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**CITY COUNCIL AGENDA  
WEDNESDAY, MARCH 16, 2016  
250 NORTH 5<sup>TH</sup> STREET  
6:15 P.M. – ADMINISTRATION CONFERENCE ROOM  
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

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

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

Pledge of Allegiance  
Moment of Silence

**Presentation**

Brian Watson and Josh Hudnall will introduce LAUNCH West CO, an organization that exists to foster tech-focused entrepreneurship within Western Colorado. They will present information on their organization and their upcoming event Go Code Colorado.

**Appointments**

To the Grand Junction Housing Authority

To the Commission on Arts and Culture

To the Riverview Technology Corporation

**Citizen Comments**

**[Supplemental Documents](#)**

**Council Comments**

*Revised March 17, 2016*

*\*\* Indicates Changed Item*

*\*\*\* Indicates New Item*

*® Requires Roll Call Vote*

**\*\*\* CONSENT CALENDAR \*\*\*®**

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

*Action: Approve the Summary of the February 29, 2016 Workshop and the Minutes of the March 2, 2016 Regular Meeting*

2. **Setting a Hearing on a Proposed Ordinance Setting the City Manager's Salary** [Attach 2](#)

At the City Council meeting on March 2, 2016, the City Council authorized an offer of employment to Greg Caton to be the City Manager. The agreement was sent to Mr. Caton and he accepted the offer. This required step in the employment process is to adopt an ordinance setting his salary.

Proposed Ordinance Concerning the Salary of the City Manager

*Action: Introduce a Proposed Ordinance Concerning the City Manager's Salary and Set a Public Hearing for April 6, 2016*

Staff presentation: Claudia Hazelhurst, Human Resources Director  
John Shaver, City Attorney

3. **Setting a Hearing for the Christian Living Services Outline Development Plan, Located at 628 26 ½ Road** [Attach 3](#)

The applicants request approval of an Outline Development Plan (ODP) to develop a 58,000 square foot Assisted Living Facility for Christian Living Services, under a Planned Development (PD) zone district with default zone of R-O (Residential Office), located at 628 26 ½ Road.

Proposed Ordinance to Zone the Christian Living Services Development to a PD (Planned Development) Zone, by Approving an Outline Development Plan with a Default Zone of R-O (Residential Office), Located at 628 26 ½ Road

*Action: Introduce a Proposed PD (Planned Development) Zoning Ordinance and Set a Public Hearing for April 6, 2016*

Staff presentation: Brian Rusche, Senior Planner

4. **Setting a Hearing on the Marquis Annexation, Located at 2245 ½ Broadway** [Attach 4](#)

A request to annex 0.54 acres, located at 2245 ½ Broadway. The Marquis Annexation consists of one parcel of land and no public right-of-way.

Resolution No. 08-16 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, Marquis Annexation, Located at 2245 ½ Broadway

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Marquis Annexation, Consisting of One Parcel of 0.54 Acres, Located at 2245 ½ Broadway

*®Action: Adopt Resolution No. 08-16, Introduce a Proposed Annexation Ordinance, and Set a Hearing for May 4, 2016*

Staff presentation: Scott D. Peterson, Senior Planner

5. **Purchase Hot Mix Asphalt for Streets Division for 2016** [Attach 5](#)

This request is for the purchase of approximately 900 tons of hot mix asphalt for the Streets Division to be used for road work and repairs in 2016.

*Action: Authorize the Purchasing Division to Enter into a Contract to Purchase Approximately 900 Tons of Hot Mix Asphalt, on Behalf of the Streets Division, from Elam Construction, Inc. as the "Primary Contractor" and Oldcastle SW Group, Inc. dba United Companies of Mesa County as an "Alternate Contractor", for an Amount Not to Exceed \$84,818*

Staff presentation: Greg Lanning, Public Works Director  
Jay Valentine, Internal Services Manager  
Darren Starr, Streets and Solid Waste Manager

6. **Motor Control Center Replacement for Persigo Wastewater Treatment Plant (WWTP)** [Attach 6](#)

The Persigo Wastewater Treatment Facility is 30 years old and many of the electrical components have exceeded their useful life expectancy. This request is to authorize the Purchasing Division to enter into a contract with C.A.M. Electric, Inc. to provide a new replacement motor control center for the Sludge Processing Building.

*Action: Authorize the Purchasing Division to Enter into a Contract with C.A.M. Electric to Provide a New Replacement Motor Control Center for the Sludge Processing Unit at Persigo in the Amount of \$236,000*

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

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

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

7. **Appointment of Greg Caton as City Manager** [Attach 7](#)

At the City Council meeting on March 2, 2016, the City Council authorized an offer of employment to Greg Caton to be the City Manager. The agreement was sent to Mr. Caton and he accepted the offer. The next step in the process is to formally appoint Mr. Caton as City Manager.

Resolution No. 09-16 – A Resolution Appointing Greg Caton as City Manager

®Action: *Adopt Resolution No. 09-16*

Staff presentation: Claudia Hazelhurst, Human Resources Director  
John Shaver, City Attorney

8. **Roll-Off Trucks and Containers Service and Dump Truck Rentals for the City Spring Cleanup Program 2016** [Attach 8](#)

This request is for the approval for the award of roll-off trucks and containers service, and for the rental of 16 dump trucks with drivers to haul debris and refuse to designated collection sites. Both of these actions are for the City’s Annual Spring Cleanup Program for 2016.

*Action: Authorize the Purchasing Division to Enter into Contracts with Rocky Mountain Sanitation and Western Colorado Waste Inc. to Provide Roll-off Service for an Estimated Amount of \$55,000 and Authorize the Purchasing Division to Enter into a Contract with Upland Companies to Provide Sixteen Dump Trucks with Drivers for an Estimated Amount of \$80,000 for the Duration of the Two Week City Spring Cleanup Program*



Staff presentation: Greg Lanning, Public Works Director  
Jay Valentine, Internal Services Manager  
Darren Starr, Streets and Solid Waste Manager

9. **Purchase of a Wildland Fire Engine** [Attach 9](#)

This request is to authorize the City Purchasing Division to Sole Source purchase a HME Wildland Fire Engine for \$278,400. This purchase will replace two aged and limited use apparatus (1997 Incident Support Unit and 1999 Brush Fire Engine).

*Action: Authorize the City Purchasing Division to Award a Contract for the Purchase of a 2016 Wildland Fire Engine to HME, Incorporated of Wyoming, Michigan, in the Amount of \$278,400*

Staff presentation: Ken Watkins, Fire Chief  
Jay Valentine, Internal Services Manager

10. **Contract for Reclamation Services for the Riverside Parkway Borrow Pit** [Attach 10](#)

This request is to authorize the sole source contract for the reclamation of 18.63 acres known as the Riverside Parkway Borrow Pit. This work shall include, but may not be limited to, application of weed abatement, tillage, soil amendment/fertilization, and drill seeding to achieve the final reclamation of 18.63 acres.

*Action: Authorize the City Purchasing Division to Enter into a Sole Source Contract with Western States Reclamation, Inc. of Fredrick, Colorado for the Reclamation of the Riverside Parkway Borrow Pit in the Amount of \$109,750.04*

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

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

12. **Other Business**

13. **Adjournment**

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**February 29, 2016 – Noticed Agenda Attached**

Meeting Convened: 5:00 p.m. in the City Hall Auditorium

Meeting Adjourned: 8:16 p.m.

City Council Members present: All

Staff present: Moore, Shaver, Romero, Valentine, Portner, Lanning, Schoeber, Camper, Kovalik, Brian Clark, Montgomery, Hazelhurst, Bowman, and Tuin

Also: Richard Swingle, Derek Wagner, Vara Kusal, Bruce Lohmiller, Dennis Simpson, and Kim Williams

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Agenda Topic 1. Compression Only Cardiopulmonary Resuscitation (CPR)

City Council watched a short video on the importance of knowing Compression Only CPR. Firefighter/Paramedic Brian Clark then instructed the Council on how to perform the procedure afterwards they practiced and asked some questions.

Agenda Topic 2. Policy for Street Banners

ICM Moore introduced the topic and Kathy Portner, Community Services Manager, explained that the Visitor and Convention Bureau (VCB) had a street banner program but then Xcel Energy discontinued the use of their poles due to safety concerns. Staff then worked with Xcel Energy to develop a Joint Use Agreement and the City has been able to conditionally reinstitute non-commercial use of the poles by shifting liability to the City. She said initially, only poles previously used had been inspected and approved by Xcel, but others will now be considered. Ms. Portner then explained Xcel has specific requirements, e.g. installation and banner sizes and shapes. The City subsequently drafted a policy based on the VCB's previous policy and included Xcel's specific requirements and a Use Application (similar to the City's Special Event Permit issued by the Community Development Division). Part of the policy identifies specific business districts and allows for VCB to have special consideration for special events. Colorado Mesa University (CMU) has proposed a Memorandum of Understanding (MOU) that would grant them long term primary use of the poles surrounding the campus to create a university district identity. The intent of the MOU would be to allow CMU to more fully realize installation costs, create a district atmosphere, have the ability to keep banners up longer than 30 days, and promote CMU activities. If the MOU is considered, the VCB asked that a provision be included for consideration of special events so banners could be continuous along 12<sup>th</sup> Street when those events occur.

City Attorney Shaver explained with the Joint Use Agreement the City's liability would be subject to governmental immunity and liability caps so that using Xcel's poles would hold the same risk as any of the City's day to day operations.

Various ideas were discussed. Council directed Staff to look at options regarding the administration of the program and report back on their recommendations.

Agenda Topic 3. TABOR (Taxpayer Bill of Rights) Projection Model

ICM Moore introduced this item noting this is a follow up to the TABOR Workshop regarding the questions of priorities, funding, and Council direction. ICM Moore listed the priorities identified in the handout and noted costs were also provided.

Councilmember Taggart expressed concern that many other previously discussed items were not included in the handout. He asked to schedule a Workshop to discuss and create a priority list for City projects.

Council President Norris agreed and said other topics should also be included.

It was agreed these projects had not been prioritized, but should be.

Councilmember Traylor Smith asked what amount would be needed for all road maintenance projects. Public Works Director Greg Lanning said \$18 million would cover current costs for all project materials, but there are not enough work crews available to complete all at once so projects would need to be spread out over at least four years.

Councilmember Chazen noted the current TABOR overage is being used to pay off the Riverside Parkway. He asked Financial Operations Director Jodi Romero how far away the City is from their “black box” excess. Ms. Romero estimated the “black box” excess will be about \$525,000 and noted there will also be a property tax excess of \$1.2 million. If voters do not approve that these funds go to another project, the City would need to refund taxpayers beginning in 2021. However, when the Riverside Parkway is paid off, \$3.8 million will become available to be repurposed, less any refund to the taxpayers.

It was agreed that the discussion on public safety which would include the Grand Junction Regional Communication Center should be separate from the TABOR issue since these projects require guaranteed funding and will possibly be distinct districts or authorities.

Comments were made regarding discussions including too much detail, what government’s primary goal is (public safety), under what overarching secondary goal should the projects be prioritized (infrastructure and Economic Development (ED)), what the definitions are for each category, that projects should be prioritized before new councilmembers are elected, how to present a high priority ballot issue, and what direction should Staff be given.

It was decided the process should be to confirm policy direction, define category criteria, breakdown and then prioritize projects in order to determine funding options.

City Attorney Shaver reminded Council there are three types of ballot questions: new revenue, debt, and refunding TABOR excess, and all can have permutations.

Councilmember Taggart suggested increasing the number of workshops in order to move this topic forward. All agreed to add one more workshop per month; the next additional workshop will be March 21<sup>st</sup>.

#### Agenda Topic 4. Other Business

ICM Moore worked on a spreadsheet to compile updates and status reports on various committees and projects and will build on that spreadsheet with City Clerk Tuin to make access available to Council.

#### Agenda Topic 5. Board Reports

##### Homeless and Vagrancy Committee

Council President Norris met with the Homeless Coalition to learn what service gaps there are; she found there are very few and felt the Coalition has a good handle on the homeless situation.

Councilmembers McArthur and Taggart felt Council should have a representative on the Coalition to help drive and streamline discussions to find permanent housing options.

Councilmember Traylor Smith talked about vagrancy being a symptom of the bigger issue of mental illness and the challenges of going through the process to find permanent housing. ICM Moore said a block of rooms in the new HomewardBound facility will be for the single and chronically homeless.

Police Chief John Camper suggested Council and the Homeless and Vagrancy Committee issue a strong statement in support of permanent housing to help address the chronically homeless issue.

Councilmember Chazen felt Council sent a message to the Coalition by having four members attend their last meeting with the intent to find out more about the services they provide. He was disappointed to find the Coalition thought they came to provide funds for their programs even though the Councilmember conveyed no money is available. He would like to ask the providers how they can help mitigate costs incurred by the City due to the homeless.

Councilmember Boeschstein mentioned there are two reports that show the local costs and services provided to help the homeless: Cost of Homelessness and a report of all the services.

Councilmember Taggart asked that a plan and strategy be put in place to help educate others on what the City does to help eliminate this problem.

Councilmember McArthur and Chief Camper will attend the next Coalition meeting.

#### Economic Development Partners Meeting

Council President Norris and Councilmember Chazen met with some of the ED Partners (Diane Schwenke, Kristi Pollard, and John Maraschin) regarding sustainable funding for ED. They are looking toward keeping the Vendor Fee but would like to audit the City's numbers. Council President Norris said she declined their request and noted there were some miscommunications on both sides. Council needs to decide if they are going to fund ED and if so, how.

Councilmember Traylor Smith said what the ED Partners asked for was to find out how much the Vendor Fee threshold would need to be ratcheted up to exclude all local businesses and then find out how much money that scenario would bring in (about \$250,000 per year).

Councilmember Taggart noted eliminating Vendor Fees would allow the City to decrease its contribution to the ED budget line item without decreasing the amount.

Council agreed they would like to move forward with this so there is adequate time to craft a policy, ordinance, and notify businesses of the change to the Vendor Fee.

#### Grand Junction Regional Airport Authority (GJRAA)

Councilmember Taggart said the GJRAA Board will meet in two weeks to discuss how to find a new Executive Director and how best to resolve legal issues with the past Executive Director. He also noted the Airport Task Force is moving forward to expand airport business and he felt is doing a great job.

#### Parks and Recreation Advisory Board

Councilmember Kennedy said a community group, P.L.A.C.E., is actively pursuing a community/recreation center and the Board is interested in completing the feasibility study and design.

### Museum of Western Colorado Board

Councilmember Boeschstein said he spoke with Board Member Peter Booth about the Museum moving to Fruita due to Whitman Park vagrancy issues. Council President Norris has a meeting planned to speak with the Museum, ICM Moore, and the Downtown Development Authority to hear what direction the Museum would like to go. It was noted the building is owned by the City and would revert to City control if they decide to move.

### Orchard Mesa Pool Board

Councilmember McArthur gave a brief history of the Orchard Mesa Middle School building use. He has suggested moving the Senior Center to the building if the school moves and possibly use it for a community center. He said the School District liked the idea.

### 521 Drainage Authority

Councilmember McArthur said the Grand Valley Drainage District (GVDD) proposed an Intergovernmental Agreement (IGA) with the 521 Drainage Authority to collect a fee for the District. There were enough votes to prepare the IGA, but he felt there will not be enough to pass it.

The GVDD will have a contested election in April and a recall effort is currently underway. There was discussion regarding the GVDD's new fee and how it will be billed to customers and if the City plans to pay theirs. Mesa County has opted not to pay the fee. City Attorney Shaver said a fee can be charged in addition to a mill levy if it is for a business enterprise.

### Grand Junction Downtown Development Authority (DDA)

Councilmember Chazen said the potential new owners of the train depot attended their last meeting. He explained they are applying for an historical grant from the State to go toward building rehabilitation and the process requires a government entity to manage the grant. The DDA Board supported the arrangement, but will review the grant details when available in order to mitigate exposure.

The City was approached with a request to install wireless internet downtown. A request for information has been submitted.

Councilmember Chazen said the Travel Lodge sold and will be renovated to become an assisted living facility.

### Grand Junction Economic Partnership (GJEP)

Councilmember Traylor Smith said GJEP received the Jump Start Program approval on February 3<sup>rd</sup>, have companies starting in the process. They are working with more prospects.

### Activity on Patterson Road

Councilmember Chazen asked what is being built on Patterson Road near Foresight Park. It is a senior residential housing facility.

With no further business the meeting was adjourned.

GRAND JUNCTION CITY COUNCIL  
MONDAY, FEBRUARY 29, 2016

WORKSHOP, 5:00 P.M.  
CITY HALL AUDITORIUM  
250 N. 5<sup>TH</sup> STREET

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

1. **Compression Only Cardiopulmonary Resuscitation (CPR):** Firefighter/ Paramedic Brian Clark will demonstrate compression only CPR and have Council practice the procedure.
2. **Policy for Street Banners:** Staff will present options for developing a policy for the installation of street light banners and seek Council direction. **Attachment**
3. **TABOR (Taxpayer Bill of Rights) Projection Model**
4. **Other Business**
5. **Board Reports**

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

**March 2, 2016**

The City Council of the City of Grand Junction convened into regular session on the 2<sup>nd</sup> day of March, 2016 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Duncan McArthur, Barbara Traylor Smith, Rick Taggart, and Council President Phyllis Norris. Absent was Councilmember Chris Kennedy. Also present were Interim City Manager Tim Moore, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. Councilmember McArthur introduced Boy Scout Troop 363 who led the Pledge of Allegiance which was followed by a moment of silence.

Council President Norris welcomed the students from Colorado Mesa University (CMU) in the audience.

**Proclamations**

Proclaiming March, 2016 as “Developmental Disabilities Awareness Month” in the City of Grand Junction

Councilmember Traylor Smith read the proclamation. Douglas A. Sorter, STRiVE Development Vice President “Champion”, was present to receive the proclamation. He thanked Council and spoke about the progress STRiVE has made since 1979. He then read a statement about STRiVE which started in 1966 and noted their clients are usually at STRiVE for their entire life.

**Certificates of Appointment**

To the Forestry Board

Councilmember Boeschstein presented a certificate to Teddy Hildebrandt who was present to receive his certificate of reappointment to the Forestry Board. Mr. Hildebrandt expressed his appreciation and talked about the Forestry Board and their programs. He announced that April 23<sup>rd</sup> will be Arbor Day this year and invited everyone to attend the event.

**Citizens Comments**

Daniel Agajanian, 821 Ouray Avenue, addressed the City Council on behalf of his neighborhood regarding the alley between 8<sup>th</sup> and 9<sup>th</sup> Streets on Ouray Avenue that

they would like to have paved. The total cost would be \$82,500, with the City's cost being \$58,910.50. The neighbors are willing to pay the rest of the cost.

Bruce Lohmiller, 536 29 Road, addressed the Council regarding the need for night patrols at Whitman Park. He also mentioned "room at the inn" otherwise known as HomewardBound. He stated that he received a letter from the Secretary of State's office and he is running for office.

Richard Swingle, 443 Mediterranean Way, addressed the City Council regarding the Club 20 Telecommunications Committee meeting. He presented a summary of that meeting. The topics were Department of Local Affairs (DOLA) Middle Mile/Project updates which referenced the two counties and one city that are leading in broadband progress, there were four topics on CenturyLink; Connect America Fund (CAF) I and II funding, high cost fund, and current Public Utility Commission (PUC) litigation, Colorado Senate Bill SB16-067, and Tele-Health and Western Colorado. Club 20 declined to support a resolution for Senate Bill SB16-067.

### **Council Comments**

Councilmember Taggart on February 22<sup>nd</sup> sat with Luis Benitez the new Colorado Director of Outdoor Recreation Industry who is assessing Colorado's outdoor industries; he later went to a reception with the Outdoor Recreation Coalition. On February 23<sup>rd</sup> he went to a Palisade Trustee's meeting on the Palisade Plunge Project and to the Club 20 policy meeting. On the evening of February 25<sup>th</sup> he went to listen to Bray Real Estate's presentation on the State of the Real Estate Forecast, and on March 1<sup>st</sup> he went to the caucus.

Councilmember Traylor Smith stated Council is continuing to look at the Events Center Feasibility Study and a committee will be formed to look into all of the options.

Councilmember Chazen went to the Homelessness Coalition Meeting. On February 22<sup>nd</sup> he too attended a meeting with Mr. Benitez where he found there is a lot more to the outdoor industry than he thought (not just bikes). There was discussion about airline and train service and the need for them to connect to other hubs. On February 28<sup>th</sup> at the Downtown Development Authority (DDA) meeting, downtown wireless internet service was discussed. DDA decided to move forward with a Request for Information (RFI) for ideas on wireless internet. On February 26<sup>th</sup> he attended a Colorado Oil and Gas Association (COGA) banquet. There was a report from Chevron with the message times are tough now, but oil and gas is a very cyclical industry and should recover. The price of natural gas was \$1.67/gallon. On February 27<sup>th</sup> he attended the grand opening of Fire Station #4 and also attended the caucus. He encouraged the boy scouts in attendance to attend the upcoming County Convention.



Councilmember Boeschstein also attended the presentation with Mr. Benitez. On February 23<sup>rd</sup> he attended the Museum of Western Colorado's Board Meeting. On February 29<sup>th</sup> he helped inaugurate the KAFM Grand Valley Community Radio Art Exhibit. KAFM also has a new program called "Inside City Hall"; Purchasing Manager Scott Hockins and Councilmember Chris Kennedy have discussed broadband and Fire Chief Ken Watkins spoke about Fire Station #4. He lauded the Mayor for her excellent State of the City address; it was a very positive message.

Councilmember McArthur attended the Homelessness Coalition meeting and they are searching for solutions and trying to use that organization to help with issues. On February 19<sup>th</sup> and 20<sup>th</sup> he attended the leadership program in Colorado Springs and spoke with several legislators and former legislators. On February 25<sup>th</sup> he attended the real estate forecast presentation by Bray and Company. He also attended the Club 20 water and energy natural resources committee meetings. He attended the Western Slope Colorado Oil and Gas Association (WSCOGA) banquet featuring students from the Energy Department at CMU. He also went to the grand opening for Fire Station #4.

Council President Norris also attended the same meetings mentioned and commented the grand opening at Fire Station #4 was exceptional.

## **Consent Agenda**

Councilmember McArthur read the Consent Calendar items #1 and #2 and moved to adopt the Consent Calendar. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

### **1. Minutes of Previous Meetings**

*Action: Approve the Minutes of the February 17, 2016 Regular Meeting and the February 19, 2016 Special Meeting*

### **2. Construction Contract for the 2016 Waterline Replacement Project**

This project will replace an aging 24 inch diameter steel line in 28 Road and Orchard Avenue as part of the waterline replacement program.

*Action: Authorize the Purchasing Division to Execute a Construction Contract with M.A. Concrete Construction, Inc. for the Construction of the 2016 Waterline Replacement Project in the Amount of \$357,722*

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

### **North Avenue Catalyst Grant Application for 1660 North Avenue**

Dr. Mark Asmus, applicant for the Veterinary Emergency Clinic, has submitted an application for consideration for \$7,660 of the North Avenue Catalyst Grant Program. This is the eighth application for this program to come before the City Council.

Lori V. Bowers, Senior Planner, presented this item. Ms. Bowers gave the background of the grant program since it began in November 2014. She described the location and stated that the applicants are proposing signage upgrades with the application. This is the first application for a monument sign. Dr. Asmus asked Ms. Bowers to express his excitement for what is going on in the corridor and thinks signage is an integral part. To be eligible for a grant the sign must meet certain requirements which she described.

Councilmember Boeschstein congratulated Staff and Dr. Asmus for changing to this excellent example of a monument sign.

Councilmember Chazen asked about the lower part of the sign for tenants. Ms. Bowers said that is reserved for the tenant. Councilmember Chazen asked if there are other applicants lined up for the rest of the funds. She said she has sent out one other application and has spoken with three more potential applicants.

Councilmember McArthur said the biggest sight problem on North Avenue is the signage so he applauded this effort to help with the North Avenue corridor view.

Councilmember Traylor Smith agreed with all the comments made.

Councilmember Boeschstein moved to approve a North Avenue Catalyst Grant application for 1660 North Avenue in the amount of \$7,660. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

### **Extending an Offer of Employment to Greg Caton for the City Manager Position**

The City Council has gone through a rigorous recruitment process to hire a new City Manager. As a result of that process which included community members, employees, and former City Managers, the City Council will decide by this action whether to extend a conditional offer of employment to Greg Caton.

City Attorney John Shaver introduced and described the request. He offered to answer any questions. If approved, the agreement will be forwarded to Mr. Caton for his review.

Councilmember McArthur asked about the impact of a resolution versus just the offer. City Attorney Shaver said this process was to accommodate Council; Council wanted to consider this at a formal public meeting. Mr. Caton is currently employed and must make the decision to stay with his current employer or accept the City's offer. Mr. Caton does have a notice provision in his contract with Oro Valley. Councilmember McArthur said that the recruitment process was a thorough vetting and thanked Director of Human Resources Claudia Hazelhurst for putting together the process. There was a lot of community support.

Councilmember Boeschstein said it was a very long and in depth process. He asked Ms. Hazelhurst for the total number of applicants. Ms. Hazelhurst said there were 48. Councilmember Boeschstein said they had professional help to whittle the applicants down in order to begin interviews. He feels Mr. Caton will be an excellent City Manager.

Councilmember Chazen said he is looking forward to getting this behind the Council. Council was very careful vetting all of the applicants and Mr. Caton has longevity in his positions, experience, went through a rigorous interview process, has community support, and hopefully will come in and be able to deal with all the operational aspects of the City that can be quite challenging. He thanked Ms. Hazelhurst and City Attorney Shaver for their work on this entire process.

Councilmember Traylor Smith asked Ms. Hazelhurst to describe the process. Ms. Hazelhurst said that after Council narrowed the field of candidates, two finalists were interviewed by five different panels; a community panel, a panel representing the Employee Advisory Team, a panel of current and former City Managers, the Department Heads, and City Council. Councilmember Traylor Smith said it was very helpful to hear what others thought and she thanked Ms. Hazelhurst for the process that got so much input and she felt this process should be a model for other communities.

Councilmember Taggart thanked everyone, especially Ms. Hazelhurst and City Attorney Shaver for developing the employment agreement. It is challenging to recruit a very qualified individual and protect the citizens. The termination and severance sections are fair to all parties.

Council President Norris said although there were two very good candidates Mr. Caton stood out. He had more experience, is from Colorado, and understands Colorado law. She agreed with Councilmember Taggart, developing the employment agreement was not easy and Council spent a lot of time reviewing it. She is looking forward to supporting Mr. Caton coming to the City of Grand Junction.

Councilmember McArthur stated Ms. Hazelhurst was being too modest about her contribution in the hiring process since the first steps were finding the recruiting firm,

defining what everyone wanted in a City Manager (which are big shoes to fill), the vetting and consulting with the search firm, reviewing videos, having the candidates answer many questions, and finally the candidate interviews with the five different groups and their feedback. A lot of hours and work was involved in the process and it is important that the public understands this was a monumental effort, but hopefully, it has come to a successful conclusion.

Resolution No. 07-16 – A Resolution Authorizing the Human Resources Director and Waters & Company to Make a Conditional Offer of Employment to Greg Caton

Councilmember Traylor Smith moved to adopt Resolution No. 07-16. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

### **Contract for the North Avenue Complete Streets Project (12<sup>th</sup> Street to 23<sup>rd</sup> Street)** **RE-BID**

This request is to award a construction contract for the start of the revitalization of a commercial corridor in the heart of Grand Junction. This first work phase will take place on North Avenue from 12<sup>th</sup> Street to 23<sup>rd</sup> Street.

Greg Lanning, Public Works Director, presented this item. He explained the action being requested has two parts and includes payment for the installation of conduit for fiber. He recognized Poppy Woody with the North Avenue Owners Association (NAOA) and Tyler Ogle with Sorter Construction that were in attendance. He described the project and displayed a map showing the features in the corridor to be constructed. He said the project will begin in late March with an anticipated completion date of August 15<sup>th</sup>. He summarized the history of the project and showed before and after pictures from an earlier phase.

Mr. Lanning described the initial bidding process which led to the second round of bidding in order to incorporate "value engineering" which removed some elements, re-engineered others, and identified alternate elements that could be added or deleted from the project in order to stay within budget. The base bid and 2<sup>nd</sup> alternate are in the request before them. He reviewed the sources of the funding which included the Transportation, Community, and System Preservation (TCSP) Program grant monies, Department of Local Affairs (DOLA) grant monies, Transportation Capacity Fund Transfer, and a request for Economic Development Contingency monies (specifically for the fiber conduit). He noted that the lights will be bid separately for an estimated amount of \$275,000. The median improvements have also been deleted but there will be \$11,448 in the project for the Parks Department to purchase materials and treat the median like they did from 1<sup>st</sup> Street to 12<sup>th</sup> Street.

Councilmember Traylor Smith asked if the TCSP funding was granted in 2011. Mr. Lanning said that was correct. Councilmember Traylor Smith asked if the \$120,000 from the Economic Development Fund is for broadband conduit. Mr. Lanning said yes.

Councilmember Traylor Smith asked about the \$90,000 from contingency. Mr. Lanning said that the \$90,000 is embedded into the base bid; however, if everything goes as planned, that amount would not be used. Councilmember Traylor Smith asked if it is not used for this aspect of the project, where would it be used. Mr. Lanning said it would go back into the project for things like landscaping and furnishings. Councilmember Traylor Smith asked if there would be other opportunities with grants for furnishings. Mr. Lanning said there may be other grants or direct line funding in the future.

Councilmember Chazen stated that this project has been going on a long time and they have been working on the funding since 2011. He was concerned as to why there was only one bid for the project. Mr. Lanning said there were two bidders but one was disqualified because it was submitted incorrectly.

Councilmember Chazen asked what the impact will be to businesses during construction. Mr. Lanning said there will be no construction activity during JUCO. Work in front of the stadium construction zone hasn't been finalized. The contractor has a good reputation and will be limited as to when and how many lanes can be closed. Councilmember Chazen said anything that can be done to mitigate the impact on businesses would be appreciated.

Councilmember Chazen asked if anyone has contacted the broadband providers to see if they want to contribute to the project at this point rather than be approached later for usage. Jay Valentine, Internal Services Manager, responded saying they have not contacted any providers yet because it will be done in a more formal manner later. Councilmember Chazen said he will support the request as it has been a long time coming and will improve that stretch of North Avenue.

Councilmember Taggart stated he does support the project and he felt that the conduit does need to go in the ground during the construction as it would cost more to do it later. He has concern regarding using funds from the Economic Development (ED) Fund as there will be other requests this year and he is concerned about exhausting the Fund. He asked if the savings from the drop in oil prices could be used toward the conduit installation. Another question he asked was if the Veterans Administration (VA) Hospital is ready to go with the same contractor timing wise and doing this in a coordinated effort. Mr. Lanning said that the VA Hospital has been working quite a while on their project and they have certain responsibilities with the deceleration lanes and they are not using the same contractor. As far as the coordinated effort, Mr. Lanning will have to get back to Councilmember Taggart on that.

Mr. Lanning described the conduit and explained why it makes sense to install it during this project. Two four inch hollow conduit lines will be laid in the ground and then the fiber can be inserted in the future.

Interim City Manager (ICM) Tim Moore addressed the conduit funding concern and said there is nowhere else to find the funds and noted they would not have been available had U.S.A. Pro Cycling event not pulled out. He is glad that Council is supportive of the conduit but there is no other funding available.

Mr. Valentine said that with every project, they try to stay as frugal as possible and achieve savings for unforeseen projects or projects on the "B" list. He said that there is the possibility of using some funds from the City Manager Contingency Fund.

Councilmember Chazen asked if businesses want to tap into the broadband, will the street be torn up again. Mr. Lanning said riser and junction boxes will also be installed which will allow easy accessibility.

Councilmember Boeschstein thanked Mr. Lanning and the NAOA for the project. He asked if there will be defined crosswalks for pedestrians to cross North Avenue safely. Mr. Lanning said that raised medians are a pedestrian refuge by nature and part of their function. There will be pedestrian crosswalks with flashing lights. Councilmember Boeschstein asked if the temporary barriers will continue to be used for JUCO. Mr. Lanning replied affirmatively. Councilmember Boeschstein asked if driveways will be consolidated and if right turn only lanes will be used to discourage left turns. Mr. Lanning said as part of the grant, it included those elements as access and safety were important. Certain accesses will be closed.

Councilmember Chazen asked if the \$11,000 shown for medians will be enough to fix the medians to avoid the left turns that go nowhere. Mr. Lanning said that it would not but CDOT is looking to overlay North Avenue in 2018 or 2019 and at that time, the City could look at negotiating a redo of all the curbs and take care of that median treatment.

Council President Norris asked how much is in the ED Contingency Fund. Mr. Valentine said there is currently \$128,394. Council President Norris commented that is all the money Council has to spend on any project but feels this is an important project that needs to go forward.

ICM Moore stated that he respects Council's desire to preserve the Contingency Fund and they are likely to see savings in some areas and if a shift in the budget is desired, that Fund could be partially replenished.

Council President Norris said, as a City Council, they have said broadband is priority because that is what citizens have said they need and want.

Councilmember Boeschstein moved to authorize the City Purchasing Division to enter into a contract with Sorter Construction, Inc. of Grand Junction, CO for the North Avenue Complete Streets Project (12<sup>th</sup> Street to 23<sup>rd</sup> Street) in the amount of \$1,751,913.36 and authorize the use of \$120,522 from the Economic Development Contingency Account, such award being subject to approval by the Colorado Department of Transportation. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

### **Non-Scheduled Citizens & Visitors**

There were none.

### **Other Business**

There was none.

### **Adjournment**

The meeting was adjourned at 8:35 p.m.

Stephanie Tuin, MMC  
City Clerk



Date: March 7, 2016  
 Author: Stephanie Tuin, Claudia Hazelhurst, John Shaver  
 Title/ Phone Ext: City Clerk, 1511/ HR Director, 1551/ City Attorney, 1506  
 Proposed Schedule: March 16, 2016  
 2nd Reading (if applicable): NA  
 File # (if applicable): NA

Attach 2

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Proposed Ordinance Setting the City Manager’s Salary
<b>Action Requested/Recommendation:</b> Introduce a Proposed Ordinance Concerning the City Manager’s Salary and Set a Public Hearing for April 6, 2016
<b>Presenter(s) Name &amp; Title:</b> Claudia Hazelhurst, Human Resources Director John Shaver, City Attorney

**Executive Summary:**

At the City Council meeting on March 2, 2016, the City Council authorized an offer of employment to Greg Caton to be the City Manager. The agreement was sent to Mr. Caton and he accepted the offer. This required step in the employment process is to adopt an ordinance setting his salary.

**Background, Analysis and Options:**

The City Council through Waters & Company performed an executive search for a City Manager for the City of Grand Junction. A rigorous selection and interview process took place and the City Council determined that Greg Caton would be extended an offer of employment. A contract was negotiated and accepted by Mr. Caton. Section 57 of the City Charter requires that the City Manager’s salary be set by ordinance. Therefore a proposed ordinance is being presented setting Mr. Caton’s salary.

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

Hiring a new City Manager is an important goal of the City Council and will aid in the progress toward meeting the goals and policies of the Comprehensive Plan.

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

A new City Manager will be able to guide the City in working on the guiding areas of emphasis.



**Board or Committee Recommendation:**

There is no board or committee recommendation.

**Financial Impact/Budget:**

The City Manager’s labor costs are budgeted in the General Fund as follows:

**Budgeted Sources**

City Manager Budgeted Salary and Benefits	\$206,798
Moving Expense Budget	<u>7,500</u>
<b>Total City Manager Labor Budget</b>	<b>\$214,298</b>

**Projected Expenditures**

2016 Salary and Benefits (May – December)	\$139,985
Moving Expenses	<u>7,500</u>
<b>Total Projected Expenditures</b>	<b>\$147,485</b>

**Remaining Budget** **\$ 66,813**

**Legal issues:**

The City Attorney has reviewed and approved the form of the proposed ordinance.

**Other issues:**

There are no other issues.

**Previously presented or discussed:**

The City Council authorized the offer of employment at the March 2, 2016 City Council meeting.

**Attachments:**

Proposed Ordinance

**CITY OF GRAND JUNCTION  
ORDINANCE NO.**

**AN ORDINANCE CONCERNING THE SALARY OF THE CITY MANAGER**

RECITALS.

On March 16, 2016 the City Council adopted Resolution 09-16 appointing Greg Caton as City Manager. A copy of that resolution is attached and incorporated by this reference as if fully set forth.

Pursuant to the City Charter the salary of the City Manager is set by ordinance.

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

That the salary of the City Manager, Greg Caton, is and shall be set at \$180,000.00 per year and as customarily prorated for any period of less than one year, to compensate him for his service to the City of Grand Junction in accordance with the Charter, ordinances, and his employment agreement, if the same is ratified by the City Council at the meeting on April 6, 2016.

The City Council does authorize the President of the Council to take such action as is necessary or required, consistent with this Ordinance, to affect the same upon second reading and final passage if that occurs by action of the Council on the date appointed for the same.

Introduced on first reading this \_\_\_\_\_ day of \_\_\_\_\_,  
2016.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_,  
2016.

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

Attest:

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

**Attachment**

**CITY OF GRAND JUNCTION  
RESOLUTION NO. 09 -16**

**A RESOLUTION APPOINTING GREG CATON AS CITY MANAGER**

RECITALS:

Pursuant to §56 of the Grand Junction City Charter, the City Council shall appoint a City Manager, who shall be the Chief Executive Officer of the City. The City Manager shall have demonstrated that he possesses experience in city management as required by the Charter. With this resolution the City Council affirms that Greg Caton possesses the requisite experience and is hereby confirmed, selected and appointed as City Manager conditioned upon the City Council adopting an ordinance approving his salary and fully and finally ratifying an employment agreement at the regular City Council meeting scheduled for April 6, 2016.

Mr. Caton most recently served as Town Manager in Oro Valley, Arizona. He has been with Oro Valley in the roles of Assistant Town manager, Interim Town Manager and Town Manager since November 2010 to the present. From August 2002 to November 2010 he served as Assistant City Manager in Durango, Colorado.

Mr. Caton is a International City and County Management (ICMA) credentialed manager. Mr. Caton holds a Masters degree in Public Administration from the University of Colorado at Denver and a Bachelors of Arts degree from Fort Lewis College.

Mr. Caton has had successful experience in city management and possesses a depth and breadth of beneficial experience that will serve the City of Grand Junction well.

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

Greg Caton is appointed as City Manager for the City of Grand Junction, Colorado conditioned upon the City Council adopting an ordinance approving his salary and fully

and finally ratifying an employment agreement at the regular City Council meeting scheduled for April 6, 2016.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

Attest:

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



Date: [March 9, 2016](#)  
 Author: [Brian Rusche](#)  
 Title/ Phone Ext: [Senior Planner/4058](#)  
 Proposed Schedule:  
[1<sup>st</sup> Reading: Wednesday, March 16, 2016](#)  
[2<sup>nd</sup> Reading: Wednesday, April 6, 2016](#)  
 File #: [PLD-2015-464](#)

Attach 3

## CITY COUNCIL AGENDA ITEM

<b>Subject:</b> Christian Living Services Outline Development Plan, Located at 628 26 ½ Road
<b>Action Requested/Recommendation:</b> Introduce a Proposed PD (Planned Development) Zoning Ordinance and Set a Public Hearing for April 6, 2016
<b>Presenters Name &amp; Title:</b> Brian Rusche, Senior Planner

### Executive Summary:

The applicants request approval of an Outline Development Plan (ODP) to develop a 58,000 square foot Assisted Living Facility for Christian Living Services, under a Planned Development (PD) zone district with default zone of R-O (Residential Office), located at 628 26 ½ Road.

### Background, Analysis and Options:

The 2.37 acre site is an unusually shaped triangular lot located at the northeast corner of 26 ½ Road and Horizon Drive. The present zoning of R-O has no maximum residential density and would permit an assisted living facility. However, the R-O zone also has a maximum building size of 10,000 square feet. The proposed project is one building, not to exceed 58,000 square feet and will provide both assisted living and memory support residential units.

A full analysis of the proposed ODP, including addressing applicable approval criteria, is included in the attached report.

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

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

The proposed facility will address a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community and physical improvements to the property.

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

The proposed rezone meets with the goals and intent of the Economic Development Plan by assisting a new business that offers its services to an aging population to establish a presence within the community.

**Neighborhood Meeting:**

A Neighborhood Meeting was held on September 1, 2015. A summary of the meeting is attached to this report.

**Board or Committee Recommendation:**

The Planning Commission forwarded a unanimous recommendation of approval at their regular meeting of March 8, 2016.

**Financial Impact/Budget:**

Development of the property could provide significant financial benefit to the City in the form of taxable property, but likewise could create significant impact to the City in the form of necessary emergency services for facility residents.

**Legal issues:**

The City Attorney's office has reviewed the request.

**Previously presented or discussed:**

This request has not been previously discussed.

**Attachments:**

1. Background Information
2. Staff Report
3. Location Map
4. Aerial Photo
5. Comprehensive Plan – Future Land Use Map
6. Existing Zoning Map
7. General Project Report
8. Outline Development Plan
9. Neighborhood Meeting Summary
10. Proposed Ordinance

<b>BACKGROUND INFORMATION</b>				
<b>Location:</b>		628 26 ½ Road		
<b>Applicant:</b>		Jim West Builder, Inc. – Owner Confluent Development – Applicant Ciavonne, Roberts and Associates - Representative		
<b>Existing Land Use:</b>		Vacant land		
<b>Proposed Land Use:</b>		Assisted Living Facility		
<b>Surrounding Land Use:</b>	<b>North</b>	Church		
	<b>South</b>	Multi-Family Residential		
	<b>East</b>	Church		
	<b>West</b>	Single Family Residential		
<b>Existing Zoning:</b>		R-O (Residential Office)		
<b>Proposed Zoning:</b>		PD (Planned Development)		
<b>Surrounding Zoning:</b>	<b>North</b>	R-4 (Residential 4 du/ac)		
	<b>South</b>	PD (Planned Development)		
	<b>East</b>	R-4 (Residential 4 du/ac)		
	<b>West</b>	R-2 (Residential 2 du/ac)		
<b>Future Land Use Designation:</b>		Residential Medium (4-8 du/ac)		
<b>Blended Residential Category:</b>		Residential Medium (4-16 du/ac)		
<b>Zoning within density/intensity range?</b>		X	<b>Yes</b>	<b>No</b>

**Grand Junction Municipal Code (GJMC) Chapter 21.05 – Planned Development**

**Section 21.05.010 – Purpose:** The planned development zone applies to unique single-use projects where design flexibility is not available through application of the standards in Chapter 21.03.

The present zoning of R-O (Residential Office) would permit the proposed assisted living facility, which is classified as an unlimited group living facility under GJMC Section 21.04.010. However, the R-O zone also has a maximum building size of 10,000 square feet, per GJMC Section 21.03.070(a). While an assisted living complex could be constructed with multiple buildings, each meeting the 10,000 square foot requirement, the applicant has indicated that such a concept would be inefficient and inconvenient for residents and staff. The applicant has proposed one building not to exceed 58,000 square feet.

**Long-Term Community Benefit:** This section also states that Planned Development zoning should be used when long-term community benefits, as determined by the Director, will be derived. Specific benefits include, but are not limited to:

- a) More effective infrastructure;
  - a. The single +50,000 square foot building is in itself a far more efficient land use than five, 10,000 square foot buildings, which could meet the existing zoning, on this uniquely shaped parcel;
  - b. The sharing of parking with the Lutheran Church is more efficient, reduces impermeable surfaces, and would not be possible with additional buildings;
  - c. One sewer main and one water main vs. a spider web of utilities servicing separate buildings;
- b) Reduced traffic demands;
  - a. The nature of Assisted Living is less traffic and less parking than any traditional residential product;
  - b. The site is on the corner of a Major Collector and a Minor Arterial, and the traffic impacts of Assisted Living are far less than most uses allowed in an R-O zone;
- c) Needed housing types and/or mix;
  - a. There is a growing demand for Assisted Living facilities. This location is prime due to the road network and proximity to the hospital, grocery, and other community needs.
- d) Innovative designs;
  - b. This property is unusual in shape and difficult to develop, and comes with encumbrances that add to the challenge. The configuration of the building, along with the finishes, will enhance this prime corner and make a very positive impact on the neighborhood and community.

The applicant has presented, and planning staff concurs, several long-term community benefits of the proposed PD, including more effective infrastructure, reduced traffic demands compared with other potential uses, filling a need for assisted living housing types, and an innovative design for a uniquely shaped site.

#### **Section 21.05.020 - Default standards.**

The use, bulk, development, and other standards for each planned development shall be derived from the underlying zoning, as defined in Chapter [21.03](#) GJMC. In a planned development context, those standards shall be referred to as the default zone. The Director shall determine whether the character of the proposed planned development is consistent with the default zone upon which the planned development is based.

Deviations from any of the default standards may be approved only as provided in this chapter and shall be explicitly stated in the rezoning ordinance.

The R-O (Residential Office) zone includes Architectural Considerations, per GJMC Section 21.03.070(a). The applicant proposes to address all of these requirements as part of the Final Development Plan, with the following deviations:

- The proposed building cannot align with existing neighboring buildings, which are churches that have been constructed in the middle of large lots, far exceeding the minimum required setbacks.
- The main entrance cannot open onto a street due to the internal programming of the facility, which is designed to maximize safety and comfort for residents.



Instead, the building affords all units sufficient windows to the outdoor landscaping areas, including those which face an internal courtyard. Emergency exits will still be provided as required by building codes.

**Section 21.05.030 - Establishment of Uses:** The property will be developed into a singular use: an assisted living facility not to exceed 58,000 square feet. This use includes ancillary support services internal to the facility and does not include retail space.

**Section 21.04.030(p) Use-specific standards – Group Living Facility:** An assisted living facility is listed as an example of a group living facility under this section. These facilities are required to be registered by the City annually, as stated here:

- (8) The Director shall approve the annual registration if the applicant, when registering or renewing a registration, provides proof that:
  - (i) The group living facility has a valid Colorado license, if any is required;
  - (ii) The group living facility is at least 750 feet from every other group living facility;
  - (iii) The group living facility has complied with the applicable City, State and other building, fire, health and safety codes as well as all applicable requirements of the zone district in which the group living facility is to be located;
  - (iv) The architectural design of the group living facility is residential in character and generally consistent with the R-O zone district;
  - (v) Only administrative activities of the private or public organization sponsored, conducted or related to group living facilities shall be conducted at the facility;
  - (vi) The group living facility complies with the parking requirements of this code; and
  - (vii) The maximum number of residents allowed is not exceeded.

All of these standards will be met by the proposed facility prior to registration, as directed in this section.

**Section 21.05.040 – Development Standards:**

(a) **Generally.** Planned development shall minimally comply with the development standards of the default zone and all other applicable code provisions, except when the City Council specifically finds that a standard or standards should not be applied.

**Residential Density:** The density calculation for a group living facility equates to four (4) beds as one (1) dwelling unit (GJMC Section 21.04.030.p.1). The proposed facility will include 84 beds, for a density of 8.8 dwelling units per acre. The current R-O zone has a minimum density of 4 du/ac and no maximum density. Two other Planned Developments (PD) south of the subject property have densities of 9.5 du/ac (The Glen Condominiums) and 12.4 du/ac (Westwood Estates Condominiums).

**Minimum District Size:** A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD. In approving a planned development smaller than five acres, the Planning Commission and City Council shall find that the proposed development:

(1) Is adequately buffered from adjacent residential property;

The nearest single-family residence is over 200 feet from the west property line. The nearest multi-family residence is over 250 feet from the south property line. The two properties to the north are zoned residential but churches currently occupy the sites.

(2) Mitigates adverse impacts on adjacent properties; and

The immediately adjacent properties are both churches, which include copious amounts of open space surrounding their facilities, thus mitigating potential adverse impacts. In addition, the developer is working with the Lutheran Church on improving and subsequently sharing their existing parking lot.

(3) Is consistent with the goals and policies of the Comprehensive Plan.

The proposed ODP is consistent with the goals and policies of the Comprehensive Plan, specifically **Goal 12:** Being a regional provider of goods and services the City will sustain, develop and enhance a healthy, diverse economy.

The proposed facility will address a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community and physical improvements to the property.

It is the opinion of Staff that the proposed development meets the criteria to allow a planned development smaller than five acres.

**Open Space:** There is no minimum open space standard articulated in the R-O (Residential Office) zone. A group living facility shall only be located or operated on a parcel that contains at least 500 square feet for each person residing in the facility; using this metric the proposed facility has 1229 square feet per person.

**Landscaping:** Landscaping shall meet or exceed the requirements of GJMC Section 21.06.040. The landscaping plan will be reviewed as part of the Final Development Plan and shall meet or exceed the requirements of GJMC Section 21.06.040.

**Parking:** The developer has agreed to build a parking lot that not only provides the minimum number of spaces for a group living facility, which is 1 space per 4 beds plus 1 space per 3 employees per GJMC Section 21.06.050(c), but will complete a shared parking agreement with the Church to provide a minimum number of spaces for the church, based on capacity in the sanctuary. This agreement will be evaluated at the Final Development Plan stage.

**Street Development Standards:** The property currently shares access off 26 ½ Road with the St. Paul Evangelical Lutheran Church next door to the north. The applicants have been approved (TED-2015-471) for an access to Horizon Drive, in addition to access from 26 ½ Road.

Internal circulation, including continued shared access to the church, will be evaluated with the Final Development Plan and will conform to Transportation Engineering and Design Standards (TEDS).

### **Deviation from the Development Default Standards:**

The applicant has requested the following deviation to the development standards of the R-O (Residential Office) zone:

- Maximum Building Size shall be 58,000 Square Feet.

The R-O (Residential Office) zone includes Architectural Considerations, per GJMC Section 21.03.070(a). The applicant proposes to address all of these requirements as part of the Final Development Plan, with the following deviations:

- The proposed building, which will meet the minimum setbacks of the R-O zone, cannot align with existing neighboring buildings, which are churches that have been constructed in the middle of large lots, far exceeding the minimum required setbacks.
- The main entrance cannot open onto a street due to the internal programming of the facility, which is designed to maximize safety and comfort for residents. Instead, the building affords all units sufficient windows to the outdoor landscaping areas, including those which face an internal courtyard. Emergency exits will still be provided as required by building codes.

**Section 21.05.040(g) - Deviation from Development Default Standards:** The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include:

- (1) Transportation amenities including, but not limited to, trails other than required by the multimodal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelters;

The proposed development includes a sidewalk extension along 26 ½ Road, which would ordinarily be paid for by the City, along with connections to the adjacent Lutheran Church which will promote cross-access between the two facilities.

- (2) Open space, agricultural land reservation or land dedication of 20 percent or greater;

The development does not propose open space, reservation of agricultural land or land dedication of 20 percent or greater. Therefore this amenity cannot be used.

- (3) Community facilities for provision of public services beyond those required for development within the PD;

The development is not for a community facility that will deliver public services beyond those required for development within the PD. Therefore this amenity cannot be used.

- (4) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 20 years; and

Unfortunately, the proposed project is not designed to meet this segment of housing demand. Therefore this amenity cannot be used.

- (5) Other amenities, in excess of minimum standards required by this code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.

The construction of this facility will provide an economic development boost to Grand Junction, including the provision of new construction jobs, additional property tax revenues for an unimproved lot, up to 44 full-time equivalent new jobs, and 84 new beds for a growing senior population both within and outside of Grand Junction.

**Section 21.05.050 - Signage:** Signage within the development shall meet the standards for an R-O zone, which is found in GJMC Section 21.06.070(g)(2)(ii).

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

An Outline Development Plan (ODP) application shall demonstrate conformance with all of the following:

- i. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed Outline Development Plan complies with Comprehensive Plan, Grand Valley Circulation Plan and other applicable adopted plans and policies.

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

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

The property was originally rezoned to R-O (Residential Office) to facilitate the development of a medical office complex. The owner of the property decided not to pursue that project during the recession. Now an increasing demand for assisted living facilities prompted the owner to approach the developer about the proposed project. Prior to 2010, buildings larger than 10,000 square feet could be approved with a Conditional Use Permit. That option is no longer available. In

addition, the Future Land Use designation is Residential Medium which does not allow the property to be rezoned to a more intensive commercial zone. Therefore only a PD zone will accommodate the proposed use.

This criterion has been met.

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

The subject property was originally proposed for office uses. It has been vacant since the early 2000s. Over the last 15 years other developments have occurred in waves on neighboring parcels, including churches and multi-family uses, this property, due to its physical limitations, has been left behind.

However the character and/or condition of the area has not changed and therefore this criterion has not been met.

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

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

This criterion has been met.

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

There is a growing demand for assisted-living and, in particular, memory support facilities as the population ages. There are few sites large enough to accommodate these facilities while also being near the regional medical center(s) which are becoming an important part of the local economy.

This criterion has been met.

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

The long-term community benefits of the proposed PD include more effective infrastructure, reduced traffic demands compared with other potential uses, filling a need for assisted living housing types, and an innovative design for a uniquely shaped site. In addition, it meets goals of the Comprehensive Plan by addressing a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community.

This criterion has been met.

- iii. The planned development requirements of Chapter 21.05;

The proposed ODP is in conformance with the Planned Development requirements of Chapter 21.05 of the Zoning and Development Code.

- iv. The applicable corridor guidelines and other overlay districts in Chapter 21.07;

This property is not subject to any corridor guidelines or other overlay districts.

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

Adequate public services and facilities, include Ute domestic water and Persigo 201 sanitary sewer are currently available adjacent to the property and will be made available for use by and commiserate with the proposed development.

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

The property currently shares access off 26 ½ Road with the St. Paul Evangelical Lutheran Church next door to the north. The applicants have an approved TEDS exception (TED-2015-471) for an access on Horizon Drive, in addition to access from 26 ½ Road.

Internal circulation, including continued shared access to the church, will be evaluated with the Final Development Plan and will conform to Transportation Engineering and Design Standards (TEDS).

- vii. Appropriate screening and buffering of adjacent property and uses shall be provided;

Appropriate screening and buffering of adjacent property and uses shall be provided and reviewed as part of the final development plan.

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

The proposed density falls within the range allowed by the default zone of R-O.

- ix. An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;

The default land use zone is the R-O (Residential Office) with deviations as described within this staff report and contained within the Ordinance.

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

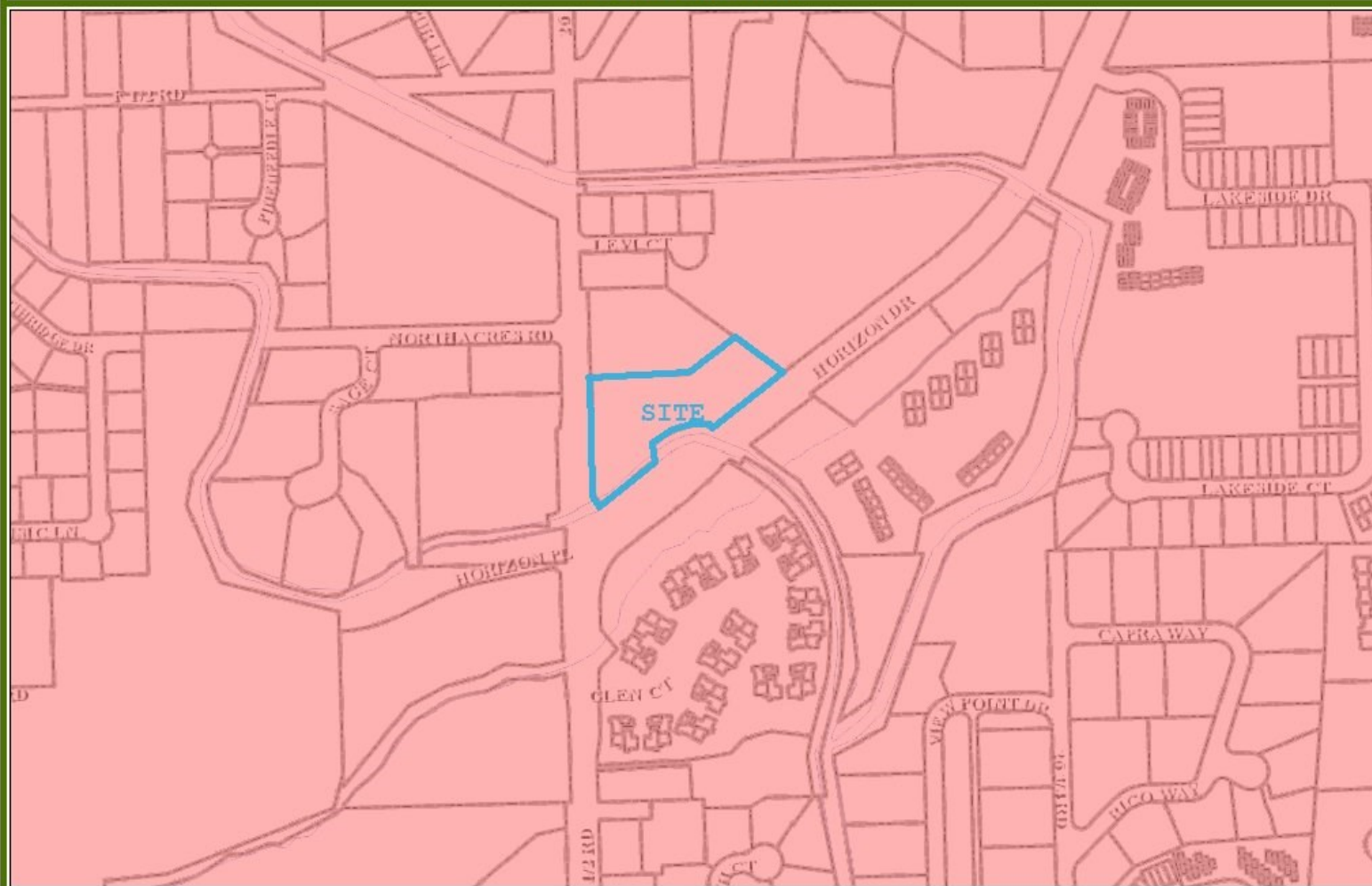
It is contemplated that the proposed development will be completed in one phase.

**PLANNING COMMISSION RECOMMENDATION:**

After reviewing the Christian Living Services application, PLD-2015-464, a request for approval of an Outline Development Plan (ODP) and Planned Development Ordinance, the following findings of fact/conclusions and conditions of approval were determined by the Planning Commission:

1. The requested Planned Development - Outline Development Plan is consistent with the goals and polices of the Comprehensive Plan, specifically, Goal 12.
2. The review criteria in Section 21.02.150 of the Grand Junction Zoning and Development Code have been addressed.
3. The review criteria in Section 21.05 – Planned Development have been addressed, including those deviations and exceptions noted in the staff report and outlined in the PD ordinance, summarized as follows:
  - Maximum Building Size shall be 58,000 Square Feet.
  - The proposed building will not be required to align with existing neighboring buildings.
  - The proposed building will not be required to provide a main entrance which opens onto a street.

### Location Map

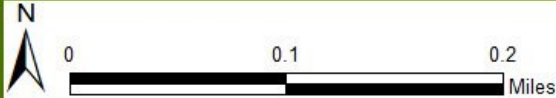


Printed: 12/28/2015

1 inch = 358 feet



Aerial Photo (2015)

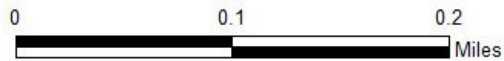
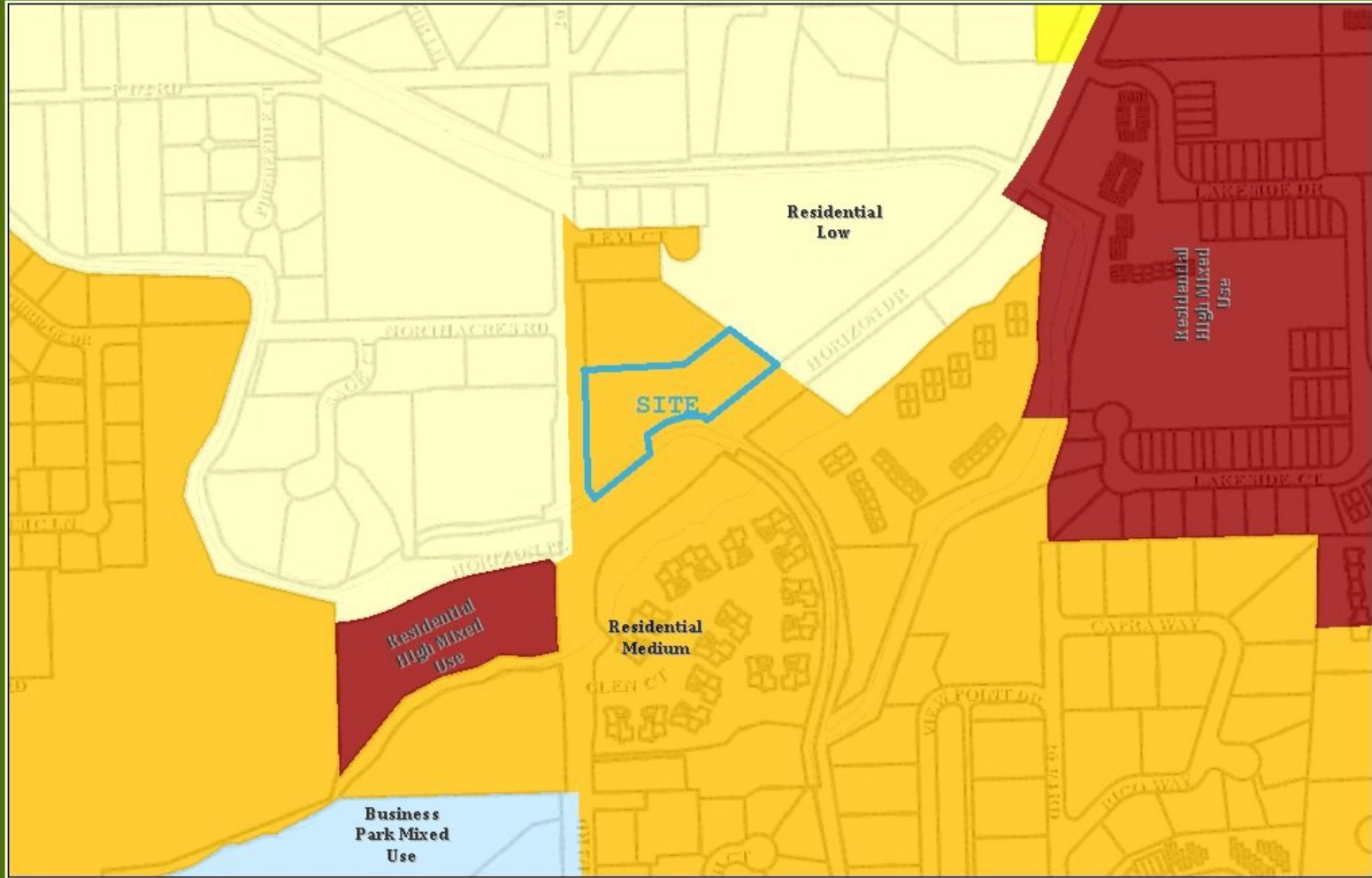


Printed: 12/28/2015

1 inch = 358 feet



# Comprehensive Plan - Future Land Use Map



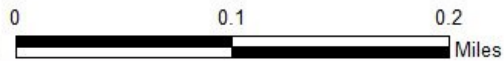
Printed: 12/28/2015

1 inch = 358 feet





# Existing Zoning Map



Printed: 12/28/2015

1 inch = 358 feet



# **7<sup>th</sup> Street and Horizon Drive Outline Development Plan for Christian Living Services Planned Development Zone / Site Plan General Project Report**

## **Project Overview**

The applicant, Confluent Development, c/o H. McNeish, is requesting approval of an Outline Development Plan (ODP) for the northeast corner of 7<sup>th</sup> Street and Horizon Drive. The applicant is proposing an Assisted Living and Memory Care Facility, which are allowed uses under R-O zoning, but due to building size requires a rezone from R-O to PD. Components of the development include the residential facility, internal support uses, project parking, and shared parking with the Lutheran Church to the north.

The 2.37 acre project located on the northeast corner of 7<sup>th</sup> Street and Horizon Drive is within a single lot currently zoned R-O in the City, and R-O has no maximum residential density. The property is an unusual shape, and is encumbered by a Grand Valley Irrigation Company facility on the south, as well as a parking easement for the adjacent Lutheran Church to the north.

Residential Medium is the Growth Plan designation for the entire property, the Lutheran Church, and a property to the north, as well as properties to the south; Residential Low occurs to the east and west; with Residential High across the intersection on the southwest corner of 7<sup>th</sup> and Horizon.

This ODP Submittal includes the necessary documentation to process a rezone request for the property to Planned Development (PD), as well as Site Plan review. The applicant maintains that a Planned Development zone designation will allow for some flexibility in standards and assist in the creation of higher architectural standards through a custom designed single structure facility. There are no additional 'uses' being requested.

The ODP for this project relies on the code provisions listed below. These items are addressed below, within Item F of this report, and/or its attachments:

- o Section 21.02.150 (b)(2) – ODP Approval Criteria;
- o Section 21.05.010 – Community Benefit
- o Section 21.05.040 (f) – Development Standards
- o Section 21.03.070 – Mixed Use Districts

## **A. Project Description**

### Location

- The property is located on the northeast corner of 7<sup>th</sup> Street and Horizon Drive. There is approximately 325 LF of frontage along the east side of 7<sup>th</sup> Street, and 625 LF of frontage along the north side of Horizon Drive, however over 400 LF of this frontage is encumbered by a GVIC facility.
- The property also has a Parking Easement with the Lutheran Church to the north that includes a paved parking area. Other than this, the property is vacant.

### Acreage

- The entire property is approximately 2.37 acres.

### Proposed Use

- The proposed use is an Assisted Living Facility. Although the use is allowed in the existing R-O zone, the proposed building size is the catalyst to secure a PD zone designation.

## B. Public Benefit

This Christian Living Services Assisted Living Facility Planned Development is a great 'fit' for this property and neighborhood, and meets the intent of the Growth Plan and the development requirements of the City of Grand Junction. Public benefits include:

- the development of vacant properties within the City 201 boundary;
- the development of an Infill property; in particular an awkward, difficult shaped property with existing irrigation and parking encumbrances that will be respected;
- the creation of a 'neighborhood', which is not currently present, by infilling the 'hole-in-the donut' between the adjacent Lutheran Church, Four Square Church, Westwood Estates Condominiums, The Glen Condominiums, and Mesa View Retirement Center;
- Christian Living Services is at a density of 8.8 units per acre, which is above the minimum for the current R-O zone, but below the density of adjacent projects: 12.4 at Westwood Estates Condominiums, and 9.5 at The Glen Condominiums ... making it more compatible with the established residential developments.
- Christian Living Services supports a growing population and need for assisted care facilities, as does its neighbor Mesa View Retirement.
- road and sidewalk improvements that meet City standards, including: curb, gutter, and access improvements on 7<sup>th</sup> Street and Horizon Drive; vehicular interconnectivity to the Lutheran Church (north); and a proposed pedestrian connection to a pedestrian trail on the Four Square Church property (east);
- utility extensions, upgrades, and improvements;
- higher density residential development requires less water consumption per residential unit when compared to single family detached dwellings.

In addition to the above, the Christian Living Services Planned Development provides Long Term Community Benefits in support of the PD zone designation, which are addressed in Item F below, specifically Section 21.05.010 (and 21.02.150) – Long Term Community Benefit.

## C. Neighborhood Meeting

A neighborhood meeting was held on September 1, 2015 at 5:30pm at the Lutheran Church, immediately north of the property. Approximately 18 neighbors were in attendance, but only 11 signed the check in sheet. The attending neighbors that came to the meeting asked about additional traffic, parking lot lighting, noise, but were pleased to find out the proposed Assisted Living Facility and PD zone would be more of a 'low impact' multi-family residential project than other uses that might occur within the RO Zone. Other questions asked were what the design of the future building would be and estimated timing of construction. Much of the discussion time was expressed interest and support for the services that this assisted living facility would provide.

## D. Project Compliance, Compatibility, and Impact

### Adopted Plans and Policies

The proposal conforms to the Growth Plan, the City Zoning and Development Code, and known City regulations, except as otherwise noted in the ODP document.

A request for a TEDS exception for the Horizon Drive access has been approved and this access has been incorporated into the design of the project as submitted.

#### Surrounding Land Use

Property to the north includes the Lutheran Church; to the west across 7<sup>th</sup> Street is single family residential; to the southwest 'cattycorner' across the 7<sup>th</sup> and Horizon intersection is Mesa View Retirement center, to the south is multi-family residential; to the east is the Four Square Church.

#### Adjacent zoning:

- NORTH: R4, however this property is somewhat of an anomaly to the zone as it is a church property.
- WEST: R-2;
- SOUTHWEST: PD;
- SOUTH: PD (two multifamily developments)
- EAST: R4, however this property is somewhat of an anomaly to the zone as it is a church property.

This proposal is consistent and compatible with the surrounding development, the Growth Plan, and provides an attractive alternative to the limited building size allowed in the straight zoning.

#### Site Access & Traffic Patterns

Access into the site will be limited to two entrances / exits: one from 7<sup>th</sup> Street, and the other from Horizon Drive (requiring the approved a TEDS Exception). The access on 7<sup>th</sup> will consolidate and 'clean-up' a wide and confusing existing access to the shared parking area. The access on Horizon Drive is aligned with the access entry to the Westwood Estates subdivision.

Access within the site is primarily the parking lot drive aisle that goes from 7<sup>th</sup> Street to Horizon Drive. An access stub to the Lutheran Church is proposed on the north boundary of this property, accommodating a request from City Staff. Pedestrian access is improved via internal walkways, connections to both churches (north and east), and improvements along Horizon Drive and 7<sup>th</sup> Street.

A Traffic analysis by McDowell Engineering, LLC, is provided with this submittal.

This project provides shared parking, via an existing parking easement, with the Lutheran Church to the north. An analysis of the required and shared parking is provided in Item F below, specifically Section 21.05.040 (f) – Development Standards.

#### Availability of Utilities

All necessary infrastructure and utilities are available for the property.

Utility providers are:

- Water – Ute
- Sewer – City
- Storm Sewer- City
- Drainage – Grand Junction Drainage District
- Irrigation water – Grand Valley Irrigation Company
- Power / Gas – Xcel

#### Special or Unusual Demands on Utilities

There are no known unusual demands on utilities.

#### Effects on Public Facilities

This development will have expected, but not unusual impacts on Public Facilities.

Off-site improvements will be paid for and constructed via the City TCP fees.

#### Site Soils

NRCS soils information is provided with this submittal.

#### Impact on Geology and Geological Hazards

No known geological hazards exist on this property.

#### Surrounding Land Use

Property to the north includes the Lutheran Church; to the west across 7<sup>th</sup> Street is single family residential; to the southwest 'cattycorner' across the 7<sup>th</sup> and Horizon intersection is Mesa View Retirement center, to the south is multi-family residential; to the east is the Four Square Church.

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Off-site improvements will be paid for and constructed via the City TCP fees.

#### Site Soils

NRCS soils information is provided with this submittal.

#### Impact on Geology and Geological Hazards

No known geological hazards exist on this property.

#### Hours of Operation

As part of the ODP/PD request, the applicant notes that for an Assisted Care Facility the hours of operation are all day, every day. However, the impact of these operational hours are no different than what would be with any residential product that is allowed in the R-O default zone ... and most likely much quieter than a more traditional residential product.

#### Number of Employees

Christian Living Services will employ a number of people, however the 'peak staffing' on any given day is 23 employees.

#### Signage Plans

Signage plans are included with this submittal. The applicant anticipates primary identification signs at the intersection of 7<sup>th</sup> Street and Horizon Drive, and at the Horizon Drive access. Minor directional signage will be included within the development. All freestanding signage within the development will meet current City standards and will have similar building materials.

### **E. Development Schedule and Phasing**

The intention is to be under construction by May of 2016, and be completed and open in early 2017.

### **F. Additional General Report Discussion Items**

#### Section 21.02.150.b.2– ODP Approval Criteria:

##### **(b) Outline Development Plan (ODP).**

(2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following:

- (i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;
  - o This application is about placing a larger building in an existing R-O zone, and is not changing any aspects of the Comprehensive Plan;
  - o This project utilizes the existing road network, and is not modifying the Grand Valley Circulation Plan (which identifies 7<sup>th</sup> Street as a Major Collector and Horizon Drive as a Minor Arterial);
  - o This plan is utilizing the City Development Code to create the ODP and PD zone.
- (ii) The rezoning criteria provided in GJMC 21.02.140;
  - o This application is about placing a larger building in an existing R-O zone, and is not seeking additional density nor changes in use allowed in the R-O zone;
  - o The character of the area has changed with the anomalies of having churches in the adjacent abutting R-4 properties. The architectural character of the area has changed with the larger structures associated with churches, as well as Mesa View Residential Retirement.
- (iii) The planned development requirements of Chapter 21.05 GJMC;
  - o This is addressed below under 21.05.010 Purpose.
- (iv) The applicable corridor guidelines and other overlay districts in Chapter 21.07 GJMC;
  - o The above guidelines and overlays are not applicable to this property.
- (v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;
  - o This was addressed in Item D of the above Narrative.
- (vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;
  - o This was addressed in Item D of the above Narrative.
- (vii) Appropriate screening and buffering of adjacent property and uses shall be provided;
  - o Although NOT a request of the ODP, this project proposes variations to the buffering of adjacent properties due to: (1) these R-4 properties have been developed as church properties, negating the purpose for buffering; (2) the need and desire to share parking with the Lutheran Church to the north, where buffering would conflict with future parking expansion for the church; and (3) an existing undevelopable strip of land between this



- property and the Four Square Church where a pedestrian path easement exists. Such variations must be approved by the Director in the Site Plan process.
- (viii) An appropriate range of density for the entire property or for each development pod/area to be developed;
    - o Not applicable. This is a single use property.
  - (ix) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;
    - o This project utilizes the existing R-O zoning as the default zoning for the PD. The only deviation from the R-O zone is building size.
  - (x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed;
    - o Not applicable. This will be built in one phase.

### Section 21.05.010 (and 21.02.150) – Long Term Community Benefit

The planned development (PD) zone applies to mixed use or **unique single-use projects where design flexibility is desired and is not available through application of the standards** established in Chapter 21.03 GJMC. Planned development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. The following long-term community benefits that support a PD zoning of the Christian Living services Assisted Living Facility include, but are not limited to:

- More effective infrastructure
  - o The single + 50,000 SF building providing 66 units is in itself far more efficient land use than five 10,000 SF sixplex buildings (meeting R-O zoning) could be on this uniquely shaped parcel;
  - o The sharing of parking with the Lutheran Church is more efficient, reduces impermeable surfaces, and would not be possible with five 10,000 SF sixplex buildings meeting R-O zoning;
  - o One sewer main, one water main vs. a spider web of utilities servicing five sixplex buildings;
- Reduced traffic demands
  - o The nature of Assisted Living is less traffic, less parking than any traditional residential product;
  - o This site is on the corner of a Major Collector and a Minor Arterial, and the traffic impacts of Assisted Living are far less than most uses allowed in an R-O zone;
- Needed housing type
  - o There is a growing demand for Assisted Living facilities. This location is prime due to the road network, adjacency to other assisted living facilities, and proximity to the hospital, grocery, and other community needs.
- Innovative designs
  - o This property is unusual in shape and difficult to develop, and comes with encumbrances that add to the challenge. The configuration of the building, along with the finishes, will enhance this prime corner and make a very positive impact on the neighborhood and community.

### Section 21.05.040 (f) – Development Standards

(e) **Minimum District Size.** A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD. In approving a planned development smaller than five acres, the Planning Commission and City Council shall find that the proposed development:

- (1) Is adequately buffered from adjacent residential property;
  - (2) Mitigates adverse impacts on adjacent properties; and
  - (3) Is consistent with the goals and policies of the Comprehensive Plan.
- o We are requesting the Planning Commission recommend and the City Council to find our PD request be permitted on less than 5 acres. The purpose of the PD zone is to allow mixed use or unique single-use projects where design flexibility is not available through applications of the standards,

which is needed to bring a senior living facility to this site as permitted by the current zone, but in a size that meets market demand for greater senior living options in Grand Junction. The development will meet or exceed setbacks from adjacent properties, does not create adverse impacts because of the inherent nature of the senior living use, and is consistent with the goals and policies of the Comp Plan.

(f) **Development Standards.** Planned development shall meet the development standards of the default zone or the following, whichever is more restrictive. Exceptions may be allowed only in accordance with this section.

(1) Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that:

- (i) Buildings can be safely designed and that the design is compatible with lesser setbacks. Compatibility shall be evaluated under the International Fire Code and any other applicable life, health or safety codes;
- (ii) Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space;
- (iii) Reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural features.

o Setback standards will met with the proposed project.

(2) Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040 and/or as per allowed modifications by the Director.

o Landscape requirements will me met with the proposed project unless otherwise requested for modifications as permitted by the Director.

(3) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050. This project is not requesting an exception, but provides an analysis for shared parking with the Lutheran Church. City Traffic was not concerned with the daily Church nor the short term traffic associated with the Sunday 'peak', however, the parking analysis addresses this.

o **Rationale**

Typical Sunday scenario

- o This facility will have 66 units with 84 beds: this equates to 21 parking spaces
- o This facility will have 23 peak staff: this equates to 8 parking spaces
- o The Lutheran Church indicated that it has 80 seats: this equates to 20 parking spaces

*Summary of above:* 49 spaces required; 70 proposed (67 plus 3 in road stub to north);

Maximum scenario

- o This facility will have 66 units with 84 beds: this equates to 21 parking spaces
- o This facility will have 23 peak staff: this equates to 8 parking spaces
- o The Lutheran Church expands to 120 seats: this equates to 30 parking spaces

*Summary of above:* 59 spaces required; 70 proposed (67 plus 3 in stub to north);

Note: this project provides a parking aisle stub to the Lutheran Church which will allow them an easy expansion of parking if the need arises.

**21.03.070 Mixed use districts – a) R-O: Residential Office.**(4) Architectural Considerations.

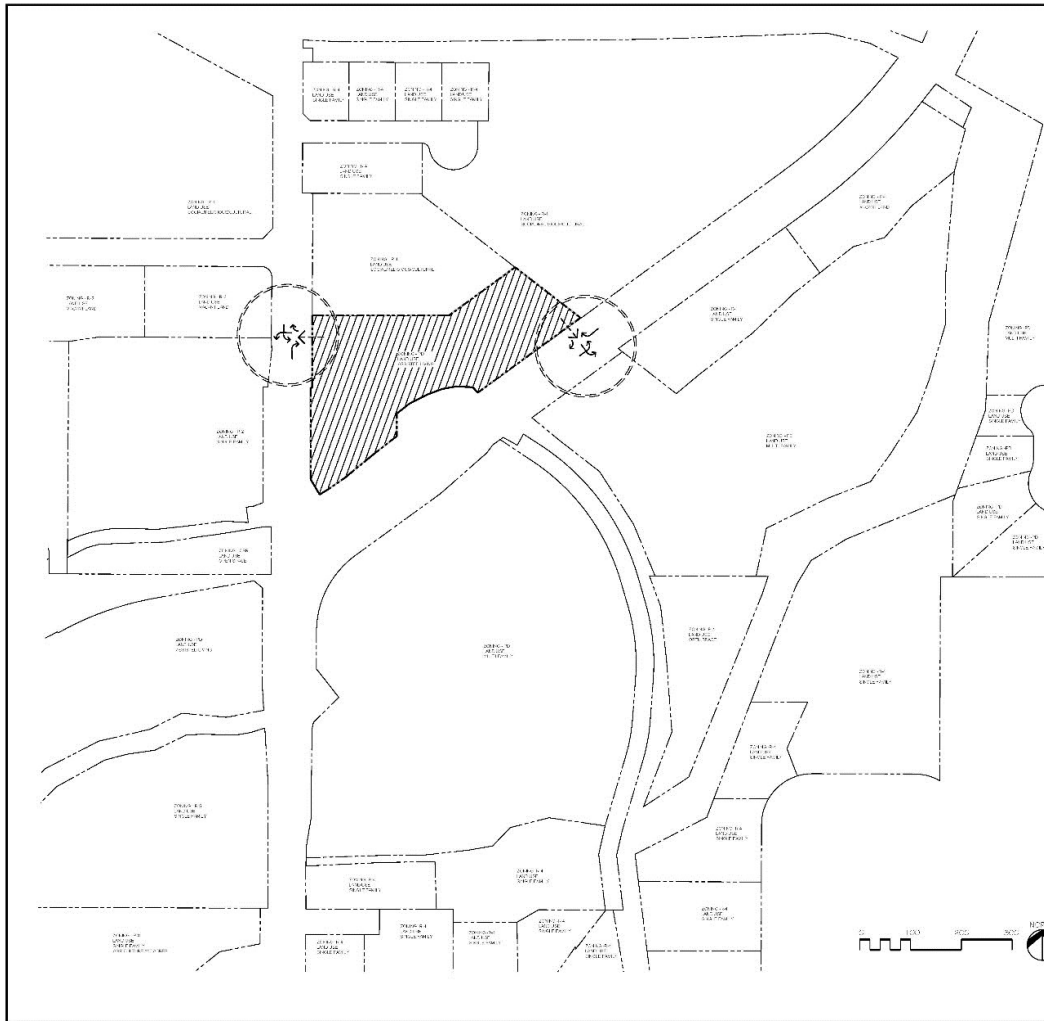
(i) **Building Alignment Along Streets.** Every new building and addition shall be located so that it aligns with existing neighborhood buildings in both elevation (e.g., horizontal lines of peaks of roofs, cornices, window sills) and plan (e.g., setbacks from the street and rear property lines and spacing between structures/setbacks from side property lines).

o Buildings in the contextual area of this site are varied in their use and thereby are inconsistent with their alignment along the street frontages. The site is also challenged by the unique parcel configuration and frontages on both 26 ½ Road and Horizon Drive.

(ii) **Building Orientation/Style.** Main entrances shall open onto a street and shall align with those of

adjacent residential buildings. For example, in many R-O areas, raised foundations and steps that define the main entrance are prevailing residential characteristics. Door styles shall be similar to those found on residential dwellings.

- Because of the parcel configuration and unchangeable elements such as the Grand Valley irrigation canal, it is simply not practical to orient the main building entrance directly onto the street. However, best efforts have been made to orient the building entrance toward the primary roadway - Horizon Drive – and with enhanced architectural features, will be clearly identifiable to passers-by and visitors.



**ODP LEGEND**

- PROPOSED ACCESS
- //// PROPOSED PD ZONE

**LEGAL DESCRIPTION**

LOT 2 OF 17 PARCEL CONTAINING LOT 16 AND 17 SUBDIVISION  
 IN THE NW/4 E/4, Section 2, Township 5 South, Range 1 West, U.M.  
 City of Grand Junction, Mesa County, Colorado

**GENERAL NOTES**

1. THE APPLICANT IS REQUESTING A REZONE OF THE PROPERTY FROM R-10 TO A ZONING OF POLY-SANDED DEVELOPMENT.
2. THIS PD ZONE HAS DIFFERENTIALS, I.E. RESIDENTIAL OFFICE.
3. REFER TO TABLE 1 ON THIS DRAWING FOR PROPOSED ZONE LOT, SETBACK AND BULK STANDARDS.
4. USES INDICATED IN THIS PD ARE THOSE TYPICALLY ASSOCIATED WITH ASSISTED LIVING, PERSONALLY RESIDENTIAL WITH INTRINSIC SUPPORT, USES, NO PLUS, COMMERCIAL OR RETAIL.
5. ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION, COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE PROPOSED ZONE'S MINIMUM STANDARDS AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITH THIS OUTLINE DEVELOPMENT PLAN.
6. BASED ON CURRENT ZONING THERE IS NO MAXIMUM RESIDENTIAL DENSITY.
7. SITE DESIGN AND ARCHITECTURAL STANDARDS ARE PER CITY OF GRAND JUNCTION CODE. DEVIATIONS FROM CODE WILL BE INDICATED BY TABLE 2 FOR SITE ARCHITECTURAL DESIGN STANDARDS.

**TABLE 1  
 PROPOSED ZONE: LOT, SETBACK, AND BULK STANDARDS**

PROPOSED ZONE	MIN. LOT AREA (SQ. FT.)	MIN. SETBACK (FT.)		MIN. FRONT YARD SETBACK (FT.)	MIN. SIDE YARD SETBACK (FT.)	MIN. REAR YARD SETBACK (FT.)
		FRONT	REAR			
R-10	2000	25	25	5	10	10

- (1) PRINCIPAL/ACCESSORY BUILDING
- (2) DEVIATIONS FROM CODE DEFAULT STANDARDS - MAXIMUM BUILDING HEIGHT SHALL BE 30 FEET
- (3) DENSITY EXCEEDS 4 UNITS PER ACRE AND MAXIMUM RESIDENTIAL DENSITY

**TABLE 2  
 SITE DESIGN STANDARDS,  
 ARCHITECTURAL CONSIDERATIONS**

- (1) SITE DESIGN AND ARCHITECTURAL STANDARDS SHALL BE PER CITY OF GRAND JUNCTION CODE FOR THE "DEFAULT" ZONE OF R-10, UNLESS NOTED HEREIN.
- (2) AS THIS PD IS FOR AN ASSISTED LIVING FACILITY, HOURS OF OPERATION FOR THIS RESIDENTIAL FACILITY SHALL VARY.
- (3) USES ALLOWED FOR R-10 ZONING - ZONING ARCHITECTURAL STANDARDS - DUE TO THE PROPERTY CONFIGURATION THE PROPOSED BUILDINGS CANNOT ALIGN WITH EXISTING R-10 ZONING BUILDINGS - DUE TO EXISTING SITE CONDITIONS ALONG BOTH STREET FRONTAGES, THE MAIN ENTRANCE CANNOT OPEN ONTO A STREET.

CITY OF GRAND JUNCTION COMMUNITY PLANNING

APPROVED BY: \_\_\_\_\_ TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAWN BY	MR
CHECKED BY	TC
JOB NO.	1000
DATE	10-13-2015
REVISIONS	
12-11-2015	
2-18-2016	

**CLS ASSISTED LIVING  
 GRAND JUNCTION, CO**



CLS ASSISTED LIVING

OUTLINE DEVELOPMENT PLAN

SHEET NO.  
**1-1**

**OUTLINE DEVELOPMENT PLAN**



September 21, 2015

Mr. Brian Rusche  
City of Grand Junction - Community Development  
8101 Ralston Road  
Arvada, CO 80001-8101

**Re: Christian Living Center – Neighborhood Meeting Notes**

Dear Brian:

The purpose of this letter is to share a summary of the neighborhood meeting we hosted on the evening of September 1, 2015. The meeting was held in the adjacent Lutheran church. The project was represented by:

- Developer, Confluent Development, H McNeish
- Operator, CLS, Camille Thompson
- Project Architect, Rosemann Architects, Don Rosemann and Nathan Rosemann
- Project Civil Engineer, RCE, Kent Shaffer
- Project Traffic Engineer, McDowell Engineering, Kari McDowell

11 people signed the attendance sheet, but the meeting was attended by approximately 18 people and the City planner. The 11 who signed in represented the following:

- East Church: 1
- West Church: 1
- North Church: 4
- Property owners: 5

Following was discussed:

- A summary of the development team, the site location, and project details was presented by the developer
  - A description of the preliminary program for the project to be one, two-story building of approximately 56,000 sq.ft. and would include both Memory Support and Assisted Living units was given
  - A description of the approval process with the city was discussed and the anticipated hearing dates of January and February was stated. It was stated that formal hearing dates will be posted on the site and sent by US Mail to residents within the mailing designated boundary
  - The process of rezoning to PD development and the reason for the changes was described. It was noted that the use as proposed is allowed by current zoning, but the restriction of 10,000 sq.ft. per building on the site would need amendment to account for the proposed program
- The operations of the building was presented by the operator
  - A description of the mission, philosophy and services of CLS was given. A summary of the specific services and staffing of the home was provided

2240 Blake Street, Suite 200  
Denver, CO 80205

(303) 573-6500  
fax (303) 573-6503



- The building design was presented by the Architect
  - The description of the proposed location of the memory support units and the assisted living units was given
  - A “walk” around the building to describe entrances, service areas and outdoor space was given
  - The preliminary color elevations/renderings were also presented in 2 dimension and perspective format

Following are the Comments/questions received and responses provided:

- How would parking be handled?  
*Response: We are working with City parking criteria and the church to provide sufficient parking for those needs. The developer and church were in discussions regarding this matter.*
- Clarification on memory support  
*Response: Residents will meet standard qualification for memory care and will be in a secure and comfortable living environment*
- What forms of payment does CLC accept?  
*Response: CLC provides private payment residences*
- Will the site have a fence or some form of screening?  
*Response: Fences are not anticipated at this time*
- Are there mental health limits and what are the unmet needs?  
*Response: The market supports a new project providing both memory care and assisted living services in this area*
- Explain the FTE’s, room sizes and bed count  
*Response: The staff count is expected to be 44 FTEs. Nurses will meet standard qualifications. Room sizes are being finalized but there will be 84 beds total*
- Will the the church to the north have visibility from Horizon Drive?  
*Response: Yes, the building is located in the southern-most corner and the “window” created by our detention pond and access drive provides visibility to the front door of the church*
- Concern for alarms and sirens  
*Response: The alarms will be silent and sirens will abide by the neighborhood regulations, but we work closely with emergency care providers to manage the lights and sirens whenever possible*
- Explain site lighting  
*Response: Site lighting design is underway but would meet city criteria for location, height and cut-off of glare and it would be designed to ensure comfort and safety of residents and visitors.*



- Explain evacuation areas

*Response: The evacuation plan would be finalized with the completion of the site and building plans.*

Conclusion

- The general feelings of all in attendance was positive and supportive for the development. No negative comments were raised and no adverse statements regarding the development were expressed during the meeting.

If you have questions, comments or need further information, please contact me at 303-573-6500 or [hmcneish@confluentdev.com](mailto:hmcneish@confluentdev.com).

Respectfully,

A handwritten signature in black ink, appearing to read 'H McNeish', is written over a light blue circular stamp.

H McNeish  
Senior Director of Real Estate Entitlements

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE TO ZONE THE CHRISTIAN LIVING SERVICES DEVELOPMENT  
TO A PD (PLANNED DEVELOPMENT) ZONE,  
BY APPROVING AN OUTLINE DEVELOPMENT PLAN WITH A DEFAULT ZONE OF  
R-O (RESIDENTIAL OFFICE)**

**LOCATED AT 628 26 ½ ROAD**

Recitals:

A request to rezone 2.37 acres from R-O (Residential Office) to PD (Planned Development) and of an Outline Development Plan to develop a 58,000 square foot Assisted Living Facility has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning, and adopt the Outline Development Plan for the Christian Living Services Development. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards specified herein.

In public hearings, the Planning Commission and City Council reviewed the request for Outline Development Plan approval and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved “long-term community benefits” through more effective infrastructure, reduced traffic demands compared with other potential uses, filling a need for assisted living housing types, and an innovative design for a uniquely shaped site.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED TO PLANNED DEVELOPMENT WITH THE FOLLOWING DEFAULT ZONE AND STANDARDS:

- A. ALL of Lot 2, St. Paul Evangelical Lutheran Church Subdivision, City of Grand Junction, Mesa County, Colorado.
- B. Christian Living Services (CLS) Outline Development Plan is approved with the Findings of Fact/Conclusions, and Conditions listed in the Staff Report including attachments and Exhibits.
- C. Default Zone

The default land use zone is R-O (Residential Office), with the following deviations:

Reference Table 1 for Lot, Setback, and Bulk Standards.



Reference Table 2 for Architectural Considerations.

D. Authorized Uses

Uses include those typically associated with Assisted Living, predominately residential with internal support uses; no retail.

Table 1: Lot, Setback, and Bulk Standards:

	DEFAULT ZONING DISTRICT (1),(2)	MIN LOT SIZE		MINIMUM SETBACKS (1),(2)			MAX. LOT COVERAGE	MAX. HEIGHT	MAX. BLD. SIZE (MAX SF) (1),(2)
		AREA (SQ. FT)	WIDTH ( FT.)	FRO	SIDE	REAR			
PD ZONE	R-O	5,000	50	20	5	10	70	40	58,000

Footnotes:

- (1) Principal / Accessory Building
- (2) Deviations from R-O Default Standards
  - Only one building shall be allowed, up to a maximum of 58,000 square feet.

Table 2: Architectural Considerations:

- (1) Architectural Standards shall be per the Default Zone of R-O (Residential Office) Unless Modified Herein.
- (2) Deviations from R-O Architectural Standards:
  - The proposed building will not be required to align with existing neighboring buildings.
  - The proposed building will not be required to provide a main entrance which opens onto a street.

Introduced for first reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2016 and ordered published in pamphlet form.

Passed and Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016 and ordered published in pamphlet form.

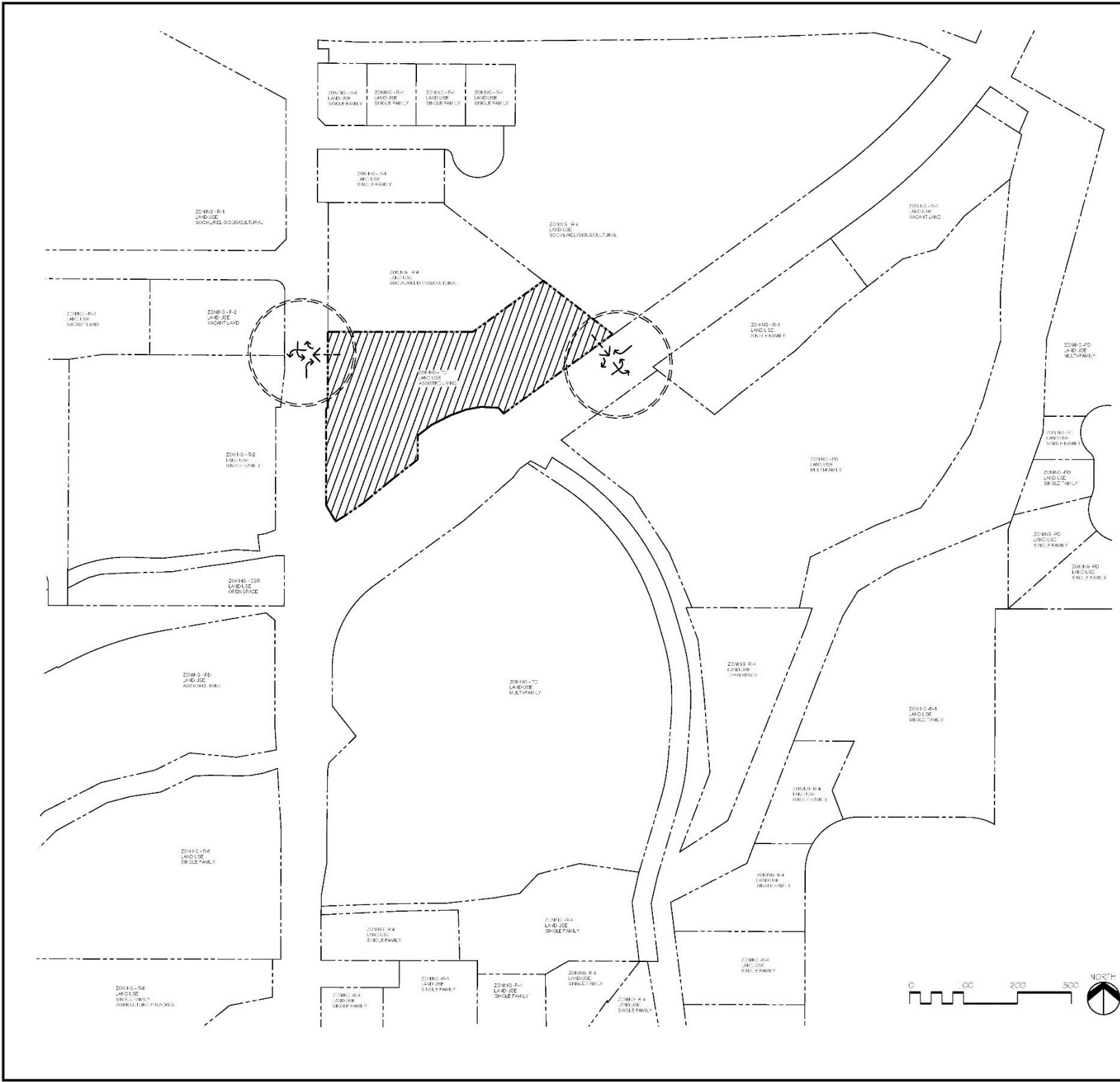
---

President of City Council

ATTEST:

---

City Clerk



**ODP LEGEND**

- PROPOSED ACCESS
- //// PROPOSED PD ZONE

**LEGAL DESCRIPTION**

LOT 2 ST. PAUL EVANGELICAL LUTHERAN SUBDIVISION  
 In the NW1/4 SE1/4, Section 2, Township 1 South, Range 1 West, U.M.  
 City of Grand Junction, Mesa County, Colorado

**GENERAL NOTES**

1. THE APPLICANT IS REQUESTING A REZONE OF THE PROPERTY FROM R-O TO A ZONING OF PD - PLANNED DEVELOPMENT.
2. THIS PD ZONE HAS ONE DEFAULT ZONE, R-O - RESIDENTIAL OFFICE
3. REFERENCE TABLE 1 ON THIS DRAWING FOR PROPOSED ZONE: LOT, SETBACK, AND BULK STANDARDS.
4. USES PROPOSED IN THIS PD ARE THOSE TYPICALLY ASSOCIATED WITH ASSISTED LIVING, PREDOMINANTLY RESIDENTIAL WITH INTERNAL SUPPORT USES, NO PUBLIC COMMERCIAL OR RETAIL.
5. ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE PROPOSED ZONE DIMENSIONAL STANDARDS, AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
6. BASED ON CURRENT ZONING THERE IS NO MAXIMUM RESIDENTIAL DENSITY.
7. SITE DESIGN AND ARCHITECTURAL STANDARDS ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. SEE TABLE 2 FOR SITE AND ARCHITECTURAL DESIGN STANDARDS.

**TABLE 1  
 PROPOSED ZONE: LOT, SETBACK, AND BULK STANDARDS**

PD ZONE	DEFAULT ZONING DISTRICT (U/L)	MIN. LOT SIZE (SQ. FT.)	MINIMUM SETBACKS (FT.)			MAX. LOT COVERAGE	MAX. HEIGHT	MAX. BLD. SIZE (MAX. SQ. FT.)
			FRONT	SIDE	REAR			
R-O	R-O	6,000	50	20	5	70	40	68,000

- (1) PRINCIPAL / ACCESSORY BUILDING
- (2) DEVIATIONS FROM R-O DEFAULT STANDARDS  
 - MAXIMUM BUILDING SIZE SHALL BE 68,000 SF
- (3) DENSITY EXCEEDS 4 UNITS / ACRE; NO MAXIMUM RESIDENTIAL DENSITY

**TABLE 2  
 SITE DESIGN STANDARDS,  
 ARCHITECTURAL CONSIDERATIONS**

- (1) SITE DESIGN AND ARCHITECTURAL STANDARDS SHALL BE PER CITY OF GRAND JUNCTION CODE FOR THE DEFAULT ZONE OF R-O, UNLESS MODIFIED HEREIN.
- (2) AS THIS PD IS FOR AN ASSISTED LIVING FACILITY, HOURS OF OPERATION FOR THIS RESIDENTIAL FACILITY IS NOT LIMITED.
- (3) DEVIATIONS FROM R-O DEFAULT ZONE ARCHITECTURAL STANDARDS  
 - DUE TO THE PROPERTY CONFIGURATION THE PROPOSED BUILDING CANNOT ALIGN WITH EXISTING NEIGHBORING BUILDINGS.  
 - DUE TO EXISTING SITE CONDITIONS ALONG BOTH STREET FRONTS, THE MAIN ENTRANCE CANNOT OPEN ONTO A STREET.

DRAWN BY MR  
 CHECKED TC  
 JOB NO. 1529  
 DATE 10-13-2015  
 REVISIONS  
 12-11-2015  
 2-18-2016

**CLS ASSISTED LIVING  
 GRAND JUNCTION, CO**

CLAYVONNE, ROBERTS & ASSOCIATES, INC.  
 LAND PLANNING AND  
 LANDSCAPE ARCHITECTURE  
 222 N. 7TH STREET  
 GRAND JUNCTION, CO 81501  
 970-241-0785 P  
 WWW.CRA-ORCA.COM

CLS ASSISTED LIVING

OUTLINE DEVELOPMENT PLAN

SHEET NO.  
**1-1**

CITY OF GRAND JUNCTION COMMUNITY PLANNING  
 APPROVED BY \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_



Attach 4

## CITY COUNCIL AGENDA ITEM

Date: March 4, 2016

Author: Scott D. Peterson

Title/ Phone Ext: Senior Planner/1447

Proposed Schedule: Resolution Referring

Petition, March 16, 2016

1<sup>st</sup> Reading Zoning: April 20, 2016

2nd Reading: May 4, 2016

File #: ANX-2016-37

<b>Subject:</b> Marquis Annexation, Located at 2245 ½ Broadway
<b>Action Requested/Recommendation:</b> Adopt a Resolution Referring the Petition and Exercising Land Use Control for the Marquis Annexation, Introduce a Proposed Annexation Ordinance, and Set a Hearing for May 4, 2016
<b>Presenters Name &amp; Title:</b> Scott D. Peterson, Senior Planner

### Executive Summary:

A request to annex 0.54 acres, located at 2245 ½ Broadway. The Marquis Annexation consists of one parcel of land and no public right-of-way.

### Background, Analysis and Options:

The property owner has requested annexation into the City limits and a zoning of B-1 (Neighborhood Business) to facilitate the development of a future building expansion and additional off-street parking for Tiara Rado Animal Hospital which is located on the adjacent property. Under the 1998 Persigo Agreement with Mesa County all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation to and processing by the City.

### Neighborhood Meeting:

A Neighborhood Meeting was held on January 11, 2016 with two citizens along with the applicant and City Project Manager in attendance. One phone call from an adjacent neighbor was also received by the applicant. No objections to the proposed annexation, zoning and comprehensive plan future land use map amendment, nor proposed future development were received.

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

Annexation of the property will create consistent land use jurisdiction and allows for efficient provision of municipal services. The proposed annexation also creates an opportunity for future neighborhood business development in a manner consistent with adjacent development and provides appropriate commercial development opportunities which implements the following goals and polices from the Comprehensive Plan.

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

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

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

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

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed annexation and zoning meets with the goal and intent of the Economic Development Plan by supporting and assisting an existing veterinary business within the community to potentially expand their business offerings in the future with a new larger building to serve area residents, which furthers the goals of the Economic Development Plan.

**Board or Committee Recommendation:**

The Planning Commission will consider a Comprehensive Plan Future Land Use Map Amendment and Zone of Annexation on April 12, 2016. Their recommendation will be forwarded for 1<sup>st</sup> Reading of the Zoning Ordinance on April 20, 2016.

**Financial Impact/Budget:**

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

**Legal issues:**

The proposed annexation is consistent with the 1998 Persigo Agreement and Colorado law. The City Council has jurisdiction and may lawfully entertain the petition for annexation.

**Other issues:**

An amendment to change the Comprehensive Plan Future Land Use Map from Residential Low (0.5 – 2 du/ac) to Neighborhood Center for this property is being considered under File # CPA-2016-38.

**Previously presented or discussed:**

This item has not been presented or discussed at a previous City Council meeting or workshop.

**Attachments:**

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

STAFF REPORT / BACKGROUND INFORMATION					
<b>Location:</b>		2245 1/2 Broadway			
<b>Applicant:</b>		Marquis Properties LLC, Owner			
<b>Existing Land Use:</b>		Single-family detached home			
<b>Proposed Land Use:</b>		Additional parking lot and future building expansion of Tiara Rado Animal Hospital			
<b>Surrounding Land Use:</b>	<b>North</b>	Broadway Elementary School			
	<b>South</b>	Single-family detached			
	<b>East</b>	Tiara Rado Animal Hospital			
	<b>West</b>	Single-family detached			
<b>Existing Zoning:</b>		County RSF-4 (Residential Single-Family – 4 du/ac)			
<b>Proposed Zoning:</b>		B-1 (Neighborhood Business)			
<b>Surrounding Zoning:</b>	<b>North</b>	County RSF-4 (Residential Single-Family – 4 du/ac)			
	<b>South</b>	County RSF-4 (Residential Single-Family – 4 du/ac)			
	<b>East</b>	City B-1 (Neighborhood Business) and County RSF-4 (Residential Single-Family – 4 du/ac)			
	<b>West</b>	County RSF-4 (Residential Single-Family – 4 du/ac)			
<b>Future Land Use Designation:</b>		Residential Low (0.5 – 2 du/ac)			
<b>Zoning within density/intensity range?</b>		X	<b>Yes</b>		<b>No</b>

**Staff Analysis:**

**ANNEXATION:**

This annexation consists of one 0.54 acre parcel of land and no public right-of-way.

The property owner has requested annexation into the City and a zoning of B-1 (Neighborhood Business) to facilitate the development for additional off-street parking and future building expansion of the Tiara Rado Animal Hospital which is located on the adjacent property to the east. Under the 1998 Persigo Agreement with Mesa County, all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation to and processing by the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Marquis Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;

- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

The following annexation and zoning schedule is being proposed:

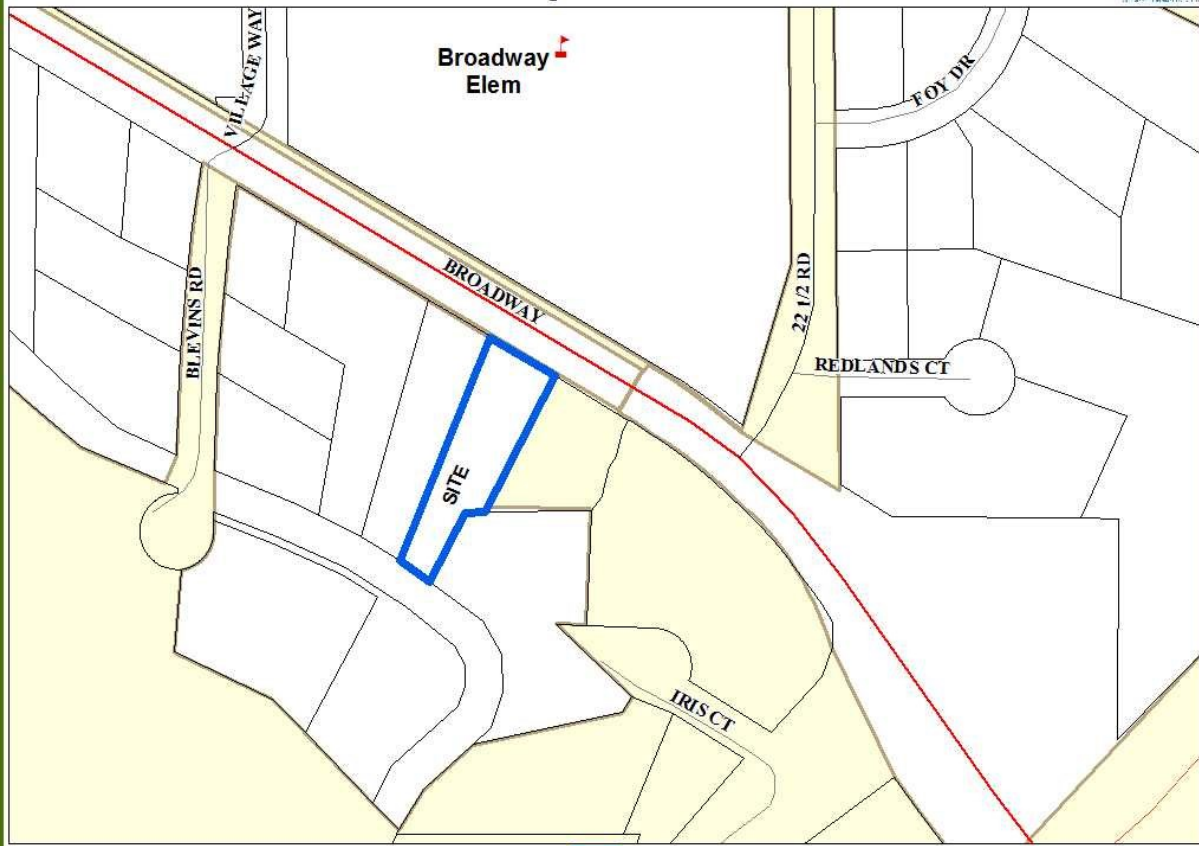
<b><i>ANNEXATION SCHEDULE</i></b>	
<b>March 16, 2016</b>	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
<b>April 12, 2016</b>	Planning Commission considers Zone of Annexation
<b>April 20, 2016</b>	Introduction of a Proposed Ordinance on Zoning by City Council
<b>May 4, 2016</b>	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
<b>June 5, 2016</b>	Effective date of Annexation and Zoning



**MARQUIS ANNEXATION - BACKGROUND INFORMATION**

<b>File Number:</b>	ANX-2016-37	
<b>Location:</b>	2245 1/2 Broadway	
<b>Tax ID Number:</b>	2943-073-00-010	
<b># of Parcels:</b>	1	
<b>Estimated Population:</b>	1	
<b># of Parcels (owner occupied):</b>	0	
<b># of Dwelling Units:</b>	1	
<b>Acres land annexed:</b>	0.54	
<b>Developable Acres Remaining:</b>	0.54	
<b>Right-of-way in Annexation:</b>	None	
<b>Previous County Zoning:</b>	County RSF-4 (Residential Single-Family – 4 du/ac)	
<b>Proposed City Zoning:</b>	B-1 (Neighborhood Business)	
<b>Current Land Use:</b>	Single-family detached	
<b>Future Land Use:</b>	Neighborhood business	
<b>Values:</b>	<b>Assessed:</b>	\$14,260
	<b>Actual:</b>	\$179,140
<b>Address Ranges:</b>	2245 1/2 Broadway	
<b>Special Districts:</b>	<b>Water:</b>	Ute Water Conservancy District
	<b>Sewer:</b>	Persigo 201 sewer service area
	<b>Fire:</b>	Grand Junction Rural and Redlands Sub Fire Protection District
	<b>Irrigation/ Drainage:</b>	Redlands Water and Power Company
	<b>School:</b>	Mesa County Valley School District #51
	<b>Pest:</b>	Grand River Mosquito Control District

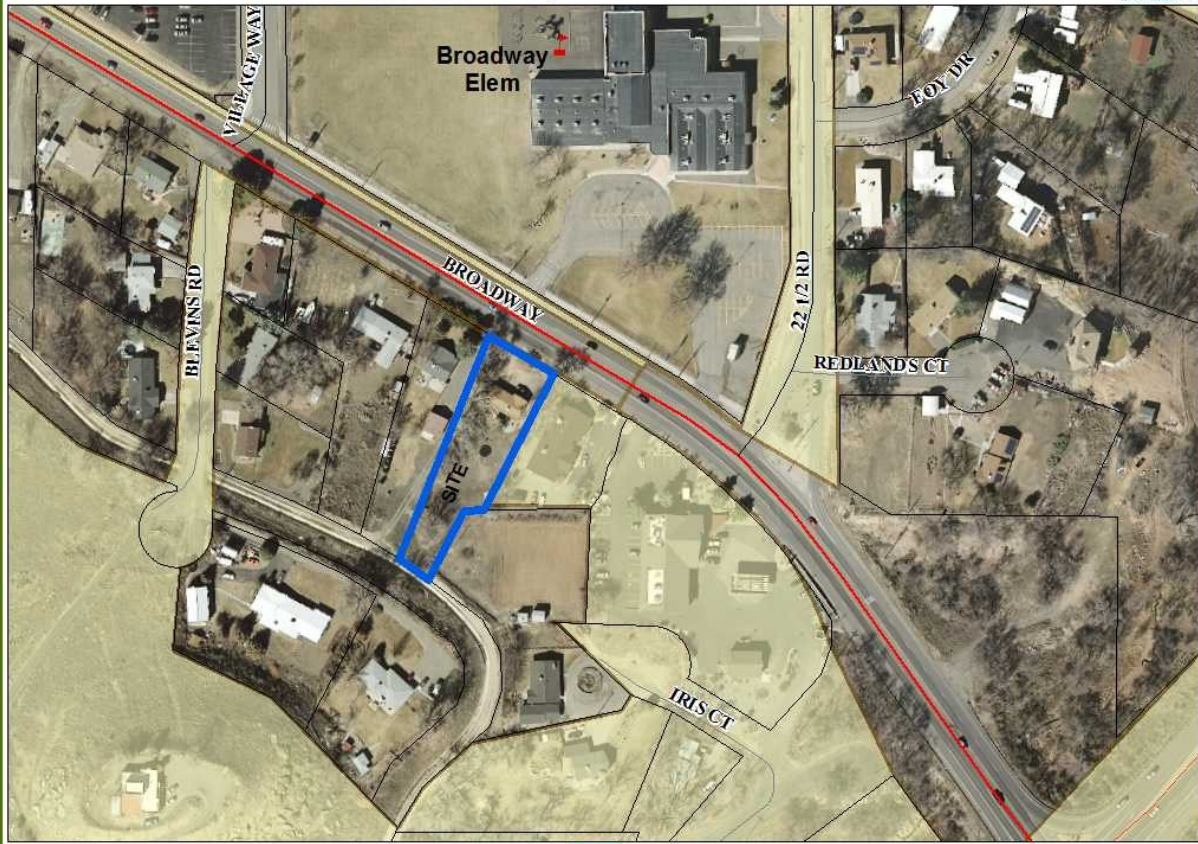
# Marquis Annexation



City Limits  Annexation Boundary

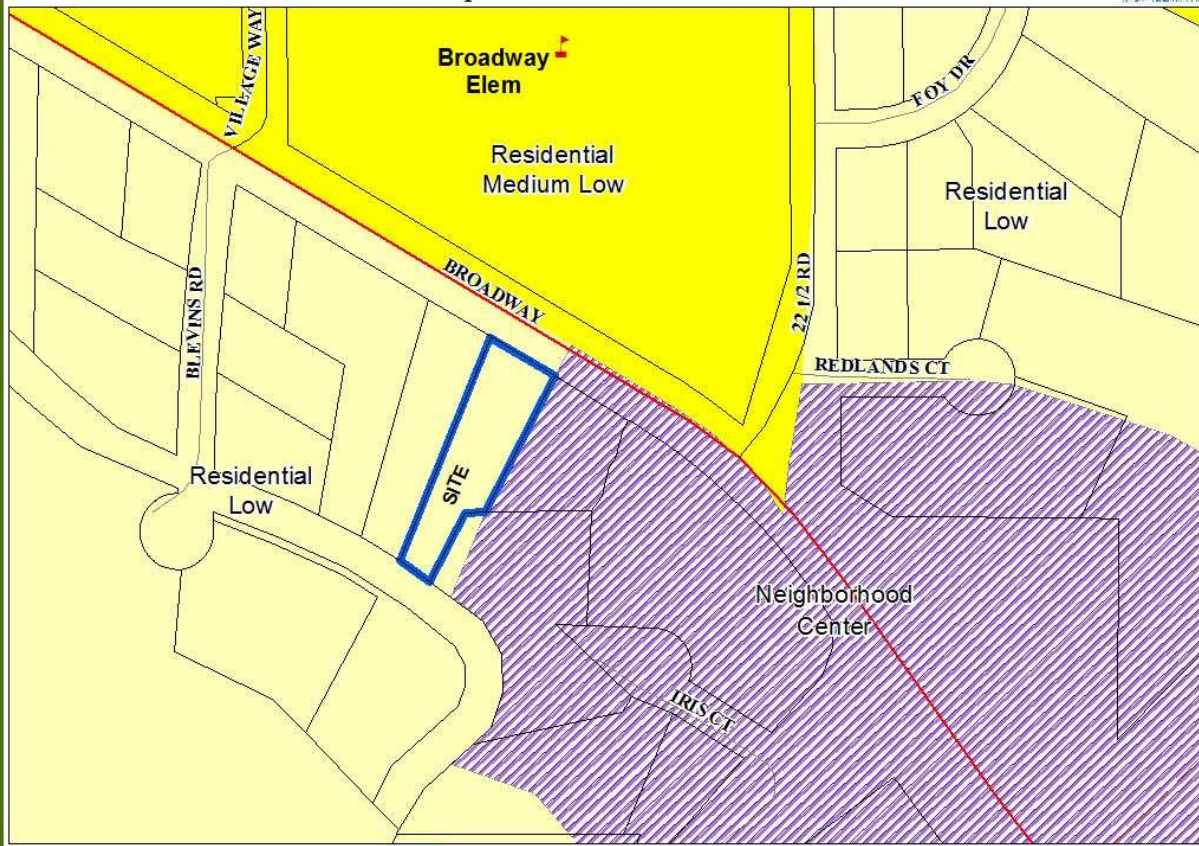
Date: 3/22/16

# Marquis Annexation



City Limits  Annexation Boundary 

# Marquis Annexation - Future Land Use

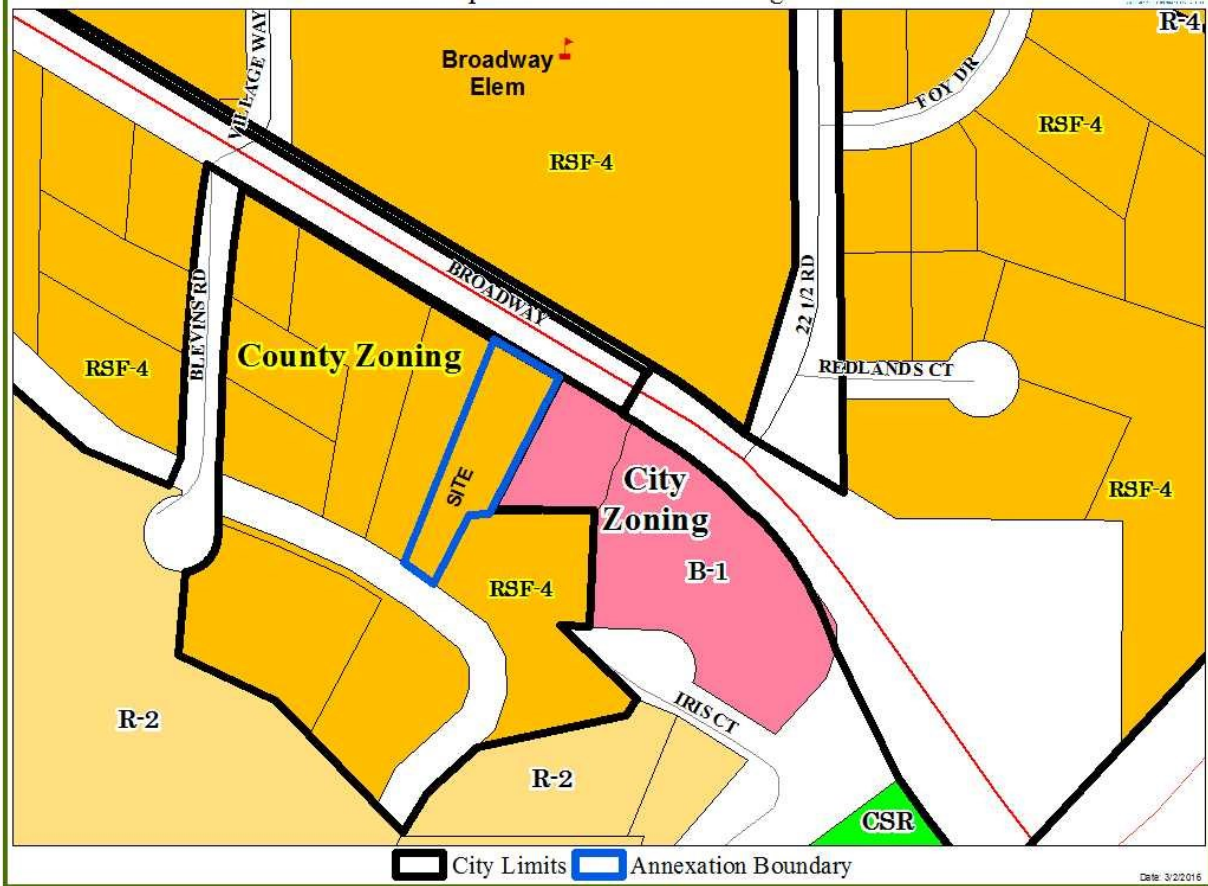


Annexation Boundary

Date: 3/22/2016



# Marquis Annexation - Zoning



**NOTICE OF HEARING  
ON PROPOSED ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO**

**NOTICE IS HEREBY GIVEN** that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 16<sup>th</sup> day of March, 2016, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

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

**A RESOLUTION  
REFERRING A PETITION TO THE CITY COUNCIL  
FOR THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
SETTING A HEARING ON SUCH ANNEXATION,  
AND EXERCISING LAND USE CONTROL**

**MARQUIS ANNEXATION**

**LOCATED AT 2245 1/2 BROADWAY**

WHEREAS, on the 16<sup>th</sup> day of March, 2016, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**MARQUIS ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter (SW 1/4) of said Section 7 and assuming the East line of said SW 1/4 bears N 00°24'57" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 38°53'40" W, a distance of 853.52 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 58°25'48" W, a distance of 41.30 feet; thence N 22°28'12" E, a distance of 323.76 feet to a point on the Southerly right of way for Broadway (Highway 340), as same is recorded in Book 518, Page 337, Public Records of Mesa County, Colorado; thence S 59°03'51" E, along said Southerly right of way, a distance of 99.48 feet; thence S 27°27'12" W, a distance of 197.20 feet to a point on the North line of Lot 3, Iris Court Subdivision, as same is recorded in Plat Book 9, Page 77, Public Records of Mesa County, Colorado; thence S 88°59'12" W, a distance of 34.10 feet to a point being the Northwest corner of said Lot 3; thence S 27°27'12" W, a distance of 106.00 feet, more or less, to the Point of Beginning.

CONTAINING 23,920 Sq. Ft. or 0.549 Acres, more or less, as described hereon.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 4<sup>th</sup> day of May, 2016, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Division of the City.

ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Attest:

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

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



**NOTICE IS FURTHER GIVEN** that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

---

City Clerk

<i>DATES PUBLISHED</i>
<b>March 18, 2016</b>
<b>March 25, 2016</b>
<b>April 1, 2016</b>
<b>April 8, 2016</b>

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**MARQUIS ANNEXATION**

**CONSISTING OF ONE PARCEL OF 0.54 ACRES**

**LOCATED AT 2245 ½ BROADWAY**

**WHEREAS**, on the 16<sup>th</sup> day of March, 2016, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 4<sup>th</sup> day of May, 2016; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

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

**MARQUIS ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter (SW 1/4) of said Section 7 and assuming the East line of said SW 1/4 bears N 00°24'57" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 38°53'40" W, a distance of 853.52 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 58°25'48" W, a distance of 41.30 feet; thence N 22°28'12" E, a distance of 323.76 feet to a point on the Southerly right of way for Broadway (Highway 340), as same is recorded in Book 518, Page 337, Public Records of Mesa County, Colorado; thence S 59°03'51" E, along said Southerly right of way, a distance of 99.48 feet; thence S 27°27'12" W, a distance of 197.20 feet to a point on the North line of Lot 3, Iris Court Subdivision, as same is recorded in Plat Book 9, Page 77, Public Records of Mesa County, Colorado; thence S 88°59'12" W, a distance of 34.10 feet to a point being the Northwest corner of said Lot 3; thence S 27°27'12" W, a distance of 106.00 feet, more or less, to the Point of Beginning.

CONTAINING 23,920 Sq. Ft. or 0.549 Acres, more or less, as described hereon.

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

**INTRODUCED** on first reading on the \_\_\_\_\_ day of \_\_\_\_\_, 2016 and ordered published in pamphlet form.

**ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2016 and ordered published in pamphlet form.

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

Attest:

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



Attach 5

## CITY COUNCIL AGENDA ITEM

Date: 03/04/16  
 Author: Darren Starr  
 Title/ Phone Ext: Streets & Solid Waste Manager, ext. 1493  
 Proposed Schedule: 3-16-2016  
 2nd Reading (if applicable): N/A  
 File # (if applicable): IFB-4193-16-DH

<b>Subject:</b> Purchase Hot Mix Asphalt for Streets Division for 2016
<b>Action Requested/Recommendation:</b> Authorize the Purchasing Division to Enter into a Contract to Purchase Approximately 900 Tons of Hot Mix Asphalt, on Behalf of the Streets Division, from Elam Construction, Inc. as the “Primary Contractor” and Oldcastle SW Group, Inc. dba United Companies of Mesa County as an “Alternate Contractor”, for an Amount Not to Exceed \$84,818
<b>Presenter(s) Name &amp; Title:</b> Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager Darren Starr, Streets and Solid Waste Manager

### Executive Summary:

This request is for the purchase of approximately 900 tons of hot mix asphalt for the Streets Division to be used for road work and repairs in 2016.

### Background, Analysis and Options:

Each year the City’s Streets Division is required to pave, re-pave, and repair numerous streets throughout the City. As part of our Utility cuts, pot hole patching, and street repairs needed to prepare for this year’s chip seal program an estimated amount of hot mix was bid out.

In previous years, the City has contracted with only one supplier (the lowest responsive and responsible) for hot mix asphalt. However, there are often times the awarded supplier is unable to fulfill the contract requirements when needed, and the Streets Division then must then utilize the only other source for this product, with no established contract pricing in place.

By awarding contracts based on unit pricing to both suppliers, it ensures that if the primary supplier is unable to fulfill the contract requirements when needed, that the Streets Division has another option to obtain the product at fixed contract pricing.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City’s Purchasing website, sent to the Grand Junction Chamber of Commerce, the Western Colorado Contractors

Association, the Colorado Contractors Association, and advertised in The Daily Sentinel. Two companies submitted formal bids, which were found to be responsive and responsible, in the following unit amounts:

<b>FIRM</b>	<b>LOCATION</b>	<b>COST/TON</b>
Elam Construction, Inc.	Grand Junction, CO	\$70.00
United Companies	Grand Junction, CO	\$77.00

**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.

Public infrastructure is the foundation for economic development. Access to roads, water, sewer, communication technologies, and electricity are all essential to the economy. Investment in both the infrastructure, equipment, and the operation and maintenance of these structures can expand the productive capacity of on economy.

Providing hot asphalt repair to distressed street areas, pot holes, and utility cuts will help to ensure smooth and safer traffic flow, while extending the life of the roadways and realizing a long term cost savings.

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

This project hits in two areas of emphasis: Public Safety, as the City is repairing street damage to make them safer for the public to drive, and Infrastructure, as this work increases the life of one of the City's most expensive infrastructure, roads.

**Board or Committee Recommendation:**

There is no board or committee recommendation.

**Financial Impact/Budget:**

Funds are budgeted in the General Fund-Streets Division budget for this expenditure. The exact amount of material that will be used is unknown depending on the number, and size of the street repairs, pot holes, and utility cuts. The total amount will not exceed \$84,818

**Legal issues:**

There are no legal issues associated with the recommended purchase.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

This annual purchase was part of the budget review process.

**Attachments:**

There are no attachments.



Date: February 25, 2016  
 Author: Dan Tonello  
 Title/ Phone Ext: Wastewater Services Manager/4171  
 Proposed Schedule: March 16, 2016  
 2nd Reading (if applicable):     
 File # (if applicable): IFB-4168-16-DH

Attach 6

**CITY COUNCIL AGENDA ITEM**

<p><b>Subject:</b> Motor Control Center Replacement for Persigo Wastewater Treatment Plant (WWTP)</p>
<p><b>Action Requested/Recommendation:</b> Authorize the Purchasing Division to Enter into a Contract with C.A.M. Electric to Provide a New Replacement Motor Control Center for the Sludge Processing Unit at Persigo in the Amount of \$236,000</p>
<p><b>Presenter(s) Name &amp; Title:</b> Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager</p>

**Executive Summary:** The Persigo Wastewater Treatment Facility is 30 years old and many of the electrical components have exceeded their useful life expectancy. This request is to authorize the Purchasing Division to enter into a contract with C.A.M. Electric, Inc. to provide a new replacement motor control center for the Sludge Processing Building.

**Background, Analysis and Options:**

The Persigo treatment facility is comprised of seven individual unit processes that provide different levels of treatment to the wastewater before being discharged to the Colorado River. Each of these processes requires electricity that is supplied through a Motor Control Center (MCC). As a result of the treatment facilities age, and the corrosive environment in which the equipment operates, the MCC's throughout the facility have been systematically replaced since 2010, and the Sludge Processing Unit is the last scheduled MCC replacement.

A formal Invitation for Bid was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's website, advertised in The Daily Sentinel, and sent to the Grand Junction Chamber of Commerce and 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:

Company	City, State	Price for MCC Replacement	Percent Difference
C.A.M. Electric, Inc.	Montrose, CO	\$236,000	-
Sturgeon Electric, Co	Grand Junction, CO	\$239,043	1.27%
ICONductor Electric	Fruita, CO	\$285,000	17.19%

**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.

Approval to purchase the requested Motor Control Centers will allow for the effective treatment of wastewater generated within the community, helping to make Grand Junction “the most livable community west of the Rockies”.

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

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

This project provides for the continued and reliable operation of the sewage treatment plant. The adequate operation and capacity of the treatment plant ensures one of the basic services for businesses and growth in the valley.

**Board or Committee Recommendation:**

**Financial Impact/Budget:**

The 2016 Wastewater Division Budget includes funds that has been specifically allocated for this project under the Persigo Joint Sewer System. Because the actual bid amount exceeds the project budget, the Raw Sewage Wet Well Rehabilitation project budget will be reduced to cover the deficit as detailed below.

**Sources**

Project Budget	\$200,000
Raw Sewage Wet Well Rehab Budget	<u>36,000</u>
<b>Total Project Sources</b>	<b>\$236,000</b>

**Expenditures**

<b>Contract C.A.M. Electric, Inc.</b>	<b>\$236,000</b>
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**Legal issues:**

A contract in a form and with content acceptable to the City Attorney will be used for the purchase if it is authorized.



**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

MCC replacement was presented to City Council during the fall of 2010 and this MCC was identified in the 2016 Financial Plan and budget process.

**Attachments:**

None.



Attach 7

## CITY COUNCIL AGENDA ITEM

Date: March 7, 2016

Author: Stephanie Tuin, Claudia Hazelhurst, John Shaver

Title/ Phone Ext: City Clerk, 1511/ HR Director, 1551/ City Attorney, 1506

Proposed Schedule: March 16, 2016

2nd Reading (if applicable): NA

File # (if applicable): NA

<b>Subject:</b> Appointment of Greg Caton as City Manager
<b>Action Requested/Recommendation:</b> Adopt Resolution Appointing Greg Caton as City Manager for the City of Grand Junction
<b>Presenter(s) Name &amp; Title:</b> Claudia Hazelhurst, Human Resources Director John Shaver, City Attorney

### Executive Summary:

At the City Council meeting on March 2, 2016, the City Council authorized an offer of employment to Greg Caton to be the City Manager. The agreement was sent to Mr. Caton and he accepted the offer. The next step in the process is to formally appoint Mr. Caton as City Manager.

### Background, Analysis and Options:

The City Council through Waters & Company performed an executive search for a City Manager for the City of Grand Junction. A rigorous selection and interview process took place and the City Council determined that Greg Caton would be extended an offer of employment. A contract was negotiated and accepted by Mr. Caton. The City Charter, Section 56 requires the Council to appoint a City Manager by majority vote. Therefore a resolution appointing the City Manager is being presented.

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

Hiring a new City Manager is an important goal of the City Council and will aid in the progress toward meeting the goals and policies of the Comprehensive Plan.

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

A new City Manager will be able to guide the City in working on the guiding areas of emphasis.

**Board or Committee Recommendation:**

There is no board or committee recommendation.

**Financial Impact/Budget:**

The City Manager’s labor costs are budgeted in the General Fund as follows:

**Budgeted Sources**

City Manager Budgeted Salary and Benefits	\$206,798
Moving Expense Budget	<u>7,500</u>
<b>Total City Manager Labor Budget</b>	<b>\$214,298</b>

**Projected Expenditures**

2016 Salary and Benefits (May – December)	\$139,985
Moving Expenses	<u>7,500</u>
<b>Total Projected Expenditures</b>	<b>\$147,485</b>

**Remaining Budget** **\$ 66,813**

**Legal issues:**

The City Attorney has reviewed and approved the form of the resolution.

**Other issues:**

There are no other issues.

**Previously presented or discussed:**

The City Council authorized the offer of employment at the March 2, 2016 City Council meeting.

**Attachments:**

Proposed Resolution

**CITY OF GRAND JUNCTION  
RESOLUTION NO. 09-16**

**A RESOLUTION APPOINTING GREG CATON AS CITY MANAGER**

RECITALS:

Pursuant to §56 of the Grand Junction City Charter, the City Council shall appoint a City Manager, who shall be the Chief Executive Officer of the City. The City Manager shall have demonstrated that he possesses experience in city management as required by the Charter. With this resolution the City Council affirms that Greg Caton possesses the requisite experience and is hereby confirmed, selected and appointed as City Manager conditioned upon the City Council adopting an ordinance approving his salary and fully and finally ratifying an employment agreement at the regular City Council meeting scheduled for April 6, 2016.

Mr. Caton most recently served as Town Manager in Oro Valley, Arizona. He has been with Oro Valley in the roles of Assistant Town manager, Interim Town Manager and Town Manager since November 2010 to the present. From August 2002 to November 2010 he served as Assistant City Manager in Durango, Colorado.

Mr. Caton is a International City and County Management (ICMA) credentialed manager. Mr. Caton holds a Masters degree in Public Administration from the University of Colorado at Denver and a Bachelors of Arts degree from Fort Lewis College.

Mr. Caton has had successful experience in city management and possesses a depth and breadth of beneficial experience that will serve the City of Grand Junction well.

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

Greg Caton is appointed as City Manager for the City of Grand Junction, Colorado conditioned upon the City Council adopting an ordinance approving his salary and fully and finally ratifying an employment agreement at the regular City Council meeting scheduled for April 6, 2016.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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President of the Council and Mayor

Attest:

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City Clerk



Date: 3-3-2016  
 Author: Darren Starr  
 Title/ Phone Ext: Streets and Solid Waste Manager, ext. 1493  
 Proposed Schedule: 3-16-2016  
 Bid #'s: IFB-4190-16-NJ & IFB-4191-16-NJ

Attach 8

**CITY COUNCIL AGENDA ITEM**

<p><b>Subject:</b> Roll-Off Trucks and Containers Service and Dump Truck Rentals for the City Spring Cleanup Program 2016</p>
<p><b>Action Requested/Recommendation:</b> Authorize the Purchasing Division to Enter into Contracts with Rocky Mountain Sanitation and Western Colorado Waste Inc. to Provide Roll-off Service for an Estimated Amount of \$55,000 and Authorize the Purchasing Division to Enter into a Contract with Upland Companies to Provide Sixteen Dump Trucks with Drivers for an Estimated Amount of \$80,000 for the Duration of the Two Week City Spring Cleanup Program</p>
<p><b>Presenter(s) Name &amp; Title:</b> Greg Lanning, Public Works Director          Jay Valentine, Internal Services Manager          Darren Starr, Streets and Solid Waste Manager</p>

**Executive Summary:**

This request is for the approval for the award of roll-off trucks and containers service, and for the rental of 16 dump trucks with drivers to haul debris and refuse to designated collection sites. Both of these actions are for the City’s Annual Spring Cleanup Program for 2016.

**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 need for roll-off trucks and containers as well as the dump trucks and drivers are required to complete the two week cleanup, which runs from April 11, 2016 – April 23, 2016 (with the 1<sup>st</sup> week being dedicated to the north half of the City and the 2<sup>nd</sup> week being dedicated to the south half of the City). It is estimated on an average year it takes about 350-40 yard containers.

A formal Invitation for Bid was issued via Rocky Mountain E-Purchasing (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) and the Grand Junction Chamber of Commerce. Two companies submitted formal bids for Roll-Off Containers and one company submitted formal bids for the Dump Truck Rentals and Drivers, all of which were found to be responsive and responsible, in the following amounts:

**Roll Off Trucks and Containers**

<b>Company</b>	<b>City, State</b>	<b>COST/LOAD</b>
Rocky Mountain Sanitation Site #1 both North and South	Grand Junction, CO	\$150.00
Western Colorado Waste, Inc. Site #2 both North and South	Grand Junction, CO	\$150.00

**Dump Trucks with Drivers**

<b>Company</b>	<b>City, State</b>	<b>Time Per/hr</b>
Upland Companies	Grand Junction, CO	\$75.00

**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.

The Annual City Spring Cleanup Program provides hauling, and disposal of debris and refuse that citizens wish to dispose of, at no cost to the citizens. Local contractors will be used to help in areas where there not enough resources. These areas are hauling trucks and drivers, and roll-off trucks and containers.

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

This project uses local roll-off contractors to help with containing, hauling, and landfilling of the Spring Clean-up debris. This allows the City to complete the program within the two week time frame.

**Board or Committee Recommendation:**

There is no board or committee recommendation.

**Financial Impact/Budget:**

The proposed budget for the Spring Cleanup program is as follows:

**Expenditures**

<b><i>Roll Off Containers (This Action)</i></b>	<b>\$ 55,000</b>
<b><i>Dump Trucks and Drivers (This Action)</i></b>	<b>80,000</b>
Skid Steers Loaders	28,000
Landfill Charges	45,000
In-House Labor	73,500
<b>Total Project Expenditures</b>	<b><u>\$281,500</u></b>

**Legal issues:**

The procurement of roll off containers and services and dump trucks with drivers, if authorized, will be made pursuant to contracts, the form, of which has been approved by the City Attorney.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

This annual purchase was part of the budget review process.

**Attachments:**

There are no attachments.





Attach 9

## CITY COUNCIL AGENDA ITEM

Date: February 29, 2016

Author: Bill Roth

Title/ Phone Ext: Deputy Fire Chief,  
549-5803

Proposed Schedule: March 16, 2016

2nd Reading (if applicable): \_\_

File # (if applicable): NA

<b>Subject:</b> Purchase of a Wildland Fire Engine
<b>Action Requested/Recommendation:</b> Authorize the City Purchasing Division to Award a Contract for the Purchase of a 2016 Wildland Fire Engine to HME, Incorporated of Wyoming, Michigan, in the Amount of \$278,400
<b>Presenter(s) Name &amp; Title:</b> Ken Watkins, Fire Chief Jay Valentine, Internal Services Manager

### Executive Summary:

This request is to authorize the City Purchasing Division to Sole Source purchase a HME Wildland Fire Engine for \$278,400. This purchase will replace two aged and limited use apparatus (1997 Incident Support Unit and 1999 Brush Fire Engine).

### Background, Analysis and Options:

Within the City and fire district boundary the department responds to a number of brush and vegetation fires. These can be in agriculture areas, along the Colorado River or within the Redlands wildland urban interface area. In addition, these types of fires can cover a number of acres and frequently cross fire district boundaries, requiring mutual aid from a number of departments. These fires can be challenging to fight, difficult to extinguish, and unsafe using structural fire equipment. Units specifically designed to respond off-road and operate in difficult terrain is critical for the quick extinguishment of these fires while they are small.

Currently the Fire Department has two smaller brush fire engines. These units are used frequently during the spring and fall burn seasons and additionally, one unit is used for larger state or federal wildland fire deployments. For a number of years, the department has recommended (through the capital budget process) the purchase of a larger wildland fire engine as an additional unit. The larger engine is designed specifically for this type of use, can carry more equipment and personnel and is safer than the smaller units. The unit would be used locally and replace the smaller unit on regional and national wildland fire deployments. For 2016, the department requested \$325,000 for this unit but by replacing two other units, funding is available in the Fleet Replacement Fund.

The department researched a number of manufacturers that produce this type of unit and because of the time required to develop a design specification and manufacture

the unit, decided to utilize the California Department of Forestry and Fire Protection (CAL-FIRE) specification. CAL-FIRE has developed their specification from experience on numerous fires and has hundreds of these types of units in service.

HME Incorporated is a primary manufacturer for wildland fire apparatus. They were recently awarded a second multiyear contract for CAL-FIRE and come highly recommended by CAL-FIRE. HME currently has one wildland fire engine available in production with a completion time of May 2016. None of the other manufacturers have a unit available at this time. Approval of this request would allow the department to purchase and utilize this unit for the 2016 wildland fire season.

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

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

This unit is specifically designed to respond to and extinguish wildland fires. The purchase will allow the City of Grand Junction to provide and improve effective public safety services to the citizens of the community.

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

Public Safety is one of the Guiding Areas of Emphasis in the Economic Development Plan and this purchase meets the following goal:

*Goal: Create and maintain a safe community through professional, responsive and cost effective public safety services.*

This purchase replaces two older fire department vehicles. A Sole Source purchase to HME for a Wildland Fire Engine unites Grand Junction to the industry benchmark and fire service standard for wildland firefighting. This purchase is a responsive and cost effective way to replace expensive and critical equipment such as fire response apparatus.

**Board or Committee Recommendation:**

This equipment replacement was approved by the Fire Department's Apparatus & Equipment Committee. In addition, the City's Internal Services Division Fleet Section supports this replacement.

**Financial Impact/Budget:**

The funds to purchase are budgeted in the Fleet Replacement Fund.

**Legal issues:**

If authorized, the contract will be awarded in a form reviewed and approved by the City Attorney.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

Over the past several years, the Fire Department has requested a Wildland “Fire Urban/Interface” Engine through the capital budget process, however due to budget constraints the request continues to be deferred to later years.

**Attachments:**

There are no attachments for this agenda item.



Attach 10

## CITY COUNCIL AGENDA ITEM

Date: March 4, 2016  
 Author: Jerod Timothy  
 Title/ Phone Ext: Project  
Manager/244-1565  
 Proposed Schedule: March 16, 2016  
 2nd Reading (if applicable):     
 File # (if applicable):           

<b>Subject:</b> Contract for Reclamation Services for the Riverside Parkway Borrow Pit
<b>Action Requested/Recommendation:</b> Authorize the City Purchasing Division to Enter into a Sole Source Contract with Western States Reclamation, Inc. of Fredrick, Colorado for the Reclamation of the Riverside Parkway Borrow Pit in the Amount of \$109,750.04
<b>Presenter(s) Name &amp; Title:</b> Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager

### Executive Summary:

This request is to authorize the sole source contract for the reclamation of 18.63 acres known as the Riverside Parkway Borrow Pit. This work shall include, but may not be limited to, application of weed abatement, tillage, soil amendment/fertilization, and drill seeding to achieve the final reclamation of 18.63 acres.

### Background, Analysis and Options:

The City of Grand Junction obtained a special 111c Construction Materials Reclamation Permit in 2007 from State Lands. Mining of the borrow source was conducted from January to September of 2007 for the construction of the Riverside Parkway.

In accordance with the Colorado Division of Reclamation Mining and Safety (CDRMS), per Rule 3.1.3, all reclamation shall be carried to completion by the operator with reasonable diligence, and each phase of reclamation shall be completed within five (5) years from the date that the operator informs the office that reclamation has commenced. Reclamation at the site began in November 2007, therefore the first five (5) year reclamation time limit expired in November 2012. The Division allowed an additional five (5) year reclamation time limit ending in November 2017. If reclamation has not been successfully completed by November 2017 enforcement action may be initiated. In addition, CDRMS may hire their own Contractor and bill the City for whatever the cost for reclamation if not satisfied with the reclamation effort.

An attempt to reclaim the site was made by the City in November of 2009 with minimal success. In June of 2015 the City of Grand Junction hired Chenoweth and Associates Environmental Consultants, LLC to perform a soils analysis throughout the reclamation site, and determined the causes of failure in 2009 were:

- The borrow pit site lies in an area that has shallow depths of topsoil material that were marginal for plant growth even before any disturbance of the site occurred.
- The previous revegetation efforts were greatly hampered by the addition of compost material that contained high levels of sodium salts and nitrogen.

To determine the most effective reclamation, last August, 2015, the City contracted with Western States Reclamation, Inc. for the installation of three ½ acre test plots. Each test plot consisted of various types of treatments and prices. Installation of these test plots in early August allowed us to take advantage of late summer precipitation and provided enough information and vegetation growth to make a decision as to which amendment would work best for the site.

Inspection in late fall of 2015 revealed that two of the three test plots had significant revegetation. This proposal and council award will move forward with the test plot that exhibited high success at a reasonable price.

The proposed treatment will consist of applying the soil amendment and seed with Triticale over the entire borrow pit site. The Triticale will act as a cover crop/standing stubble mulch to help trap snow and rainfall to increase the subsoil moisture content. In the fall of 2016, the site will be seeded with a permanent native grass seed mixture. A No-till seed drill will be used to drill the seed mixture into the Triticale stubble. The stubble would continue to act as a mulch cover to cool the soil surface during hot weather and to trap soil and moisture throughout the seasons.

The City will request an inspection of the site by CDRMS in the spring of 2017 to help with the completion report that the requirements of the Reclamation Plan for 111c Permit Number M-2007-005 have been met.

City staff recommends Western States Reclamation, Inc. for the sole source due to their extensive success in reclaiming extremely difficult sites for the oil and gas industry. Western States Reclamation, Inc. has previously worked on the preliminary phases of this project and is familiar with work and requirements to be performed. They have a solid history and extensive experience including access to proprietary soil amendments, with this type of reclamation and have had great success for EnCana Oil on numerous problematic reclamation sites throughout western Colorado.

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

**Goal 6:** *Land use decisions will encourage preservation and appropriate reuse.*

The reclamation of the site will not only relieve the City from the permit requirements with the Colorado Division of Reclamation Mining and Safety but also allow for reuse of the site. Parks currently plans to develop the site as an additional dog park once reclamation is completed.

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

Reclamation operations at the currently undeveloped site would enhance the visual appeal from the Orchard Mesa neighborhoods as well as those using the current site as an additional dog park.

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

This action is required as part of the City's permit from the CDRMS and does not relate directly to the Economic Development Plan guiding areas of emphasis.

**Board or Committee Recommendation:**

There is no board or committee recommendation.

**Financial Impact/Budget:**

This project is budgeted in the 2016 Sales Tax CIP budget.

**Sources**

Project Budget	\$150,000
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**Expenditures**

Western States Reclamation, Inc. Proposal -	<u>\$109,750</u>
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<b>Total Project Savings</b>	<b>\$ 40,250</b>
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**Legal issues:**

If authorized, the contract will be awarded in a form reviewed and approved by the City Attorney.

**Other issues:**

There are no other issues.

**Previously presented or discussed:**

This was part of the budget discussions.

**Attachments:**

Vicinity Map



G:\landproj\2015 Riverside Parkway Borrow Pit Rec\dwg\Riverside Parkway Borrow Pit Exhibit.dwg, 11x17 border, 3/2/2016 7:54:29 AM

Dept. of Energy  
Compound

GUNNISON RIVER

UPRR

HIGHWAY 50

UNAWEEP AVE.

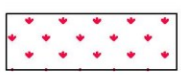
26 1/4 ROAD

B 3/4 ROAD

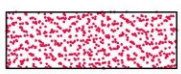
# RIVERSIDE PARKWAY BORROW PIT RECLAMATION

SCALE: 1" = 200'

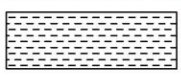
## LEGEND



NATIVE SEEDING



ACCESS ROAD



UNDISTURBED EXISTING  
VEGETATION AND  
DRAINAGE WAY





CITIZEN PRESENTATION

Date: 3/16/16

Citizen's Name: Diana J. Lomelly

Address: 536 29RD

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

Subject: "Citizen Comment"

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



CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 03/16/16

Citizen's Name: Richard Swingle

Address: 443 Mediterranean Way  
Grand Junction, CO 81507-4525

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

Subject: FEEDBACK - Broadband Master Plan update

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

# City of Grand Junction City Council Meeting March 16, 2016

## Feedback Broadband Master Plan Update

Prepared by: Richard Swingle

## Feedback Broadband Master Plan Update Agenda – March 14, 2016

- Survey and Community Engagement Results
- Background information on the RFP, Goals, Purpose
- Results of the RFP Responses, Pros and Cons
- Other options to exploration
- Questions and Answers

Presented by Diane Kruse from Neo Fiber



## Feedback Broadband Master Plan Update Citizen Feedback

- Current costs for broadband in Grand Junction
  - City of Grand Junction - \$2,000 per month for 200Mbps/200Mbps
  - The Business Incubator Center - \$2,000 per month for 1Gbps/1Gbps (all 44 companies will share – currently being installed)
  - School District 51 - \$1,000,000 for private fiber connections to each school
- Google Fiber for business \$200 to \$400 per month for 1Gbps/1Gbps
- “When evaluating Public Private Partnerships, the Tension between Control, Risk and Reward must be weighted against the City’s Goals.”
  - Control is required to ensure end results
  - Ownership is required to ensure Control
  - Risk increases as ownership increases

Grand Junction City Council- March 16, 2016

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## Feedback Broadband Master Plan Update Citizen Feedback

**Control = Ownership = Schedule**

**Right-of-way will be in the critical path no matter which business model is selected**

**Watch video summary from Community Engagement meetings @ <https://youtu.be/OMNO-YtfwxA>**

Grand Junction City Council- March 16, 2016

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