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**CITY COUNCIL AGENDA
WEDNESDAY, APRIL 4, 2012
MESA COUNTY OLD COURTHOUSE
544 ROOD AVENUE, 2ND FLOOR
6:30 P.M. – PRE-MEETING – ROOM 220
7:00 P.M. – REGULAR MEETING – PUBLIC HEARING ROOM
(NOTE LOCATION – ENTER BUILDING AT 6TH STREET ENTRANCE)**

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

Call to Order

(7:00 p.m.)

Pledge of Allegiance

Invocation – Pastor Dan Wilkie, First Congregational Church

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

Proclamations

Proclaiming the Week of Sunday, April 15 through Sunday, April 22, 2012 as “Days of Remembrance” in the City of Grand Junction

Proclaiming April 16, 2012 as "National Healthcare Decisions Day" in the City of Grand Junction

Proclaiming April, 2012 as “Month of the Young Child” in the City of Grand Junction

Revised April 4, 2012

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

REVISED

Proclaiming April, 2012 as “Child Abuse Prevention Month” in the City of Grand Junction

Appointments

To the Horizon Drive Association Business Improvement District

To the Commission on Arts and Culture

Council Comments

Citizen Comments

***** CONSENT CALENDAR *****

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

Action: Approve the Minutes of the March 20, 2012 Special Session and the March 21, 2012 Regular Meeting

2. **Setting a Hearing on Rezoning Fourteen Properties on the South Side of I-70B between S. 17th Street and 28 Road along E. Main Street** [File #RZN-2011-1322] [Attach 2](#)

A City initiated request to rezone fourteen parcels totaling 17.268 acres from a C-2 (General Commercial) to an I-1 (Light Industrial) zone district.

Proposed Ordinance Rezoning Properties Located on the South Side of I-70B between S. 17th Street and 28 Road Along E. Main Street from a C-2 (General Commercial) to an I-1 (Light Industrial) Zone District

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 2, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Brian Rusche, Senior Planner

****3. Setting a Hearing on Rezoning Two Properties Located at 637/681 Railroad Boulevard and 2225 River Road [File #RZN-2011-1331] [Attach 3](#)**

A City initiated request to rezone 6.769 acres, located at 637/681 Railroad Boulevard and 2225 River Road from I-2 (General Industrial) to I-1 (Light Industrial) zone district.

Proposed Ordinance Rezoning Two Properties Located at 637/681 Railroad Boulevard and 2225 River Road from I-2 (General Industrial) to I-1 (Light Industrial)

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 2, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Senta Costello, Senior Planner

4. Setting a Hearing on Rezoning One Property Located at 2189 River Road [File #RZN-2011-1326] [Attach 4](#)

A City initiated request to rezone one property located at 2189 River Road from I-2, (General Industrial) to I-1, (Light Industrial) zone district.

Proposed Ordinance Rezoning One Property from I-2, (General Industrial) to I-1, (Light Industrial), Located at 2189 River Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 2, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Scott D. Peterson, Senior Planner

5. Sole Source Purchase of Public Safety Building Audio Video Systems [Attach 5](#)

This request is to award a sole source contract to All Sound Designs for the purchase and installation of the Audio Video (A/V) systems in the Public Safety Building. All Sound Designs is currently working on the A/V solution for the City Hall Auditorium and this sole source will insure a system compatible. The system will provide enhanced display of automated systems, data, video, audio, and Geographic Information System (GIS) interactive maps for use in support of critical police, training, investigations, and incident management.

Action: Authorize the City Purchasing Division to Enter into a Contract with All Sound Designs of Grand Junction, CO for the Public Safety Building Audio Video Systems in the Amount of \$300,000

Staff presentation: Jim Finlayson, Information Technology Director
Jay Valentine, Financial Operations Manager

6. **Purchase of Aggregate and Road Material for Streets Division for 2012**

[Attach 6](#)

This request is for the purchase of 1/4" and 3/8" aggregate for the City's Streets Division for 2012. This aggregate will be used as chips for the 2012 Chip Seal project.

Action: Authorize the Streets Division to Enter into a Contract with Whitewater Building Materials to Provide Aggregate and Road Materials for the Streets Division for an Estimated Amount of \$55,800

Staff presentation: Greg Trainor, Utilities, Streets, and Facilities Director
Darren Starr, Streets, Storm Water, and Solid Waste Manager
Jay Valentine, Financial Operations Manager

7. **Purchase Crew Cab Dump Truck for Streets Division**

[Attach 7](#)

This request is for the purchase of a scheduled equipment replacement of a Crew Cab Dump Truck for the Streets and Storm Water divisions.

Action: Authorize the City Purchasing Division to Purchase a 2012 Ford F550 Crew Cab Dump Truck from Western Slope Auto in an Amount of \$50,152

Staff presentation: Greg Trainor, Utilities, Streets, and Facilities Director
Darren Starr, Streets, Storm Water, and Solid Waste Manager
Jay Valentine, Financial Operations Manager

8. **Dump Truck Rentals with Drivers for the City Spring Cleanup Program 2012**

[Attach 8](#)

This request is for the award of a contract for the rental of dump trucks with drivers to haul debris and refuse to designated collection sites as part of the City's Annual Spring Cleanup Program for 2012.

Action: Authorize the Purchasing Division to Enter into a Contract with Colorado West Contracting, Inc. to Provide Thirteen Dump Trucks with Drivers for the Duration of the Two Weeks for the City Spring Cleanup Program, for an Estimated Amount of \$65,000

Staff presentation: Greg Trainor, Utilities, Streets, and Facilities Director
Darren Starr, Streets, Storm Water, and Solid Waste Manager
Jay Valentine, Financial Operations Manager

9. **Contract for the 2012 Sewer Line Replacement Project** [Action 9](#)

This request is to award a construction contract for the sewer line replacement project in the Panorama Subdivision, the Formay Subdivision, and an existing line that will serve the new Fire Administration building. This annual program replaces aging sewer lines that have surpassed their design life. In all, a total of 12,800 lineal feet of sewer main line will be replaced as part of this project. As a result of the bids received, Staff recommends adding additional work that will allow the replacement of the entire Panorama Subdivision.

Action: Authorize the City Purchasing Division to Enter into a Contract with MA Concrete Construction, Inc. of Grand Junction, CO for the 2012 Sewer Line Replacement Project for the Bid Amount of \$623,754.91 and an Extension of Unit Prices for an Additional \$315,475 for a Total Estimated Contract Amount of \$939,229.91

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

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

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

10. **Fees and Charges for Lincoln Park Tower** [Attach 10](#)

The new facilities at the stadium complex requires a City Council approved set of fees and charges in order to begin booking the facilities to Parks Improvement Advisory Board (PIAB) partners and other general community users. The anticipated date of completion for the facilities is May 8, 2012, with the first major event planned on May 12th.

Resolution No. 14-12—A Resolution Adopting Fees and Charges for the Lincoln Park Tower through the Parks and Recreation Department

®Action: *Adopt Resolution No. 14-12*

Staff presentation: Rob Schoeber, Parks and Recreation Director

11. **Public Hearing—Annexation and Zoning of the Sturgeon Electric Enclave, Located at 2775 Riverside Parkway** [File #ANX-2011-1314] [Attach 11](#)

A request to annex 2.375 acres of enclaved property, located at 2775 Riverside Parkway, and to zone the annexation, consisting of one parcel, to an I-1 (Light Industrial) zone district.

a. Annexation Ordinance

Ordinance No. 4515—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Sturgeon Electric Enclave Annexation, Located at 2775 Riverside Parkway, Consisting of Approximately 2.375 Acres

b. Zoning Ordinance

Ordinance No. 4516—An Ordinance Zoning the Sturgeon Electric Enclave Annexation to I-1 (Light Industrial), Located at 2775 Riverside Parkway

®Action: *Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance Nos. 4515 and 4516*

Staff presentation: Tim Moore, Public Works and Planning Director
Brian Rusche, Senior Planner

12. **Public Hearing—Rezone One Parcel Located at 3015 D Road** [File #RZN-2011-1151] [Attach 12](#)

A City initiated request to rezone approximately 4.952 acres, located at 3015 D Road, from an R-E (Residential Estate) to an R-8 (Residential 8 dwelling units/acre) zone district.

Ordinance No. 4517—An Ordinance Rezoning Property Located at 3015 D Road from an R-E (Residential Estate) to an R-8 (Residential 8 Dwelling Units/Acre) Zone District

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4517

Staff presentation: Tim Moore, Public Works and Planning Director
Brian Rusche, Senior Planner

13. **Public Hearing—Rezone Eight Parcels, Located at 2608 and 2612 G Road; 719, 721, 725, 726 26 Road, and One Unaddressed Lot Directly North of 725 26 Road** [File #RZN-2012-1219] [Attach 13](#)

A City initiated request to rezone eight parcels, totaling 42.79 acres, located at 2608 and 2612 G Road; 719, 721, 725, 726 26 Road; and one lot directly north of 725 26 Road from R-2 (Residential – 2 units per acre) to R-4 (Residential – 4 units per acre) zone district.

Ordinance No. 4518—An Ordinance Rezoning 8 Parcels from R-2 (Residential – 2 Units per Acre) to R-4 (Residential – 4 Units per Acre), Located at 2608 and 2612 G Road; 719, 720, 721, 725, 726 26 Road; and an Unaddressed Parcel Number 2701-344-00-022 (Directly North of 725 26 Road) from R-2 (Residential – 2 Units per Acre) to R-4 (Residential – 4 Units per Acre) Zone District

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4518

Staff presentation: Lori V. Bowers, Senior Planner

14. **Public Hearing—Rezone Fourteen Properties Located South and West of the G Road and 24 ½ Road Intersection** [File #RZN-2011-1216] [Attach 14](#)

A City initiated request to rezone approximately 64 acres, located south and west of the G Road and 24 ½ Road intersection, from R-12 (Residential 12 dwellings/acre) zone district to R-24 (Residential 24 dwellings/acre) zone district.

Ordinance No. 4519—An Ordinance Rezoning 14 Properties from R-12 (Residential 12 Dwellings/Acre) to R-24 (Residential 24 Dwellings/Acre), Located South and West of the G Road and 24 ½ Road Intersection

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4519

Staff presentation: Senta Costello, Senior Planner

15. **Public Hearing—Rezone 201 Properties Located Generally East of N. 22nd Street and West of 28 Road, Between Grand and Hill Avenues** [File #RZN-2011-1212] [Attach 15](#)

A City initiated request to rezone 201 properties located generally east of N. 22nd Street and west of 28 Road, between Grand and Hill Avenues from R-8, (Residential – 8 du/ac) to R-12, (Residential – 12 du/ac).

Ordinance No. 4520—An Ordinance Rezoning 201 Properties from R-8, (Residential – 8 DU/Ac) to R-12, (Residential – 12 DU/Ac), Generally Located East of N. 22nd Street and West of 28 Road, between Grand and Hill Avenues

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4520

Staff presentation: Tim Moore, Public Works and Planning Director
Scott D. Peterson, Senior Planner

- ***16. **Support of Current Lottery Funds Distribution** [Attach 16](#)

A resolution supporting the current distribution formula for lottery funds which is 50% to the Great Outdoors Colorado (GOCO) Trust Fund, 40% to the Conservation Trust Fund, and 10% to the Colorado Division of Parks and Wildlife.

Resolution No. 15-12—A Resolution to Protect the Current Lottery Distribution Formula

®Action: Adopt Resolution No. 15-12

Presentation: City Council

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

18. **Other Business**

19. **Adjournment**

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

MARCH 20, 2012

The City Council of the City of Grand Junction, Colorado met in Special Session on Tuesday, March 20, 2012 at 12:03 p.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 N. 5th Street. Those present were Councilmembers Bennett Boeschstein, Teresa Coons, Jim Doody, Laura Luke, Bill Pitts, Sam Susuras, and President of the Council Tom Kenyon. Also present were Acting City Manager Rich Englehart, City Attorney John Shaver, and Police Chief John Camper.

Council President Kenyon called the meeting to order.

Councilmember Susuras moved to go into Executive Session for Attorney/Client Conference Relative to the Transient /Homeless Issue and Invocations, Property Negotiations Relative to the Lamplight and the White Hall Properties, and for the Purposes of Instructing Negotiators Relative to Xcel Energy, and City Council will not return to open session. Councilmember Pitts seconded the motion.

Council President Kenyon asked for an amendment to the motion to include a property called Cameo.

Councilmember Susuras moved to amend the motion to add a property called "Cameo". Councilmember Pitts seconded the amended motion. Motion carried.

The City Council convened into executive session at 12:04 p.m.

Stephanie Tuin, MMC
City Clerk

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

March 21, 2012

The City Council of the City of Grand Junction convened into regular session on the 21st day of March, 2012 at 7:00 p.m. in the Mesa County Public Hearing Room. Those present were Councilmembers Bennett Boeschstein, Teresa Coons, Jim Doody, Laura Luke, Bill Pitts, Sam Susuras, and Council President Tom Kenyon. Also present were Acting City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Kenyon called the meeting to order. He asked Alex Iles from Boy Scouts Troop 303 to lead the Pledge of Allegiance which was followed by a Moment of Silence.

Council Comments

Councilmember Boeschstein stated that several Councilmembers took the Lower Colorado River Tour and it was a great trip. He described where they went and how the River is the lifeblood of the west. He also went to the Human Services breakfast and thanked Mollie Woodward and Gi Moon for their service. Lastly, he said this year is the 25th anniversary of the Riverfront Project so there will be lots of events associated with that.

Citizen Comments

There were none.

CONSENT CALENDAR

Council President Kenyon announced that a citizen asked that item #8 be removed from the Consent Calendar and to be heard under individual consideration.

Councilmember Luke read the Consent Calendar, skipping item #8, and then moved to approve the Consent Calendar items #1-11. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the March 7, 2012 Regular Meeting

2. **Setting a Hearing on the Hernandez Enclave Annexation, Located at 2956 D Road** [File #ANX-2012-188]

A request to annex 0.527 acres of enclaved property, located at 2956 D Road. The Hernandez Enclave consists of one (1) parcel and no public right-of-way.

a. Notice of Intent to Annex and Exercising Land Use Control

Resolution No. 13-12—A Resolution of the City of Grand Junction, Giving Notice that a Tract of Land Known as the Hernandez Enclave, Located at 2956 D Road, Consisting of Approximately 0.527 Acres, will be Considered for Annexation to the City of Grand Junction, Colorado and Exercising Land Use Control

Action: Adopt Resolution No. 13-12

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hernandez Enclave Annexation, Located at 2956 D Road, Consisting of Approximately 0.527 Acres

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 2, 2012

3. **Setting a Hearing on Zoning the Sturgeon Electric Enclave Annexation, Located at 2775 Riverside Parkway** [File #ANX-2011-1314]

A request to zone the Sturgeon Electric Enclave Annexation, located at 2775 Riverside Parkway, which consists of one (1) parcel, to an I-1 (Light Industrial) zone district.

Proposed Ordinance Zoning the Sturgeon Electric Enclave Annexation to I-1 (Light Industrial) Located at 2775 Riverside Parkway

Action: Introduction of a Proposed Ordinance and Set a Hearing for April 4, 2012

4. **Setting a Hearing on Rezoning One Parcel Located at 2170 Broadway** [File # RZN-2011-1152]

A City initiated request to rezone approximately 4.846 acres, located at 2170 Broadway, from an R-2 (Residential 2 dwelling units/acre) to an R-8 (Residential 8 dwelling units/acre) zone district.

Proposed Ordinance Rezoning Property Located at 2170 Broadway from an R-2 (Residential 2 Dwelling Units/Acre) to an R-8 (Residential 8 Dwelling Units/Acre) Zone District

Action: Introduction of a Proposed Ordinance and Set a Hearing for April 18, 2012

5. **Setting a Hearing on Rezoning Four Properties Located at 2202, 2202 1/2, 2204 H Road, and 824 22 Road** [File #RZN-2011-1215]

A City initiated request to rezone four properties located at 2202, 2202 1/2, 2204 H Road, and 824 22 Road from M-U, (Mixed Use) to MXG-3, (Mixed Use General) zone district.

Proposed Ordinance Rezoning Four Properties from M-U, (Mixed Use) to MXG-3, (Mixed Use General), Located at 2202, 2202 1/2, 2204 H Road, and 824 22 Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for April 18, 2012

6. **Setting a Hearing on Rezoning 92 Properties Located Between 12th Street and 17th Street along Main Street and the North Side of Colorado Avenue** [File #RZN-2011-1221]

A City initiated request to rezone approximately 13 acres, located between 12th Street and 17th Street along Main Street and the north side of Colorado Avenue, from R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district.

Proposed Ordinance Rezoning 92 Properties from R-8 (Residential 8 DU/Ac) to an R-O (Residential Office) Zone District, Located Between 12th Street and 17th Street Along Main Street and the North Side of Colorado Avenue

Action: Introduction of a Proposed Ordinance and Set a Hearing for April 18, 2012

7. **Purchase Hot Mix Asphalt for Streets Division for 2012**

This request is for the purchase up to 1,388 tons of hot mix asphalt for the Streets Division to be used for road work and repairs in 2012.

Action: Authorize the Purchasing Division to Purchase Approximately 1,388 Tons of Hot Mix Asphalt, on Behalf of the Streets Division, from Elam Construction, Inc. for an Amount Up to \$97,125

8. **Recommendations for Revision of Outdoor Dining Lease – Moved to Individual Consideration**

This request seeks Council action on DDA's recommendations for revisions to the Outdoor Dining Lease that governs food and beverage service in areas of the

public way in the Downtown Shopping Park (DSP) on Main Street, Seventh Street, and Colorado Avenue.

9. **Sole Source Purchase of Public Safety Technology for Backup and Disaster Recovery**

This request is to sole source and purchase software, hardware, and implementation services for an integrated backup and disaster recovery system.

Action: Authorize the City Purchasing Division to Sole Source a NetApp/Syncsort Integrated Backup System Purchase through Reseller CDW Government, Inc. in the Amount of \$384,500

10. **Award a Contract for the Matchett Property Farm Lease**

The undeveloped park property at Matchett Park requires a contract to maintain and farm the property. The Park has been leased to a local farmer for the past 11 years. A Request for Proposals process was conducted in late February 2012 with one individual submitting a proposal.

Action: Authorize the Parks and Recreation Department to Enter into a Contract with Kenny Romisch of Romisch Farms in Palisade, Colorado for the Agricultural Responsibilities of the Matchett Farm

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Recommendations for Revision of Outdoor Dining Lease – Moved from Consent Calendar

This request seeks Council action on DDA's recommendations for revisions to the Outdoor Dining Lease that governs food and beverage service in areas of the public way in the Downtown Shopping Park (DSP) on Main Street, Seventh Street, and Colorado Avenue.

Harry Weiss, Downtown Development Authority (DDA) Director, presented this item. He described the purpose of the item before the City Council and the mission of the DDA in relation to the outdoor dining lease. The previous lease form had some provisions that were overly restrictive and within the new form some perfunctory items that should be included in a lease have been added. It was an effort to take the existing lease form and make it more conforming to standard leases and practices. Three main provisions were changed: allowing outdoor dining areas to be open year round as determined by the operator; allowing live music in the leased area but it would require that the amplification not exceed 55 decibels measured at a distance of 20 feet from any of the premises boundaries; and allowing for additional lighting like Christmas lighting. Another provision within the lease form addresses signage. This comes forward due to the use of umbrellas with advertising. It is common practice that vendors provide logo umbrellas in

exchange for the advertising. The DDA does not have a problem with the establishment advertising the name of their business. He then explained the DDA's investment in the public way to make the area attractive and that they have a vested interest in maintaining the quality of the public space. It is a very precious resource. Therefore advertising in the public way is not in the best interest of achieving that interest. Having advertising is in conflict with the vision for the downtown.

Council President Kenyon then asked Mr. Evan Gluckman to come forward and address the Council.

Evan Gluckman, 537 Kingsman Court, owner of Main Street Café, said he has been serving Grand Junction for going on 20 years. For the last twelve years they have been on Main Street and they have displayed the Coca Cola umbrellas which are a 1950's diner icon. He referred to Mr. Weiss's statement that to remove them is in the public's best interest. He believes making him remove them is micro-managing and outside the scope of the DDA. His customers have no problems with the Coke umbrellas. The restaurant strives for a 1950's theme. He noted that Denver's LODO is filled with these types of logos.

Council President Kenyon asked Acting City Manager Rich Englehart if there are any other presentations regarding this issue. Acting City Manager Englehart replied that there is not from Staff's standpoint at this time.

Councilmember Susuras stated his respect for Mr. Gluckman for speaking up. He was glad that the lease is allowing year round operations.

Councilmember Boeschstein said he serves on the DDA board and they thought about this issue. He said in order to have some aesthetic control, the DDA board thought it is best to take this stand. If there are all kinds of ads along the street it would create a hodgepodge along the street. The outside dining is great to have year round. The DDA wants to make sure there is clearance for wheel chairs and pedestrians.

Others stood asking for an opportunity to speak.

Vanessa Funches, owner of Naggly McGee's, said it's not about advertising and logos, it's about branding the business. Logo umbrellas let the public and tourists know what type of business it is. Driving by, people know what type of business it is. It adds to walk-in and out-of-town business. She understands the concerns, the City and the DDA does not want the downtown to look shoddy. The downtown businesses are willing to work with Mr. Weiss to come up with some guidelines. She said it is not about a kickback from the vendor. She questioned if it is still public if the business is leasing the outdoor area.

Evan Gluckman, Main Street Café, asked Councilmember Boeschstein to recuse himself due to his service on the DDA board.

Robert Wesley Brown, new resident, came to see what this City Council is all about. He encouraged Council to allow free enterprise to grow and asked what business is it of theirs. He said the Council should not be running other people's businesses.

Councilmember Doody said Mr. Weiss made a good presentation as did Vanessa and Evan. He agreed they have stewardship over these areas and are trying to promote business. He said it makes sense to allow that advertising. Goal #8 in the Comprehensive Plan, to enhance the visual and public appeal, he does not feel that an umbrella adversely affects that goal. He supports the DDA recommendation and their findings, but said they should allow the signage as brought forward.

Councilmember Coons thanked the DDA for their consideration of how the lease agreement could be changed to enhance the downtown. She suggested a compromise, perhaps a design committee that would look at things like this, such as umbrellas that fit a theme or other design elements. She suggested that the proposal be adopted as presented with the exception of this issue.

Councilmember Luke agreed with the idea of design themes to market the business. She respects Mr. Weiss's work with the DDA but she agrees with the idea of a design committee. She agreed with a reasonable amount of advertising.

Councilmember Pitts agreed with the year round allowance. Regarding the umbrellas, the City Council has put a lot of faith in the DDA Director and the DDA and their direction. However, the DDA is the right venue for this discussion. He agreed with splitting out the umbrella issue and have the DDA make a recommendation.

Councilmember Susuras noted that occasionally the City Council must step in and make corrections with their appointed boards. He asked if the matter needs to be brought back.

City Attorney Shaver said the wording in the lease would allow City and DDA approval and so the Council could give direction to the DDA on how that paragraph should be amended, such as striking out the express prohibition of third party advertising. City Attorney Shaver then explained why the new lease is more complicated than what Mr. Gluckman operated under previously, he was under a simpler agreement and then two types of sidewalk usage (alcohol versus no alcohol) have been merged. He suggested some wording in their direction tailored to the type of logos allowed.

Councilmember Boeschstein suggested this matter go back to the DDA board. He is not opposed to a design review committee.

Councilmember Coons said her intent was to make it broader, for a design committee to look at the theme based elements.

Council President Kenyon addressed one of the speakers, noting the Council is very diligent of not having interference with private business. Most of this was trying to prevent a billboard type of effect along Main Street. However, he has sympathy for the position of

Main Street Café and agreed with the branding argument. It doesn't make sense to require the Coke umbrellas to come down. He asked DDA Director Weiss to address this option.

Mr. Weiss said he and the DDA are agents of the City Council. Regarding a design committee, that may be problematic. A standard developed will be much better to administer. The issue is Council's call. He feels that bringing in third party advertising can be an issue. If the lease says that it must be related to products served, it will be easier to administer.

City Attorney Shaver suggested leaving in the wording that third party business identification not be allowed. Allow product identification consistent with the theme of the business could be an addition to paragraph 9d. He suggested those changes could be made subject to ratification by the Council and the DDA.

Councilmember Susuras moved to approve the Outdoor Dining Lease with the changes recommended by City Attorney Shaver. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Public Hearing—North Seventh Street Historic Residential District Guidelines and Standards and Historic Preservation Board Responsibilities and Authority [File #PLD-2012-80 and ZCA-2012-107]

A request by the North Seventh Street Historic Residential District neighborhood to establish a new Plan for the North Seventh Street Historic Residential District Planned Development, including the North Seventh Street Historic Residential District Guidelines and Standards, to maintain and enhance the historic character of those properties, and to amend the Zoning and Development Code ("Code") to authorize the Grand Junction Historic Preservation Board ("Board") to review and approve applications for construction/alteration to sites and/or structures located on North 7th Street between Hill Avenue and White Avenue, as shown on the Site Location Map.

The public hearing was opened at 7:57 p.m.

Tim Moore, Public Works and Planning Director, introduced this item. The request comes forward through Staff but as a result of the work of the neighborhood and the Historic Preservation Board. The neighborhood worked very hard on the development of these guidelines.

Kathy Portner, Neighborhood Services Manager, and Kristen Ashbeck, Senior Planner, presented this item.

Ms. Portner explained the request before them. She described the location and the area. All of the properties are on the National Historic Register of Historic Places. She described the existing and surrounding zoning. Ms. Portner provided the background and history of the area. It is the only area in Grand Junction on the National Register. In

2010, a change was made that required that any changes to the neighborhood come to the City Council for approval. In the meantime, the neighborhood was asked to come up with some standards and guidelines. She described the steps taken to develop the guidelines. Step One was a complete inventory and a survey of the owners. 71% of those surveyed wanted both guidelines and standards. Maintaining historical integrity was key to people. The proposal is a new plan for the properties in the District with three properties south of Grand Avenue that will be advisory and still be reviewed for compliance with the guidelines. The guidelines do not deal with use, only aesthetics. Use change would still go through the rezone process. An application for a certificate of appropriateness would be required. Staff would make a recommendation to the Historic Preservation Board for approval or denial. Any appeals would go to City Council. The Historic Preservation Board is prepared and willing to take on that role. The guidelines and standards include bulk requirements, landscaping in the public right-of-way, and addresses landscaping on private property. Other items addressed include district and building identification, utility systems, location and screening of various utility boxes, the use of solar on roof tops, the location of satellite dishes, building proportions, and exterior materials. Another component is porches and entrances, window and façade treatments, roof forms and materials, and additions and demolitions. The City Council would have the final say on any demolition of a structure. The proposal is consistent with the Comprehensive Plan and the Code. There are two ordinances before Council for consideration. Neighborhood representatives are present.

Kathy Jordan, 440 N. 7th Street, provided some history of 7th Street. She noted it is the heart of the original square mile of the City. President and First Lady Bush came to Grand Junction in 1991 and traveled down 7th Street. She provided much more of the history of the area including the lighting and the placement on the National Register in 1984. She gave the history of the development of the guidelines which included Councilmember Boeschstein's offer of assistance prior to his service on City Council. The Sizemore's took the information gathered and created a draft document and presented it to the neighborhood where several exercises were performed on the draft. Another draft was created. Then a survey was conducted. A majority of those present at the fourth neighborhood meeting agreed with the proposed guidelines. Ms. Jordan lauded the work of Senior Planner Kristen Ashbeck and her help with keeping the process transparent. She encouraged adoption of the guidelines and thanked the City Council.

Rich Buffington, 604 N. 7th Street, new resident, said he has read the guidelines many times and supports them 100%.

Harry Weiss, 430 Cedar Avenue, asked about the stay for demolition, in other words, if an owner wants to demolish a structure in the District, is there a wait period? Kristen Ashbeck said there is not a specific time frame but demolition does require a process and a fee. Mr. Weiss explained how it is handled in other communities.

City Attorney Shaver said the guidelines are written to allow for review of other options.

Mr. Weiss said these types of guidelines provide a protected area and it preserves property values. It is not simply about aesthetics.

The public hearing was closed at 8:20 p.m.

Councilmember Susuras noted that 36 people responded to the survey and 24 people wanted nothing in the way of standards. Only 7 people wanted strong mandates and that is not a majority. Ms. Ashbeck agreed that some did state that but 71% did vote that they wanted some requirements. Councilmember Susuras said that the recommendations are strong requirements. He noted that the guidelines state that the Director of Public Works and Planning shall make a recommendation to the Historic Preservation Board. All the authority is being delegated to the Director and the Historic Preservation Board.

Ms. Portner said there were other things on the table and the elements were scaled back to those they thought most important to maintaining the integrity. She concurred that it is a change in the authority. The Historic Preservation Board would be taking on a role like the Planning Commission. Any change in use will still come to City Council.

Councilmember Susuras said he does not want to delegate Council's authority and he will vote no.

Councilmember Boeschstein said these are standards and guidelines which make it more palatable to those that did not want standards. The proposal will be smoother, a staff review and then to the Historic Preservation Board who is well versed in looking at historic and architectural elements. This is a much better process; now it is a very arduous process. It doesn't mean changes can't be made. He thanked all the people who participated. It will stabilize the neighborhood. Old neighborhoods have a habit of deteriorating in the City. This will protect the owner's investment and he is in favor.

Councilmember Pitts echoed Councilmember Boeschstein and said that this will protect the neighborhood in a systematic manner. He will support it.

Councilmember Coons said that the standards and guidelines have been a long time coming and she congratulated the neighborhood for coming together and working on this. It is difficult to balance all the concerns and needs. She agrees that the City Council should be the body of last resort. She will support this plan.

Councilmember Doody expressed his appreciation for the great work. He had one concern and that is the 7th Street and Grand intersection. The southbound traffic flow doesn't work and there should have been a roundabout built at that intersection. He asked if there will be some roadway work allowed within the guidelines. Ms. Portner stated that there is nothing in the guidelines that will prohibit any changes to that intersection as that is mentioned in the Greater Downtown Plan for better intersection control there.

Councilmember Luke has reservations about relinquishing authority over for this matter. She wants the citizens to have access to the City Council. She asked how often the authority is reversed and how often are those confrontational reversals?

City Attorney Shaver agreed the Council should be the body of the last resort. Another school of thought is involvement of Council on the front end. Both models are practiced in local government. This is an engaged neighborhood and if there was abuse, the City Council would hear about it. It is appropriate for the Council to take that into consideration when adopting such a plan. Regarding the legality, there is no delegation that the City Council does not have control over. If things aren't working, the ordinance can be repealed or amended.

Councilmember Luke asked for examples for a change of use. Ms. Portner stated that the neighborhood north of Grand Avenue is zoned R-8, so, for example, if someone wanted to have an office use, that is not allowed in R-8 zoning, therefore that would have to go through a normal rezoning process before the City Council.

Council President Kenyon noted that he is comfortable with the review process that the Planning Department and Staff has and is confident that if anything is not working, Council will hear about it.

Councilmember Susuras still felt that there was not a majority wanting these standards and guidelines and also noted that an appeal would be a lengthy process.

Ordinance No. 4508—An Ordinance Amending Ordinance No. 4403 for the Planned Residential Development – North 7th Street Consisting of Guidelines, Standards, and Review Process by which New Construction or Alterations within the Zone are Determined

Ordinance No. 4509—An Ordinance Amending Section 21.07.040 (Historic Preservation) of the Grand Junction Municipal Code Granting Authority to the Historic Preservation Board to Review and Decide Applications for Alteration or Construction within the North Seventh Street Historic Residential District According to the Guidelines and Standards of that District

Councilmember Boeschstein moved to adopt Ordinance No. 4508 and ordered it published in pamphlet form. Councilmember Doody seconded the motion. Motion carried by roll call vote 6 to 1 with Councilmember Susuras voting NO.

Councilmember Boeschstein moved to adopt Ordinance No. 4509 and ordered it published in pamphlet form. Councilmember Coons seconded the motion. Motion carried by roll call vote 6 to 1 with Councilmember Susuras voting NO.

Public Hearing—Rezoning Properties in the Area of Patterson Road and 26 ½ Road from R-1 and R-5 to R-4, B-1, and R-8 [File #RZN-2011-1205]

A request to rezone nine parcels totaling 13.365 acres located in the area of Patterson Road and 26 ½ Road.

1. The first subarea rezone is from R-1 (Residential - 1 unit per acre) to R-4 (Residential – 4 units per acre) zone district;
2. The second subarea is from R-1 (Residential - 1 unit per acre) to R-4 (Residential – 4 units per acre) zone district; and
3. The third subarea consists of rezones from R-5 (Residential – 5 units per acre) to B-1 (Neighborhood Business) and from R-5 (Residential – 5 units per acre) to R-8 (Residential – 8 units per acre) zone districts.

The public hearing was opened at 8:40 p.m.

Tim Moore, Public Works and Planning Director, introduced this item and the remaining items on the agenda. Four of the items deal with rezoning to bring the zoning and the Comprehensive Plan in harmony with each other. The other item is an extension for a Planned Development for the Red Rocks Valley and he advised that there are new owners of the development.

Lori V. Bowers, Senior Planner, presented this item. She described the sites, the locations, and the request which is City initiated. Subarea 1 is one parcel, Subarea 2 is two parcels, and Subarea 3 is five parcels. Ms. Bowers described each site, the existing zoning, and surrounding zoning. No written comments were received but the City did receive a phone call inquiry on Subarea 2. Once the change was explained there were no objections. In Subarea 3, one property owner, Mildred VanDover wishes to opt out from the rezone. Another property owner objected at the Planning Commission meeting. No other property owners responded or they were in favor of the rezone. The proposal meets Goal 1 and Goal 6 of the Comprehensive Plan. The request will bring the zoning into conformance with the zoning and the Future Land Use designation. The Planning Commission forwarded a recommendation of approval, 6 to 1. The requested zone is consistent with the goals and policies of the Comprehensive Plan and it meets the criteria of the Grand Junction Municipal Code.

Councilmember Pitts inquired about access to the property whose owner objected. Ms. Bowers said the owner said it is in her will that the property will never be redeveloped and despite the efforts to explain to her how it will not affect her but bring her into conformance, she was still opposed.

Councilmember Pitts asked for a legal opinion on the restriction mentioned. City Attorney Shaver said, without seeing the instruments, he cannot say if the documents are done properly to restrict that. It is possible.

Councilmember Coons asked, for clarification, if the property were to be rezoned and the family decided to put in into a trust, the rezone would not change that opportunity. Ms. Bowers said that is correct.

Councilmember Boeschstein had concerns that the access to the property would make it hard to develop at that density. The wash runs through there and there is a floodplain. However, there is a good opportunity for a trail. Councilmember Boeschstein noted she could have a conservation easement. City Attorney Shaver said that is correct, the zoning would not render that undoable.

Councilmember Boeschstein asked why the property is being rezoned if it is not going to be developed. Ms. Bowers said if the surrounding properties were assembled, other access options may exist.

There were no public comments.

The public hearing was closed at 8:56 p.m.

Ordinance No. 4510—An Ordinance Rezoning 632 and 642 26 ½ Road and a Parcel Located at the Eastern End of Northridge Drive Tax Parcel Number 2945-023-00-065, from R-1 to R-4; Rezoning 2628, 2630, 2632, 2634 Patterson Road and an Unaddressed Lot Located between 2634 and 490 Patterson Road, Tax Parcel 2945-023-00-041, from R-5 to B-1; and Rezoning 2634 ½ Patterson Road from R-5 to R-8

Councilmember Susuras moved to adopt Ordinance No. 4510 and ordered it published in pamphlet form. Councilmember Coons seconded the motion.

Councilmember Boeschstein suggested an amendment to the motion to exclude the property with only one access onto 26 ½ Road.

City Attorney Shaver advised Council that the current motion would need to be voted on and a second motion could be made with the change.

There was no change.

Councilmember Coons said she hears the concerns and the difficulty of developing that property and the request to keep the existing zoning but her reason for supporting the rezone request is that the zoning fits the Comprehensive Plan and the general purpose. There is an opportunity for the family to put the property into a conservation trust, and if not, it could be part of a parcel assembly.

The motion carried by roll call vote with Councilmember Boeschstein voting NO.

Council President Kenyon called a recess at 9:03 p.m.

The meeting reconvened at 9:08 p.m.

Public Hearing—Amending the Red Rocks Valley Planned Development, Outline Development Plan Phasing Schedule [File #PP-2006-217]

The 139 acre Red Rocks Valley Planned Development consists of five phases located off of South Camp Road. The applicants received Preliminary Plan approval for a Planned Development on August 1, 2007. They request a ten year extension for the remaining Phases, all to be platted by March 1, 2022.

The public hearing was opened at 9:08 p.m.

Lori V. Bowers, Senior Planner, presented this item. She described the site, the location, and the request. She presented the original outline development plan and indicated where the amendments will be. Ms. Bowers detailed the community benefits of the Planned Development. The first phase created 50 single family lots and 52 attached patio homes. During Phase 1, it was realized that the time frame for Phase 1 might not be met. The property was ultimately foreclosed on. Phase 1 was foreclosed on and the remainder reverted back to the original owner. Phase 1 was purchased and that owner has requested the extension. That will allow the project to be in conformance with the 2010 Zoning Code. She said the project supports the goals and policies of the Comprehensive Plan, the Grand Valley Circulation Plan, and the Zoning and Development Code. The amendment is consistent with the Comprehensive Plan and the review criteria of the Grand Junction Municipal Code have been met.

Council President Kenyon asked Public Works and Planning Director Moore to come forward. The area has been neglected, no houses were built, the area was abandoned by the bank and the owners, it was vandalized severely, street signs were run over and moved over, weeds got six feet high, concrete is cracked and some never got finished, and there were holes in the pavement making it unsafe to drive on. He wanted assurance that situation will not continue to occur.

Mr. Moore said that the property has gone through an evolution and has been a struggle. Now that some lots have been sold, hopefully that situation won't happen again.

Council President Kenyon stated that the City has an obligation to make sure properties in the City do not go into disrepair. He was disappointed that it took so long to take care of the situation.

Councilmember Susuras asked how much open space will be granted to the City. Ms. Bowers said the City is looking to have trail connections on the property. Councilmember Susuras asked if the City can get some more open space with this request. Ms. Bowers said the City can only get the trail easements, the proposed open space is on a separate tract.

City Attorney Shaver asked if there are open space tracts within the subdivision that are previously platted. Ms. Bowers pointed out tracts that have not been dedicated yet. City Attorney Shaver advised Councilmember Susuras that Council could request an earlier

dedication but it sounds like the dedication would happen as phasing of the project occurs.

Councilmember Boeschstein asked Ms. Bowers if the trails have been identified in any of the maps that were provided to Council. Ms. Bowers advised that it is shown on the Urban Trails Master Plan which she did not have available at that time. Councilmember Boeschstein asked about the flash floods coming down the washes that are mentioned. Ms. Bowers stated that she worked with the developer at the time to avoid those areas, and it is still being looked at by the engineers and the 521 Drainage Authority. Councilmember Boeschstein referred to the rough topography area to the southeast, noting there are very steep slopes; it is not a buildable area. Ms. Bowers said yes, they are designated as no build zones. Councilmember Boeschstein asked if those would be the open space tracts. Ms. Bowers replied yes, and she believes they are dedicated to the Homeowners Association. Councilmember Boeschstein asked if there is a map that shows all of the hazards and the no-build areas. Ms. Bowers said yes, she has one in her office in the Planning Department. Councilmember Boeschstein said that the floodplain should also be identified as no-build. Ms. Bowers said yes, there was extensive research done on that as water from the monument area goes down through the Red Canyon wash.

Kirk Ryder, 872 Quail Run Drive, representing Surf View Development, said that they owned the property for over thirty years. The property was sold to Redlands Valley Cache in approximately 2006. They took every precaution to make sure, as the subdivision was developed in a phased way, that open space would be platted to the developable lots so that the partial releases required and the money that was owed to Surf View would be paid off in proportional phases. They finagled a parcel for development that was to be open space. Surf View foreclosed on the property around the perimeter while the lender foreclosed on Phase 1 of the development. Surf View Development had nothing to do with the infrastructure that has been an issue. He is confident they will be cooperating with the Phase 1 owner. They are asking for the ten year extension on the perimeter property, the later phase property.

There were no other public comments.

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

Councilmember Doody asked Public Works and Planning Director Tim Moore about the foreclosed property, were there sufficient funds secured to complete the infrastructure? Mr. Moore said there wasn't quite enough. The City had about 20% of the value overall.

Council President Kenyon asked if there are now only two entities involved. City Attorney Shaver replied affirmatively and stated that the Paul's Corporation bought the first phase, the balance is platted and is proposed to be developed in the future. Council President Kenyon asked what portion the ten year extension is for. City Attorney Shaver said the extension is for everything else that is not already platted. Council President Kenyon asked about the portion that is already platted. City Attorney Shaver replied that the City

is working with the new owner. Council President Kenyon asked if the extension is for the floodplain, open space, and mountainside. City Attorney Shaver said yes, the remaining portion. Council President Kenyon asked for confirmation that this extension does not affect the Paul's Corporation. City Attorney Shaver answered affirmatively.

Councilmember Pitts said that it looks like the City is trying to preserve something that was started and asked if the current owners have the responsibility to take care of the property. Ms. Bowers replied that Paul's Corporation has begun the process of fixing up the property.

Councilmember Luke asked if there are other areas to be developed. Ms. Bowers said yes.

Councilmember Boeschstein asked if there is a Development Improvements Agreement (DIA). Ms. Bowers said not at this time, but a DIA will be put into place

City Attorney Shaver explained that there was a DIA in place and the City received a DIA release from the bank because of the foreclosure by Redlands Cache. When the Paul's Corporation takes title, they will have to post new security.

Ordinance No. 4511—An Ordinance Amending Ordinance No. 4109, which Zoned the Fletcher Annexation (Red Rocks Valley PD) to Planned Development, Located Approximately ½ Mile West of Monument Road on the North Side of South Camp Road

Councilmember Coons moved to adopt Ordinance No. 4511 and ordered it published in pamphlet form. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Public Hearing—Rezoning Property Located at 513 Independent Avenue [File #RZN-2011-1207]

A City initiated request to rezone one property totaling 0.22 +/- acres located at 513 Independent Avenue from R-16, (Residential – 16 du/ac) to C-2, (General Commercial).

The public hearing was opened at 9:35 p.m.

Scott D. Peterson, Senior Planner, presented this item. The item is a request from the City. He described the site, the location, and the request. The property is currently vacant. Mr. Peterson explained a change to the Future Land Use to the adjacent properties which made this property out of alignment with the Comprehensive Plan. The request will bring the zoning into conformance with the zoning and the Future Land Use designation. Mr. Peterson stated the request is consistent with goals and policies of the Comprehensive Plan and the criteria of the Zoning and Development Code have been met. The requested rezone meets goals 3, 4 and 12 of the Comprehensive Plan. Mr. Peterson and the Planning Commission recommend approval.

There were no public comments.

The public hearing was closed at 9:42 p.m.

Ordinance No. 4512—An Ordinance Rezoning One Property from R-16, (Residential – 16 DU/Ac) to C-2 (General Commercial), Located at 513 Independent Avenue

Councilmember Doody moved to adopt Ordinance No. 4512 and ordered it published in pamphlet form. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Public Hearing—Rezoning Six Properties Located on the East Side of 26 Road, North of Patterson Road, and One Property Located East of Foresight Apartments, North and East of the 25 ½ Road/Patterson Road Intersection [File #RZN-2011-1210]

A City initiated request to rezone approximately 6.25 acres, located on the east side of 26 Road, north of Patterson Road from R-1 (Residential 1 du/ac) to R-4 (Residential 4 du/ac) and approximately 4.89 acres located east of Foresight Apartments, north and east of the 25 ½ Road/Patterson Road intersection from CSR (Community Services and Recreation) to R-16 (Residential 16 du/ac).

The public hearing was opened at 9:43 p.m.

Senta Costello, Senior Planner, presented this item. It is a City initiated rezone request. She described the sites, the locations, and the request. The request will bring the zoning into conformance with the Future Land Use designations which is Residential Medium and Residential Medium High. The current zonings do not meet those designations. Two property owners expressed opposition as they have no intention of developing the site. Development would be difficult. She spoke to the existing uses and how they will align with the proposed zoning. The Planning Commission forwarded a recommendation of approval.

There were no public comments.

The public hearing was closed at 9:47 p.m.

Councilmember Pitts said the City is requesting a rezone. For the five lots along 26 Road, the owners do not anticipate doing anything, and asked why there is a request for a rezone.

Ms. Costello replied that it is to bring the properties into conformance with the Comprehensive Plan. The current R-1 zone district does not support the Comprehensive Plan. No one showed up at the open house. The two owners did come to the Planning Department and expressed their opposition.

Councilmember Boeschstein asked if the rezone will allow accessory units. Ms. Costello said they can do that under the existing zoning. Councilmember Boeschstein asked how that would be accomplished. Ms. Costello said that, in order for further development, they would have to demolish the existing structures. Access would be an issue.

Ordinance No. 4513—An Ordinance Rezoning Six Properties from R-1 (Residential 1 DU/Ac) to R-4 (Residential 4 DU/Ac) and One Property from CSR (Community Services and Recreation) to R-16 (Residential 16 DU/Ac), Located on the East Side of 26 Road, North of Patterson Road and East of Foresight Apartments, North and East of the 25 ½ Road/Patterson Road Intersection

Councilmember Susuras moved to adopt Ordinance No. 4513 and ordered it published in pamphlet form. Councilmember Luke seconded the motion. Motion carried by roll call vote with Councilmembers Boeschstein and Pitts, and Council President Kenyon voting NO.

Councilmember Boeschstein noted that the residents don't want the rezone and it's not practical to have that density to the east. The lot with the communication tower is more complicated.

Councilmember Pitts said he has seen the remodeling going on for some of these houses and he can't see they are ever going to change.

Public Hearing—Rezoning Two Parcels Located at 690 and 694 29 ½ Road; Two Parcels Located at 2910 Highline Canal Road and 725 29 Road; and One Parcel Located at 698 29 Road [File #RZN-2011-1154]

A City initiated request to:

- 1) Rezone 15.454 acres in two (2) parcels located at 690 and 694 29 ½ Road from an R-R (Residential Rural) to an R-5 (Residential 5 dwelling units/acre) zone district; and
- 2) Rezone 27.537 acres in two (2) parcels located at 2910 Highline Canal Road and 725 29 Road from R-R (Residential Rural) and 2.769 acres in one (1) parcel located at 698 29 Road from a C-1 (Light Commercial), all to a B-P (Business Park) zone district.

The public hearing was opened at 9:54 p.m.

Brian Rusche, Senior Planner, presented this item. He described the sites, the locations, and the request. He also described the current uses. One area is designated for a future I-70 interchange. A new land use designation known as Business Park/Mixed Use was created due to the future development planned for the area of Mixed Land Use and was applied to all the privately owned properties on the north side of the canal. The Planning Commission forwarded a recommendation of approval. There was no negative feedback received. The request does meet the criteria of the Grand Junction Municipal Code and the goals and policies of the Comprehensive Plan.

Council President Kenyon asked if the Airport was consulted on what they plan for the parcel they own. He noted the Airport did not fence that parcel. Mr. Rusche said no, they did not.

Council President Kenyon asked Public Works and Planning Director Tim Moore for any insight on the 29 Road interchange ground. Mr. Moore stated that it is a little unclear, he is not sure of the alignment of the interchange, as the exact location of the interchange has not been determined. Council President Kenyon said that it seems to him that they tried to surround the airport with commercial development and mixed use opportunity. Mr. Moore advised that when the interchange goes in, that will change the character. How much land will be left for other development is unknown.

Councilmember Coons stated that this is one of those areas that were hard fought with the Commissioners during the development of the Comprehensive Plan. It makes sense to rezone these parcels to fit the Comprehensive Plan.

Councilmember Boeschstein asked if there are aviation easements required for the areas. Mr. Rusche said yes, some properties are in the critical flight zone and would be even more restricted. Aviation easements are standard.

There were no public comments.

The public hearing was closed at 10:02 p.m.

Ordinance No. 4514—An Ordinance Rezoning Properties Located at 690 and 694 29 ½ Road from an R-R (Residential Rural) to an R-5 (Residential 5 Dwelling Units Per Acre) Zone District, Rezoning Properties Located at 2910 Highline Canal Road and 725 29 Road from an R-R (Residential Rural) to a BP (Business Park) Zone District, and Rezoning Property Located at 698 29 Road from a C-1 (Light Commercial) to a BP (Business Park) Zone District

Councilmember Pitts moved to adopt Ordinance No. 4514 and ordered it published in pamphlet form. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 10:04 p.m.

Stephanie Tuin, MMC
City Clerk



Attach 2

CITY COUNCIL AGENDA ITEM

Date: March 19, 2012
Author: Brian Rusche
Title/ Phone Ext:
Senior Planner / 4058
Proposed Schedule:
1st Reading – April 4, 2012
2nd Reading (if applicable):
2nd Reading – May 2, 2012
File # (if applicable): RZN-2011-

Subject: Rezone Fourteen Properties on the South Side of I-70B between S. 17 th Street and 28 Road along E. Main Street
Action Requested/Recommendation: Introduce the Proposed Ordinance and Set a Hearing for May 2, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Brian Rusche, Senior Planner

Executive Summary:

A City initiated request to rezone fourteen parcels totaling 17.268 acres from a C-2 (General Commercial) to an I-1 (Light Industrial) zone district.

Background, Analysis and Options:

Sandwiched between the I-70 Business Loop and the Union Pacific Rail Yard are approximately 17.268 acres fronting on East Main Street. The earliest known building within this area was constructed in 1953 at 2105 E. Main and is now home to a fencing contractor. The largest building (about 147,000 square feet) is currently known as Stockmasters Warehouse but was originally constructed in 1957 as Salt Lake Hardware. The area was annexed in part in 1959 and the remainder in 1969.

The 1996 Growth Plan designated these properties as Industrial. In 2010, the Comprehensive Plan was adopted, maintaining the existing Industrial designation for these properties.

The purpose of the Comprehensive Plan is to outline the vision that the community has developed for its future. After adoption of the Comprehensive Plan, it became apparent that the zoning of several areas around the City were in conflict with the Future Land Use Map. Each area was evaluated to determine what the best course of action would be to remedy the discrepancy. This was necessary to provide clear direction to property owners on what the community envisioned for the areas. It is also important to eliminate conflicts between the Comprehensive Plan Future Land Use Map and the zone district applied to a given property, because the Zoning and Development Code, in Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1), requires that all development projects

comply with the Comprehensive Plan. Eliminating the conflict will therefore create the greatest opportunity for landowners to use and develop their property.

Area 4 is an area in which the zoning is inconsistent with the Future Land Use Map. The area is currently zoned C-2 which places it in conflict with the Future Land Use designation of Industrial. Upon evaluation, it was determined that rezoning this property from C-2 to I-1 would be the best course of action to bring the area into conformance with the current Future Land Use designation.

The land uses in the area consist of many service oriented industrial uses, such as welding and fabrication, upholstery, refrigeration and HVAC, appliance and electronics, home restoration contractor, automotive repair services, fencing contractor, window and door contractor, installations, petrochemical distributing, warehousing and distribution, and public utilities. All of these uses are allowed in the proposed I-1 zone district.

Property owner(s) were notified of the proposed zone change via a mailed letter and invited to an open house to discuss any issues, concerns, suggestions or support. The open house was held on January 18, 2012. No comment sheets were received regarding the Area 4 proposal. Four (4) contacts have been made to date. Two attended the open house and asked general questions. One was a real estate inquiry about a vacant parcel of 2.68 acres adjacent to Stockmasters Warehouse.

The owner of the Stockmasters Warehouse expressed concern about future uses of his building, which has vacancies created by the downturn in homebuilding and, therefore, warehousing for building materials. His primary concern is the limitation of general retail within the I-1 zone. This limitation is intended to preserve the properties for industrial use, including offices, and moderate the cost of industrial space, which is typically lower than commercial space. With all due respect to this concern, the character of the area has been and remains industrial and in Staff's opinion commercial redevelopment is unlikely and would not fit successfully in the area. The area is well suited for industrial uses, as it is sandwiched between two major transportation corridors. However, despite the volume of traffic, the area is lacking in the amenities for commercial development, such as sidewalks. The frontage road is deteriorating and there is little room for the requisite parking and landscaping required for commercial development. As noted earlier, all of the current land uses are consistent with the proposed I-1 zone district.

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

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

This area is a mix of industrial service businesses, including outdoor storage yards, and is presently designated as Industrial. The proposed zone change to I-1 would provide the opportunity for continued light industrial uses and also match the current zoning of I-1 to the south.

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

The current land uses are allowed in the I-1 zone districts. Changing the zoning will not impact the existing businesses and may allow greater opportunity to utilize or redevelop certain properties at some point in the future.

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

Rezoning the property to I-1 (Light Industrial) will maintain and potentially help spur the industrial development identified for this area of the City, for the creation of jobs and maintaining a healthy and diverse economy.

Board or Committee Recommendation:

The Grand Junction Planning Commission met on March 13, 2012 and forwarded a unanimous recommendation of approval to the City Council.

Financial Impact/Budget: N/A

Legal issues: None.

Other issues: None.

Previously presented or discussed: No.

Attachments:

Background information
Rezone criteria
Site Location Map
Aerial Photo Map
Future Land Use Map
Existing City and County Zoning Map
E-mail from property owner
Ordinance

BACKGROUND INFORMATION					
Location:		South side of I-70B between S. 17 th Street and 28 Road along E. Main Street			
Applicants:		City of Grand Junction			
Existing Land Use:		Industrial services			
Proposed Land Use:		No changes to land use(s) proposed			
Surrounding Land Use:	North	Commercial			
	South	Rail Yard			
	East	Rail Yard			
	West	Commercial			
Existing Zoning:		C-2 (General Commercial)			
Proposed Zoning:		I-1 (Light Industrial)			
Surrounding Zoning:	North	C-1 (Light Commercial) C-2 (General Commercial)			
	South	I-1 (Light Industrial)			
	East	I-1 (Light Industrial)			
	West	C-1 (Light Commercial) C-2 (General Commercial)			
Future Land Use Designation:		Industrial			
Zoning within density range?		X	Yes		No

Section 21.02.140(a) of the Grand Junction Municipal Code:

In order for the rezoning to occur, the following questions must be answered and a finding of consistency with the Grand Junction Municipal Code must be made per Section 21.02.140(a) as follows:

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

The 2010 adoption of the Comprehensive Plan designated the Future Land Use for this area as Industrial, rendering the existing C-2 (General Commercial) zoning inconsistent with the Plan. The proposed rezone to I-1 (Light Industrial) will resolve this inconsistency.

This criterion has been met.

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

Based on a visual survey, the existing land uses are consistent with an industrial designation. The properties have been designated Industrial since 1996, though the zoning has not been changed. Rezoning the area to I-1 is consistent with the existing character of the area as well as with the Comprehensive Plan.

This criterion is not applicable, since the existing uses have not changed.

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

Infrastructure necessary to industrial uses is available and adequate to accommodate the existing uses.

This criterion is met.

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

The Comprehensive Plan anticipated the need for additional commercial, office and industrial uses throughout the community. The location of the properties between the highway bypass (I-70 Business Loop) and the Union Pacific Rail Yard are ideally located for industrial use.

As stated in Goal 12 of the Comprehensive Plan, the City desires to be a regional provider of goods and services. To meet this Goal, the Future Land Use Map identified several areas that were deemed appropriate for industrial uses. This is such an area. The proposed rezone to I-1 will create consistency with the Comprehensive Plan as well as additional land for light industrial uses.

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

The proposed zoning amendment will bring the zoning into conformance with the Comprehensive Plan, consistent with the Goals of the Comprehensive Plan.

This criterion is met.

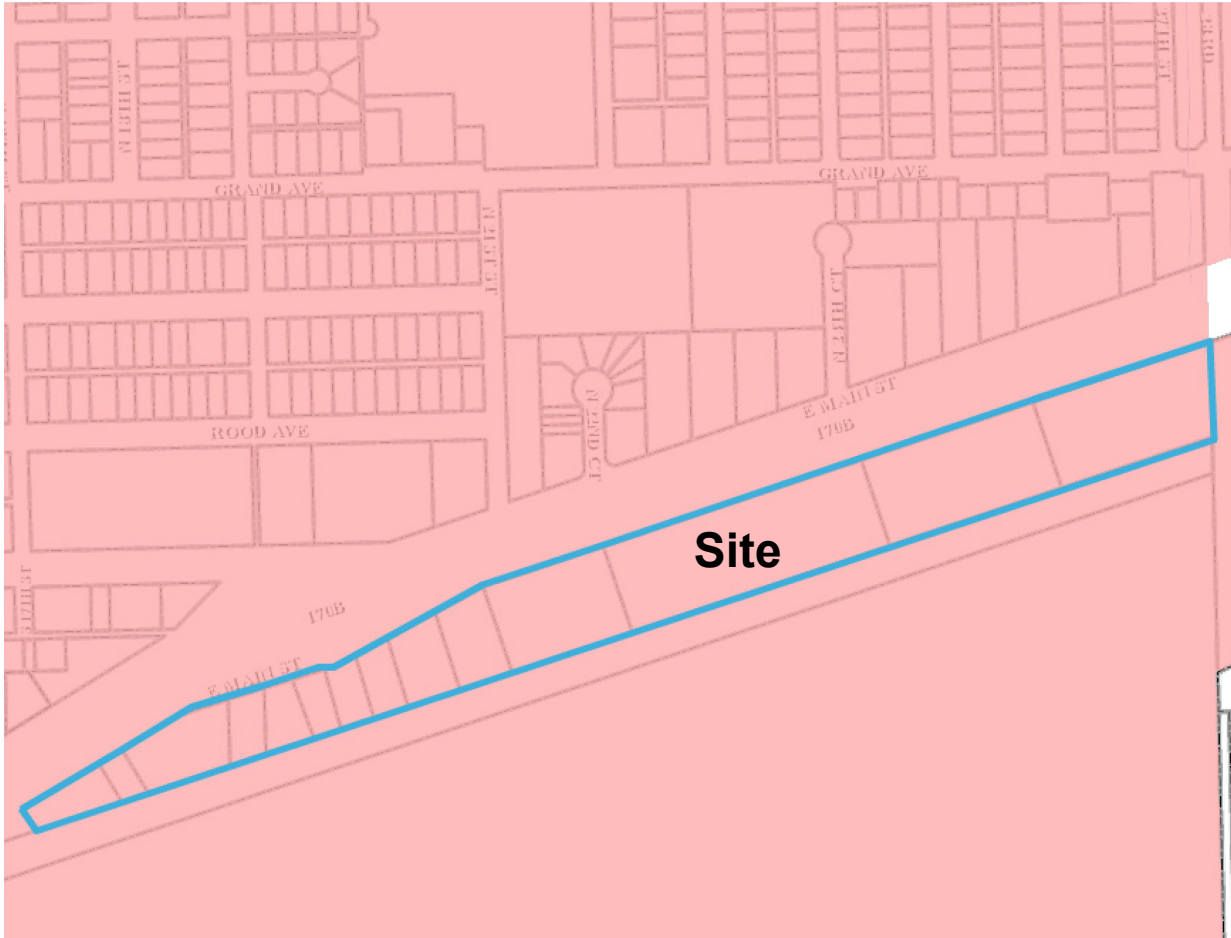
FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 4 Rezone, RZN-2011-1322, a request to rezone the area from a C-2 (General Commercial) to an I-1 (Light Industrial) zone district, the following findings of fact and conclusions have been determined:

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

Site Location Map

Figure 1



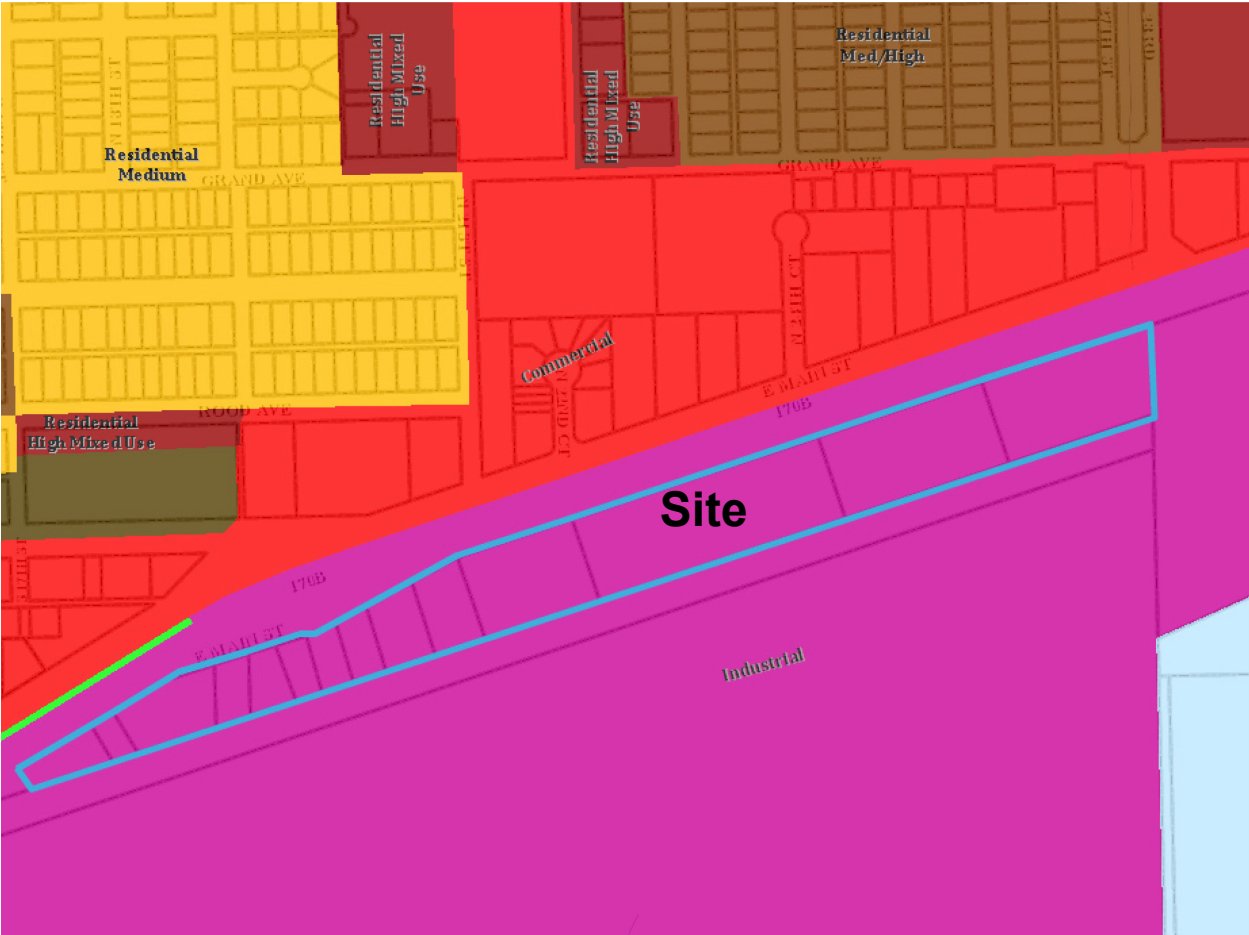
Aerial Photo Map

Figure 2



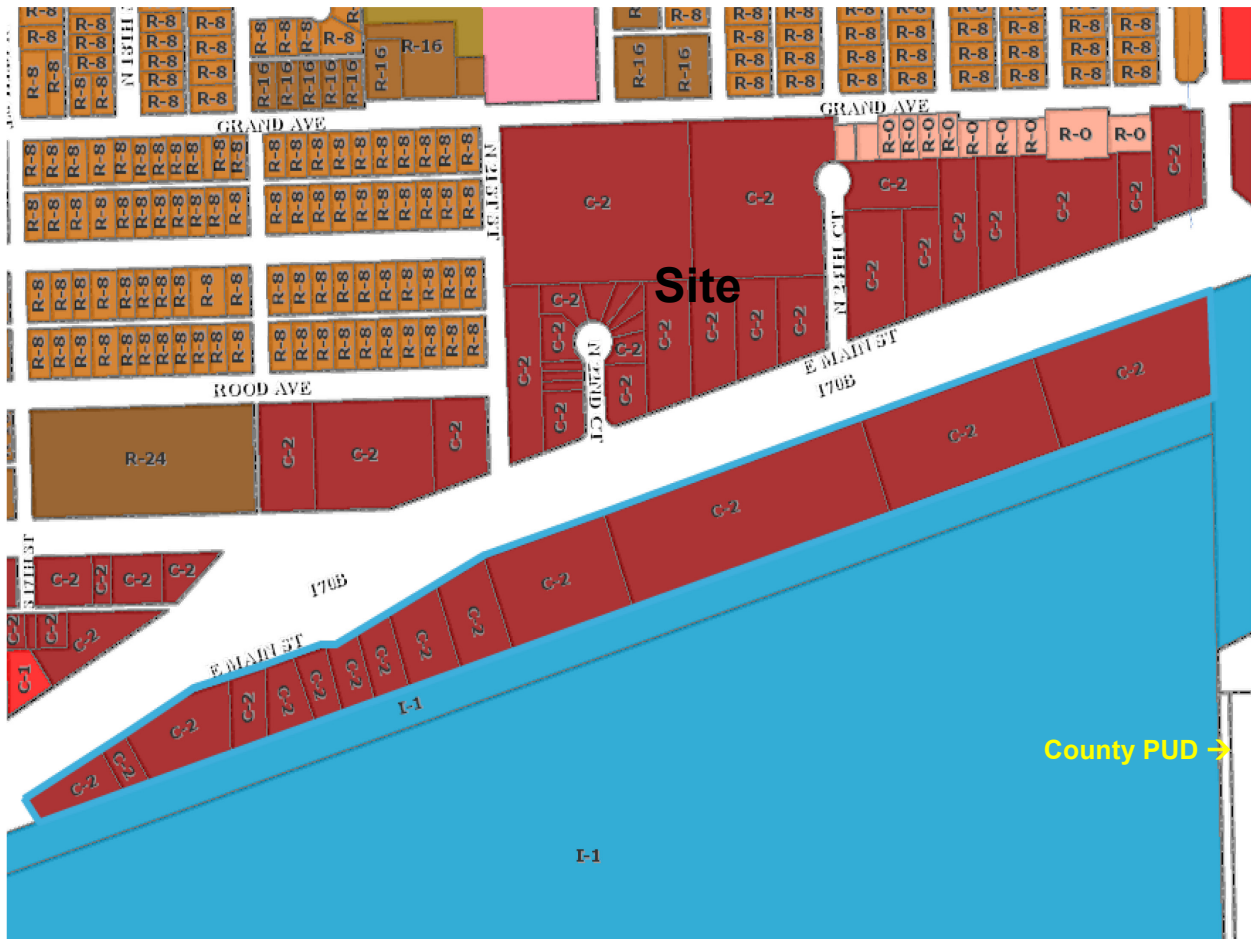
Comprehensive Plan Map

Figure 3



Existing City and County Zoning Map

Figure 4



From: "Buzz Dopkin" <bdopkin@comcast.net>
To: "Brian Rusche" <brianr@ci.grandjct.co.us>
Date: 3/13/2012 3:32 PM
Subject: RE: Proposed Rezoning

Thank you for your reply. Just one point I would like to add. In the terrible economic times that exist today this is an inappropriate time to impose restrictions that could harm anyone's business.

Regards again,

Buzz

From: Brian Rusche [mailto:brianr@ci.grandjct.co.us]
Sent: Tuesday, March 13, 2012 1:36 PM
To: Buzz Dopkin
Subject: Re: Proposed Rezoning

Buzz,

I will pass along this e-mail to the Planning Commission tonight.

Please note that the Planning Commission will only make a recommendation on this request. The City Council is tentatively scheduled to consider this request on May 2, 2012.

Thank you for your input !

Brian Rusche
Senior Planner
City of Grand Junction
Public Works and Planning
(970) 256-4058

>>> "Buzz Dopkin" <bdopkin@comcast.net> 3/13/2012 12:18 PM >>>

Dear Brian,

I want to thank you for meeting with me at The Crossing of Grand Junction and allowing me to voice my concerns over the proposed rezoning of our property. Unfortunately, I will not be able to make it to the meeting tonight. I understand that it has been proposed that our property be rezoned from a C-2 General Commercial to an I-1 Light Industrial. As you know, one of our major concerns was the restriction being imposed on the use category Retail Sales & Service. General Retail Sales Outdoor Operations goes from Approved to Conditional. This area is known for auto sales and now it becomes a conditional use. Personal services was taken away as well as All other Retail Sales & Services which I understand to be Superstore, Big Box Development and Shopping Center.

In addition it is proposed under Performance Standards (i) Retail Sale Area.

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

We believe this restriction on retail operations is too restrictive.

Currently there is a 150,000 sf building on a 4.3 acre lot. 10% of that building would be only 15,000sf of allowable indoor retail space.

Although, at this time, I do not have a perspective customer, it would be terrible that if some CEO of a major retail company after their research and investigation thought this was a great spot to put their retail business. I would now have to tell them that certain retail is not allowed and has been limited to an unusable amount of square footage. Just for arguments sake suppose it were a retail hardware chain and we would have to inform them of the restrictions despite the fact that the building was specifically designed and built for Salt Lake hardware.

Additionally with the outdoor retail restricted to 5000 sf this would also eliminate any outdoor automobile sales, recreational vehicle sales, or trailer sales because it would simply not be enough space for this type operation.

At this point, we respectfully request that the Retail restrictions being proposed for our property be further reviewed and made less restrictive.

Thank you very much for your sincere effort in following up with property owners concerns. I know that you will present this information tonight in a thoughtful manner.

Regards,

Buzz Dopkin

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING PROPERTIES
LOCATED ON THE SOUTH SIDE OF I-70B
BETWEEN S. 17TH STREET AND 28 ROAD
ALONG E. MAIN STREET
FROM A C-2 (GENERAL COMMERCIAL)
TO AN I-1 (LIGHT INDUSTRIAL) ZONE DISTRICT**

Recitals.

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. The Comprehensive Plan anticipated the need for additional commercial, office and industrial uses throughout the community and included land use designations that encouraged more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. City Staff analyzed these areas to consider how best to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of this area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone is the most appropriate way to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties and to allow maximum use of the property in the area consistent with the Comprehensive Plan.

Consistency between the Comprehensive Plan's future land use designation and the zone district of a given area is crucial to maximizing opportunity for landowners to make use of their property, because the Zoning and Development Code, in Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1), requires that all development projects comply with the Comprehensive Plan.

The I-1 zone district implements the Future Land Use designation of Industrial, furthers the Comprehensive Plan's goals and policies and is generally compatible with land uses in the surrounding area.

An Open House was held on January 18, 2012 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House ran in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed zoning map amendment for the following reasons:

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

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed zoning map amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The following property shall be rezoned I-1 (Light Industrial):

SEE ATTACHED MAP.

INTRODUCED on first reading the ____ day of _____, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Rezone Area 4



Rezone from
General Commercial (C-2)
to Light Industrial (I-1)

Area 4 (14 Parcels)



Date: March 19, 2012
 Author: Senta Costello
 Title/ Phone Ext: Senior Planner/
x1442
 Proposed Schedule: 1st Reading
April 4, 2012
 2nd Reading (if applicable): May
2, 2012
 File # (if applicable): RZN-2011-
1331

Attach 3
CITY COUNCIL AGENDA ITEM

Subject: Rezone Two Properties Located at 637/681 Railroad Boulevard and 2225 River Road
Action Requested/Recommendation: Introduce the Proposed Ordinance and Set a Hearing for May 2, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Senta Costello, Senior Planner

Executive Summary:

A City initiated request to rezone 6.769 acres, located at 637/681 Railroad Boulevard and 2225 River Road from I-2 (General Industrial) to I-1 (Light Industrial) zone district.

Background, Analysis and Options:

The properties in the Black Area 2 Rezone were annexed in 2000 with the Mesa Moving Annexation and zoned I-2. The I-2 did not implement the Commercial / Industrial Future Land Use designation but the zone district was consistent with the County zoning at the time of annexation and accommodated the existing and anticipated future uses on the property, while the I-1 zone district did not. The uses allowed in the I-1 zone district were expanded with the 2010 Zoning and Development Code update, such that the existing uses on the site are allowed in the I-1 zone.

In order to allow landowners in the area the greatest opportunity to develop, redevelop or expand use of their property, it is crucial to eliminate conflict between the zone district and the future land use designation. That is because the Zoning and Development Code requires that all development projects comply with the Comprehensive Plan. (Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1)). A rezone to I-1 will eliminate the conflict.

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

The Comprehensive Plan Future Land Use Designation for this area is Commercial Industrial. The proposed rezone is consistent with that designation and with the following Goals and Policies of the Comprehensive Plan:

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

Policy A. City and County land use decisions will be consistent with the Comprehensive Plan Future Land Use Map.

The zone districts currently applied to these properties do not match the Comprehensive Plan Future Land Use designations. The proposed rezone will eliminate the conflict, because the I-1 zone district implements the Comprehensive Plan Future Land Use Designation of Commercial/Industrial.

Board or Committee Recommendation:

The Grand Junction Planning Commission heard this request at its March 13, 2012 meeting. A recommendation of approval was forwarded to City Council with a vote of 7-0.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

Rezone criteria
Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City Zoning Map
Ordinance

BACKGROUND INFORMATION				
Location:		637/681 Railroad Blvd, 2225 River Road		
Applicants:		City of Grand Junction		
Existing Land Use:		Moving Company; Truck & Trailer Repair Business		
Proposed Land Use:		No changes to land uses proposed		
Surrounding Land Use:	North	Salvage business; truck stop; vacant industrial		
	South	Oil & Gas support company		
	East	Propane distributor		
	West	Vacant Industrial		
Existing Zoning:		I-2 (General Industrial)		
Proposed Zoning:		I-1 (Light Industrial)		
Surrounding Zoning:	North	I-1 (Light Industrial); C-2 (General Commercial)		
	South	I-1 (Light Industrial)		
	East	County PUD		
	West	I-1 (Light Industrial)		
Future Land Use Designation:		Commercial/Industrial		
Zoning within density range?		X	Yes	No

Parcels included in the rezone area:

Tax Parcel #	Address
2945-062-04-003	637/681 Railroad Blvd
2945-062-04-005	2225 River Road

Section 21.02.140(a) of the Grand Junction Municipal Code:

In order for the zoning to occur, a finding of consistency with the Comprehensive Plan and one or more of the following findings must be made per Section 21.02.140(a):

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

The I-2 did not implement the Commercial / Industrial Future Land Use designation but the zone district was consistent with the County zoning at the time of annexation and accommodated the existing and anticipated future uses on the property, while the I-1 zone district did not. The I-1 zone district has been revised with the 2010 update and the existing uses on the site are allowed in the I-1 zone.

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

Neither the character nor the conditions in the area have changed. The zoning of all of the properties in this area have been in conflict with the Future Land Use designation since the area was annexed and zoned in 2000. The conflict remained with the adoption of the Comprehensive Plan in 2010.

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

Adjacent to all of these properties are improved streets, sanitary sewer service, water service, and trash. Furthermore, the properties are located near restaurants and shopping. The infrastructure and nearby businesses would adequately support all the uses allowed in the I-1 zone.

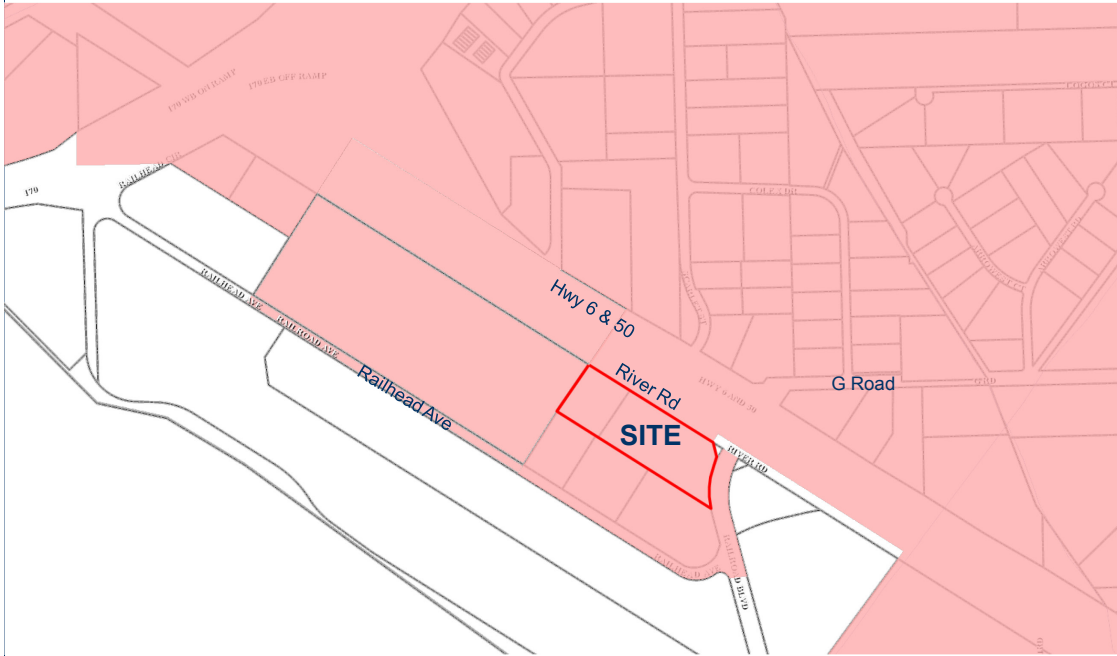
(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use;

This criterion does not apply to the properties as there is adequate supply of I-1 zoned property. The proposal for these properties is to rezone to the I-1 to eliminate the conflict between the Future Land Use designation of the Comprehensive Plan and the zoning on the properties. Approximately 1552 acres within the city limits are currently zoned I-1. This equates to 7% of the total acreage of zoned parcels within the city limits (21,200 acres).

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

The zoning of the properties in Area 2 has been in conflict with the Future Land Use designation since 2000. When the Comprehensive Plan was adopted in 2010, the Future Land Use designations were updated, but the conflicts still exist. The rezone to the I-1 zone district will eliminate the conflict. It is important to eliminate such conflict because the Zoning and Development Code requires that all development projects comply with the Comprehensive Plan. (Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1)). Eliminating the conflict thus creates the greatest opportunity for landowners to use and develop their property.

Site Location Map



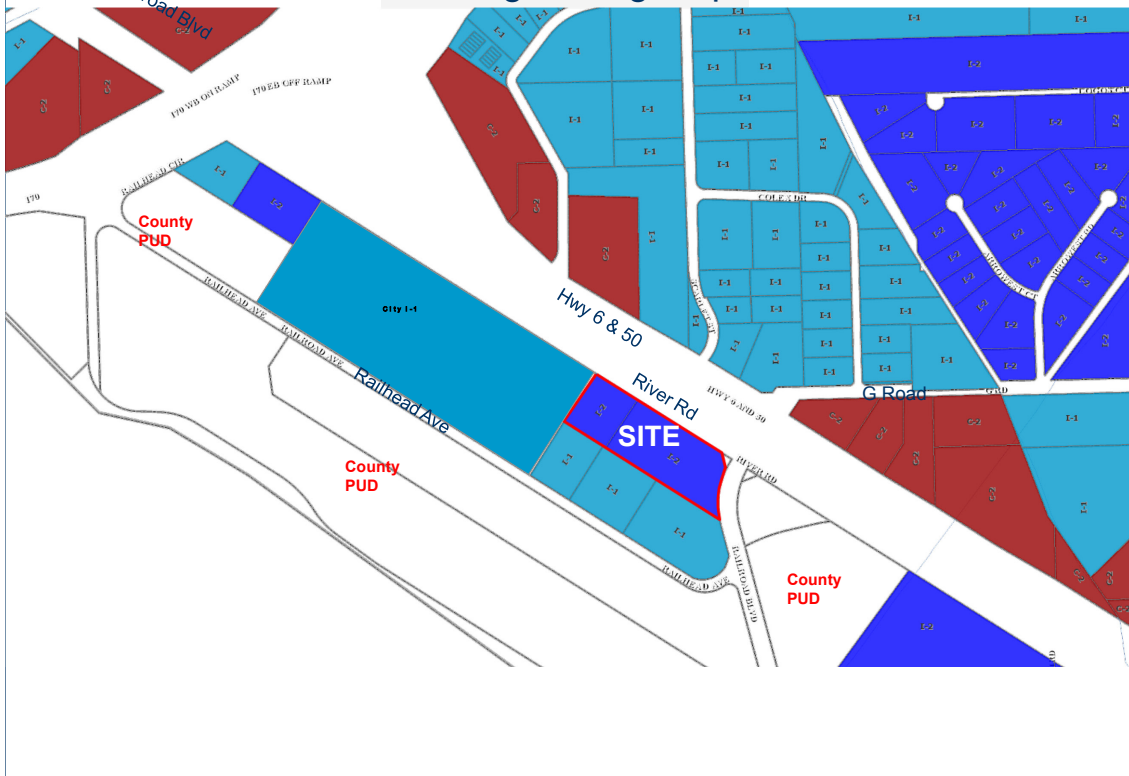
Aerial Photo Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING TWO PROPERTIES LOCATED AT 637/681 RAILROAD BOULEVARD AND 2225 RIVER ROAD

FROM I-2 (GENERAL INDUSTRIAL) TO I-1 (LIGHT INDUSTRIAL)

Recitals.

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designations encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property allows. City Staff analyzed these areas, considering how best to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of each area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone is the most appropriate way to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties.

Consistency between the Comprehensive Plan's future land use designation and the zone district of a given area is crucial to maximizing opportunity for landowners to make use of their property, because the Zoning and Development Code, in Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1), requires that all development projects comply with the Comprehensive Plan.

The I-1 zone district meets the Future Land Use designation of the Comprehensive Plan, Commercial Industrial. Rezoning this area to I-1 is also consistent with the goals and policies of the Comprehensive Plan and is generally compatible with land uses in the surrounding area.

An Open House was held on January 18, 2012 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing

the Open House was run in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed zoning map amendment for the following reasons:

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

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed zoning map amendment implements the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The following property shall be rezoned I-1 (Light Industrial).

637/681 Railroad Boulevard
2225 River Road

See attached map.

Introduced on first reading this ____ day of _____, 2012 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

Rezone Area 2



Rezone from
General Industrial (I-2) to
Light Industrial (I-1)

Area 2 (2 Parcels)



Date: March 23, 2012
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior
Planner/1447
 Proposed Schedule: April 4, 2012
(1st Reading)
 2nd Reading: May 2, 2012
 File #: RZN-2011-1326

Attach 4

CITY COUNCIL AGENDA ITEM

Subject: Rezone One Property Located at 2189 River Road
Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for May 2, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Scott D. Peterson, Senior Planner

Executive Summary:

A City initiated request to rezone one property located at 2189 River Road from I-2, (General Industrial) to I-1, (Light Industrial) zone district.

Background, Analysis and Options:

In 2010, the Comprehensive Plan was adopted by the City designating this property as Commercial/Industrial on the Future Land Use Map. The property is presently zoned I-2, (General Industrial) which is inconsistent with the Comprehensive Plan Future Land Use Map designation of Commercial/Industrial. The Comprehensive Plan was adopted by the City to help guide how future development should occur.

When the City adopted the Comprehensive Plan, properties were not rezoned at that time to be consistent with the land use designations. This means that in certain areas there is a conflict between the land use designation and the zoning of the property. This property is in one of these areas. It is important to eliminate conflicts between the Comprehensive Plan Future Land Use Map and the zone district applied to a given property, because the Zoning and Development Code, in Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1), requires that all development projects comply with the Comprehensive Plan. Eliminating the conflict will therefore create the greatest opportunity for landowners to use and develop their property.

In order to facilitate and encourage the types of development envisioned by the Comprehensive Plan, City Staff recommends a change of zoning for this area. The City is proposing to rezone this property from I-2, (General Industrial) to I-1, (Light Industrial) to support the vision and goals of the Comprehensive Plan and to implement the future land use designation of Commercial/Industrial. Changing the zoning will not impact the existing business and will allow the maximum opportunity to utilize or redevelop the property in the future.

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

The proposed rezone to I-1, (Light Industrial) implements the future land use designation of Commercial/Industrial and meets the following goals from the Comprehensive Plan:

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

This existing property is located within an established industrial park which is presently designated as Commercial/Industrial. The proposed zone change to I-1 would provide the opportunity for future additional light industrial development and also match the current and proposed zoning of I-1 on adjacent properties within the existing industrial park.

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

The current land use as a manufacturing company (Energy Services) with outdoor storage is an allowed land use in the I-1 zone districts. Changing the zoning will not impact the existing business and may allow greater opportunity to utilize or redevelop the property at some point in the future.

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

Rezoning the property to I-1, (Light Industrial) will maintain and potentially help spur the current and anticipated industrial development identified for this area of the City, for the creation of jobs and maintaining a healthy and diverse economy.

Board or Committee Recommendation:

The Planning Commission recommended approval of the requested rezone at their March 13, 2012 meeting.

Financial Impact/Budget:

N/A.

Legal issues:

N/A.

Other issues:

None.

Previously presented or discussed:

N/A.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City and County Zoning Map
Ordinance

BACKGROUND INFORMATION			
Location:	2189 River Road		
Applicants:	City of Grand Junction		
Existing Land Use:	Industrial building – Energy Services		
Proposed Land Use:	N/A		
Surrounding Land Use:	North	CDOT and Railroad Right-of-Way	
	South	Industrial – Cameron (oil and gas company)	
	East	Industrial – bulk fuel products loading/transfer terminal (Suncor Energy)	
	West	Associated separate outside storage lot for this property (2189 River Road)	
Existing Zoning:	I-2, (General Industrial)		
Proposed Zoning:	I-1, (Light Industrial)		
Surrounding Zoning:	North	N/A. (Right-of-Way)	
	South	County PUD, (Planned Unit Development)	
	East	Proposed I-1, (Light Industrial) – City file # ANX-2011-1328	
	West	I-1, (Light Industrial)	
Future Land Use Designation:	Commercial/Industrial		
Zoning within density range?	X	Yes	No

Additional Background:

The proposed I-1 zone district will allow more uses than what is allowed in the I-2 zone district. Examples of such uses include: business residence, medical and dental clinic, religious assembly, general offices, health club, drive-through uses, restaurants, retail sales, rental service, etc. Furthermore, the I-1 zone allows several uses upon approval of a conditional use permit that the I-2 does not allow. These uses include: indoor recreation, bar/nightclub, and outdoor animal boarding. The current manufacturing use (Energy Services) with outdoor storage is an allowed land use in both the I-1 and I-2 zone districts.

The property owner was notified of the proposed rezone change via mail and invited, along with other property owners in the area, to attend an Open House held on January 18, 2012 to discuss any issues, concerns, suggestions or support for the rezone

request. To date, the property owner is supportive of the proposed rezone and no neighbors or the general public have submitted any concerns regarding the proposed rezone.

Section 21.02.140 of the Grand Junction Zoning and Development Code:

In order to rezone property in the City, one or more of the following criteria must be met:

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

The existing property is currently zoned I-2, (General Industrial), however the Comprehensive Plan Future Land Use Map identifies these properties as Commercial/Industrial. The existing zoning of I-2 is not in compliance with the Future Land Use Map designation, therefore the proposed rezone to I-1, (Light Industrial) will bring this property into compliance with the Future Land Use Map.

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

The character and/or condition of the area have changed little over the years as the area has developed as commercial/industrial. The proposed rezone will bring the zoning of the property into compliance with the Comprehensive Plan Future Land Use Map.

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

The property is part of an established industrial park (Railhead Industrial Park), with access to rail, Ute Water and City sewer and major roadways (I-70 and Hwy. 6 & 50).

(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;

As stated in Goal 12 of the Comprehensive Plan, the City desires to be a regional provider of goods and services. To meet this Goal, the Future Land Use Map identified several areas that were deemed appropriate for commercial and industrial uses. The property that is the subject of this rezone is in such an area. Therefore the proposed rezone, being consistent with the Comprehensive Plan, will create additional land zoned for light industrial uses.

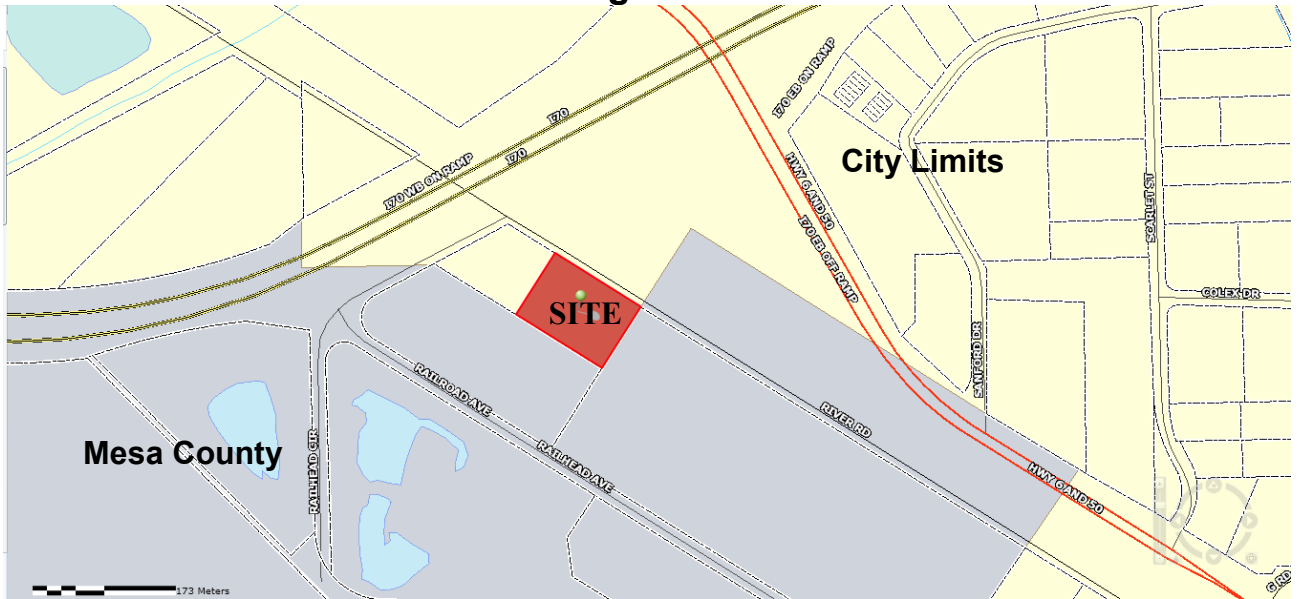
(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The proposed rezone to I-1 from I-2 will provide the opportunity for future light industrial development and will also match the current and proposed zoning of I-1 on adjacent properties within the existing industrial park.

The proposed rezone will also alleviate and resolve the current conflict between the zoning designation and the Comprehensive Plan Future Land Use Map classification, thereby creating a greater opportunity for the land to be redeveloped or the use expanded or changed in the future.

Site Location Map – 2189 River Road

Figure 1



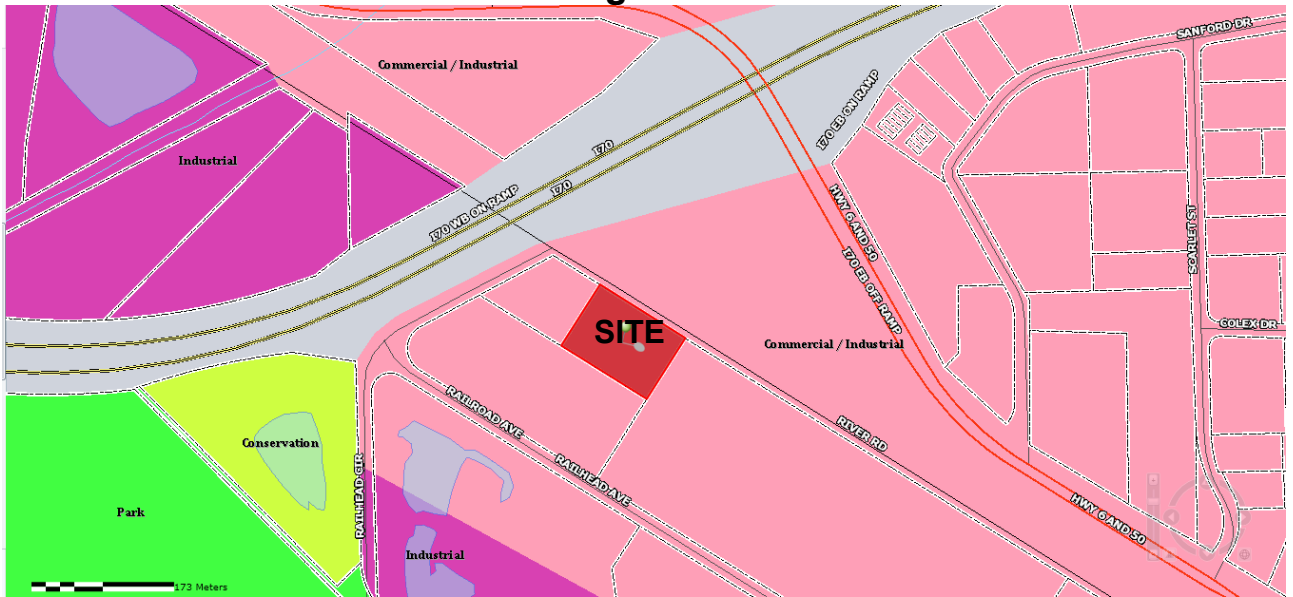
Aerial Photo Map – 2189 River Road

Figure 2



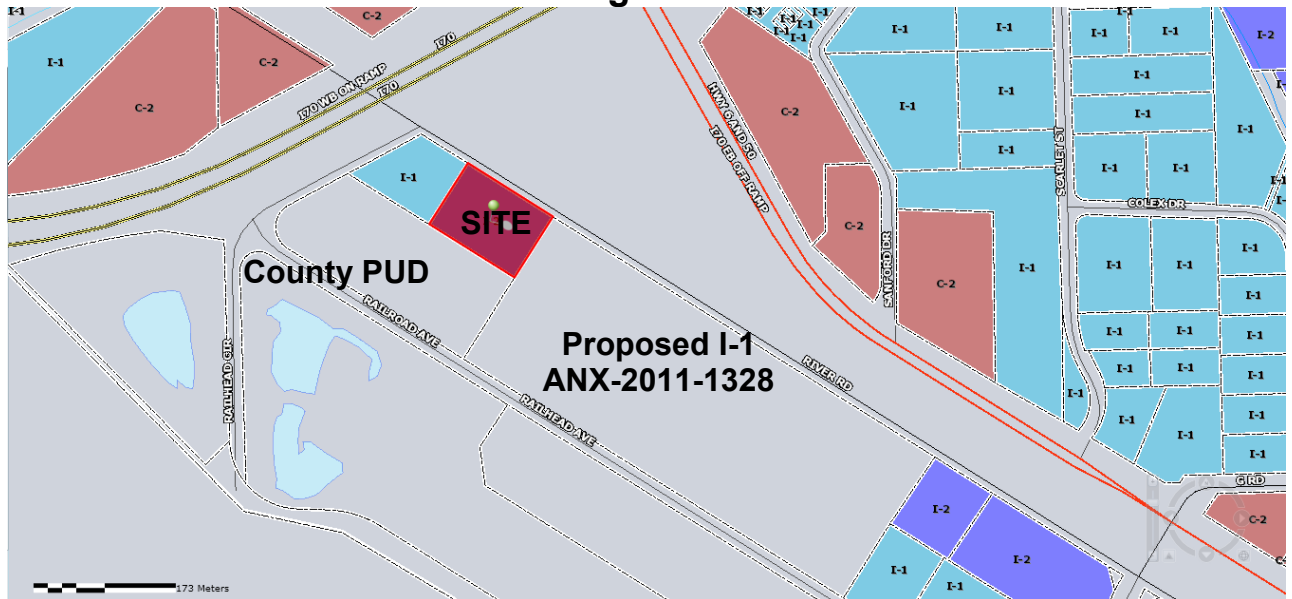
Comprehensive Plan

Figure 3



Existing City and County Zoning

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING ONE PROPERTY
FROM I-2, (GENERAL INDUSTRIAL) TO I-1, (LIGHT INDUSTRIAL)**

LOCATED AT 2189 RIVER ROAD

Recitals.

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City. The Comprehensive Plan anticipated the need for additional commercial, office and industrial uses throughout the community.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. City Staff analyzed these areas to consider how best to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of this area, City Staff determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone is the most appropriate way to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of this property and to allow for maximum use of the property consistent with the Comprehensive Plan.

Consistency between the Comprehensive Plan's future land use designation and the zone district of a given area is crucial to maximizing opportunity for landowners to make use of their property, because the Zoning and Development Code, in Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1), requires that all development projects comply with the Comprehensive Plan.

The I-1 zone district implements the Future Land Use Designation of Commercial/Industrial, is consistent with the Comprehensive Plan's goals and policies and is generally compatible with land uses in the surrounding area.

An Open House was held on January 18, 2012 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to

make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House ran in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed zoning map amendment for the following reasons:

1. The requested zone(s) are consistent with the goals and policies of the Comprehensive Plan.
2. The applicable review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code are met.

After public notice and a public hearing, the City Council hereby finds and determines that the proposed zoning map amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The following property shall be rezoned I-1, (Light Industrial).

See attached map.

2189 River Road (Parcel # 2697-364-10-007)

Introduced on first reading this ____ day of _____, 2012 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

Rezone Area 1



Area 1



Date: March 23, 2012
 Author: Terry Brown
 Title/ Phone Ext: GIS Manager,
1561
 Proposed Schedule: April 4, 2012
 2nd Reading
 (if applicable): _____
 File # (if applicable):

Attach 5
CITY COUNCIL AGENDA ITEM

Subject: Sole Source Purchase of Public Safety Building Audio Video Systems
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with All Sound Designs of Grand Junction, CO for the Public Safety Building Audio Video Systems in the Amount of \$300,000
Presenter(s) Name & Title: Jim Finlayson, Information Technology Director Jay Valentine, Financial Operations Manager

Executive Summary:

This request is to award a sole source contract to All Sound Designs for the purchase and installation of the Audio Video (A/V) systems in the Public Safety Building. All Sound Designs is currently working on the A/V solution for the City Hall Auditorium and this sole source will insure a system compatible. The system will provide enhanced display of automated systems, data, video, audio, and Geographic Information System (GIS) interactive maps for use in support of critical police, training, investigations, and incident management.

Background, Analysis and Options:

A/V functionality is a highly complex and technically demanding element of any modern facility. This is particularly true in a public safety building where a wide variety of communication media (i.e., video, audio, graphical and text based) is used to support the critical operations of a technically advanced public safety organization. A/V system design companies use a unique approach to selecting equipment and system components for a proposal, which requires the selection of an A/V system integrator before making a selection of A/V equipment. The City’s experience has been that programming, integration, system ease-of-use and ongoing support capabilities are significantly more important than equipment specifications when selecting an A/V system provider.

All Sound Design was selected to provide an A/V solution for the City Hall training room in May 2010 based on their ability to provide a system compatible with existing equipment, their experience with local government operations, and competitive pricing. The system functionality of the training room system has met the key factor criteria listed above and subsequent support has been excellent. All Sound was recently selected by a joint General Contractor/City A/V selection committee to provide an A/V

solution for the City Hall Auditorium upgrade earlier this year. Because the proposed system for the Public Safety Building is compatible with the existing City systems identified above, overall training and support costs will be reduced; user acceptance of the new system will be enhanced; spare parts (i.e., replacement bulbs, etc.) can be shared between buildings; and a single point of contact for vendor support can be established for all of the City's major A/V systems. Equipment pricing in this proposal has been independently compared against published equipment price lists and has been found to be competitive.

Project Goals and Objectives

- To create more efficient meeting rooms.
- To enhance the dissemination of information to the public and the media.
- Provide advanced training facilities for the staff.
- Provide enhanced incident information for the dispatch center.
- To create a media rich and versatile A/V capability for police operations.
- Simplified operation and maintenance of all A/V systems.
- Standardize A/V equipment across the city.

This project is scheduled to begin on Thursday, April 19, 2012 with an expected final completion date of Friday July 13, 2012.

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

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

The Public Safety Building A/V systems will allow Police and 911 staff to be more efficient and effective in organizing, evaluating, scheduling, and implementing public safety operations. The system will also enhance communications with the public and the media.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

This expenditure was planned for and included in the overall \$32.7 million Public Safety Project budget.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



Date: March 9, 2012
 Author: Darren Starr
 Title/ Phone Ext: Solid Waste & Streets Manager/ x-1493
 Proposed Schedule: April 4, 2012
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 6
CITY COUNCIL AGENDA ITEM

Subject: Aggregate and Road Material for the Streets Division for 2012
Action Requested/Recommendation: Authorize the Streets Division to Enter into a Contract with Whitewater Building Materials to Provide Aggregate and Road Materials for the Streets Division for an Estimated Amount of \$55,800.
Presenter(s) Name & Title: Greg Trainor, Utilities, Streets and Facilities Director Darren Starr, Streets, Storm Water, and Solid Waste Manager Jay Valentine, Financial Operations Manager

Executive Summary:

This request is for the purchase of 1/4" and 3/8" aggregate for the City's Streets Division for 2012. This aggregate will be used as chips for the 2012 Chip Seal project.

Background, Analysis and Options:

Each year the City's Streets Division conducts repairs and maintenance of numerous streets and roads in its jurisdiction. The aggregate and road materials are used for chip sealing as well as providing a stronger longer lasting base on which to apply the chip seal process. This method of maintenance and repair not only extends the life of the existing road or street at a greatly reduced price compared with re-asphalting process, but also provides citizens and tourists safer roads.

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

Firm	Location	Amount
Whitewater Building Materials	Grand Junction, CO	\$ 55,800.00
GJ Pipe & Supply	Grand Junction, CO	\$ 59,012.50
United Companies	Grand Junction, CO	\$ 63,000.00

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

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.

Providing chip seal repair to distressed street areas will help to ensure smooth and safer traffic flow, while extending the life of the roadways and realizing significant cost savings.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

There is \$647,241 budgeted in the Joint General Fund for the Chip Seal Program.

Estimated Chip Seal Project Costs:

1/4 and 3/8 inch Chips (bid amount)	\$ 55,800.00
Oil (Est.)	\$ 555,500.00
Hot Water for Fog Seal (Est.)	\$ 8,000.00
Total Estimated Project Cost	\$ 619,300.00

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



Date: 03-20-2012
 Author: Darren Starr
 Title/ Phone Ext: Manager/ #1493
 Proposed Schedule: April 4,
2012
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 7

CITY COUNCIL AGENDA ITEM

Subject: Purchase Crew Cab Dump Truck for Streets Division
Action Requested/Recommendation: Authorize the City Purchasing Division to Purchase a 2012 Ford F550 Crew Cab Dump Truck from Western Slope Auto in an Amount of \$50,152
Presenter(s) Name & Title: Greg Trainor, Utilities, Streets, and Facilities Director Darren Starr, Streets, Storm Water, and Solid Waste Manager Jay Valentine, Financial Operations Manager

Executive Summary: This request is for the purchase of a scheduled equipment replacement of a Crew Cab Dump Truck for the Streets and Storm Water divisions.

Background, Analysis and Options: This Crew Cab Dump truck is a part of the resources needed to provide ongoing maintenance in the Streets and Storm Water divisions. This equipment will be used for patching, shouldering, hauling, pulling equipment, and other departmental functions. This equipment is a scheduled replacement for the department, and has gone through the equipment replacement committee.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations) and advertised in The Daily Sentinel, Three local companies submitted formal bids, all of which were found to be responsive and responsible, in the following amounts:

COMPANY	YR/MAKE/MODEL	COST
Western Slope Auto	2012 Ford F550	\$50,152
Hanson International	2013 Terrastar-Layton	\$58,109
Hanson International	2013 Terrastar-OJ Wastson	\$61,744

Board or Committee Recommendation:

This equipment replacement was approved by the equipment committee, and the fleet Department.

Financial Impact/Budget:

Budgeted funds for this purchase have been accrued in the Fleet Replacement Internal Service Fund.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



Date: 3-8-12
 Author: Darren Starr
 Title/ Phone Ext: Manager/
#1493
 Proposed Schedule: 4-4-2012
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 8
CITY COUNCIL AGENDA ITEM

Subject: Dump Truck Rentals with Drivers for the City Spring Cleanup Program 2012
Action Requested/Recommendation: Authorize the Purchasing Division to Enter into a Contract with Colorado West Contracting, Inc. to Provide Thirteen Dump Trucks with Drivers for the Duration of the Two Weeks for the City Spring Cleanup Program, for an Estimated Amount of \$65,000
Presenter(s) Name & Title: Greg Trainor, Utilities, Streets, and Facilities Director Darren Starr, Streets, Storm Water, and Solid Waste Manager Jay Valentine, Financial Operations Manager

Executive Summary:

This request is for the award of a contract for the rental of dump trucks with drivers to haul debris and refuse to designated collection sites as part of the City’s Annual Spring Cleanup Program for 2012.

Background, Analysis and Options:

Each year the City’s Streets Division conducts its Annual City Spring Cleanup Program. The Cleanup program provides hauling and disposal of debris and refuse that citizens wish to dispose of, at no cost to the citizens. The renting of dump trucks with drivers is required to complete the two week cleanup, which runs from April 16, 2012 – April 28, 2012 (with the 1st week being dedicated to the north half of the City and the 2nd week being dedicated to the south half of the City). It is estimated we will need each truck, and driver 40 hours each week. For a estimated total of 1,040 hours at straight time.

A formal Invitation for Bid was issued via BidNet (an on-line site for government agencies to post solicitations), advertised in The Daily Sentinel, and sent to the Western Colorado Contractors Association (WCCA). Three companies submitted formal bids, all of which were found to be responsive and responsible, in the following amounts:



Date: March 22, 2012
 Author: Justin Vensel
 Title/ Phone Ext: Project
Engineer, 4017
 Proposed Schedule: April 4,
2012
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 9

CITY COUNCIL AGENDA ITEM

Subject: Contract for the 2012 Sewer Line Replacement Project
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with MA Concrete Construction, Inc. of Grand Junction, CO for the 2012 Sewer Line Replacement Project for the Bid Amount of \$623,754.91 and an Extension of Unit Prices for an Additional \$315,475 for a Total Estimated Contract Amount of \$939,229.91
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Jay Valentine, Financial Operations Manager

Executive Summary:

This request is to award a construction contract for the sewer line replacement project in the Panorama Subdivision, the Formay Subdivision, and an existing line that will serve the new Fire Administration building. This annual program replaces aging sewer lines that have surpassed their design life. In all, a total of 12,800 lineal feet of sewer main line will be replaced as part of this project. As a result of the bids received, Staff recommends adding additional work that will allow the replacement of the entire Panorama Subdivision.

Background, Analysis and Options:

The existing concrete and vitrified clay pipe sewer lines have met or exceeded the design service life and will be replaced with Poly Vinyl Chloride (PVC) Pipe. In addition, sanitary sewer manholes damaged by hydrogen sulfide gases will be replaced. The sanitary sewer service lines will also be replaced within the street right of way.

A formal solicitation was advertised in the Daily Sentinel, posted on the City's website and sent to the Western Colorado Contractors Association (WCCA). Four responsive bids were received from the following firms:

Firm	Location	Amount
MA Concrete Construction, Inc.	Grand Junction, CO	\$ 623,754.91
Ben Dowd Excavation, Inc.	Grand Junction, CO	\$ 734,546.25
Skyline Contracting, Inc.	Grand Junction, CO	\$ 808,093.00
Sorter Construction, Inc.	Grand Junction, CO	\$ 833,371.00

Replacement of sewer lines within the Panorama Subdivision was originally planned to take place in 2012 and 2013 in coordination with a Mesa County asphalt overlay project for the subdivision. The bidding climate in the valley is very competitive this spring. As a result of this bidding climate, the bid we received from MA Concrete Construction, Inc. allows us an opportunity to complete all of the Panorama Subdivision sewer line replacements in 2012. MA Concrete Construction is willing to extend unit pricing to allow an additional 4,300 lineal feet of sewer replacements within the Panorama Subdivision. The City and Mesa County would like to complete these projects in one year to limit the impact to the residents. Mesa County will include asphalt and concrete replacement of the trenched areas with their overlay project, and will be reimbursed by the sewer fund for the proportional cost.

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

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

This repair and maintenance will guard against failure and ensure longevity for the wastewater collection system.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

There is \$1,250,000 budgeted in the Joint Sewer Fund 902 for this project.

Project Costs:

Bid Amount	\$623,754.91
Extended unit bid pricing to complete Panorama Subdivision	\$315,475.00
Design	\$ 17,500.00
City Inspection & Contract Administration	\$ 40,000.00
Reimbursement to Mesa County:	
Asphalt	\$ 200,000.00
Concrete replacement	\$ 30,000.00

Total Estimated Project Cost **\$1,226,729.91**

Legal issues:

N/A

Other issues:

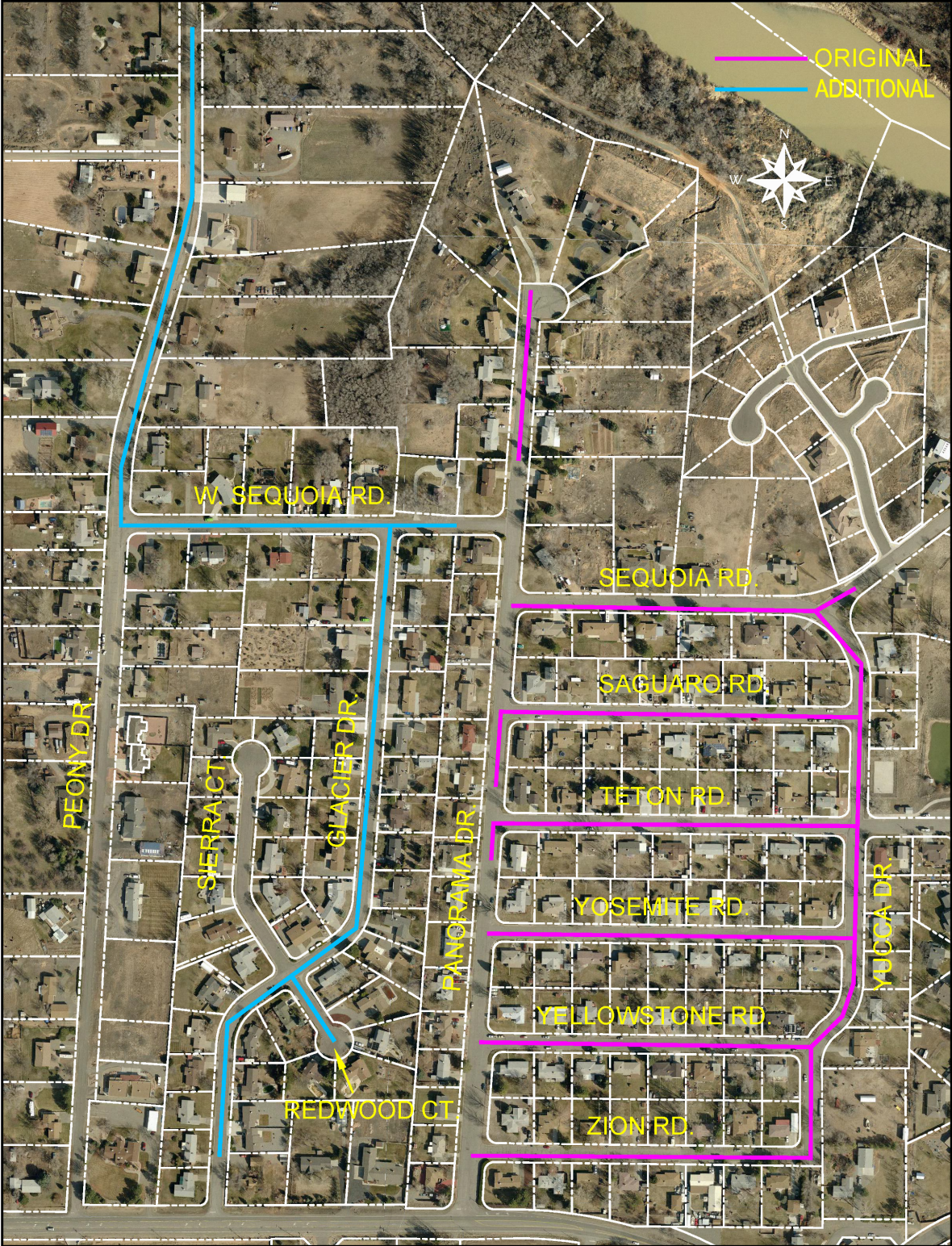
N/A

Previously presented or discussed:

N/A

Attachments:

Project Location Map





Date: March 26, 2012
 Author: Rob Schoeber
 Title/ Phone Ext: Parks and Recreation Director, 254-3881
 Proposed Schedule:
Wednesday, April 4
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 10

CITY COUNCIL AGENDA ITEM

Subject: Fees and Charges for Lincoln Park Tower
Action Requested/Recommendation: Approve Resolution Adopting the Fees and Charges for the Lincoln Park Tower
Presenter(s) Name & Title: Rob Schoeber, Parks and Recreation Director

Executive Summary:

The new facilities at the stadium complex requires a City Council approved set of fees and charges in order to begin booking the facilities to Parks Improvement Advisory Board (PIAB) partners and other general community users. The anticipated date of completion for the facilities is May 8, 2012, with the first major event planned on May 12th.

Background, Analysis and Options:

Modifications and/or additions to fees and charges are usually brought to City Council each fall for approval as part of the budget process. The fees and charges for the Lincoln Park Tower were not part of that process, so approval of those fees and charges is necessary to begin the rental process.

These fees and charges were developed with the assistance and guidance of the PIAB partners (Mesa County, Colorado Mesa University, School District 51, and JUCO) as well as the Parks and Recreation Advisory Board and staff from multiple departments of the City. The fees are modeled after what is currently in place for other Parks and Recreation and Two Rivers Convention Center facilities.

Lincoln Park is one of the most widely used regional parks along the western slope. Stocker Stadium and Suplizio Field regularly host Middle and High School baseball, football and track events; The Junior College World Series; The Grand Junction Rockies Minor League Baseball Team; and other large community events.

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

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

The improvements at Stocker Stadium and Suplizio field will greatly enhance the overall spectator experience at both venues. Improvements have been made to concessions, restrooms, ADA accessibility, media rooms and a multi-purpose hospitality room.

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

The improvements to Suplezo Field have helped Grand Junction Baseball, Inc., secure a 25 year contract for the Junior College World Series. In addition, the Grand Junction Rockies inaugural season in Grand Junction will begin June 23, 2012.

Board or Committee Recommendation:

The Parks and Recreation Advisory Board recommended the initial fee structure on February 9th, and the Parks Improvement Advisory Board recommended the fee structure in their quarterly meeting on January 24th.

Financial Impact/Budget:

The proposed fees for the Tower are as follows:

Hospitality Suite Damage Deposit	\$200
Hospitality Suite Rental Fees	Four (4) hours or less \$150/ \$300
	More than four (4) hours \$200/ \$400
AV Equipment Package	\$50
Catering Warmer	\$100
Bar Setup Fee	\$50 - \$100
Bar TRCC Staff Fee	\$45/per hour
Cash Bar Prices	\$1 - \$50
Host Bar Prices	Cost per drink, bottle, or key fee, plus tax and service charges

Additional related expenditures will be presented for formal approval in the 2012 supplemental appropriation process.

Legal issues:

The City of Grand Junction has applied for a Tavern License to be held in the City's name for the Stadium Complex. The liquor hearing is scheduled for April 6, 2012.

Other issues:

N/A

Previously presented or discussed:

The Tower Operation Plan will be presented during a City Council Workshop on April 2nd.

Attachments:

Proposed Resolution

RESOLUTION NO. _____-12

A RESOLUTION ADOPTING FEES AND CHARGES FOR THE LINCOLN PARK TOWER THROUGH THE PARKS AND RECREATION DEPARTMENT

Recitals:

The City of Grand Junction establishes rates for the new Lincoln Park Tower and by this resolution, the City Council establishes these rates to implement decisions made in the long-term financial plans for the Parks and Recreation Department.

Now, therefore, be it resolved that:

These fees will be set for the Lincoln Park Tower as follows:

Hospitality Suite Damage Deposit	\$200
Hospitality Suite Rental	Four (4) hours or less \$150/ \$300
	More than four (4) hours \$200/\$400
AV Equipment Package	\$50
Catering Warmer	\$100
Bar Set Up Fee	\$50 - \$100
Bar TRCC Staff Fee	\$45/per hour
Cash Bar Fees	\$1 - \$50
Host Bar	Cost per drink, bottle, or keg fee, plus tax and service charge

PASSED and ADOPTED this _____ day of _____ 2012.

President of the Council

Attest:

City Clerk



Attach 11

CITY COUNCIL AGENDA ITEM

Date: March 19, 2012
 Author: Brian Rusche
 Title/ Phone Ext: Sr. Planner/4058
 Proposed Schedule:
Feb 13 for 1st reading of annexation
and March 21 for 1st reading of zoning
 2nd Reading (if applicable):
Wednesday, April 4, 2012
 File #: ANX-2011-1314

Subject: Annexation and Zoning of the Sturgeon Electric Enclave, Located at 2775 Riverside Parkway
Action Requested/Recommendation: Hold a Public Hearing to Consider Final Passage and Final Publication in Pamphlet Form of the Proposed Annexation and Zoning Ordinances
Presenters Name & Title: Tim Moore, Public Works and Planning Director Brian Rusche, Senior Planner

Executive Summary: A request to annex 2.375 acres of enclaved property, located at 2775 Riverside Parkway, and to zone the annexation, consisting of one parcel, to an I-1 (Light Industrial) zone district.

Background, Analysis and Options: The 2.375 acre Sturgeon Electric Enclave Annexation consists of one (1) parcel, located at 2775 Riverside Parkway. The property is occupied by Sturgeon Electric, a specialty contractor for electrical infrastructure.

Under the 1998 Persigo Agreement with Mesa County, the City is required to annex all enclaved areas within five (5) years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three (3) years. The properties have been enclaved since May 6, 2007 by the Home Lumber Annexation.

Under the 1998 Persigo Agreement with Mesa County, the City has agreed to zone newly annexed areas using either the current County zoning or conforming to the Comprehensive Plan. It currently zoned County I-2 (General Industrial). The proposed zoning of I-1 (Light Industrial) conforms to the Comprehensive Plan – Future Land Use Map, which has designated the property as Industrial.

The property is located within the proposed Greater Downtown Area Plan, specifically the Rail District. The proposed Future Land Use map would continue to designate the property as Industrial. The proposed zoning of I-1 (Light Industrial) would be consistent with the proposed Future Land Use map under consideration with the Greater Downtown Area Plan.

The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met. See attached Staff Report/Background Information for additional detail.

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

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

Annexation of this enclave will create consistent land use jurisdiction and allow for efficient provision of municipal services. The proposed zoning of I-I (Light Industrial) conforms to the Comprehensive Plan – Future Land Use Map, adopted in 2010, which has designated the property as Industrial. The proposed zone will provide consistency with the adjacent properties with similar land uses.

Board or Committee Recommendation: On February 28, 2012 the Planning Commission forwarded a recommendation of approval of the I-1 (Light Industrial) zone district.

Financial Impact/Budget: The provision of municipal services will be consistent with adjacent properties already in the City. Property tax levies and municipal sales/use taxes will be collected within the enclaved area upon annexation.

Legal issues: None.

Other issues: There are none.

Previously presented or discussed: A Resolution of Intent to Annex was adopted on February 13, 2012. First reading of the Zoning Ordinance was on March 21, 2012.

Attachments:

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

STAFF REPORT / BACKGROUND INFORMATION

Location:	2775 Riverside Parkway			
Applicants:	City of Grand Junction			
Existing Land Use:	Industrial			
Proposed Land Use:	Industrial			
Surrounding Land Use:	North	Union Pacific Railroad Yard		
	South	Industrial		
	East	Industrial		
	West	Industrial		
Existing Zoning:	County I-2 (General Industrial)			
Proposed Zoning:	I-1 (Light Industrial)			
Surrounding Zoning:	North	I-1 (Light Industrial)		
	South	I-1 (Light Industrial)		
	East	I-1 (Light Industrial)		
	West	I-1 (Light Industrial)		
Future Land Use Designation:	Industrial			
Zoning within density range?	X	Yes		No

Staff Analysis:

ANNEXATION:

The annexation area consists of 2.375 acres, encompassing one (1) parcel and no public right-of-way.

Under the 1998 Persigo Agreement with Mesa County, the City is required to annex all enclaved areas within five (5) years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three (3) years. The properties have been enclaved since May 6, 2007 by the Home Lumber Annexation.

The following annexation and zoning schedule is being proposed:

ANNEXATION SCHEDULE	
February 13, 2012	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
February 28, 2012	Planning Commission considers Zone of Annexation
March 19, 2012	Introduction Of A Proposed Ordinance on Zoning by City Council
April 4, 2012	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
May 6, 2012	Effective date of Annexation and Zoning

STURGEON ELECTRIC ENCLAVE ANNEXATION SUMMARY

File Number:	ANX-2011-1314	
Location:	2775 Riverside Parkway	
Tax ID Numbers:	2945-241-00-235	
# of Parcels:	1	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	2.375 acres	
Developable Acres Remaining:	2.375 acres	
Right-of-way in Annexation:	None	
Previous County Zoning:	County I-2 (General Industrial)	
Proposed City Zoning:	I-1 (Light Industrial)	
Current Land Use:	Industrial	
Future Land Use:	Industrial	
Values:	Assessed:	\$178,330
	Actual:	\$614,950
Address Ranges:	2775 Riverside Parkway	
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	Central Grand Valley Sanitation District
	Fire:	Grand Junction Rural Fire District
	Irrigation:	Grand Valley Irrigation Company
	Drainage:	Grand Valley Drainage District
	School:	Mesa County Valley School District #51
	Pest:	Grand River Mosquito Control District

ZONE OF ANNEXATION:

1. Background:

The 2.375 acre Sturgeon Electric Enclave Annexation consists of one (1) parcel, located at 2775 Riverside Parkway. The Sturgeon Electric Enclave was enclaved by the Home Lumber Annexation on May 6, 2007. The property is occupied by Sturgeon Electric, a specialty contractor for electrical infrastructure. It currently zoned County I-2 (General Industrial). Refer to the County Zoning Map included in this report.

Under the 1998 Persigo Agreement with Mesa County, the City has agreed to zone newly annexed areas using either the current County zoning or conforming to the Comprehensive Plan. The proposed zoning of I-1 (Light Industrial) conforms to the

Comprehensive Plan – Future Land Use Map, which has designated the property as Industrial.

The property is located within the proposed Greater Downtown Area Plan, specifically the Rail District. The proposed Future Land Use map would continue to designate the property as Industrial. The proposed zoning of I-1 (Light Industrial) would be consistent with the proposed Future Land Use map under consideration with the Greater Downtown Area Plan.

2. Grand Junction Municipal Code – Chapter 21.02 – Administration and Procedures:

Section 21.02.160 of the Grand Junction Municipal Code states: Land annexed to the City shall be zoned in accordance with GJMC Section 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth.

The requested zone of annexation to an I-1 (Light Industrial) zone district is consistent with the Comprehensive Plan – Future Land Use Map designation of Industrial.

Section 21.02.140(a) states: In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

- (1) Subsequent events have invalidated the original premises and findings; and/or

Response: The current zoning is County I-2 (General Industrial), which was approved in 1979.

In 1998, Mesa County and the City of Grand Junction adopted the Persigo Agreement. Under this agreement, the City is required to annex all enclaved areas within five (5) years. The property has been enclaved since May 6, 2007 by the Home Lumber Annexation.

The proposed zoning of I-I (Light Industrial) conforms to the Comprehensive Plan – Future Land Use Map, adopted in 2010, which has designated the property as Industrial.

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

Response: The existing building was constructed in 1982, after the property was zoned in Mesa County for industrial use.

The adjacent property on the west and south was annexed as Home Lumber in 2007, creating the enclave of the subject property. After the annexation, a Pro Build lumber yard was constructed on the property.

Other properties with frontage along the Riverside Parkway are a mix of industrial service businesses with outdoor storage yards.

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

Response: The existing land use is already served by the appropriate infrastructure.

(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

Response: The predominate zoning of properties along Riverside Parkway from 27 ½ Road east to 28 Road is I-1 (Light Industrial). As noted earlier, they are a mix of industrial service businesses with outdoor storage yards.

The proposed zone will allow the existing use of the property to continue and provide consistency with the adjacent properties with similar land uses.

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

Response: The annexation of unincorporated areas adjacent to the City is critical to providing efficient urban services. The proposed zoning designation will ensure continued operation of the facility.

Alternatives: The following zone districts would also be consistent with the Comprehensive Plan – Future Land Use Map designation of Industrial for the property:

1. I-O (Industrial/Office Park)
2. MU (Mixed Use)
3. I-2 (General Industrial)

Some of these alternatives may not permit the existing land use, creating a nonconforming situation. However, if the City Council chooses an alternative zone designation, specific alternative findings must be made.

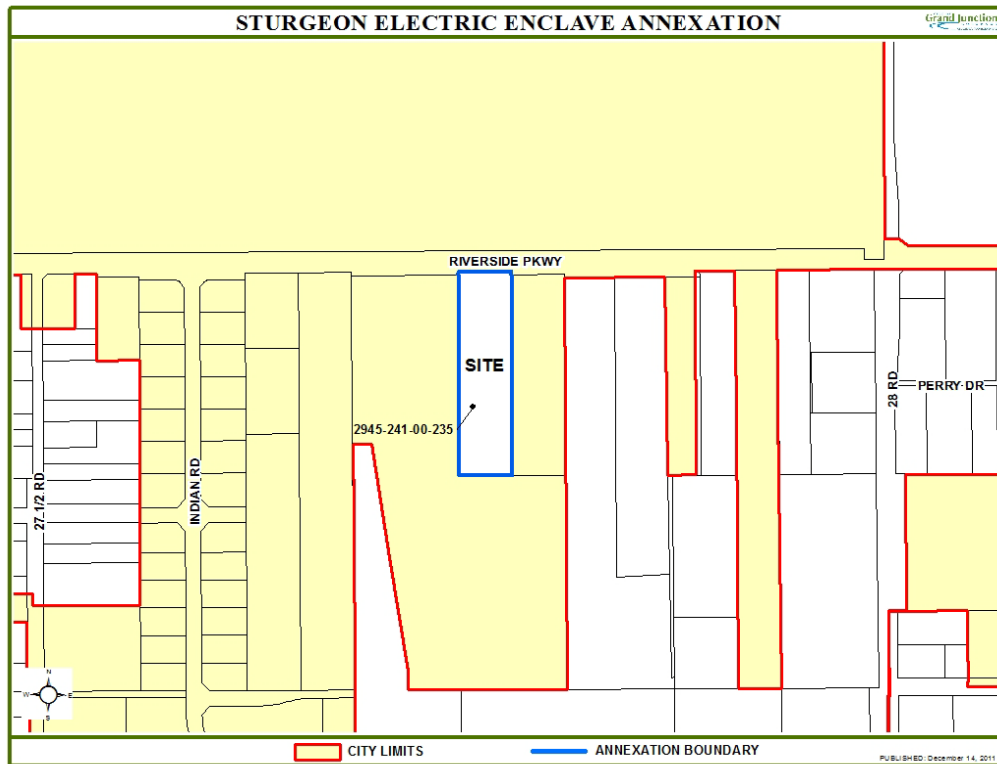
PLANNING COMMISSION RECOMMENDATION:

After reviewing the Sturgeon Electric Enclave Zone of Annexation, ANX-2011-1314, for a Zone of Annexation, the Planning Commission made the following findings of fact and conclusions:

3. The proposed I-1 (Light Industrial) zone district is consistent with the goals and policies of the Comprehensive Plan.
4. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.

Annexation / Site Location Map

Figure 1



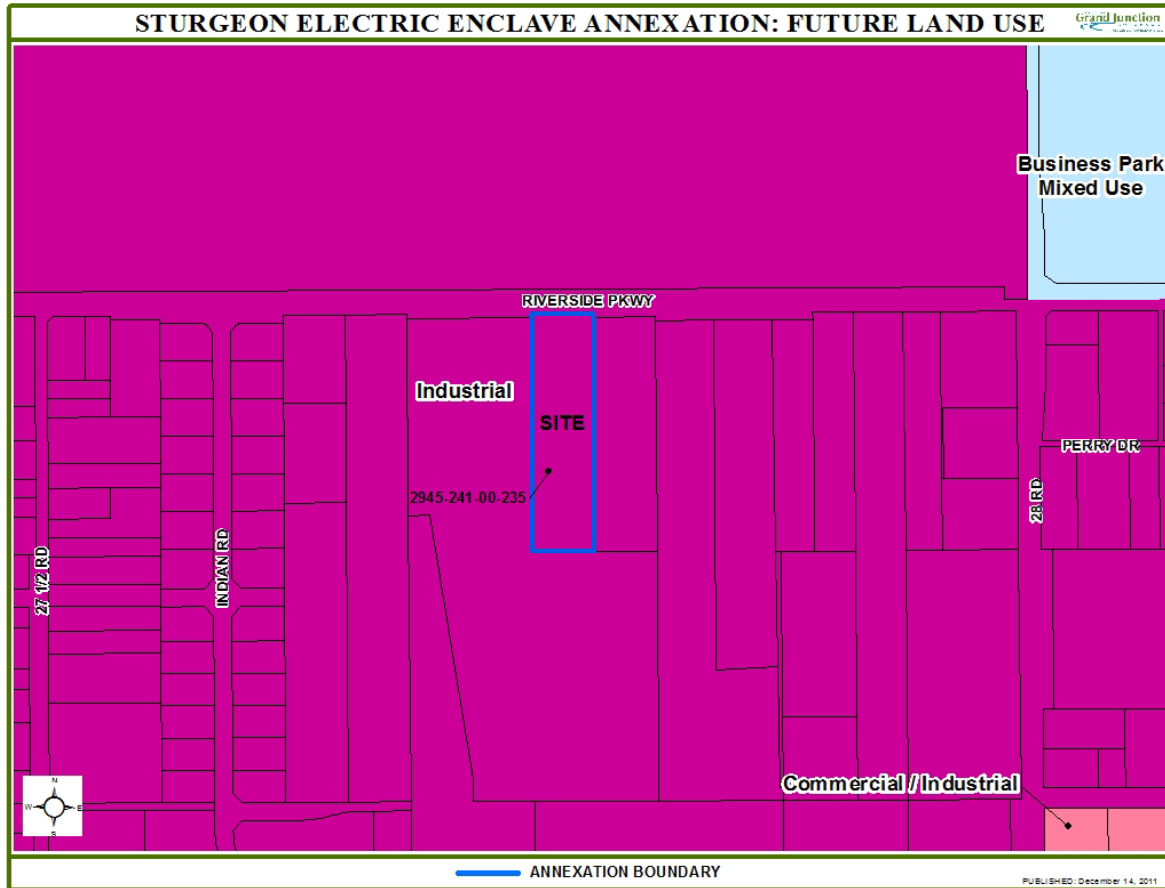
Aerial Photo Map

Figure 2



Comprehensive Plan – Future Land Use Map

Figure 3



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

STURGEON ELECTRIC ENCLAVE ANNEXATION

LOCATED AT 2775 RIVERSIDE PARKWAY

CONSISTING OF APPROXIMATELY 2.375 ACRES

WHEREAS, on the 13th day of February, 2012, the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction the following described territory, commonly known as the Sturgeon Electric Enclave; and

WHEREAS, a hearing and second reading on the proposed annexation ordinance was duly held after proper notice on the 4th day of April, 2012; and

WHEREAS, the area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three (3) years, pursuant to C.R.S. 31-12-106(1); and

WHEREAS, the requirements of Section 30, Article II of the Colorado Constitution have been met, specifically that the area is entirely surrounded by the annexing municipality.

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

That the property situate in Mesa County, Colorado, and described to wit:

STURGEON ELECTRIC ENCLAVE ANNEXATION

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

ALL of that certain parcel of land bounded on the North by the Riverside Parkway Annexation No. 3, City of Grand Junction Ordinance Number 4319, as same is recorded in Book 4782, Page 921, Public Records of Mesa County, Colorado and bounded on the East, South and West by the Home Lumber Annexation, City of Grand Junction Ordinance Number 4059, as same is recorded in Book 4402, Page 966, Public Records of Mesa County, Colorado.

CONTAINING 103,472 Square Feet or 2.375 Acres, more or less, as described

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading the 13th day of February, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE STURGEON ELECTRIC ENCLAVE ANNEXATION
TO I-1 (LIGHT INDUSTRIAL)**

LOCATED AT 2775 RIVERSIDE PARKWAY

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Sturgeon Electric Enclave Annexation to the I-1 (Light Industrial) zone district, finding conformance with the recommended land use category as shown on the Future Land Use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the I-1 (Light Industrial) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property be zoned I-1 (Light Industrial):

STURGEON ELECTRIC ENCLAVE ANNEXATION

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

ALL of that certain parcel of land bounded on the North by the Riverside Parkway Annexation No. 3, City of Grand Junction Ordinance Number 4319, as same is recorded in Book 4782, Page 921, Public Records of Mesa County, Colorado and bounded on the East, South and West by the Home Lumber Annexation, City of Grand Junction Ordinance Number 4059, as same is recorded in Book 4402, Page 966, Public Records of Mesa County, Colorado.

CONTAINING 103,472 Square Feet or 2.375 Acres, more or less, as described

INTRODUCED on first reading the 21st day of March, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk



Attach 12

CITY COUNCIL AGENDA ITEM

Date: March 19, 2012
 Author: Brian Rusche
 Title/ Phone Ext:
Senior Planner / 4058
 Proposed Schedule:
1st Reading - March 7, 2012
 2nd Reading (if applicable):
2nd Reading – April 4, 2012
 File # (if applicable): RZN-2011-1151

Subject: Rezone One Parcel Located at 3015 D Road
Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of the Proposed Rezone Ordinance
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Brian Rusche, Senior Planner

Executive Summary:

A City initiated request to rezone approximately 4.952 acres, located at 3015 D Road, from an R-E (Residential Estate) to an R-8 (Residential 8 dwelling units/acre) zone district.

Background, Analysis and Options:

The subject property was annexed into the City of Grand Junction on May 9, 2004 as the Landmark Baptist Church Annexation. At the time of the annexation, the property was designated as Estate under the 1996 Growth Plan, which anticipated between 2 to 5 acres per lot. The zoning assigned to the property upon annexation was R-E (Residential Estate).

On April 20, 2005 the Pear Park Neighborhood Plan was amended to designate this property, a part of Special Study Area A, as Residential Medium (RM).

In 2010, the Comprehensive Plan was adopted. The Comprehensive Plan anticipated the need for additional dwelling units based on historic and projected population growth.

The adopted Comprehensive Plan – Future Land Use Map maintained the designation of Residential Medium along the south side of D Road east approximately ½ mile. Refer to the Comprehensive Plan map included in this report.

After adoption of the Comprehensive Plan, it became apparent that there were areas around the City that had conflicts between the Future Land Use designation of the Comprehensive Plan and the respective zone districts associated with the properties. Each area was evaluated to determine what the best course of action would be to remedy the discrepancy.

The current R-E zoning of this property is in conflict with the Future Land Use designation of RM. RM requires a minimum of 4 dwelling units per acre and can have as high a density of 16 dwelling units per acre, according to the Blended Residential Map adopted with the 2010 Comprehensive Plan. Therefore the requested rezone of this property from R-E to R-8 will bring it into conformance with the Future Land Use designation of Residential Medium.

Property owners were notified of the proposed zone change via a mailed letter and invited to an open house to discuss any issues, concerns, suggestions or support. The open house was held on December 7, 2011. No comment sheets were received regarding the Area 16 proposal.

A representative of the church who owns the property called to discuss the future use of the property as well as the necessary infrastructure. Religious Assembly is permitted in the proposed R-8 zone district. An owner of property on the north side of D Road also called about the request, with questions about future annexation and taxes.

No public testimony was offered before the Planning Commission at their February 14, 2012 meeting. One contact was received after the hearing from the adjacent property owner on the east, who was pleased with the proposal and was anticipating future development of her property as well.

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

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

The proposed R-8 zone district will provide the opportunity for additional development and/or density along an established corridor in an urbanizing area of the valley. Additional density allows for more efficient use of City services and infrastructure, minimizing costs to the City and therefore the community.

Board or Committee Recommendation:

The Grand Junction Planning Commission met on February 14, 2012 and forwarded a unanimous recommendation of approval to the City Council.

Financial Impact/Budget: N/A

Legal issues: None.

Other issues: None.

Previously presented or discussed: The Council introduced the proposed Ordinance on March 7, 2012

Attachments:

Background information

Rezone criteria

Site Location Map / Aerial Photo Map

Future Land Use Map / Existing City and County Zoning Map

Planning Commission Minutes of February 14, 2012

Ordinance

BACKGROUND INFORMATION				
Location:		3015 D Road		
Applicants:		City of Grand Junction		
Existing Land Use:		Undeveloped		
Proposed Land Use:		No changes to land use(s) proposed		
Surrounding Land Use:	North	Single Family and Manufactured Home(s)		
	South	Single Family		
	East	Single Family and Duplex		
	West	Single Family		
Existing Zoning:		R-E (Residential Estate)		
Proposed Zoning:		R-8 (Residential 8 du/ac)		
Surrounding Zoning:	North	County RSF-R (Residential Single-Family Rural)		
	South	County RSF-R (Residential Single-Family Rural)		
	East	County RSF-R (Residential Single-Family Rural)		
	West	County RSF-4 (Residential Single-Family 4 du/ac)		
Future Land Use Designation:		Residential Medium (RM)		
Zoning within density range?		X	Yes	No

Section 21.02.140(a) of the Grand Junction Municipal Code:

In order for the rezoning to occur, the following questions must be answered and a finding of consistency with the Grand Junction Municipal Code must be made per Section 21.02.140(a) as follows:

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

Response: The 2010 adoption of the Comprehensive Plan designated the Future Land Use for this property as Residential Medium (4-8 du/ac), rendering the existing R-E (Residential Estate) zoning inconsistent. The proposed rezone to R-8 (Residential 8 du/ac) will resolve this inconsistency.

This criterion has been met.

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

Response: The majority of new subdivisions along D Road has been zoned R-8 (Residential 8 du/ac), including Waters Edge (7.83 du/ac) Monarch Ridge (up to 6.88 du/ac) and John H. Hoffman (6.74 du/ac).

This criterion has been met.

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

Response: D Road is a minor arterial providing primary east/west access through the Pear Park neighborhood between 29 Road and 32 Road. The Pear Park Neighborhood Plan anticipates restricted access to D Road, to be mitigated with additional east/west streets to be constructed approximately 1/8 mile south. The subject property is of sufficient size and configuration to develop within these constraints.

Adequate infrastructure exists to accommodate, with upgrades as necessary, additional development on this parcel.

This criterion can be met.

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

Response: The Pear Park neighborhood has historically seen significant residential development, with an anticipated built-out population of about 22,000 people, according to the Pear Park Neighborhood Plan. There is approximately 212 acres of undeveloped land on Pear Park (28 Road to 32 Road between the railroad and the Colorado River) within the city limits currently zoned R-8. If built at maximum density (8 du/ac), this acreage would accommodate approximately 3900 persons.

Since the property is currently owned by a church, it is possible that a religious assembly will be constructed on the property. Currently, there are six (6) known places of worship within the Pear Park Neighborhood.

This criterion is met.

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

Response: The proposed R-8 zone district will provide the opportunity for additional development and/or density along an established corridor in an urbanizing area of the valley. Additional density allows for more efficient use of City services and infrastructure, minimizing costs to the City and therefore the community.

This criterion is met.

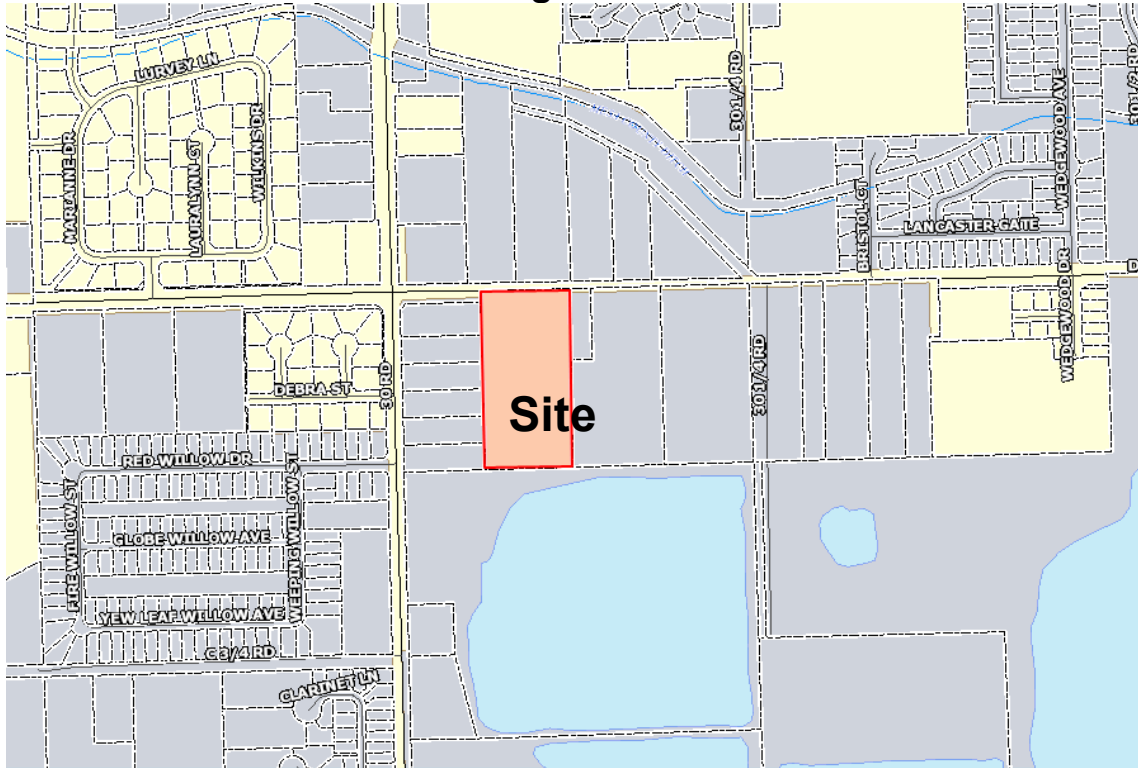
FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 16 Rezone, RZN-2011-1151, a request to rezone the properties from an R-E (Residential Estate) to an R-8 (Residential 8 dwelling units/acre) zone district, the following findings of fact and conclusions have been determined:

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

Site Location Map

Figure 1



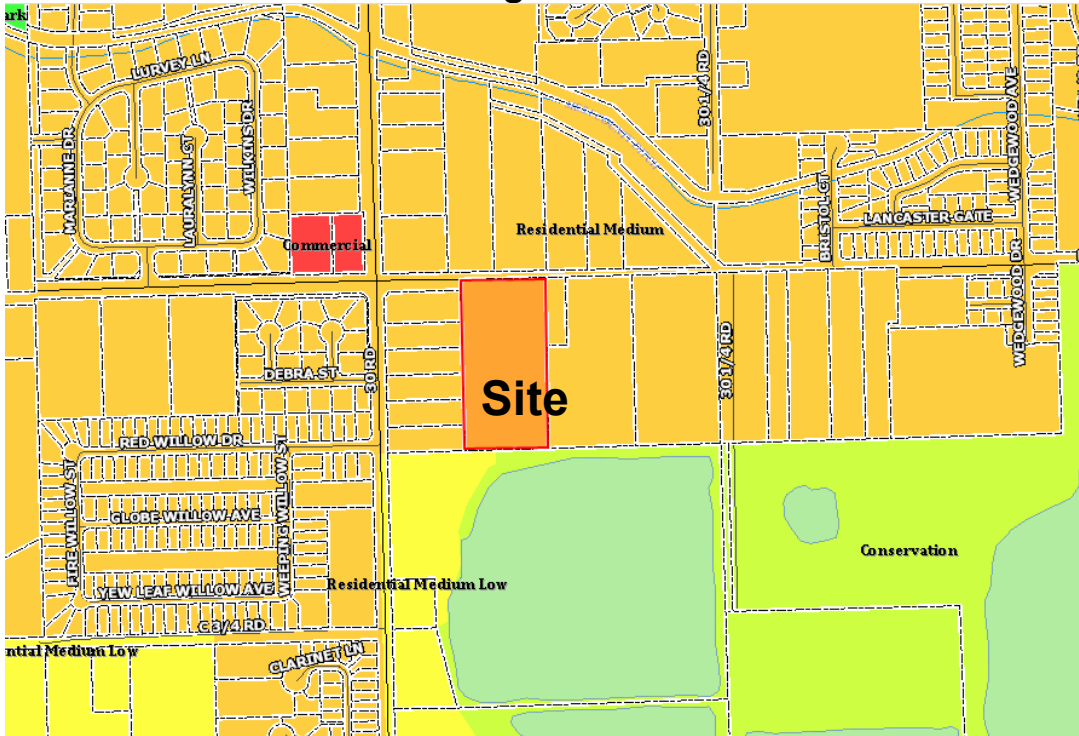
Aerial Photo Map

Figure 2



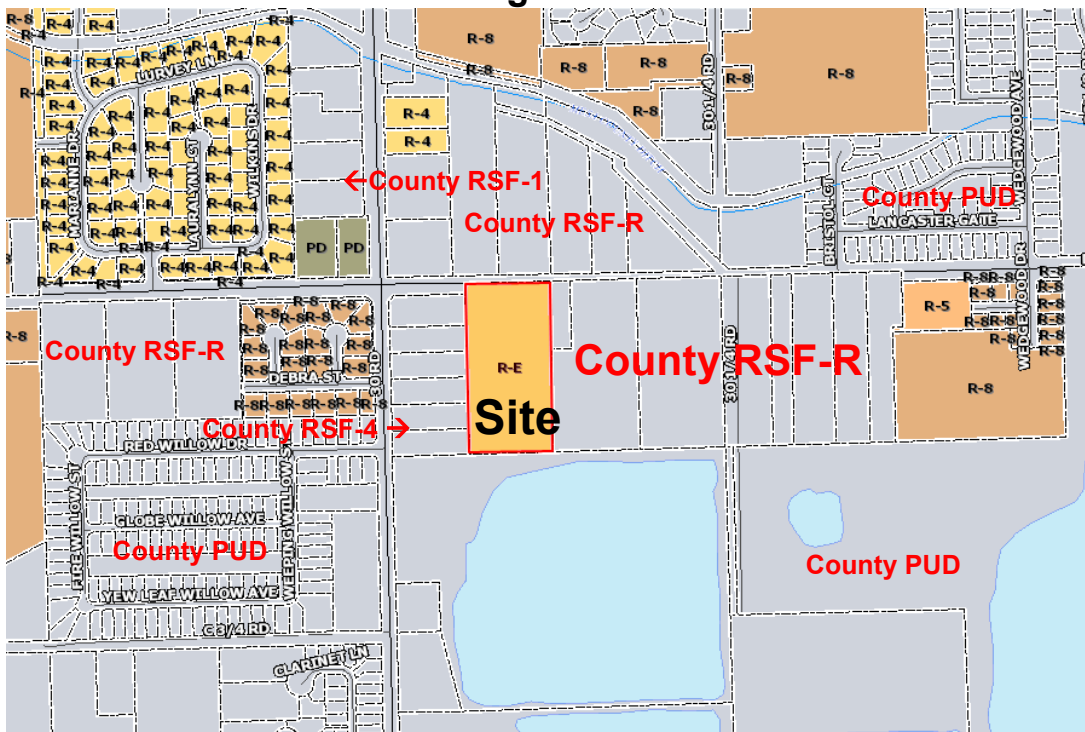
Comprehensive Plan Map

Figure 3



Existing City and County Zoning Map

Figure 4



**GRAND JUNCTION PLANNING COMMISSION
FEBRUARY 14, 2012 MINUTES
6:00 p.m. to 8:00 p.m.**

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

In attendance, representing the City Planning Commission, were Reginald Wall (Chairman), Lynn Pavelka (Vice-Chairman), Pat Carlow, Ebe Eslami, Lyn Benoit, Keith Leonard and Loren Couch (Alternate). Commissioner Greg Williams was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Greg Moberg (Planning Services Supervisor), Lori Bowers (Senior Planner), Brian Rusche (Senior Planner), Senta Costello (Senior Planner), Scott Peterson (Senior Planner) and Kristen Ashbeck (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 20 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

Public Hearing Items

7. Blue Polygon – Area 16 Rezone – Rezone

Request a recommendation of approval to City Council to rezone 4.952 acres from an R-E (Residential Estate) to an R-8 (Residential 8 du/ac) zone district.

FILE #: RZN-2011-1151
PETITIONER: City of Grand Junction
LOCATION: 3015 D Road
STAFF: Brian Rusche

STAFF'S PRESENTATION

Brian Rusche, Senior Planner with the Public Works and Planning Department, addressed the Commission regarding the request for one property to be rezoned from R-E to R-8. The property, just under five acres, was annexed into the City in May 2004. At that time, the property was designated as Estate with an assigned zoning of Residential Estate. He said the property was currently vacant and was owned by a church.

In 2005 the Pear Park Neighborhood Plan was amended to designate the property as Residential Medium along with other properties on the south side of D Road. The Future Land Use Map maintained the Residential Medium designation and, as a result, the Residential Estate zoning was in conflict with the Future Land Use designation which required a minimum of four dwelling units per acre. The requested rezone would bring it into conformance with the Future Land Use designation.

There were no comments expressed on this property as a result of the open house. There were a few phone calls questioning the timing of annexation of some properties on the north side of D Road. The request would resolve the inconsistency and would be consistent with the character of the neighborhood. Mr. Rusche added that the Pear Park Plan anticipated some restrictions to access to D Road that would be mitigated by the development as well as a population build-out of about 22,000 and the rezoning would potentially accommodate some of that build-out.

He concluded that the R-8 zone district would provide the opportunity for additional development and/or density along an established corridor and was consistent with the goals and policies of the Comprehensive Plan Future Land Use Map and he opined that the review criteria had been met.

PUBLIC COMMENT

None.

MOTION: (Commissioner Pavelka) “Mr. Chairman, on Rezone, RZN-2011-1151, I move that the Planning Commission forward a recommendation of approval for the Area 16 Rezone from R-E (Residential Estate) to an R-8 (Residential 8 dwelling units per acre) with the findings of fact and conclusions listed in the staff report.”

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

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING PROPERTY
LOCATED AT 3015 D ROAD
FROM AN R-E (RESIDENTIAL ESTATE)
TO AN R-8 (RESIDENTIAL 8 DWELLING UNITS/ACRE) ZONE DISTRICT**

Recitals.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of rezoning the property located at 3015 D Road from an R-E (Residential Estate) to an R-8 (Residential 8 dwelling units/acre) zone district for the following reasons:

The zone district meets the recommended land use category of Residential Medium, as shown on the Future Land Use map of the Comprehensive Plan, and the Comprehensive Plan's goals and policies.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the **R-8** zone district to be established.

The Planning Commission and City Council find that the **R-8** zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property shall be rezoned R-8 (Residential 8 du/ac):

3015 D ROAD

See attached map.

INTRODUCED on first reading the 7th day of March, 2012 and ordered published in pamphlet form.

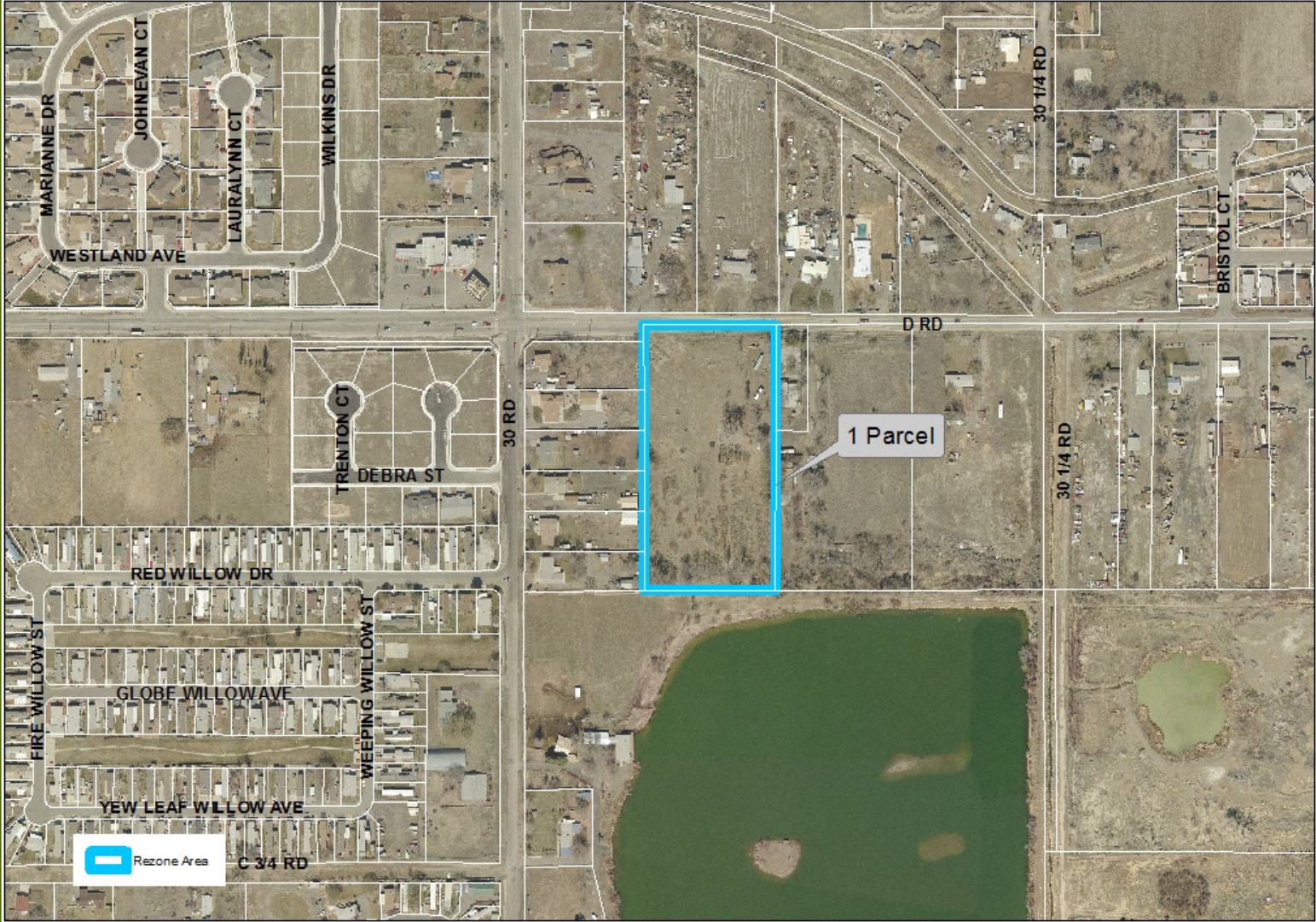
PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Rezone - Area 16



Rezone Area from R-E (Estate) to R-8 (5.5-8 units/acre)

THIS MAP IS MADE BY THE CITY OF GRAND JUNCTION, COLORADO. IT IS THE PROPERTY OF THE CITY OF GRAND JUNCTION, COLORADO. IT IS LOANED TO YOU BY THE CITY OF GRAND JUNCTION, COLORADO. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF GRAND JUNCTION, COLORADO.



Date: March 8, 2012
 Author: Lori V. Bowers
 Title/ Phone Ext: Senior Planner / 4033
 Proposed Schedule:
Wednesday, March 7, 2012
 2nd Reading: Wednesday, April 4, 2012
 File #: RZN-2012-1219

Attach 13

CITY COUNCIL AGENDA ITEM

Subject: Rezone Eight Parcels, Located at 2608 and 2612 G Road; 719, 721, 725, 726 26 Road, and One Unaddressed Lot Directly North of 725 26 Road
Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of the Proposed Rezone Ordinance
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Lori V. Bowers, Senior Planner

Executive Summary:

A City initiated request to rezone eight parcels, totaling 42.79 acres, located at 2608 and 2612 G Road; 719, 721, 725, 726 26 Road; and one lot directly north of 725 26 Road from R-2 (Residential – 2 units per acre) to R-4 (Residential – 4 units per acre) zone district.

Background, Analysis and Options:

The Comprehensive Plan adopted in 2010 took into account the need for additional dwelling units based on historic and projected population growth. The adopted Comprehensive Plan – Future Land Use Map changed the designation for these properties to Residential Medium (4-8 du/ac.). Please refer to the Comprehensive Plan map included in this report.

After the Comprehensive Plan was adopted it became apparent that the zoning of some properties were in conflict with the new Future Land Use designation. These conflicts were created because the zoning did not match the Future Land Use designation. This is especially true in Area 4. The subject eight (8) parcels were part of the G Road North Annexation; annexed in 2000. This annexation area was an enclave annexation consisting of 383 acres of land. At the time the City annexed the land with the existing County zoning in place, realizing when these properties redeveloped they would need to be rezoned to be consistent with the existing Growth Plan at that time. Now there is a new Comprehensive Plan and the subject parcels still remain under-zoned.

Since the 2000 annexation, one by one larger parcels surrounding the subject site have been rezoned and subdivided, such as Fox Run, The Estates and Blue Heron Subdivisions, located to the North and West. To the East, the 2620 G Road Subdivision was platted in 2002. Some subdivisions to the North were approved but never platted, such as Jacobson’s Pond and Ruby Ranch subdivisions.

The remaining eight (8) parcels known as Area 4, total 41.27 acres. The parcels range in size 0.84 acres to 24.43 acres. Four of the parcels are located on the West side of 26 Road and two parcels are located on the East side of 26 Road. The other two parcels abut G Road. The Grand Valley Canal abuts the Western side of six of the properties. Of the eight parcels, two remain vacant. The property owners were notified by mail. Staff received three phone calls, two were in favor of the proposed rezone, one was just wanted more information as to what the proposal was all about.

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

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

The proposed R-4 zone district will provide the opportunity for additional development and/or density in an urbanizing area of the valley. Additional density allows for more efficient use of City services and infrastructure that currently exists. These services may be extended through the vacant parcels for future development or further subdivision of the existing large lots that currently have homes on them.

Board or Committee Recommendation:

The Planning Commission forwards a recommendation of approval of the proposed rezone from their meeting of February 14, 2012.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

Consideration of the Ordinance was presented on the Consent Agenda, March 7, 2012.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Blended Residential Map
Ordinance

BACKGROUND INFORMATION				
Location:		2608 and 2612 G Road; 719, 720, 721, 725, and 726 26 Road		
Applicants:		City of Grand Junction		
Existing Land Use:		Large Lot Residential		
Proposed Land Use:		N/A		
Surrounding Land Use:	North	Residential		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		R-2 (Residential – 2 units per acre)		
Proposed Zoning:		R-4 (Residential – 4 units per acre)		
Surrounding Zoning:	North	R-4 (Residential – 4 units per acre)		
	South	R-1 (Residential – 1 unit per acre)		
	East	R-2 (Residential – 2 units per acre) R-4 (Residential – 4 units per acre) R-5 (Residential – 5 units per acre)		
	West	R-2 (Residential – 2 units per acre)		
Future Land Use Designation:		Residential Medium (4 – 8 units per acre)		
Zoning within density range?			Yes	X No

Section 21.02.140 of the Grand Junction Municipal Code

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

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

Response: The proposed rezones will alleviate the conflict between the current zoning and the Future Land Use Map of the Comprehensive Plan.

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

Response: Development has occurred around the subject parcels. The rezone will be consistent with the other properties that have been rezoned in this area.

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

Response: Adequate public facilities and services currently exist and may be extended for future development in this infill area.

(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

Response: N/A

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

Response: The proposed amendment will bring the zoning into conformance with the Comprehensive Plan.

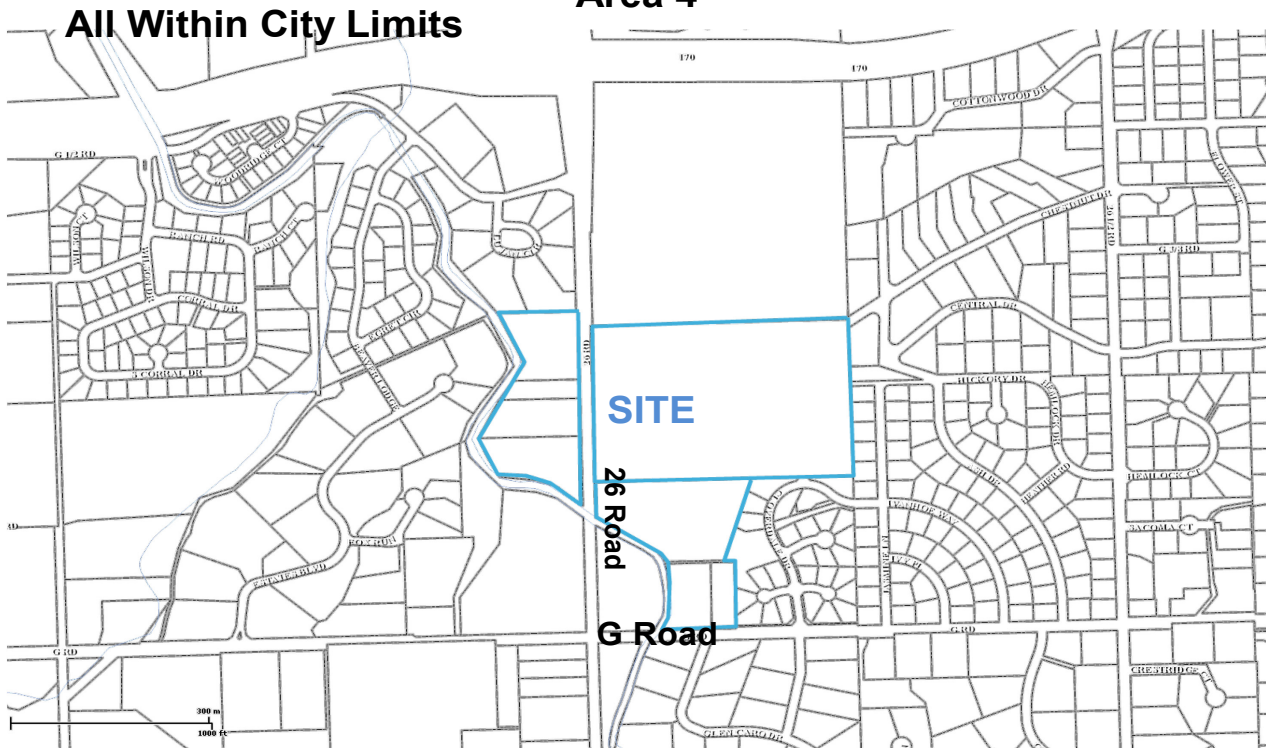
FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 4 Rezone, RZN-2011-1219, a request to rezone the property from R-2 (Residential – 2 units per acre) to R-4 (Residential – 4 units per acre), the following findings of fact and conclusions have been determined:

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

Site Location Map

Area 4



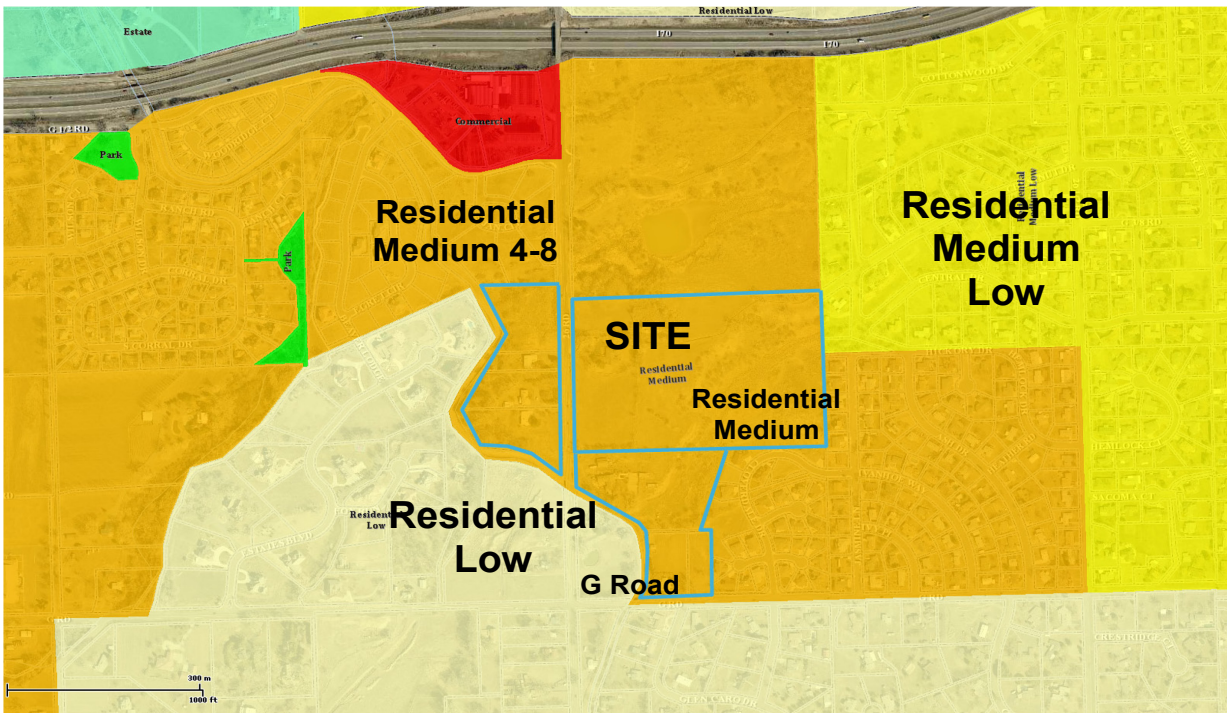
Aerial Photo Map

Area 4



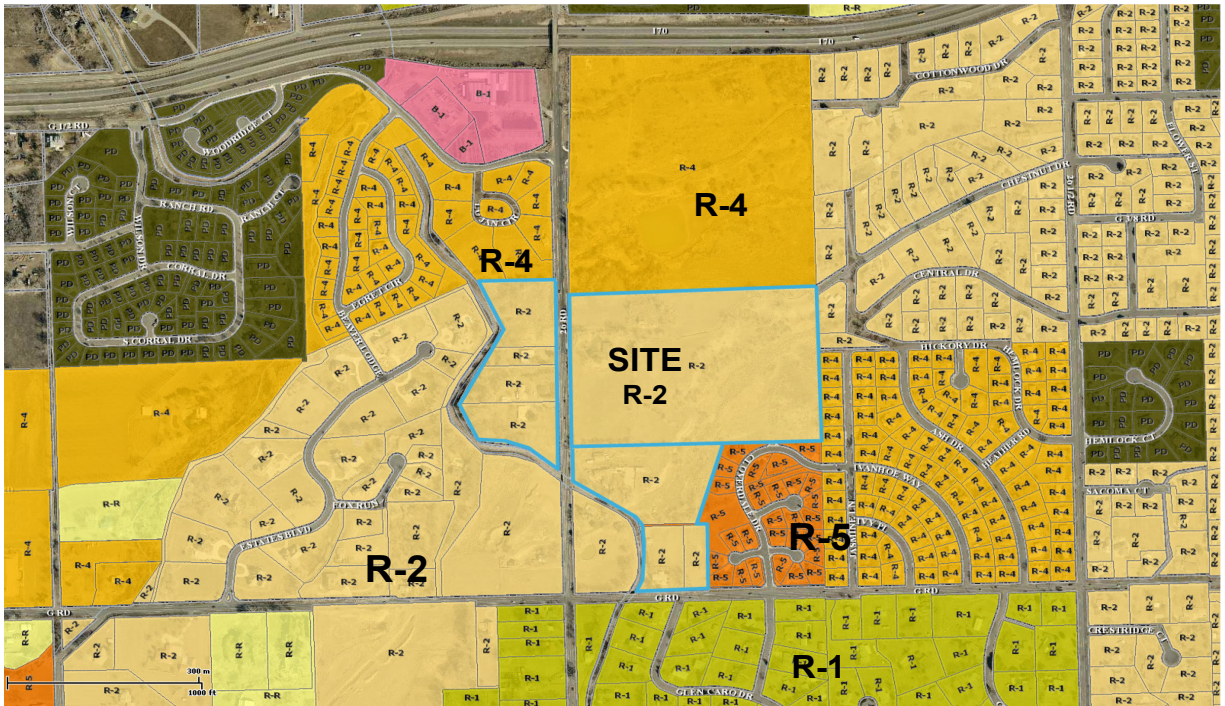
Comprehensive Plan Map

Area 4



Existing City Zoning Map

Area 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING 8 PARCELS
FROM R-2 (RESIDENTIAL – 2 UNITS PER ACRE) TO
R-4 (RESIDENTIAL – 4 UNITS PER ACRE)**

**LOCATED AT 2608 AND 2612 G ROAD; 719, 720, 721, 725, 726 26 ROAD;
AND AN UNADDRESSED PARCEL NUMBER 2701-344-00-022
(DIRECTLY NORTH OF 725 26 ROAD) FROM R-2 (RESIDENTIAL – 2 UNITS PER
ACRE) TO R-4 (RESIDENTIAL – 4 UNITS PER ACRE) ZONE DISTRICT**

Recitals.

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. Staff analyzed these areas to consider whether the land use designation was appropriate, or if the zoning was more appropriate, to implement the vision, goals and policies of the Comprehensive Plan. Upon analysis of each area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone would be justified in order to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties(y).

The proposed zone district meets the recommended land use category as shown on the Future Land Use Map of the Comprehensive Plan, Commercial and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

An Open House was held on December 7, 2011, to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns. After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed zoning map amendment for the following reasons:

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

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Area 4 properties from R-2 (Residential – 2 units per acre) to the R-4 (Residential – 4 units per acre) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Residential Medium and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-4 zone district to be established.

The Planning Commission and City Council find that the R-4 zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following properties shall be rezoned R-4 (Residential – 4 units per acre) and as shown on Exhibit "A" attached.

2608 G Road

2612 G Road

719 26 Road

720 26 Road

721 26 Road

725 26 Road

726 26 Road

Parcel Number 2701-344-00-022 (Directly North of 725 26 Road)

Introduced on first reading the 7th day of March, 2012 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

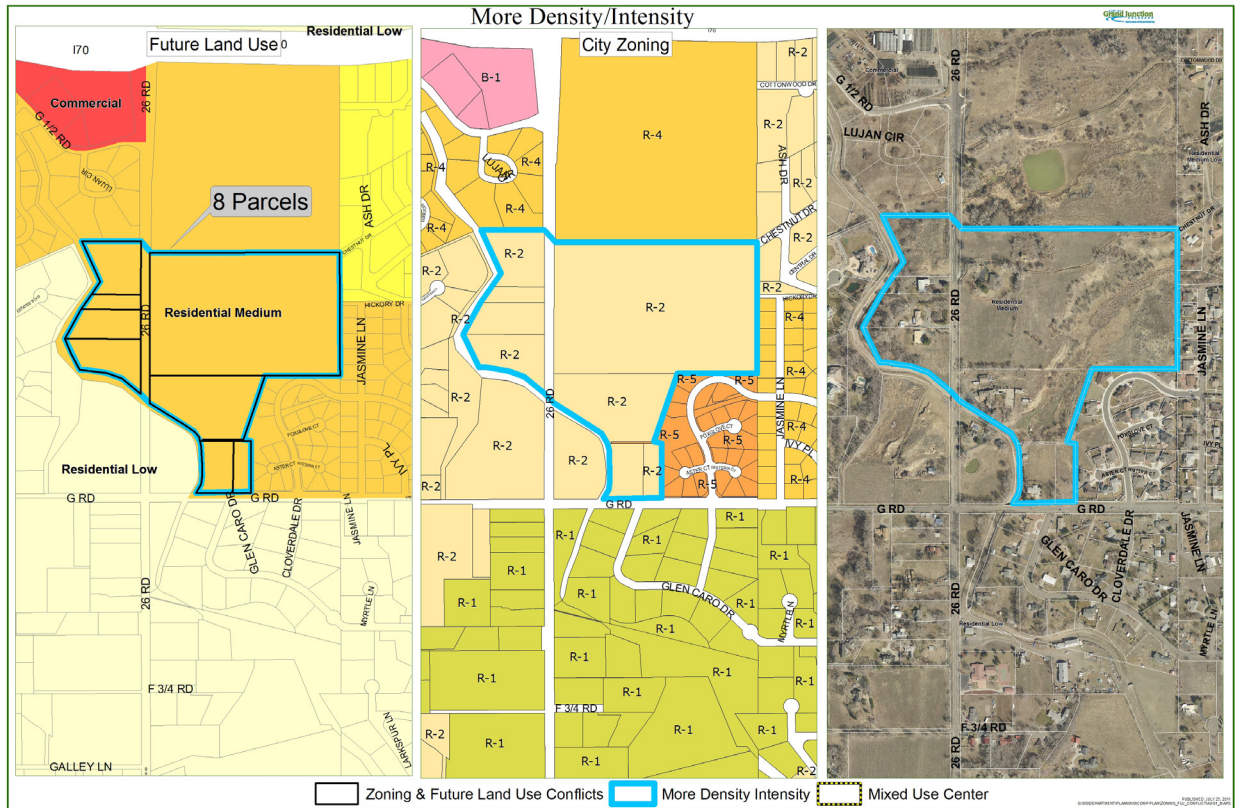


Exhibit "A"



Date: February 21, 2012

Author: Senta Costello

Title/ Phone Ext: Senior Planner/
x1442

Proposed Schedule: 1st Reading
March 7, 2012

2nd Reading (if applicable): April 4,
2012

File # (if applicable): RZN-
2011-1216

Attach 14

CITY COUNCIL AGENDA ITEM

Subject: Rezone Fourteen Properties Located South and West of the G Road and 24 ½ Road Intersection

Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of the Proposed Rezone Ordinance

Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director
Senta Costello, Senior Planner

Executive Summary:

A City initiated request to rezone approximately 64 acres, located south and west of the G Road and 24 ½ Road intersection, from R-12 (Residential 12 dwellings/acre) zone district to R-24 (Residential 24 dwellings/acre) zone district.

Background, Analysis and Options:

The property within the Area 2 rezone boundary was annexed into the City in 1995 as part of the Northwest Enclave annexation and zoned RSF-R. In 2000, a City wide rezone was completed to implement the Grow Plan Future Land Use designations. The property was rezoned to R-12 to match the Residential Medium High Growth Plan category.

In 2010, the Comprehensive Plan was adopted which included new Future Land Use designations throughout the City. The properties in Area 2 were changed to Urban Residential High Mixed Use. The R-12 zone district does not implement the Urban Residential High Mixed Use category, creating a conflict between the Comprehensive Plan FLU designation and the zone district.

The proposal to eliminate the conflict is rezoning the properties to a R-24 (Residential 24 du/ac) zone district which is allowed within the Urban Residential High Mixed Use category.

There are 2 properties in between the 2 areas that make up the Area 2 rezone. These properties received a Growth Plan Amendment from Residential Medium High to Residential High and rezone from R-12 to R-24 in February 2010.

The property owners were notified of the proposed rezone change via mail and invited to an Open House which was conducted on December 7, 2011 to discuss any issues,

concerns, suggestions or support for the rezone request. No comments were or have been submitted.

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

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

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

The added density that the R-24 zone district could generate would further develop this neighborhood. The area has shopping, restaurants, employment, transit, education and recreation all within easy walking distances.

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

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

This neighborhood has the potential to provide additional density and a mix of housing types, including townhomes and apartments.

Board or Committee Recommendation:

The Grand Junction Planning Commission heard this request at its February 14, 2012 meeting. A recommendation of approval was forwarded to City Council with a vote of 7-0.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

Rezone criteria
Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City Zoning Map
Ordinance

BACKGROUND INFORMATION					
Location:		South and west of the G Road and 24 1/2 Road intersection			
Applicants:		City of Grand Junction			
Existing Land Use:		Single Family, Agriculture			
Proposed Land Use:		No changes to land uses proposed			
Surrounding Land Use:	North	Single Family, Church, Agriculture			
	South	Single Family, Agriculture			
	East	Single Family, Multi-Family, Nursery			
	West	Agriculture			
Existing Zoning:		R-12 (Residential 12 du/ac)			
Proposed Zoning:		R-24 (Residential 24 du/ac)			
Surrounding Zoning:	North	PD (Residential 5.8 du/ac)/R-4 (Residential 4 du/ac)			
	South	R-24 (Residential 24 du/ac)/C-1 (Light Commercial)			
	East	PD (Residential 9.7 du/ac)/R-8 (Residential 8 du/ac)			
	West	M-U (Mixed Use)			
Future Land Use Designation:		Urban Residential High Mixed-Use			
Zoning within density range?		X	Yes		No

Parcels included in the rezone area:

Tax Parcel #	Address
2945-042-00-159	675 24 1/2 Road
2945-042-00-127	659 24 1/2 Road
2945-042-00-026	653 24 1/2 Road
2945-042-00-155	687 24 1/2 Road
2945-042-00-138	679 24 1/2 Road
2945-042-00-075	2427 G Road
2945-042-00-092	683 24 1/2 Road
2945-042-00-027	655 24 1/2 Road
2945-042-00-135	689 24 1/2 Road
2945-042-00-076	2449 G Road
2945-042-00-024	No address
2945-042-00-022	663 24 1/2 Road
2945-042-00-158	677 24 1/2 Road
2945-042-00-185	661 24 1/2 Road

Section 21.02.140(a) of the Grand Junction Municipal Code:

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Grand Junction Municipal Code must be made per Section 21.02.140(a) as follows:

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

Response: With the adoption of the Comprehensive Plan, the current zone district is no longer a valid option. Rezoning the properties to R-24 would bring them into compliance with the Comprehensive Plan.

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

Response: There has not been any change in the character or condition of the area.

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

Response: The area has sanitary sewer service, Ute water service, and trash and recycle pick-up. The area is centrally located for ease of access for emergency and delivery services, transit, shopping, restaurants and other service business.

(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

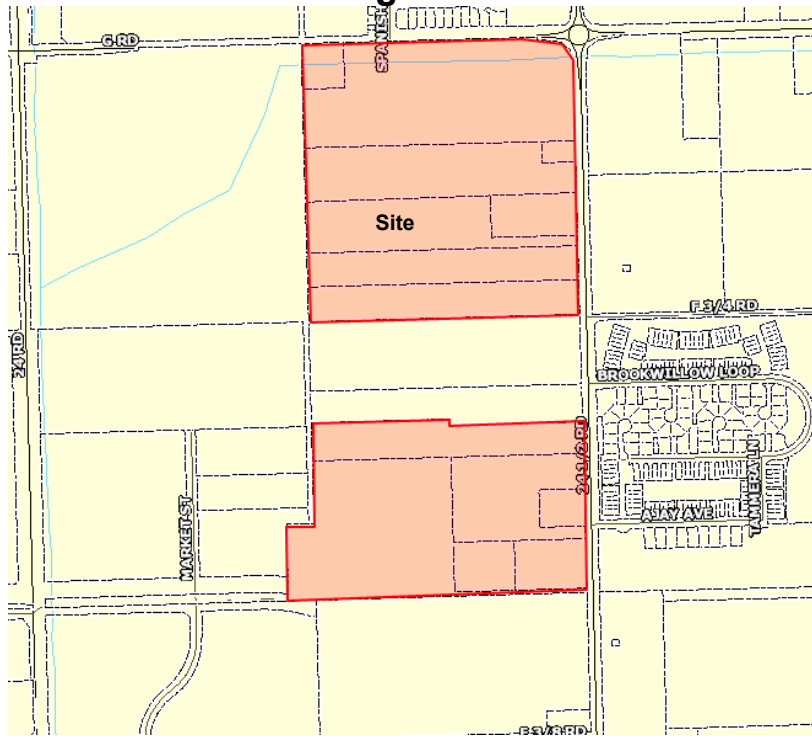
Response: There is approximately 102 acres within the city limits currently zoned R-24. This equates to less than 1% of the total acreage of zoned parcels within the city limits (21,200 acres). The Comprehensive Plan process also identified the need for increased housing and density in this area.

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

Response: The proposed R-24 zone district will provide the opportunity for additional density within the central core of the urbanized area of the valley, consistent with Comprehensive Plan. Higher densities allow for more efficient use of City services and infrastructure, minimizing costs to the City and therefore the community.

Site Location Map

Figure 1



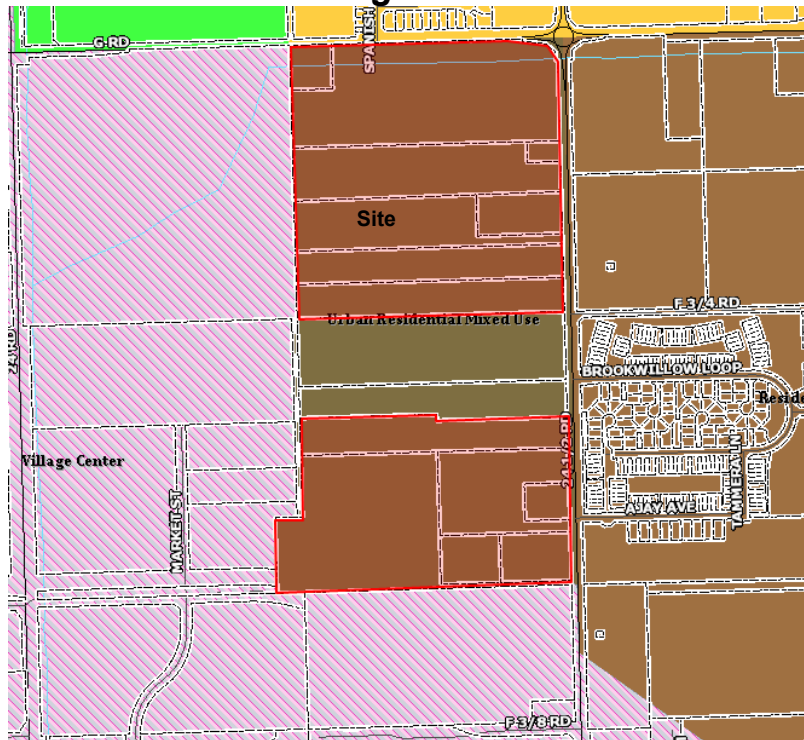
Aerial Photo Map

Figure 2



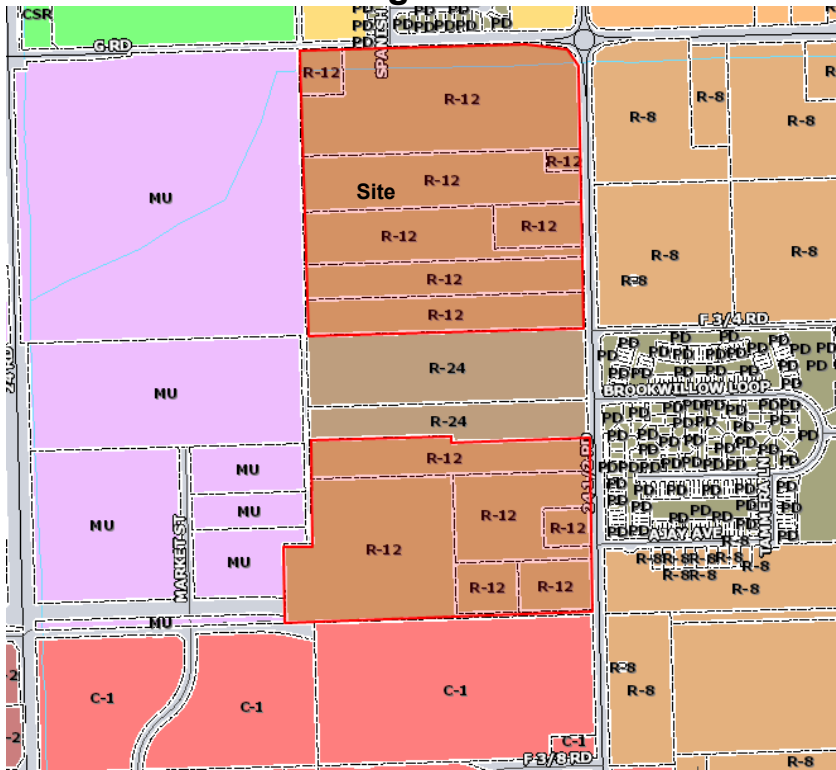
Comprehensive Plan Map

Figure 3



Existing City Zoning Map

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING 14 PROPERTIES FROM R-12 (RESIDENTIAL 12 DWELLINGS/ACRE) TO R-24 (RESIDENTIAL 24 DWELLINGS/ACRE) LOCATED SOUTH AND WEST OF THE G ROAD AND 24 ½ ROAD INTERSECTION

Recitals:

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. Staff analyzed these areas to consider whether the land use designation was appropriate, or if the zoning was more appropriate, to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of each area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone would be justified in order to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties(y).

The proposed zone district meets the recommended land use category as shown on the Future Land Use Map of the Comprehensive Plan, Commercial and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

An Open House was held on December 7, 2011 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed zoning map amendment for the following reasons:

1. The requested zone(s) is consistent with the goals and policies of the Comprehensive Plan.

2. The review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code have all been met.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed zoning map amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The following properties shall be rezoned to:

R-24 (Residential 4 du/ac)

See attached map.

Introduced on first reading this 7th day of March, 2012 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

Rezone - Area 2



Rezone Area from R-12 (8-12 units/acre) to R-24 (16-24 units/acre)



CITY COUNCIL AGENDA ITEM

Date: March 23, 2012
Author: Scott D. Peterson
Title/ Phone Ext: Senior
Planner/1447
Proposed Schedule: March 7,
2012 (1st Reading)
2nd Reading: April 4, 2012
File #: RZN-2011-1212

Subject: Rezone 201 Properties Located Generally East of N. 22nd Street and West of 28 Road, Between Grand and Hill Avenues

Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of the Proposed Rezone Ordinance

Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director
Scott D. Peterson, Senior Planner

Executive Summary:

A City initiated request to rezone 201 properties located generally east of N. 22nd Street and west of 28 Road, between Grand and Hill Avenues from R-8, (Residential – 8 du/ac) to R-12, (Residential – 12 du/ac).

Background, Analysis and Options:

In 2010, the current Comprehensive Plan was adopted by the City and the corresponding Future Land Use Map designation for these 201 properties was designated as Urban Residential Mixed Use (24+ du/ac). This land use designation allows and assumes a neighborhood of very high density of 24 dwelling units per acre or greater and limited retail/commercial businesses. After a year of working with the new Comprehensive Plan, it was determined that the Urban Residential Mixed Use designation would allow too much density and nonresidential development in the neighborhood than what was desired. In October, 2011 City Council approved a Comprehensive Plan amendment to change (lower) the future land use designation to Residential Medium High which allows a density of 8-16 dwelling units per acre and limited office type uses (R-O, Residential Office zone district).

In the late summer and early fall of 2011 during workshop discussions with City Council the overall density objectives of the Comprehensive Plan were discussed citing that increasing density in this area was important due to its location within the City Center area and should be sought for this neighborhood. In addition, the Comprehensive Plan's Guiding Principle of achieving a wider range of housing variety can be achieved through increased density. At these workshops, Council discussed R-16 zoning, determining that R-16 was too much density for this existing neighborhood and concluded that R-12 zoning would be a better zone district to propose.

The properties are presently zoned R-8, (Residential – 8 du/ac) which is at the low end of the Comprehensive Plan Future Land Use designation as far as maximum residential

density allowed. City Planning staff, however would like to request that the density for this area be increased to at least the middle of the Comprehensive Plan Future Land Use density range of 8 – 16 dwelling units/acre to allow for potential future residential development at a higher density than what currently would be allowed. The area is located within the City Center and is in close proximity to schools, hospitals, retail business, restaurants, transportation, and employers. Furthermore, the proposed R-12 zoning meets the goals of the Comprehensive Plan (Goals 4 & 5) to support the continued development of the City Center area and provide a broader variety or mix of housing types and take advantage of the existing infrastructure in a walkable area of the community.

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

The proposal to rezone this area to R-12 is consistent with the following goals and policies of the Comprehensive Plan.

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

The proposed rezone to R-12 from R-8 will potentially provide the opportunity to develop these properties at a higher density than what currently is allowed in anticipation of future residential development within the City Center.

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.

The proposed rezone to R-12 will potentially increase residential density and also provide an opportunity for a broader mix of housing types within the City Center.

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.

The proposed rezone to R-12 will potentially increase residential density and also provide an opportunity for a broader mix of housing types within the City Center to meet the needs of a variety of incomes, family types and life stages.

Board or Committee Recommendation:

The Planning Commission recommended denial on a 0 – 7 vote of the requested rezone to R-12 at their February 14, 2012 meeting. Two citizens provided testimony during the public hearing and also expressed their opposition to the proposed rezone since the area is already fully developed and is an established neighborhood. No one spoke in favor of the proposed request to R-12.

Financial Impact/Budget:

N/A.

Legal issues:

N/A.

Other issues:

None.

Previously presented or discussed:

Consideration and First Reading of the Rezoning Ordinance was March 7, 2012.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Planning Commission Minutes from February 14, 2012
Ordinance

BACKGROUND INFORMATION				
Location:		East of N. 22 nd Street and west of 28 Road, between Grand and Hill Avenues		
Applicant:		City of Grand Junction		
Existing Land Use:		Single-family residential (detached), Two-family residential and Multi-family residential		
Proposed Land Use:		N/A		
Surrounding Land Use:	North	Park East Apartments, Eagle Ridge of Grand Valley, Garden Village Apartments and Lincoln Park Golf Course		
	South	School District bus facility, Single-family residential (detached) and Multi-family residential		
	East	Vacant commercial land and Garden Village Apartments		
	West	Single-family residential (detached), Multi-family residential and Lincoln Park Golf Course		
Existing Zoning:		R-8, (Residential – 8 du/ac)		
Proposed Zoning:		R-12, (Residential – 12 du/ac)		
Surrounding Zoning:	North	R-24, (Residential – 24 du/ac) and CSR, (Community Services and Recreation)		
	South	C-2, (General Commercial) and R-O, (Residential Office)		
	East	C-1, (Light Commercial) and R-24, (Residential – 24 du/ac)		
	West	R-8, (Residential – 8 du/ac), R-16, (Residential – 16 du/ac) and CSR, (Community Services and Recreation)		
Future Land Use Designation:		Residential Medium High (8 – 16 du/ac)		
Zoning within density range?		X	Yes	No

Additional Background:

Rezoning this area to R-12 would allow more density in an area that could take advantage of the walk-ability of this neighborhood. The neighborhood and surrounding area has very walkable access to shopping, transit, employment, medical facilities, restaurants, educational facilities, recreation and housing. Increasing the opportunity for additional density would support the vision of the Comprehensive Plan, support the need for a wider range of housing types and take advantage of the existing infrastructure in a very walkable community. Changing the density to 12 units per acre

now prepares the neighborhood for redevelopment opportunities to occur when the market conditions are ready.

The area is generally surrounded by higher residential density and commercial zoning on three sides (R-16, R-24, C-1, C-2 and R-O – see attached Zoning Map). The west boundary is R-8 and CSR which is one reason the R-12 zoning is proposed rather than the R-16. This provides for better transitioning of densities as recommended in the Comprehensive Plan. This area is also made up of 68% owner occupied residences with 32% being rentals.

The property owners were notified of the proposed rezone change via mail and invited to an Open House which was conducted on December 7, 2011 to discuss any issues, concerns, suggestions or support for the rezone request. At the Open House and phone conversations with City Staff, less than 10 individuals commented about the proposed rezone with the general sentiment from those individuals stating to leave the existing zoning as is since the area is fully developed and predominantly made up of single-family residential detached, two-family dwellings and multi-family family residential, which leaves a silent majority that had no opinion on the proposed rezone. Overall estimated residential density for the area as it exists today, not including right-of-way is 6.36 +/- du/ac and 4.80 +/- du/ac including right-of-way.

Section 21.02.140 of the Grand Junction Zoning and Development Code:

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

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

The existing 201 parcels are currently zoned R-8, (Residential – 8 du/ac), however the Comprehensive Plan Future Land Use Map identifies the properties as Residential Medium High (8 – 16 du/ac). The existing zoning is at the low end of the Comprehensive Plan designation as far as density. The proposed rezone to R-12, (Residential – 12 du/ac) will bring the properties more into compliance with the existing Comprehensive Plan designation and allow for the potential and interjection of future residential growth opportunities in the City Center.

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

The character and/or condition of the area have changed little over the years as the area has developed as a detached single-family residential neighborhood with a few multi-family residential developments. The proposed R-12 zone district would enable existing and future property owners to provide additional housing with minimal impact to the existing neighborhood.

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

The area has fully constructed streets, water, sewer and storm sewer. The area is located within the City Center and is centrally located for ease of access to schools, transportation, shopping, medical facilities and to all areas of the community.

(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

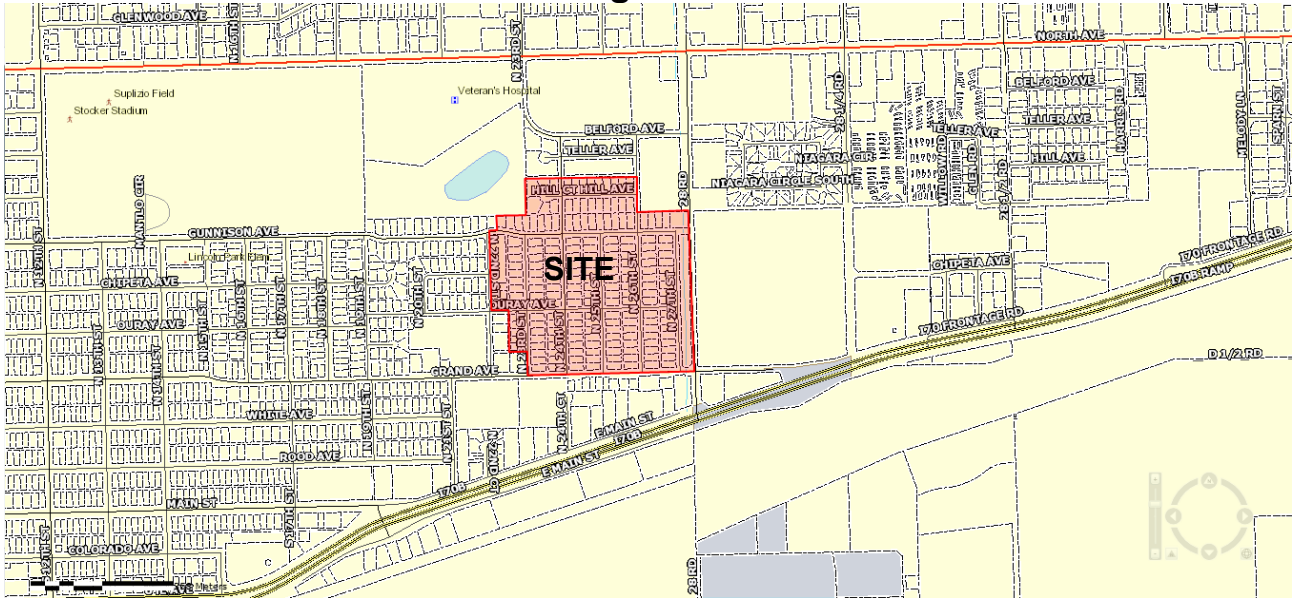
The adopted Comprehensive Plan has identified this area for increased density and housing. The proposed zoning request is in compliance with the Comprehensive Plan Future Land Use Map designation of Residential Medium High (8 – 16 du/ac) and will provide the opportunity for a broader mix of housing types.

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

The proposed R-12 zone district will provide the opportunity, at some future point, for additional residential density within the City Center, consistent with goals and policies of the Comprehensive Plan. Higher densities allow for more efficient use of City services and infrastructure, minimizing costs to the City and also the community.

Site Location Map – Area 11

Figure 1



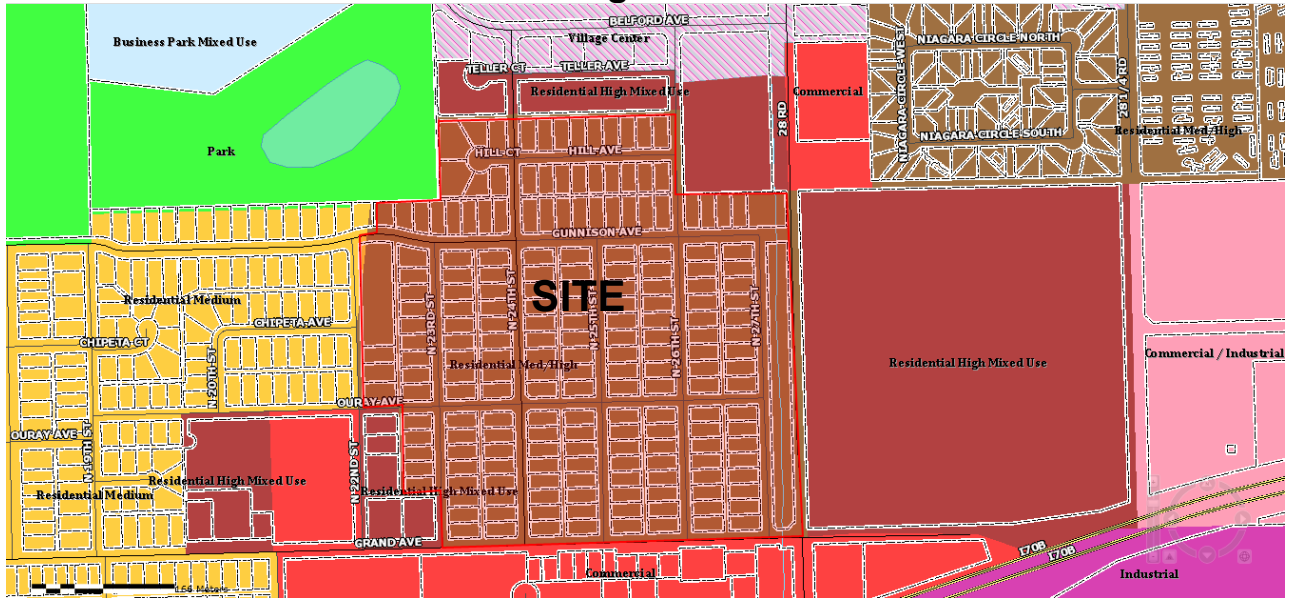
Aerial Photo Map – Area 11

Figure 2



Comprehensive Plan – Area 11

Figure 3



Existing City Zoning

Figure 5



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

8. Blue Polygon – Area 11 Rezone – Rezone

Request a recommendation of approval to City Council to rezone 201 parcels totaling 37.25 +/- acres from an R-8 (Residential 8 du/ac) to an R-12 (Residential 12 du/ac) zone district.

FILE #: RZN-2011-1212
PETITIONER: City of Grand Junction
LOCATION: 2520 Gunnison Avenue and 200 other parcels
STAFF: Scott Peterson

STAFF'S PRESENTATION

Scott Peterson, Senior Planner with the Public Works and Planning Department, came before the Commission on the request to rezone 201 properties from an R-8 zone district to an R-12 zone district. Applicant, City of Grand Junction, identified the properties included within the requested rezone as within the City center area located east of North 22nd Street and west of 28 Road between Grand and Hill Avenues. The Site Location Map showed the properties in relation to the City. He said that the Comprehensive Plan and the corresponding Future Land Use Map designated the properties as Urban Residential Mixed Use at 24 plus dwelling units per acre. He added that the land use designation allowed a neighborhood of very high density of 24 or more dwelling units per acre along with limited retail and commercial businesses.

Mr. Peterson said that after working with the Comprehensive Plan, it was determined that this category and designation would allow too much density and non-residential development in the neighborhood. The City Council approved a Comprehensive Plan Amendment in 2011 to change or lower the Future Land Use designation to the Residential Medium High category which allowed a density of 8 to 16 dwelling units per acre. It would also allow a limited type office use such as an R-O.

He noted that increased density in this area was important due to its location within the City center and should be sought for this neighborhood. Additionally, the Comprehensive Plan's guiding principle of achieving a wider range of housing variety could be achieved through increased density. A density of R-16 was determined to be too much density for this existing neighborhood by the City Council at a workshop in 2011 and concluded that an R-12 zone would be more appropriate. The Comprehensive Plan Future Land Use Map identified the property as Residential Medium High and stated the properties were presently zoned R-8 and staff had requested that the density for this area be increased to at least the middle of the Comprehensive Plan designation (8 to 16) for potential residential development at a higher density than what currently was allowed.

Mr. Peterson said the area was located within the City center and was in close proximity

to schools, hospitals, retail business, restaurants, transportation and employers. The proposed R-12 zoning met the goals and policies of the Comprehensive Plan to support the continued development of the City center area with a broader variety of mixed housing types to take advantage of existing infrastructure and a walkable area of the community. He added that the area was generally surrounded by higher residential and commercial zoning on three sides – R-16, R-24, C-1, C-2 and R-O. He pointed out that the west boundary was R-8 and CSR. The proposed zoning would provide for better transitioning of densities. The Blended Residential Map indicated an acceptable range of density for this area.

He next stated that the property owners were notified of the proposed rezone via mail and invited to an open house held in December. The general sentiment from both the neighborhood and adjacent property owners was to leave the existing zoning as it was presently since this area was fully developed with predominantly single-family detached residential housing. Mr. Peterson pointed out that the existing overall estimated residential density for the area was a little over 6 dwelling units per acre and a little over 4 if the right-of-way was included.

Mr. Peterson concluded that the requested rezone was consistent with the goals and policies of the Comprehensive Plan and the applicable review criteria had been met.

QUESTIONS

Commissioner Couch raised a question regarding comments received by some residents who attended the open house who wanted to leave things as they were and asked if there was a benefit to changing all of this at once as opposed to individual property owners coming forward. Mr. Peterson said that the Comprehensive Plan was a guiding principle that looked forward and this proposal was merely setting the stage to initiate development now rather than later.

Commissioner Benoit asked what the zoning was for the undeveloped land to the east. Mr. Peterson said that was presently zoned C-1; however, that too would be coming for a rezone change and believed it would then be an R-24. Lisa Cox, Planning Manager, interjected that the request for a rezone for the area mainly to the east had not yet been scheduled. Additional time was necessary to enable staff an opportunity for further discussions with the property owners' representatives.

Chairman Wall asked if this was zoned to R-12, would the homes ultimately be non-conforming to the use and the zone. Mr. Peterson said that was correct; however, as long as the home stayed as single-family detached housing, it would fall back into the non-conforming section and so as long as the property stayed current and not vacant, single-family housing could be rebuilt under the non-conforming section. He added that under the R-12, single-family detached housing could not be built brand new on a vacant lot; however, if there was a house there presently and it had been vacant for less than one year there were provisions that it could still remain a single-family house.

Chairman Wall asked if he was correct that the future goal was to not have any single-

family detached homes in this area but rather for multi-family. Mr. Peterson said that was the vision for this area.

Commissioner Carlow asked what the effective density for the area was. Mr. Peterson said that right now there were 237 dwelling units in the area, or a little over 6 dwelling units to the acre which matched an R-8 type of zoning.

PUBLIC COMMENT

Tim Cunningham said that he lived at the 500 block on 24 Street and added that all of those homes were currently in good shape with the only older homes being in the area of 22nd. The neighborhood, he believed, was over 80% owner occupied and he did not share in the vision. He added that he had received several letters from the City whereby different conclusions were noted. With regard to the proposed rezone, he did not want to feel like a conditional resident in his neighborhood and did not feel that there was any reason for the vision to be shared.

Tom Matthews, 2112 Chipeta, went to the open house to obtain answers to some of his questions such as the reason for the change in zoning and what the benefits to the current residents were. He was told that the change was because that was what the Comprehensive Plan indicated it to be and there were no benefits to the residents. He raised a question regarding the failure of coordination between the Mesa County Valley School District 51 and the Comprehensive Plan. Mr. Matthews added that the plan failed to meet the needs and requirements of the Mesa County Valley School District. According to Mr. Matthews, adequate size properties available to accommodate new schools tended to be outside of the developed areas of the City. Future schools should be located within walking distance of as many homes as possible. He discussed additional transportation of students, busing of students because schools were full and added that Mesa County Valley School District was currently under a great financial shortfall and future funding did not look to improve either in the short or the long term. He did not find any benefit to property taxpayers of Mesa County by forcing the School District to incur additional expense to meet the requirement of the 2009 Comprehensive Plan criteria. He recommended that the request for the Area 11 rezone be denied for its failure to address the needs and requirements of the Mesa County Valley School District and the lack of any defined plan to resolve this issue. In response to a question posed by Chairman Wall, Mr. Matthews said that even without this change there were already too many students and did not think the downtown area would be able to provide any more space to build an elementary school so the only option available would be to bus kids.

QUESTIONS

Commissioner Benoit asked if the School District was involved in the formulation and finalization of the Comprehensive Plan. Lisa Cox, Planning Manager, said that the School District was one of the partners in the planning process. There was a technical advisory committee and a representative of School District 51 was a part of that in addition to numerous meetings and open houses so their input was solicited and included within that process towards the development of the Comprehensive Plan.

Commissioner Benoit asked if the School District could essentially be considered a stakeholder in the evolution of the Plan. Ms. Cox said that was correct. She next addressed the issue and confusion raised by a member of the audience in connection with conflicting letters he had received. She said that in this particular planning area, she brought forward a number of Comprehensive Plan Amendments and this area was one of those. This area, as well as to the area to the west, were slated on the Comprehensive Plan for higher residential development and part of that reasoning was due to its proximity to Lincoln Park, the facilities at the corner of 12th and North Avenue, the VA Hospital, Teller Arms Shopping Center, among others, that were within walking distance. However, after looking at a couple of areas and discussions with City Council, neighborhood residents, and stakeholders, it was determined that these two areas really weren't appropriate for quite as much density as anticipated by the Comprehensive Plan. Both Amendments were meant to lower the land use designations for the two areas. In an effort to still support a variety of housing units but not as intense as the R-16, a map amendment was adopted last October.

Ms. Cox said that the letter she had sent out in December was meant to advise property owners that the Comprehensive Plan Map Amendment process had been concluded and that the land use designation had been changed. In the 24 areas where Map Amendment changes were made, in all but two of those areas, there would be no change to the proposed zoning. However, this area was one where subsequent to the Map Amendment, Mr. Peterson advised that there was a proposed amendment to rezone the property. Ms. Cox said that her intent was to clarify that the Comprehensive Plan Map Amendment would be coming but the zoning would not be changed. Mr. Peterson's letter later advised that the Map Amendment had been accomplished and the Planning Department wanted a slight increase to the zoning. She hoped that clarified any confusion and apologized for the confusion. She added that the Map Amendment for this area had been changed primarily because of wanting to have a higher density that would be able to take advantage of the walkability of the neighborhood and services. She also discussed the property to the east and stated that it was meant to cluster and increase the residential density so that not only walkability of the neighborhood could be taken advantage of but also potentially provide a school site. She assured that the impacts of the land use designations and proposed zoning changes were considered.

Chairman Wall asked if the area to be rezoned was considered one neighborhood. Mr. Peterson said that from a visual standpoint it was surrounded on three sides by higher zoning which could make it look like a separate neighborhood. He added that it did provide a transition and was basically one neighborhood with a mixture of single-family detached, some two family and also some apartments.

Commissioner Leonard asked if this rezone would potentially create non-conformities and asked if a home were destroyed would it be able to be rebuilt as it was. Mr. Peterson said that as long as it was within a year timeframe, it could so long as the land use was kept current.

PUBLIC COMMENT

Tim Cunningham said that this was a single developed area except for a few homes on 22nd that were somewhat older. He pointed out that there was an undeveloped area on the east side marked R-8 which actually was a large drainage ditch maintained by the City. He added that he was totally opposed to the basic concept of the Comprehensive Plan that said that this should be a higher density area.

DISCUSSION

Commissioner Carlow said that to date he had been in favor of these changes but he was real reluctant to vote for an area to change the zoning in an area that was fully built out.

Commissioner Eslami said that since this was already built, it should be left alone and right now he did not want the neighbors disrupted at this time. He was not in favor of this project.

Commissioner Leonard said that it also made him uncomfortable and was not in favor of this rezone.

Commissioner Pavelka concurred and said that although there were a lot of services and benefits with the park and walkability, it was a stable neighborhood. The opportunity to take advantage of higher densities across 28 Road to the east was available and it would be a good transition and would maintain the integrity of the neighborhood. With current conditions and the market, she thought she would have a hard time voting in favor of it.

Chairman Wall said that with this particular project he looked at the risk and reward and did not see much reward associated with this particular item. He looked at what could be put in with both the R-8 and R-12 and did not see the reward in changing it from an R-8 to an R-12 and would not be in favor of this zone change.

MOTION: (Commissioner Pavelka) "Mr. Chairman, on Rezone, RZN-2011-1212, I move that the Planning Commission forward a recommendation of approval for the Area 11 Rezone from R-8 (Residential 8 dwelling units per acre) to R-12 (Residential 12 dwelling units per acre) with the findings of fact, conclusions and the conditions listed in the staff report."

Commissioner Eslami seconded the motion. A vote was called and the motion failed by a vote of 7 - 0.

9. Blue Polygon – Area 2 Rezone – Rezone

Request a recommendation of approval to City Council to rezone 14 parcels totaling 64.055 acres from an R-12 (Residential 12 du/ac) to an R-24 (Residential 24 du/ac) zone district.

FILE #: RZN-2011-1216

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING 201 PROPERTIES FROM R-8, (RESIDENTIAL – 8 DU/AC) TO R-12, (RESIDENTIAL – 12 DU/AC)

GENERALLY LOCATED EAST OF N. 22ND STREET AND WEST OF 28 ROAD, BETWEEN GRAND AND HILL AVENUES

Recitals.

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. Staff analyzed these areas to consider whether the land use designation was appropriate, or if the zoning was more appropriate, to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of each area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone would be justified in order to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties.

The proposed zone district meets the recommended land use category as shown on the Future Land Use Map of the Comprehensive Plan, Residential Medium High and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

An Open House was held on December 7, 2011 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction City Council recommended approval of the proposed zoning map amendment for the following reasons:

1. The requested zone(s) are consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code have all been met.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed zoning map amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The following properties shall be rezoned R-12, (Residential – 12 du/ac).

See attached map.

Introduced on first reading this 7th day of March, 2012 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2012 and ordered published in pamphlet form.

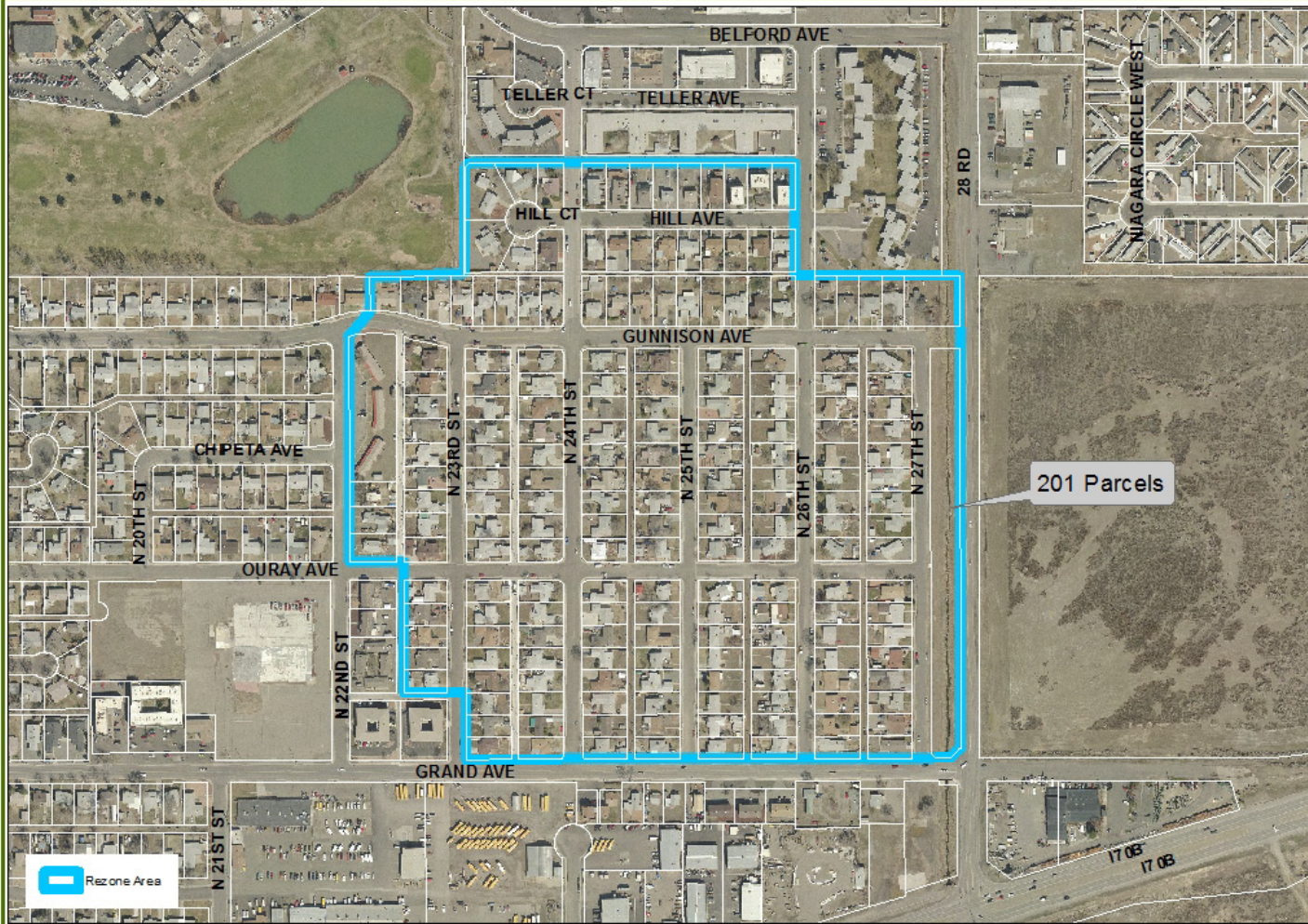
ATTEST:

City Clerk

Mayor

Rezone - Area 11

Gravid Junction



Rezone Area from R-8 (5.5-8 units/acre) to R-12 (8-12 units/acre)

DATE: 10/15/2024
SCALE: 1" = 100'
PROJECT: REZONE AREA 11
DRAWN BY: [Name]
CHECKED BY: [Name]

CITY OF GRAND JUNCTION

RESOLUTION NO. __-12

**A RESOLUTION TO PROTECT THE CURRENT LOTTERY
DISTRIBUTION FORMULA**

WHEREAS, Colorado has a longstanding commitment to the conservation and enhancement of wildlife, parks, rivers, trails, working farms and ranches and open space; and

WHEREAS, by wish of Colorado voters, Colorado Lottery proceeds have been one of the few sources of funding for parks, recreation, open space, and wildlife projects providing \$2.3 billion in the past 28 years; and

WHEREAS, lottery funds support a thriving outdoor recreation industry which contributes over \$10 billion annually to Colorado's economy, supports 107,000 jobs across Colorado, generates nearly \$500 million in annual state tax revenue, and produces \$7.6 billion annually in retail sales and services across Colorado; and

WHEREAS, profits from the sale of lottery products are allocated according to this formula: up to 50 percent to the Great Outdoors Colorado (GOCO) Trust Fund, 40 percent to the Conservation Trust Fund, and 10 percent to the Colorado Division of Parks and Wildlife; and

WHEREAS, Colorado Lottery is GOCO's single source of funding, capped at \$35 million a year adjusted for inflation; if GOCO's share exceeds that amount, the remainder goes into the State Public School Fund; and

WHEREAS, GOCO gives money to projects across the state to help improve communities. Funds help trails, improve parks, open outdoor recreation facilities, preserve ranchlands and view corridors, improve and expand river quality and access, and conserve wildlife habitat; and

WHEREAS, since 1994, GOCO has invested more than \$757 million in Lottery funds back to the State; grants to more than 3,400 projects in all 64 counties; permanent conservation of more than 800,000 acres or open space; the creation and restoration of more than 765 miles of trails; the development or enhancement of more than 1,050 community parks and outdoor recreation centers; and

WHEREAS, the Conservation Trust Fund helps local parks and recreation providers – towns, cities, counties and special districts-use funds for open space and park land acquisition, recreation equipment purchases, recreational facility development, park maintenance, and for the renovation and restoration of these local facilities; and

WHEREAS, statewide, school-based and education related projects have garnered nearly \$20 million in GOCO/Lottery funds over the years, ranging from resources and facilities like playgrounds, outdoor classrooms, ball fields and tennis courts, to educational programming offered through Colorado State Parks and the Division of Wildlife; and

WHEREAS, Colorado's 42 State parks use lottery money for trail construction and maintenance, land acquisition, equipment and facility purchases, and maintenance of state park's facilities; and

WHEREAS, current budget shortfalls have led the Legislature in many instances to raid trust funds and other dedicated revenue sources; and

WHEREAS, a change to the current lottery distribution funding would be detrimental to Colorado's educational, recreational and outdoor grants.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Grand Junction, supports the preservation of the current lottery distribution formula; and urges Colorado lawmakers to protect the historic distribution formula that allocates Lottery's outdoor dollars in collaboration with local governments and other local partners.

ADOPTED the ____ day of _____, 2012.

Attest:

President of the Council

City Clerk