from the Mesa County Sheriff was not completed; so now is the time to make the public safe and enlarge the “no-shooting zone” as recommended by the Mesa County Sheriff to protect the health, safety, and welfare of the public within the area covered by the Comprehensive Plan.

Attachment: Mesa County Commissioners Minutes of April 26, 1999

“CHANGING THE BOUNDARIES OF MESA COUNTY’S NO-SHOOTING ZONE

Riecke Claussen, Sheriff, gave a briefing regarding changing the boundaries of Mesa County’s No-Shooting Zone which was established in 1992. The tremendous growth in the valley has made it necessary to enlarge the area. The proposed area along the Colorado River was on the east side of 32 Road to 35 Road and on the west side of 25 Road to 19 Road. Also it was suggested that the zone include property in the north area as many citizens use that area for motorcycling.”

JAMES R. BAUGHMAN MOVED, DORALYN B. GENOVA SECONDED,
AND MOTION UNANIMOUSLY CARRIED TO APPROVE A REQUEST
FOR ONE NEW APPLICATION ANALYST POSITION FOR THE
INFORMATION MANAGEMENT DEPARTMENT WITH THE INTENT
THAT THE POSITION BE FUNDED FROM THE HEALTH
DEPARTMENT FUND BALANCE.

BRIEFING ITEMS

CHANGING THE BOUNDARIES OF MESA COUNTY'S NO-SHOOTING ZONE.

Riecke Claussen, Sheriff, gave a briefing regarding changing the boundaries
of Mesa County's No-Shooting Zone which was established in 1992. The
tremendous growth in the valley has made it necessary to enlarge the area.

The proposed area along the Colorado River was on the east side of 32 Road
to 35 Road and on the west side of 25 Road to 19 Road. Also it was suggested
that the zone include property in the north area as many citizens use that area
for motorcycling.

LAND USE

Jeff Hofman gave a summary of Land Use items to be heard on Tuesday,
April 27, 1999.

ADJOURNMENT

There being no further business to come before the Board, Chairman Hall
adjourned the meeting at 10:30 a.m.

~~SECRET~~

~~SECRET~~

"APRIL 26, 1999

CALL TO ORDER

At 9:00 a.m., Chairman Kathryn H. Hall called to order a regular Administration meeting of the Board of Mesa County Commissioners at the Administrative Services Building, Commissioners Hearing Room, 750 Main Street, Grand Junction, Colorado. Those present included Commissioners Doralyn B. Genova and James R. Baughman; Elizabeth Rowan, Assistant County Administrator; and Roberta Raley, Clerk to the Board. (Minutes transcribed by Roberta Raley, Clerk to the Board.)

APPROVAL OF MINUTES

JAMES R. BAUGHMAN MOVED, DORALYN B. GENOVA SECONDED, AND MOTION UNANIMOUSLY CARRIED TO APPROVE THE MINUTES OF APRIL 12, 1999, AS WRITTEN, AND AUTHORIZE THE CHAIR TO SIGN.

COMMISSIONERS' REPORTS

Chairman Hall introduced four Central High School students: Amy Sorrells, Heather Hamilton, J C Jensen, and Robert Quintero; and from Pamona Elementary: Rory Blune and Ryan Steel, third grade students. All the students were attending for National County Government Week.

Doralyn B. Genova reported that she was in Washington DC Wednesday through Sunday, April 21 to 25, 1999, with Club 20. She felt they had many very good meetings with a number of Legislators.

Commissioner Baughman reported that on Friday, April 23, 1999, he and Chairman Hall attended the celebration for Jane Quimby.

BLUE STAR INDUSTRIES, LLC

Defining the Way the World Builds



December 18, 2009

David Thornton, SR. Planner
City Planning & Development

Dear Dave Thornton,

As the representative for Blue Star Industries, LLC, I would like to formally request a consideration to change the designated zoning for our property located at 653 25 Rd, Grand Junction, CO, Parcel # 2945-044-51-002.

The Future Land Use Map shows Residential Medium High (RMH) 8 to 16 D.U. per acre. Our request is to change that designation to Residential High Mixed Use 16 to 24 D.U. per acre. We feel this change would be appropriate for this parcel as there is a wide variety of much higher density commercial and residential parcels surrounding this property.

Thank you for your continued assistance on this project.

Sincerely,

A handwritten signature in cursive script that reads "Kim Kerk".

Kim Kerk

Blue Star Industries
Land Development Coordinator
970-640-6913
kkerk@bluestarindustries.com