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**CITY COUNCIL AGENDA  
WEDNESDAY, JULY 6, 2016  
250 NORTH 5<sup>TH</sup> STREET  
6:15 P.M. – PRE-MEETING – 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**

Smart Yard Award Presented by Elizabeth Neubauer with the Grand Junction Forestry Board

**Appointments**

To the Riverfront Commission

**Citizen Comments**

**[Supplemental Documents](#)**

**Council Comments**

Revised July 7, 2016 8:49 AM

\*\* 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 June 13, 2016 Workshop and the Minutes of the June 15, 2016 Regular Meeting*

2. **Setting a Hearing Amending Sections of the Zoning and Development Code to Add a New Category for Stand-Alone Crematories** [Attach 2](#)

The proposed ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by adding a new category for stand-alone crematories.

Proposed Ordinance Amending the Zoning and Development Code Section 21.04.010 Use Table, Section 21.06.050(c) Off-Street Required Parking, and Section 21.10.020 Terms Defined Concerning Crematories

*Action: Introduce a Proposed Ordinance and Set a Public Hearing for July 20, 2016*

Staff presentation: Senta Costello, Senior Planner

3. **Setting a Hearing for Grand Junction Lodge, Outline Development Plan, Located at 2656 Patterson Road** [Attach 3](#)

The applicants request approval of an Outline Development Plan (ODP) to develop a 50,000 square foot Senior Living Facility, under a Planned Development (PD) zone district with a default zone of MXOC (Mixed Use Opportunity Corridor), located at 2656 Patterson Road.

Proposed Ordinance to Zone the Grand Junction Lodge Development to a PD (Planned Development) Zone, by Approving an Outline Development Plan with a Default Zone of MXOC (Mixed Use Opportunity Corridor), Located at 2656 Patterson Road

*Action: Introduce a Proposed Ordinance and Set a Public Hearing for July 20, 2016*

Staff presentation: Brian Rusche, Senior Planner

4. **Setting a Hearing for the Retherford Zone of Annexation, Located at 2089 Broadway** [Attach 4](#)

A request to zone 0.48 +/- acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac) zone district.

Proposed Ordinance Zoning the Retherford Annexation to R-4 (Residential – 4 du/ac), Located at 2089 Broadway

Action: *Introduce a Proposed Ordinance and Set a Public Hearing for July 20, 2016*

Staff presentation: Scott D. Peterson, Senior Planner

5. **Setting a Hearing Amending the Zoning and Development Code to Address Applicability of the Outdoor Lighting Ordinance** [Attach 5](#)

The proposed ordinance will clarify the applicability of the outdoor lighting section in the Zoning and Development Code. When the 2010 Zoning and Development Code was adopted, the lighting section was expanded and reference was made to only “new” land uses, losing reference to “all” land uses. This has created an enforcement issue.

Proposed Ordinance Amending the Zoning and Development Code Section 21.06.080 Outdoor Lighting Subsection (b) Applicability

Action: *Introduce a Proposed Ordinance and Set a Hearing for July 20, 2016*

Staff presentation: Lori V. Bowers, Senior Planner

6. **Setting a Hearing for the Kojo Rezone, Located at 2140 N. 12<sup>th</sup> Street** [Attach 6](#)

The applicant requests that the City rezone the property at 2140 N. 12<sup>th</sup> Street from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district.

Proposed Ordinance Rezoning Property from R-24 (Residential 24 du/ac) to B-1 (Neighborhood Business), Located at 2140 N. 12<sup>th</sup> Street

*Action: Introduce a Proposed Ordinance and Set a Public Hearing for July 20, 2016*

Staff presentation: Brian Rusche, Senior Planner

7. **Purchase a 3.5 Cubic Yard Front End Loader** [Attach 7](#)

This Front End Loader is a part of the resources needed to provide ongoing maintenance in the Streets and Storm Water Divisions. This unit will replace a 2003 Volvo L90E that has over 9,000 hours. This equipment will be used for digging, trenching, patching, placing pipe, snow removal, and other departmental functions. This equipment is a scheduled replacement for the Department and has gone through the Equipment Replacement Committee. Staff is recommending the purchase be from Power Equipment, the low bidder, in the amount of \$119,474.

*Action: Authorize the City Purchasing Division to Purchase a 2016 Volvo L-90H 3.5 Cubic Yard Front End Loader from Power Equipment Company for \$119,474*

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

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

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**\*\*\* REGULAR AGENDA \*\*\***

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

Attach 1

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY  
June 13, 2016 – Noticed Agenda Attached**

Meeting Convened: 4:00 p.m. in the City Hall Auditorium

Meeting Adjourned: 6:01 p.m.

City Council Members present: All except Councilmembers Taggart and Traylor Smith

Staff present: Caton, Moore, Shaver, Rainguet, Romero, Camper, Hazelhurst, Lanning, Valentine, Prall, Roth, Schoeber, Kovalik, Portner, Thronton, and Tuin

Also: Mike Curtis, Zane Znamenacek, Sean Yeates, Richard Swingle, Amy Hamilton, Marjorie Haun, and Dennis Simpson

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Council President Norris opened the meeting and welcomed City Manager Greg Caton.

Agenda Topic 1. CDOT Update on Redlands Parkway/Highway 340 Roundabout

City Manager Caton introduced Zane Znamenacek from CDOT (Colorado Department of Transportation). Mr. Znamenacek presented the project's proposed concept, history, and timeline. The City submitted this intersection to the State as a priority for improvements and it qualified as the second priority in Region 3 due to safety concerns. He reviewed the intersection's accident history noting within the last year there has been an increase. Mr. Znamenacek explained the benefits of roundabouts for traffic, pedestrians, and bicyclists. There has been a lot of public outreach including a public meeting held in April which was well attended. There will also be an Open House later this year to present the final plans and summary comments. Construction is planned to begin in fall 2017 and the cost is estimated to be about \$3.5 million.

Council President Norris asked how many positive and negative comments were submitted at the April meeting. Mike Curtis, from CDOT, said the meeting started on a negative note, but turned around. He noted many bicyclists were in attendance and expressed safety concerns. Mr. Znamenacek listed and addressed the four main comments: traffic gaps in order to access Highway 340; bicycle and pedestrian safety; construction phasing and possible closures; and modification of the existing traffic light.

Councilmember Chazen asked why there was an increase in accidents in July 2014. Mr. Znamenacek said there were no changes to the traffic light or the lanes; it seemed to be an anomaly. Councilmember Chazen then asked how this intersection compared to others in the City regarding safety and how a roundabout will address the visibility issues and reduce rear end collisions. Mr. Znamenacek said regarding safety, this intersection is one of the worst and explained the accident to cost ratio the State uses to identify needed projects. He then explained roundabouts reduce head on and broad side collisions, slow traffic, and decrease injuries and their severity. Councilmember Chazen then asked if the City would be responsible to fund a portion of this project. Mr. Znamenacek said the City contributed to the initial project design and if interior landscaping is desired, the City would need to fund or find funding for that; the same as the 24 Road Project. Otherwise, it is 100% funded by CDOT.

Councilmember Boeschenstein expressed concerns regarding a storm drain icing over and a school cross walk in the same area. Mr. Curtis said there would be improvements to the storm drain and the cross walk would remain.

City Manager Caton asked how many lanes this roundabout would have. Mr. Znamenacek said it would be a hybrid with some movements having two lanes and others having one; this design should accommodate projected traffic through 2040.

Council President Norris noted many in this community do not like roundabouts and she is disappointed CDOT didn't listen to their comments, regardless of the safety concerns.

The majority agreed roundabouts are much safer and this is a needed improvement.

#### Agenda Topic 2. Financial Update

Financial Director Jodi Romero worked with City Manager Caton to create a financial summary after the 2015 books were closed. There are \$1.1 million in additional ending fund balance. Regarding 2016 revenues, Ms. Romero said the delay of warm weather may have contributed to the lower than projected sales tax earnings, but May's revenue showed a 2.1% growth over last year. She referred to the handout and asked Council for feedback regarding the listed options.

Councilmember Boeschstein suggested notifying Boards that financial requests must be submitted at the beginning of the City's budget process to be considered. City Manager Caton said a policy could be drafted for future direction.

Councilmember Chazen expressed concern on what the General Fund Reserve balance may be at the end of 2016 if all these requests are funded from it. City Manager Caton said the goal is to resolve 2015 commitments and then address 2016 challenges with the remaining overage from 2015 and current expense modifications; operational adjustments are already being made.

Council President Norris noted it was decided to keep the Reserve balance at a minimum of \$18.5 million until it was known if any of the Severance Tax disbursement would be diverted and what the final payment would be. Ms. Romero said scheduled disbursement will be in August; reduced revenues are anticipated.

The handout included the following items and recommendations:

Grand Junction Housing Authority (\$388,329) and HomewardBound Fees (\$100,000) – Council agreed with the Staff recommendation to fund these out of the General Fund Reserve.

2016 Colorado Mesa University Expansion Fund (\$500,000) - Council agreed with the Staff recommendation to fund this out of the General Fund Reserve.

Purchase School District 51 Property by Matchett Park (\$355,000) - Council agreed with the Staff recommendation to fund this from Parkland Expansion.

Parkland Expansion funds were designated for the Las Colonias Amphitheater in 2017; grant funds are currently being sought and funding options will be reviewed to fulfill the Las Colonias commitment during the 2017 budget process. Discussion ensued regarding various funding options (sell property, delay the Las Colonias development, fund from Reserves, or fund from Parkland Expansion) and how this and the other financial obligations can be budgeted in 2017.

City Attorney Shaver explained the legal constraints that would be placed on this property if Parkland Expansion funds are used to purchase the site. If, at a later date, it was decided to sell the property, it would have to be a ballot question.

Reinstate Arts Commission Funding – The decision was deferred until all Councilmembers could be present.

Councilmember Kennedy felt this should be fully funded to help salvage some programs and any amount not used could be carried over to the next year. Councilmember Boeschstein agreed as it produces a strong sense of community.

Councilmembers McArthur and Chazen felt it should not be funded and suggested these organizations seek other funding sources.

Council President Norris said members of the Arts Commission began to reevaluate their mission when this funding was cut; they have very creative people on the Board and it will be good to see where they go. She supported the Staff recommendation.

Pay Plan – Council agreed with the Staff recommendation to defer this and reevaluate later in the year.

City Manager Caton said a Capital discussion will be held at a later meeting.

Councilmember Chazen asked if the City has fully funded its commitments to Grand Junction Economic Partnership (GJEP) and the Business Incubator Center (BIC). Ms. Romero said Kristi Pollard, GJEP Executive Director, is satisfied with the 2016 funding, but will put in a request for 2017. Deputy City Manager Moore said the BIC has received normal funding, but it was not enough for them to move downtown.

#### Agenda Topic 3. Committee and Board Reports

There were none.

#### Agenda Topic 4. Other Business

Councilmember Boeschstein suggested Council send a letter of support to the City of Orlando. Council President Norris agreed and suggested having the Moment of Silence at the June 15<sup>th</sup> regular meeting focus on the victims and their families.

Councilmember Kennedy said his Council Comments for the June 15<sup>th</sup> meeting will address the tragedy in Orlando and what that city is facing. He felt acknowledging events like this during moments of silence is not actionable enough.

Council President Norris advised Council Comments should not reflect national political discussions.

Council agreed sending a letter of support would be appropriate, but they would +refrain from including political topics.

With no further business the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL  
MONDAY, JUNE 13, 2016**

**WORKSHOP, 4:00 P.M. (note early start time)  
CITY HALL AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

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

1. CDOT Update on Redlands Parkway/Highway 340 Roundabout  
Supplemental Documents
2. Financial Update Attachment
3. Committee and Board Reports
4. Other Business



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

**June 15, 2016**

The City Council of the City of Grand Junction convened into regular session on the 15<sup>th</sup> day of June, 2016 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Martin Chazen, and Council President Phyllis Norris. Councilmembers Barbara Traylor Smith and Rick Taggart were absent. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. Boy Scout Troop #357 led the Pledge of Allegiance which was followed by a moment of silence.

Council President Norris welcomed new City Manager Greg Caton and thanked Tim Moore for serving as Interim City Manager.

**Presentation**

**First Smart Yard Award Presented by Elizabeth Neubauer with the Grand Junction Forestry Board**

Elizabeth Neubauer, member of the Forestry Board, and City Forester Randy Coleman were present. Ms. Neubauer explained the new Smart Yard recognition program and said it was decided to change the program to be more in tune with the climate of Western Colorado. The First Smart Yard Award was presented to the Labyrinth Gardens at First Congregational Church located at 5<sup>th</sup> Street and Kennedy Avenue; Martha Jones and Betty Hall, the designers, were present to receive the award.

**Proclamations**

**Proclaiming June 17, 2016 as “Rex Howell and the Legends of the Grand Valley Day” in the City of Grand Junction**

Legends of the Grand Valley Chair Tilman Bishop and Co-chair Jacquie Chappell-Reid were present to receive the proclamation. Councilmember Boeschstein read the proclamation. Mr. Bishop thanked City Council for the proclamation and said the Legends Project started 14 years ago and the sculptures draw many people to Grand Junction. Ms. Chappell-Reid also thanked Council and everyone involved in the Legends Project. She invited everyone to the final unveiling for the Legends of the Grand Valley sculptures on June 17<sup>th</sup>.

**Proclaiming the Week of June 19<sup>th</sup> as "St. Baldrick's Foundation Week" in the City of Grand Junction**

Robyn Carmine, the local St. Baldrick's Foundation Volunteer Event Coordinator, was present to accept the proclamation. Councilmember McArthur read the proclamation. He said he participated in last year's head shaving event and noted the recent loss of Delaney Clements. Ms. Carmine thanked Council for the proclamation and said St. Baldrick's is one of the largest international organizations and most of the funds raised go toward cancer research. This year's local campaign will be in honor of Delaney; it will be difficult without her. She listed some of this year's fundraising events with the highlight being the head shaving event on June 25<sup>th</sup>.

**Proclaiming the Month of June as "Adult Protection Awareness Month" in the City of Grand Junction**

Mesa County Adult Protection Supervisor, Candace McGuire, was present to receive the proclamation. Councilmember Chazen read the proclamation. Ms. McGuire thanked City Council for helping raise awareness of these at-risk adults and shared some local statistics. It is an issue in the community; locally, in 2013, 733 cases were investigated and in 2015, the number jumped to 1,113. The County now has seven case managers, a lead worker, a case service aid, and a case supervisor to handle the increased case load and reporting requirements.

**Certificates of Appointment****To the Forestry Board**

Councilmember Kennedy presented a certificate of appointment to Mollie Higginbotham to the Forestry Board. Ms. Higginbotham thanked City Council for the appointment.

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

Councilmember Chazen presented a certificate of appointment to Tom LaCroix to the Downtown Development Authority/Downtown Grand Junction Business Improvement District. Mr. LaCroix thanked City Council for the appointment.

**Citizens Comments**

Bruce Lohmiller, 536 29 Road, #4, mentioned uses of Whitman Park and night patrols to City Council and said he spoke to City Attorney Shaver about some issues at the Police Department. He said City Attorney Shaver would write a letter on the stipulations and grounds of those issues. He also wanted to remind Mr. Rubenstein about the

harassment of young people and he said sex education classes need to be part of School District 51's curriculum.

Richard Swingle, 443 Mediterranean Way, reviewed his involvement with meeting attendance and noted it was the one year anniversary of Grand Junction becoming a Next Century City. He attended the Mountain Connect Conference in Keystone, reviewed the topics discussed, and listed the City representatives that attended. He said he had an epiphany at the conference that the issue is not about broadband, it's about fiber optic cable. He then presented Happy Anniversary and Insights reviewing the history of communication infrastructure, specifically on the evolution of wire types. He said Grand Junction's wiring infrastructure is behind the times and listed cities and counties that are more advanced.

### **Council Comments**

Councilmember Kennedy expressed his thoughts about current events in Orlando, FL and how Grand Junction is affected by them. He has a gay adult child and said there is always fear in how a community may respond to LGBTQ (lesbian, gay, bi-sexual, transvestite, and queer) community members. He recognized members of the LGBTQ community who were present and commented that the City recently celebrated local diversity by proclaiming Pride Fest Week. He encouraged other elected officials to articulate their feelings about events such as these and encouraged communication among groups. He has gone through all the emotions of grief and made a commitment to do everything he can to start a dialog about respect, honor, and understanding.

Councilmember McArthur attended the Special Olympics reception.

Councilmember Boeschstein echoed Councilmember Kennedy's comments.

Councilmember Chazen said at the June 9<sup>th</sup> meeting of the Downtown Development Authority/Downtown Grand Junction Business Improvement District (DDA/DGJBID) Board the job description for the Director position was finalized, a recruitment timeline was presented, wording was finalized for the R-5 RFP (request for proposal), and the letter of intent was approved for the Rood Avenue Parking Garage End Cap Project. He then spoke about the last DDA/DGJBID Board member interview process, read the applicant solicitation, and noted the Interview Committee has reopened the application process with a deadline of June 30<sup>th</sup>; candidates are encouraged to apply or reapply. He also encouraged public involvement regarding a proposed roundabout at the Redlands Parkway/Hwy 340 intersection. He attended the Grand Junction Visitor and Convention Bureau meeting where they reported the lodging tax is up 6.7% for 2016 and discussed ideas brought forward at their retreat.

Council President Norris stated her grandsons have been told not to travel in their military uniforms because they would be a terrorist target; she stressed that everyone must be vigilant. She then said she presented the welcome at the Special Olympics reception and over 3,000 people accompanied the athletes to Grand Junction. She described how excited the kids were and said the torch was carried across the State by members of law enforcement from around the State.

### **Consent Agenda**

Councilmember McArthur read the Consent Calendar items #1 through #3 and moved to adopt the Consent Calendar. Councilmember Boeschenstein seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

*Action:* Approve the Summary of the May 16, 2016 Workshop and the Minutes of the June 1, 2016 Regular Meeting

2. **Amending Sections of the Zoning and Development Code to Add a New Category for Stand-Alone Crematories - ITEM TABLED FOR RECONSIDERATION**

The proposed ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by adding a new category for stand-alone crematories.

*Action:* Table for Reconsideration

3. **Outdoor Dining Lease for GJBlues LLC dba Ella's Blues Room, Located at 336 Main Street**

Ella's Blues Room, located at 336 Main Street, is requesting an Outdoor Dining Lease for an area measuring approximately 250 square feet directly in front of the building. The lease would permit the business to include the leased area in their licensed premise for alcohol sales.

Resolution No. 27-16 – A Resolution Authorizing the Lease of Sidewalk Right-of-Way to GJBlues LLC dba Ella's Blues Room, Located at 336 Main Street

*Action:* Adopt Resolution No. 27-16

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**Public Hearing – PIA Annexation and Zoning, Located at 2757 Highway 50**

A request to annex 3.954 acres, including 1.17 acres of 27½ Road and B½ Road right-of-way, and zone 2.784 acres located at 2757 Hwy 50 from a County C-2 to a City C-2 (General Commercial) zone district in conjunction with the property being annexed into the City.

The public hearing opened at 7:58 p.m.

Senta Costello, Senior Planner, presented this item. She described the site, the location, the surrounding zoning and uses, the request, and the future land use designation. At the neighborhood meeting no concerns were expressed. The Planning Commission recommended approval of the zoning.

Councilmember Boeschstein asked if this was an enclave. Ms. Costello said no.

Councilmember McArthur asked why an annexation was requested. Ms. Costello said the applicant will be leasing a building on this property for use as a towing company which requires a CUP (conditional use permit) which triggered the annexation process.

Councilmember McArthur asked, since part of the annexation is a right-of-way, was the road inspected. Ms. Costello said City engineers were on the Review Team, but did not indicate any additional improvements were needed.

There were no public comments.

The public hearing closed at 8:02 p.m.

Resolution No. 28-16 – A Resolution Accepting a Petition for the Annexation of Lands to the City of Grand Junction, Colorado, Making Certain Findings, and Determining that Property Known as the PIA Annexation, Located at 2757 Highway 50, is Eligible for Annexation

Ordinance No. 4705 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, PIA Annexation, Approximately 3.954 Acres, Located at 2757 Highway 50 and Includes 27½ Road and B½ Road Right-of-Way

Ordinance No. 4706 – An Ordinance Zoning the PIA Annexation to C-2 (General Commercial), Located at 2757 Highway 50

Councilmember Kennedy moved to adopt Resolution No. 28-16 and Ordinance Nos. 4705 and 4706 on final passage and ordered final publication in pamphlet form.

Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

**Public Hearing – 2016-2020 Five Year Community Development Block Grant (CDBG) Program Consolidated Plan; Analysis of Impediments to Fair Housing Choice Study; and 2016 Annual Action Plan**

City Council will conduct a public hearing and consider adoption of the 2016-2020 CDBG Program Five Year Consolidated Plan; Analysis of Impediments to Fair Housing Choice Study; and the 2016 Annual Action Plan included in the Five Year Plan.

The public hearing was opened at 8:03 p.m.

Kristen Ashbeck, CDBG Administrator, presented this item. She described the purpose of this item, recapped the CDBG program, and said the City has received funding since 1996 to meet the program's objectives. She reviewed the 2016 process and the Five Year Action Plan goals which serve as an outline and commitment by the City on how funds will be allocated during the five year period. The City is tasked with planning projects to meet the goals and she listed some of the planned action items. Ms. Ashbeck then described the Analysis of Impediments to Fair Housing Choice Study and said the Grand Valley Housing Needs Assessment utilized data from this study. She went on to describe the 2016 Action Plan which includes 15 projects and how they relate to the Plan's goals and objectives. Although there were no specific economic development (ED) projects, all projects help stabilize families which pursue that goal. After the Plan's review period, it will be submitted to HUD (Department of Housing and Urban Development).

Councilmember Kennedy commended Ms. Ashbeck for her work and believes the Plan pursues the true tenets of the program. He will support the request.

Councilmember Chazen noted a lot of thought and hard work goes into this program and he also commended Ms. Ashbeck for her work on the study, plans, and administration of the program. He referred to creative economic opportunities and how the City could address this by funding projects that create jobs. Ms. Ashbeck said ED is a small portion of the program and these type of projects come with a lot of strings. However, the City did fund an ED project (a revolving loan fund) in 2011 through the Business Incubator Center (BIC) and HUD was excited. HUD feels it takes \$35,000 to create a job. Councilmember Chazen asked to be updated on the guidelines.

City Manager Greg Caton said he is familiar with CDBG and will work with Staff. He appreciated Council's opinions and thoughts and will look at some ideas and bring them back to Council.

Councilmember Boeschstein thanked Ms. Ashbeck and asked if the County designates funds to the BIC through CDBG grants. Ms. Ashbeck said they do. Councilmember Boeschstein said the BIC has projects the City could designate funds to, but is glad to see funds going toward Safe Routes to Schools and low income

housing. He regretted Whitman Park and the wood burning stove programs were not able to be funded this year.

Councilmember McArthur asked if Grand Junction receives less CDBG funding than other comparably sized communities. Ms. Ashbeck said Grand Junction actually receives more than some larger communities; she listed the funding criteria and said the amount varies annually.

Council President Norris said she attended some of the public meetings and appreciates all the work that goes into this program. She noted some General Fund money also goes toward some of these projects.

There were no public comments.

The public hearing was closed at 8:35 p.m.

Resolution No. 29-16 – A Resolution Adopting the 2016-2020 Five Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

Resolution No. 30-16 – A Resolution Adopting the 2016 Analysis of Impediments to Fair Housing Choice Study for the Grand Junction Community Development Block Grant (CDBG) Program

Resolution No. 31-16 – A Resolution Adopting the 2016 Program Year Annual Action Plan as a Part of the City of Grand Junction 2016 Five Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

Councilmember Boeschstein moved to adopt Resolution Nos. 29-16, 30-16, and 31-16. Councilmember Kennedy noted some clarifications to the motion. Councilmember Boeschstein accepted the amendment. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

**Public Hearing – Approval of Loan Contract with the Colorado Water Conservation Board for the Hallenbeck No.1 Downstream Slope Repair, Relating to a Loan in the Maximum Principal Amount of \$1,010,000 Payable from Net Revenues of the City's Water Activity Enterprise**

The City Water Department has applied for a loan from the Colorado Water Conservation Board to facilitate repair of the Hallenbeck No. 1 Dam (Purdy Mesa). The Dam experienced a structural failure in June of 2014 and has been drained since that time. City Council approved debt funding for this project during the 2016 budget review process.

The public hearing opened at 8:36 p.m.

Greg Lanning, Public Works Director, presented this item and explained the need for funding. He noted the full report on the project was presented at the May 4<sup>th</sup> regular meeting and explained why this item is before the City Council again. He briefly reviewed the repair project, the importance of the Purdy Mesa Reservoir, and last year's budget consideration. He noted there is a great deal of interest in the project and construction is ready to begin.

Councilmember Chazen asked if this loan would include the filter project. Mr. Lanning said the filter project is not included in this item. An application for a loan to the same organization for the filter project will come before Council at a later time. Councilmember Chazen said some assumptions were made about the loan term and interest rate; he asked if this loan will comport with the rate study presentation and if there will be a rate increase to cover this loan. Mr. Lanning said yes.

There were no public comments.

The public hearing closed at 8:42 p.m.

City Attorney Shaver suggested a change to the bottom of page 4 explaining the engineers are confident this project will be completed no later than 2017 and recommended amending the date established by the loan documents.

Councilmember Chazen moved to adopt Ordinance No. 4707 on final passage and ordered final publication in pamphlet form and authorized the President of the Council to enter into the contract for a loan up to \$1,010,000 as amended and stated by the City Attorney. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

### **3rd Party Natural Gas Services for City Facilities**

Request to enter into a contract with A M Gas Marketing, Corp., Aspen, CO to provide 3<sup>rd</sup> party natural gas services to approximately fourteen City facilities for building and water heating.

Jay Valentine, Internal Services Manager, presented this item noting that it will achieve about \$32,000 in savings.

Councilmember McArthur asked how this program will work without new infrastructure. Mr. Valentine explained that a third party can now bulk purchase, in advance, the same gas as XCEL, which is a risk to the provider because there are penalties and fines if the gas is under or over utilized. This company also has a storage facility to store excess gas and is able to purchase gas from the Western Slope which is cheaper than what XCEL charges. Councilmember McArthur asked if the worst case scenario is purchasing gas from XCEL at the higher price. Mr. Valentine said that is correct.



Councilmember Kennedy asked if this company is the same one the City used before. Mr. Valentine said yes, the City has contracted with this company since 2002.

Councilmember Kennedy asked if any additional savings would be realized since more City facilities were added to use this gas in 2016. Mr. Valentine said six facilities were added which will result in an additional \$11,000 in annual savings.

Council President Norris said electricity used to be able to be purchased in advance and asked if there would be a risk to the City regarding the price. Mr. Valentine said not with A M Gas Marketing, Corp.

Councilmember Chazen asked if this is a “take or pay” or will the City pay only for what is used. Mr. Valentine said the City will only be charged for what is used; the billing statements will list the cost difference from XCEL and monthly savings.

Councilmember Chazen moved to authorize the Purchasing Division to enter into a contract with A M Gas Marketing Corp. of Aspen, CO to provide 3<sup>rd</sup> party natural gas services for approximately fourteen City facilities. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

### **City of Grand Junction Fire Department and Grand Junction Regional Airport Authority – Fire Station Partnership Feasibility Study**

The intent of this award is to hire a professional consulting firm to provide a feasibility study for determining the viability of establishing a fully functional and operational fire station to be located on Grand Junction Regional Airport Authority (GJRAA) property for the City of Grand Junction, in conjunction with the GJRAA, to not only provide services to the airport, but to the surrounding area for citizens as well.

Grand Junction Fire Chief Ken Watkins presented this item noting a City fire station is needed in the north area of the community and the GJRAA will also need a new station after runway upgrades are completed; the possibility of a joint project has been discussed many times. In August 2015 Staff asked for authorization to apply to DOLA (Department of Local Affairs) for a planning grant which was awarded. This request is for authorization to enter into a contract for a feasibility study. He reviewed the solicitation process and noted the contract is not to exceed \$50,000. The City and GJRAA are supplying matching grant funds. This study is to make sure this would be the right move for the City. The Grand Junction Fire Department responds to Airport calls and the GJRAA would also like the City to take over all firefighting and rescue operations at the Airport. The first question is the location and the second is, should the City take over full support, including rescue operations, at the Airport.

Councilmember Kennedy expressed appreciation for the process; a new fire station to the north is one of Council’s top three priorities and noted the \$12,500 match is to come from

the City Manager's contingency fund. He then asked what the study timeline is. Chief Watkins said if they are able to start in July, the study should be completed by October.

Councilmember Chazen asked if City funding for this is contingent on approval by the GJRAA Board. Chief Watkins said yes. Councilmember Chazen then asked if DOLA committed to the \$25,000 grant. Chief Watkins said the City had received their acceptance letter. City Manager Caton added the funds are confirmed from DOLA.

Councilmember Boeschstein asked if this firm had experience with joint municipal and airport fire stations. Chief Watkins said Roth Sheppard will team with TCI Architects Engineers Contractor, Inc. who has experience with many types of fire related facilities, but Roth Sheppard will be the lead since they have experience with public safety buildings including airports. Councilmember Boeschstein asked if north area is a priority. Chief Watkins said it is the Fire Department's number one priority due to the area's large size, it continues to grow, and currently has longer response times.

Councilmember Kennedy moved to authorize the Purchasing Division to enter into a contract with Roth Sheppard Architects, LLP of Denver, CO to provide a feasibility study for a potential joint partnership with the Grand Junction Regional Airport Authority for the location and operation of a fire department located within the Airport Operating Area in an amount not to exceed \$50,000. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

### **Purchase 14.24± Acres of Land from School District 51, Adjacent to Matchett Park**

The School Board has decided to sell approximately 14.24± acres of property adjacent to Matchett Park and has given first right of purchase to the City of Grand Junction. A recent appraisal of the property placed value of this site at approximately \$355,000 of which the School District has agreed to accept.

Councilmember Chazen disclosed he lives adjacent to Matchett Park, but said his judgement would not be influenced. The Council had no issue with him participating on this item.

Rob Schoeber, Parks and Recreation Director, presented this item. He reviewed the history of the property and that the School District decided not to build a school on this property and gave the City first right of purchase. The price is the appraised value.

Councilmember Kennedy described the events that have forced the City Council into this purchase. He supports the purchase but has concerns on where the funds will come, i.e. from the Las Colonias Amphitheatre funding.

Councilmember Boeschstein said he served on School District 51's Long Range Planning Committee when this site was selected; the public expects this to be a future school site. He will vote no.

Council President Norris said the School District needs to decide where schools will be built; they felt this site is no longer needed and will use the proceeds to pay for other projects. She felt the City also has land it should sell to help finance undeveloped park properties. She agreed the City should buy this land as the Master Plan would have to be reconfigured if this property was sold to someone else.

City Manager Caton anticipated Parkland Expansion Funds may exceed projections and could be used to fund the Las Colonias Amphitheater Project in 2017.

Councilmember McArthur said there is no other choice but to purchase it; the City needs to control its own destiny, not try to change the School District's.

Councilmember Chazen was involved in the Master Planning for Matchett Park and at that time the School District had a floating 14 acre site; now it has a specific location and it is critical to the Park. Although he has concerns on how to pay for it, it was good to hear the Parkland Expansion Fund is exceeding expectations. He will support this.

Councilmember Kennedy moved to adopt Resolution No. 32-16. Councilmember McArthur seconded the motion. Motion carried by roll call vote with Councilmember Boeschstein voting NO.

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

Richard Swingle, 443 Mediterranean Way, was particularly interested in the June 13<sup>th</sup> workshop regarding the City's financial status. He felt the community is being "Amazoned" and is losing out on sales tax revenue due to increase in online purchasing. He read a portion of an article about the continued growth of online shopping and estimated about \$150,000 in City sales tax revenue is lost if 1% of the City's population buys general merchandise online annually. He said the Epic Rides event was very well attended and suggested more of these events to make up for lost revenue due to online purchases. He also felt online shopping reduces the City's importance as a regional hub factor and is analogous to the gasoline tax (diminishing) since Amazon now collects sales taxes for states, but not cities.

### **Other Business**

There was none.

**Adjournment**

The meeting was adjourned at 9:24 p.m.

Stephanie Tuin, MMC  
City Clerk



Attach 2

## CITY COUNCIL AGENDA ITEM

Date: May 16, 2016  
 Author: Senta Costello  
 Title/ Phone Ext: Sr. Planner /X 1442  
 Proposed Schedule: July 6, 2016,  
 2nd Reading: July 20, 2016  
 File #: ZCA-2016-64

<b>Subject:</b> Amending Sections of the Zoning and Development Code to Add a New Category for Stand-Alone Crematories
<b>Action Requested/Recommendation:</b> Introduce a Proposed Ordinance and Set a Public Hearing for July 20, 2016
<b>Presenter(s) Name &amp; Title:</b> Senta Costello, Senior Planner

### Executive Summary:

The proposed ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by adding a new category for stand-alone crematories.

### Background, Analysis and Options:

The Zoning and Development Code currently has Funeral Homes/Mortuaries/ Crematories combined as one use category within the Use Table Matrix. The proposal is to create a new category for stand-alone crematories and amending the existing category to Funeral Homes/Mortuaries, while allowing a crematory to remain as an accessory use to the Funeral Home/Mortuary use. A Funeral Home/Mortuary has different impacts from that of a stand-alone crematory including traffic generation, parking needs and number of employees that warrant being allowed/disallowed in various zone districts and having separate standards.

Current trends in the funeral home business are towards smaller more intimate settings. This necessitates the use of an off-site crematory. Most funeral home clientele prefer to have cremation facilities located somewhere other than where they are making their funeral arrangements thus reducing the public’s exposure to the process of cremation.

Allowing stand-alone crematories in other land use zones expands the opportunity to a broader area in the community in selecting an appropriate site location. Impact to community services such as transportation and utility services is very low. The use does not require “high visibility” locations.

Typical concerns surrounding crematories include odor, smoke, air emissions of dioxins and mercury and property values. Research has shown that current industry specifications and standards for cremation facilities prevents odor and smoke and

minimizes air emissions to safe levels. Data regarding property values is limited and inconclusive. The proposal is adding the use in industrial areas which are intended for more intense uses and removing the use from areas designed to include residential and lighter commercial development. The industrial zones also have performance standards that address these concerns where the lesser intense zone districts do not.

After the Planning Commission hearing on May 10, 2016, additional discussions occurred regarding stand-alone crematories in B-2 (Downtown Business), C-1 (Light Commercial), M-U (Mixed Use) and BP (Business Park) zone districts and whether crematories would be compatible with the other uses currently allowed in these zone districts. It was determined that the uses would be incompatible and that further clarification was needed for crematories as an accessory use to a funeral home/mortuary, therefore, the original amendment was modified and sent back to Planning Commission for reconsideration.

Parking needs for a stand-alone crematory are minimal as sites typically do not have visitors, so parking is for employees and company vehicles, calculated at 1 space per employee plus one space per service vehicle. Modification to Section 21.10.020, Terms defined, is also proposed.

Section 21.10.020 Terms defined is the Zoning and Development Code section where various terms used throughout the Code are defined to provide direction and clarity when applying the terms to in the use of the Code standards, regulations and guidelines.

#### **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.

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

By adding a category for stand-alone crematories and allowing them to be located within the City's commercial and industrial zone districts, additional, appropriate business opportunities are opened up within those zone districts.

#### **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 amendment meets the goal and intent of the Economic Development Plan by providing opportunities for existing and new business to expand and relocate.

**Board or Committee Recommendation:**

The Planning Commission forwarded a recommendation of approval to City Council on June 28, 2016.

**Financial Impact/Budget:**

No financial impacts have been identified.

**Legal issues:**

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

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

The Planning Commission discussed the original Code amendment at their workshop on May 5, 2016 and a public hearing was held before the Planning Commission on May 10, 2016. The revised amendment was reconsidered by the Planning Commission on June 28, 2016 with a recommendation of approval forwarded to City Council.

**Attachments:**

Proposed Ordinance

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE SECTION 21.04.010 USE TABLE, SECTION 21.06.050(C) OFF-STREET REQUIRED PARKING, AND SECTION 21.10.020 TERMS DEFINED CONCERNING CREMATORIES**

Recitals:

This ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) to add a new category for stand-alone crematories. Current trends in the funeral home business are towards smaller more intimate settings. This necessitates the use of an off-site crematory. Individuals using the facility prefer to have the cremation facility at somewhere other than where they are making their funeral arrangements eliminating the public's exposure to the crematory.

Allowing stand-alone crematories in other land use zones expands the opportunity to a broader area in the community in selecting an appropriate site location. Impact to community services such as transportation and utility services is very low. The use does not require "high visibility" locations.

Parking needs for a stand-alone crematory are minimal as sites typically do not have visitors, so parking is for employees and company vehicles.

Section 21.10.020 Terms defined is the Zoning and Development Code section where various terms used throughout the Code are defined to provide direction and clarity when applying the terms to in the use of the Code standards, regulations and guidelines.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending Section 21.04.010 Use Table, Section 21.06.050(c), Off-street required parking, and Section 21.10.020 Terms defined.

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

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

**1. Section 21.04.010 Use Table shall be amended with the deletion of Funeral Homes/Mortuaries/Crematories and the addition of Funeral Homes/Mortuary and Crematory as separate listings in the Institution and Civic section of the Use Table and to read as follows (deletions struck through, additions underlined and/or highlighted):**



**21.04.010 Use table.**

Key: A = Allowed; C = Conditional; Blank Cell = Not Permitted																									
USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2	MX-	Std.	
<b>INSTITUTIONAL AND CIVIC</b>																									
Funeral Homes/Mortuaries/Crematories	All									C	C	A	A	A	A	A		A	A						
Funeral Home / Mortuary	All											A	A	A	A	A		A	A	A					
Crematory	All														A					A	A	A			

**2. Section 21.06.050(c) Off-street required parking be amended with addition of Crematory and Funeral Home/Mortuary under the Institutional Use categories:**

USE CATEGORIES	SPECIFIC USES	MINIMUM NUMBER OF VEHICLE SPACES
<b>INSTITUTIONAL</b>		
College, Vocational/Technical Schools	College, Vocational/Technical Schools	1 per 2 students
Community Services	Community Center	1 per 250 square feet
Crematory	Crematory	1 per employee + 1 space per service vehicle
Cultural	Museums, Art Galleries, Opera Houses, Libraries	1 per 1,000 square feet
Day Care	Day Care	1.5 per employee
Detention Facilities	Jails, Honor Camps, Reformatories, Law Enforcement Rehabilitation Centers	1 per employee on maximum shift + 1 per service vehicle
Funeral Home/Mortuary	Funeral Home/Mortuary	1 per 4 seats (one seat = 18")

**3. Section 21.10.020 Terms defined be amended with the addition of:**

**Crematory** An establishment for burning the bodies of deceased people / animals

**Funeral Home/Mortuary** An establishment with facilities for the preparation of the dead for burial or interment, including cremation, for the viewing of the body, and for funeral services.

**All other parts of Section 21.04.010, Section 21.06.050(c), and Section 21.10.020 shall remain in full force and effect.**

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

Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2016 and ordered published in pamphlet form.

ATTEST:

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

\_\_\_\_\_  
Mayor



Date: June 30, 2016  
 Author: Brian Rusche  
 Title/ Phone Ext: Senior Planner/4058  
 Proposed Schedule:  
 1<sup>st</sup> Reading: July 6, 2016  
 2<sup>nd</sup> Reading: July 20, 2016  
 File #: PLD-2016-33

Attach 3

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Grand Junction Lodge, Outline Development Plan, Located at 2656 Patterson Road
<b>Action Requested/Recommendation:</b> Introduce a Proposed Ordinance and Set a Public Hearing for July 20, 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 50,000 square foot Senior Living Facility, under a Planned Development (PD) zone district with a default zone of MXOC (Mixed Use Opportunity Corridor), located at 2656 Patterson Road.

**Background, Analysis and Options:**

The 2.069 acre site is located at the northeast corner of Patterson Road and North 8<sup>th</sup> Court. The Patterson Road corridor is designated by the Comprehensive Plan as an Opportunity Corridor. A new form-based zone district, MXOC (Mixed Use Opportunity Corridor) was established in 2014 and permits all types of group living facilities, along with other types of commercial uses. The applicant has requested to rezone the property to PD, using the MXOC zone district as the “default zone”, in order to establish a senior assisted living/memory care facility, consisting of one building, not to exceed 50,000 square feet, which would be the only use permitted on the subject property.

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

The proposed rezoning will create an opportunity for the development of a senior assisted living/memory care facility that is located near medical services.

**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 October 1, 2015. A summary of the meeting is attached to this report.

**Board or Committee Recommendation:**

The Planning Commission has forwarded a recommendation of approval from their June 28, 2016 regular meeting.

**Financial Impact/Budget:**

Property tax levies and any municipal sales/use tax will be collected, as applicable.

**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. Ordinance

<b>BACKGROUND INFORMATION</b>			
<b>Location:</b>	2656 Patterson Road		
<b>Applicant:</b>	Joe W. and Carol J. Ott, Trustees – Owner Sopris Lodge, LLC – Applicant River City Consultants, Inc. - Representative		
<b>Existing Land Use:</b>	Single-family Residential		
<b>Proposed Land Use:</b>	Assisted Living Facility		
<b>Surrounding Land Use:</b>	<b>North</b>	Single Family Residential	
	<b>South</b>	St. Mary's Hospital – Advanced Medicine Pavillion	
	<b>East</b>	Single Family Residential	
	<b>West</b>	Single Family Residential	
<b>Existing Zoning:</b>	R-4 (Residential 4 du/ac)		
<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-4 (Residential 4 du/ac)	
<b>Future Land Use Designation:</b>	Residential Medium (4-8 du/ac) Mixed Use Opportunity Corridor		
<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 Comprehensive Plan, adopted in 2010, designates Patterson Road in its entirety as a Mixed Use Opportunity Corridor, which is implemented by a form-based zone known as MXOC (short for Mixed Use Opportunity Corridor). The MXOC zone permits assisted living facilities, which are classified as an unlimited group living facility under GJMC Section 21.04.010. However, this zone district would also permit a range of additional uses, such as medical offices, personal services, and multifamily residential. The subject property has been considered for these types of uses in the past, none of which were approved. The applicant has therefore proposed the use of a Planned Development (PD) limiting the use to a senior assisted living/memory care facility, not to exceed 50,000 square feet. The applicant has further provided an Outline Development Plan (ODP), which utilizes the default standards of the MXOC zone to design a unique facility that will fit the site and the neighborhood context.

**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: The proposed facility will make optimal use of existing infrastructure, including utilities (same linear footage of sewer and water pipes paid for by higher use rates) and transportation (adjacent to St. Mary's Hospital campus, along with a bus stop approximately 400 feet east).
- b) Reduced traffic demands: When compared to other possible uses that could be allowed on the site, consistent with the Comprehensive Plan designation, an assisted living/memory care facility typically generates less traffic.
- c) Needed housing types and/or mix: The proposed facility will provide a much needed and diverse housing type in the form of senior assisted living and memory care units. The facility will be located on an infill site in an established area surrounded by medical care facilities, specifically St. Mary's Hospital.
- d) Innovative designs: The Lodge will be built of various local, sustainable materials such as natural wood, iron, and brick. The Lodge will use as many environmentally responsible materials as possible to preserve and enhance the environment while providing a comfortable atmosphere for the senior population.

The applicant has presented, and planning staff concurs with, several long-term community benefits of the proposed PD, including more effective infrastructure and reduced traffic demand, filling a need for assisted living housing types, and an innovative design for an infill 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.

Areas within a Mixed Use Opportunity Corridor that are currently zoned for residential purposes may be rezoned for more intense use provided that Form Districts are utilized and the depth of the lot is at least 150 feet, per GJMC Section 21.02.140(c)(2). The subject property is 155 feet at its narrowest point, after accounting for addition right-of-way, and nearly 350 feet of depth along the canal.

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 MXOC (Mixed Use Opportunity Corridor) is a form-based zone district and includes several specific standards, found in GJMC Section 21.03.090(h). The applicant

proposes to meet or exceed all of these minimum standards as part of the Final Development Plan with no deviations requested.

**Section 21.05.030 - Establishment of Uses:** The property will be developed as a single use project: an assisted living facility not to exceed 50,000 square feet. Accessory uses may include a greenhouse and outdoor solar array, subject to approval of the Final Development Plan for the property.

**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 60 beds, for a density of 7.25 dwelling units per acre. This density is consistent with the Comprehensive Plan designation for neighborhoods north of Patterson (Residential Medium 4-8 du/ac). There is no maximum density under the default zone of MXOC.

**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;

Landscaping and parking will buffer the facility from the neighboring residences to the north and west. More importantly, the landscaping along the north side of the property will incorporate many of the existing trees. The adoption of the Outline Development Plan and concept landscaping plan will ensure these trees are preserved to the extent practical, with any modifications of a comparable or equivalent amount to be determined at Final Plan review. A canal separates the facility from residences to the east, and no residences exist to the south.

- (2) Mitigates adverse impacts on adjacent properties; and

The design for the facility, as shown on the ODP, brings the building to the front of the property with minimal setback from Patterson Road, creating a separation between the facility and the neighboring residences to the north. This separation will likely reduce the existing traffic noise from Patterson Road. Furthermore, the anticipated traffic from such a facility, while more than a single family residence, is less than other commercial uses that may be considered in the context of the Opportunity Corridor. The purpose of the single-use Planned Development is to limit the use and address the parameters for that use, which will then be implemented by Ordinance.

- (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:** 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 1,416 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. The landscape plan exceeds the requirements specific to the MXOC district, which states that no street frontage landscaping is required when the setback for a building is 10 feet or less.



**Parking:** The developer will construct a parking lot that 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).

**Street Development Standards:** The only access to the subject property will be from N. 8<sup>th</sup> Court. Improvements to existing sidewalks, including closure of existing curb cuts onto Patterson Road, will be incorporated into the final design.

Internal circulation will be evaluated with the Final Development Plan and will conform to Transportation Engineering and Design Standards (TEDS).

The applicant has completed a traffic study, which has been evaluated by City staff. The overall impacts to the intersection of N. 8<sup>th</sup> Court and Patterson Road do not warrant any modifications to the intersection at this time.

**Section 21.05.040(g) - Deviation from Development Default Standards:** The applicant is not proposing any deviations to the default standards of the MXOC (Mixed Use Opportunity Corridor) form district.

**Section 21.05.050 - Signage:** Signage within the development shall meet the standards of GJMC Section 21.06.070(g)(3) except that all freestanding signs shall be monument style signs with a maximum height of 15 feet.

**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 has been reviewed by the Community Development Division and other review agencies and has been found to comply with the 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 adoption of the Comprehensive Plan in 2010 created a Mixed Use Opportunity Corridor along Patterson Road. The Mixed Use Opportunity Corridor allows for the consideration of commercial uses along major corridors for some properties that previously could not be considered, provided that the properties are included in a Form-based District, which was developed as part of the Comprehensive Plan. The designation as a Mixed Use Opportunity Corridor

changes the potential for the property, which contains an abandoned single family dwelling.

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

On November 19, 2014, City Council passed and adopted Ordinance No. 4646 create the Mixed Use Opportunity Corridor (MXOC) form district. The reason for the new form district was due to significant interest in developing along the Mixed Use Opportunity in a somewhat more automobile-centric concept. Therefore conditions of the area have changed such that the proposed PD zone and development is consistent with the Comprehensive Plan.

This criterion has been met.

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

Adequate public facilities and services (water, sewer, utilities, etc.) are currently available or will be made available concurrent with the development and 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, and filling a need for assisted living housing types, and an innovative design for a uniquely shaped site. In addition, it meets several 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 has been reviewed by the Community Development Division and other review agencies and has been found to be 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 City of Grand Junction 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;

Internal circulation 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 Comprehensive Plan and the default zone of MXOC.

- 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 MXOC as described within this staff report and Ordinance.

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

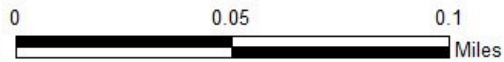
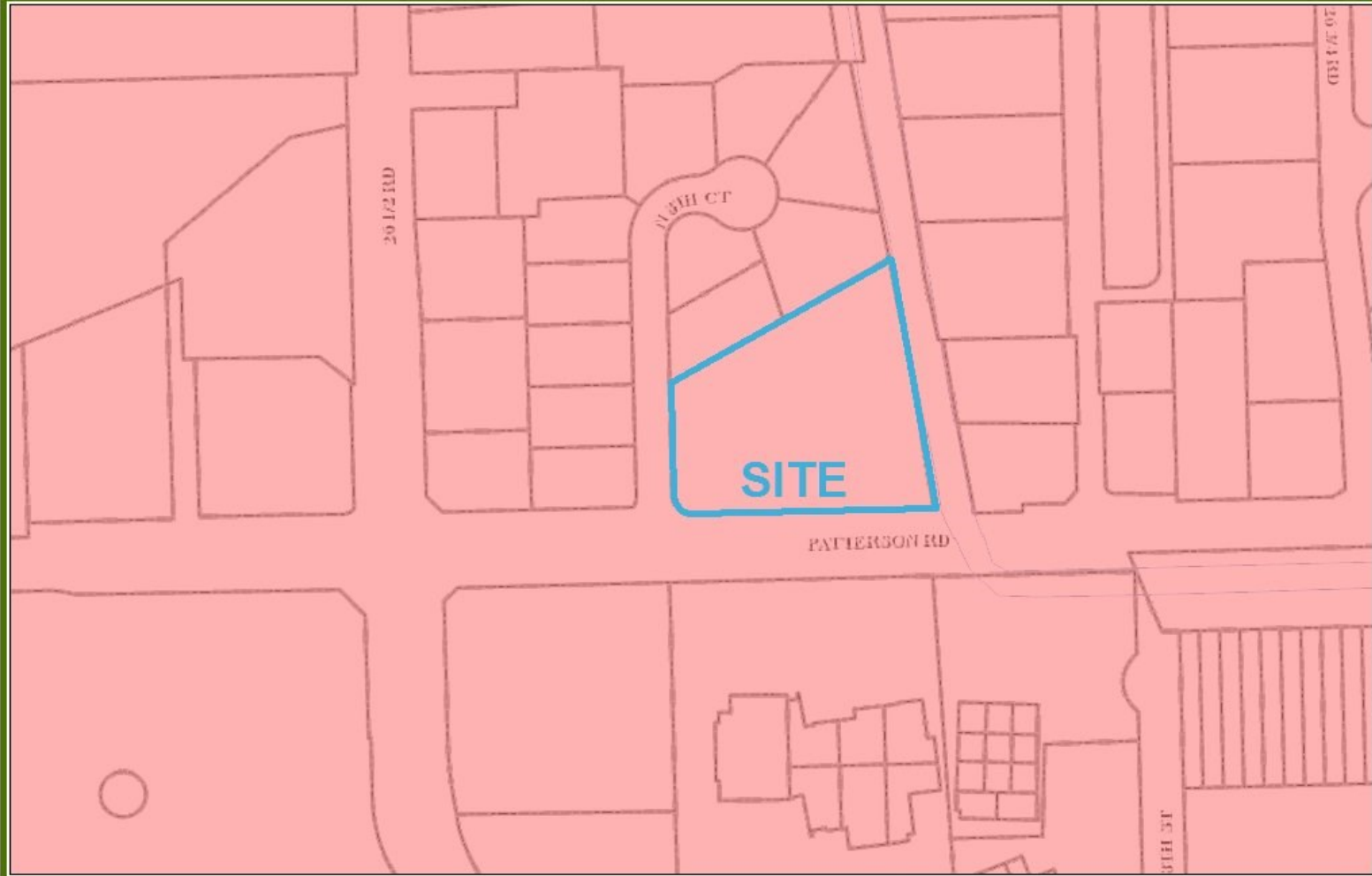
The proposed development will be completed in one phase.

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

After reviewing the Grand Junction Lodge application, PLD-2016-33, a request for approval of an Outline Development Plan (ODP) and Planned Development Ordinance, I make the following findings of fact/conclusions and conditions of approval:

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.

# Location Map

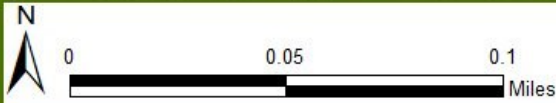


Printed: 6/4/2016

1 inch = 179 feet



# Aerial Photo

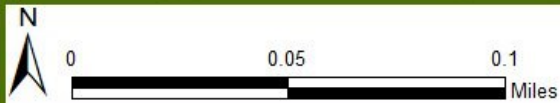
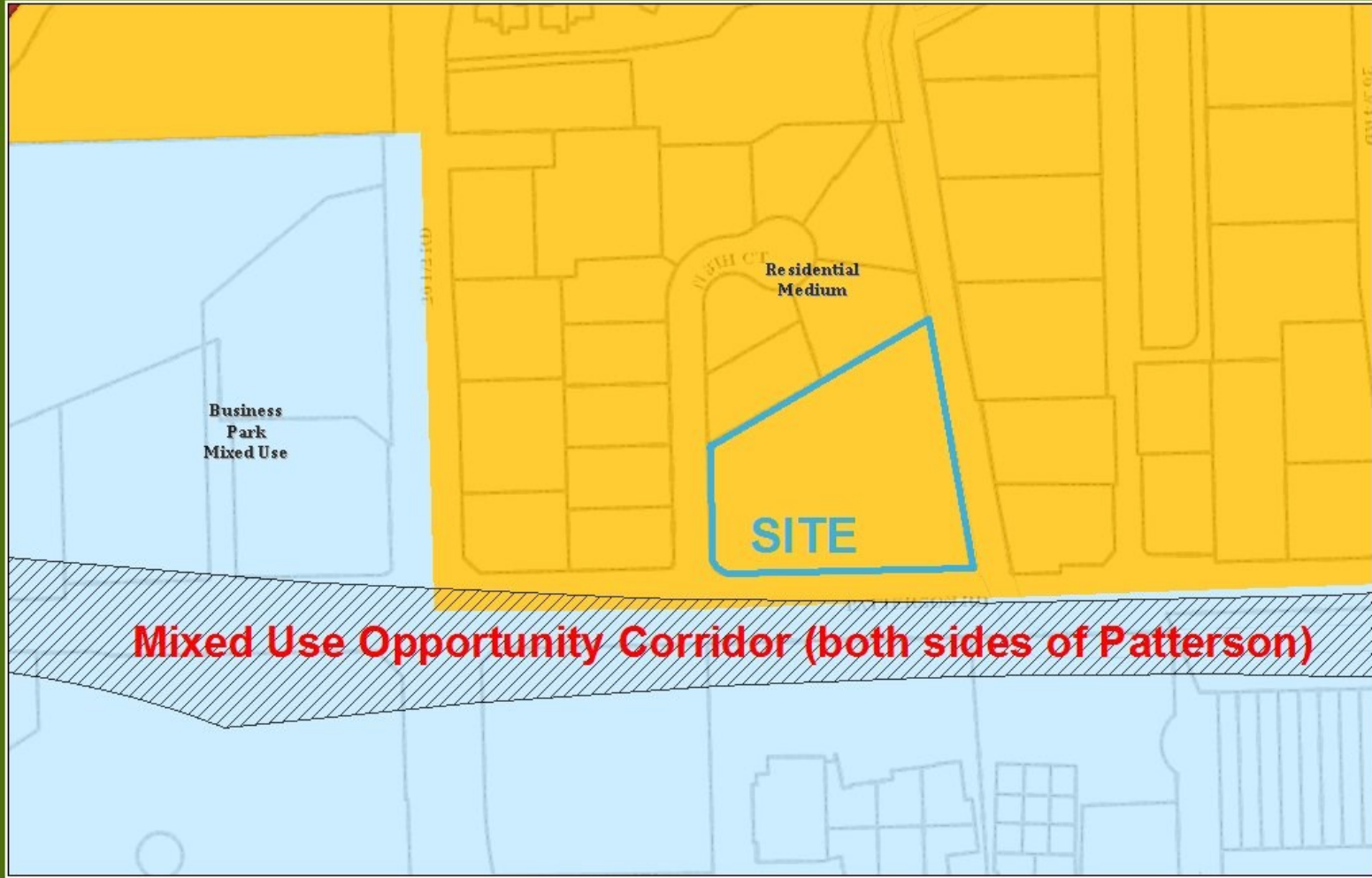


Printed: 6/4/2016

1 inch = 179 feet



# Comprehensive Plan - Future Land Use Map



Printed: 6/28/2016

1 inch = 179 feet



# Existing Zoning Map



Printed: 6/4/2016

1 inch = 179 feet





**General Project Report**  
**Major Site Plan Review – Simple Subdivision – ODP/Rezone**

**Grand Junction Lodge Senior Living**  
**Tax Parcel No. 2945-024-10-020**  
**2656 Patterson Road, Grand Junction, CO**  
**January 13, 2016**

**A. Project Description**

1. This is a request for the approval of a Major Site Plan, Simple Subdivision Plat and an Outline Development Plan (ODP)/Rezone for a proposed senior assisted living/memory care facility to be located at 2656 Patterson Road, Grand Junction, Colorado. Grand Junction Lodge Senior Living is a proposed facility containing approximately 45,821 square feet. The assisted living portion of the facility contains a total of 48 beds and associated services, consisting of two stories. The memory care portion of the facility contains a total of 12 beds and associated services, and is part of the first story of the building. The Simple Subdivision will combine the two existing parcels into one. Although two parcels exist, they are assessed by a single parcel number. The parcels are located within the City limits of Grand Junction.
2. The parcels contain approximately 1.92 acres more or less.
3. The proposed use, as stated previously, is for a senior living/memory care facility. The existing zoning is R-4, however an application for an ODP/Rezone to amend the zoning to PD (Planned Development), with an underlying zoning of Mixed Use Opportunity Corridor (MXOC), is being made with this submittal. The purpose of the request to PD zoning is to ensure this specific use will be the only use allowed for the subject property to satisfy the concerns of the neighboring properties. The request for approval of the Major Site Plan, Simple Subdivision and ODP/Rezone are compatible with existing and planned land uses.

**B. Public Benefit**

The public benefit is that this facility will provide much needed senior assisted living services in an area that is surrounded by medical care facilities, including St. Mary's Hospital. It will also create jobs. The proposed facility will make optimal use of the existing infrastructure.

**C. Neighborhood Meeting**

A neighborhood meeting was held as required and meeting minutes are included with this submittal.

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

1. **Adopted plans and/ or policies are being met-** The project complies with the adopted codes and proposed zoning requirements for this property.
2. **Land use in the surrounding area-** The land use in the immediate area is a medium density residential, medical facilities (hospital) and offices. The zoning of the parcel (once combined) to PD supports the proposed senior living/memory care facility and the intent of the Comprehensive Plan. This proposal is compatible with the current uses in the immediate and surrounding areas.
3. **Site access and traffic patterns-** Access is proposed off of N. 8<sup>th</sup> Court and meets the spacing requirements from Patterson Road. A Traffic Memo was prepared by Skip Hudson with Turnkey Consulting, and is included with this submittal. It was recommended to restrict left turns out of N. 8<sup>th</sup> Court onto Patterson Road. Please refer to the Memo. The approval of the Major Site Plan will have minimal effect on existing traffic patterns.
4. **Availability of utilities, including proximity of fire hydrants-**  
The subject parcel is and/or will be served by the following:
  - City of Grand Junction Water
  - City of Grand Junction Sanitation District
  - Xcel Energy
  - Charter
  - Qwest
  - City of Grand Junction FireAll utilities are existing in this corridor and extended to the site. A 5' multi-purpose easement (MPE) is proposed adjacent to the right-of-way on Patterson Road in lieu of a 14' MPE, and was acceptable to all of the dry utility providers. Please see the attached email communication that is included with this General Project Report.
5. **Special or unusual demands on utilities-** The demands of the proposed senior living/memory care facility on utilities are similar in nature but much less demand, to the existing St. Mary's Hospital and surrounding medical facilities and offices. The infrastructure is in place to meet the demand.

6. **Effects on public facilities-** The effect on public facilities as a result of the approval of the Major Site Plan for the subject parcel will be minimal.
7. **Hours of operation-** The hours of access to the site will be typical of the existing development in the immediate area and are consistent with surrounding properties.
8. **Number of employees-** It is anticipated at full capacity, the Lodge will employ 20-30 full and part time workers.
9. **Signage plans-** Monument signage is proposed and a signage plan is included with this submittal.
10. **Site Soils Geology-** Soils testing was performed and the site is suitable for the proposed development.
11. **Impact of project on site geology and geological hazards-** No significant geologic or geological hazards were identified for this property.

**E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted**

**Section 21.02.070(g) Major Site Plan Review –**

There are no specific review criteria for a Major Site Plan submittal. The site plan conforms to the zoning criteria for the MXOC form district, the underlying zoning requested with the OPD.

**Section 21.02 (p) (3) Simple Subdivisions –**

- i. **Any changes to existing easements or right-of-way have been completed in accordance with this Code or otherwise allowed by law (additional easements or right-of-way may be dedicated);**

The purpose of this request for a Simple Subdivision is to combine the two existing platted lots into a single lot. No change to existing easements or right-of-way has been requested. Additional right-of-way along Patterson Road is being dedicated, as well as a multi-purpose easement, with the new plat

- ii. **The right-of-way shown on the Grand Valley Circulation Plan has not changed;**

Additional right-of-way is being provided in accordance with the Grand Valley Circulation Plan.

- iii. **If a new lot is being created, no portion of the property may have been the subject of a previous simple subdivision creating a new lot within the preceding ten (10) years or a minor exemption subdivision**

No new lots are being created as part of this simple subdivision; the purpose is to combine lots.

**Section 21.02.150 Planned development (PD).**

**(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;**

The proposed senior assisted living/memory care facility furthers many of the goals and policies of the Comprehensive Plan. It provides for infill redevelopment in an established area. It provides for much needed diverse housing and assistance for our booming retirement community. It also increases the diversity of the services that the City of Grand Junction provides with regards to regional health care and will provide significant employment opportunities. The proposed use supports the Grand Valley Circulation Plan with the dedication of additional right-of-way along Patterson Road, and conforms to other adopted plans and policies.

**(ii) The rezoning criteria provided in GJMC 21.02.140;**

The proposed use and Site Plan conform to the underlying zoning requested of MXOC form district. No deviations from these standards are proposed.

**(iii) The planned development requirements of Chapter 21.05 GJMC;**

The proposed use takes advantage of existing infrastructure and existing utility corridors with minimal effect on traffic patterns. The Lodge will be built of various local, sustainable materials such as natural wood, iron, and brick. The Lodge will use as many environmentally responsible materials as to preserve and enhance the environment while providing a comfortable atmosphere and much needed assisted housing for the senior population of the area.

**(iv) The applicable corridor guidelines and other overlay districts in Chapter 21.07 GJMC;**

The subject project is not subject to any of the corridor guidelines or overlay districts discussed in Chapter 21.07 GJMC.

**(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;**

The project will have access to all public services and facilities concurrent with construction of the project.

**(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;**

Access to the project is from N. 8<sup>th</sup> Court and meets the spacing standards from Patterson Road. Adequate interior circulation of the site is provided.

**(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;**

Landscape buffering is provided between the project and adjacent residential uses.

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

The proposed use and site plan meet the standards of the underlying requested zoning of MXOC form district.

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

The proposed use and site plan meet the standards of the underlying requested zoning of MXOC form district with no deviations requested.

**(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed;**

The project is to be built in a single phase.

**Section 21.02.140 Code amendment and rezoning.**

**(a) Approval Criteria. In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:**

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

The original residential use was abandoned some time ago. The location of the subject parcel, which fronts Patterson Road, a principal arterial, lends itself more towards the proposed use.

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

This area has developed around St. Mary's Hospital, the largest regional medical center between Denver and Salt Lake City. St. Mary's finished a multi-year expansion in 2010. The proposed facility and use fits well within the area.

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

The subject site enjoys close proximity to shopping (both retail and grocery), parks and an expansive array of medical facilities and offices. Downtown Grand Junction is approximately three miles to the south. Fire and Police services are also in close proximity.

**(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**

This area is mostly built out. Some vacant, single family parcels exist to the northwest. There are no vacant parcels of sufficient size and zoning to accommodate the proposed use in the area.

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

The community will benefit from much needed senior assisted living. The proposed senior assisted living/memory care facility will also create local jobs.

**(c) (2) Mixed Use Opportunity Corridors. Residentially zoned property within a Mixed Use Opportunity Corridor designated on the Future Land Use Map in the Comprehensive Plan that are currently zoned for residential purposes may be rezoned to the Mixed Use Opportunity Corridor form district (MXOC) if the property is not also within a Village or Neighborhood Center, or to one of the other form districts of GJMC 21.03.090 if the property is also within a Village or Neighborhood Center, so long as the depth of the lot measured perpendicular to the corridor is at least 150 feet. When considering a rezone to a form district, the City Council shall consider the following:**

**(i) The extent to which the rezoning furthers the goals and policies of the Comprehensive Plan; and**

**(ii) The extent to which the proposed rezoning would enhance the surrounding neighborhood by providing walkable commercial, entertainment and employment opportunities, as well as alternative housing choices.**

The proposed rezoning to PD with the underlying zoning of MXOC form district and the proposed senior assisted living/memory care facility furthers many of the goals and policies of the Comprehensive Plan. It provides for infill redevelopment in an established area. It provides for much needed diverse housing and assistance for our booming retirement community. It also increases the diversity of the services that the City of Grand Junction provides with regards to regional health care and will provide significant employment opportunities.

**F. Development Schedule and Phasing**

Construction is anticipated in mid to late summer, 2016.

<b>Lot Breakdown (Sq Ft)</b>	
Total Lot Acreage:	84,821.57
<b>Proposed Layout</b>	
Max Building Size:	50,000.00
Asphalt:	18,787.20
Concrete:	4,778.37
Open Space:	29,700.97
Detention Pond:	3,041.66

**LEGEND**

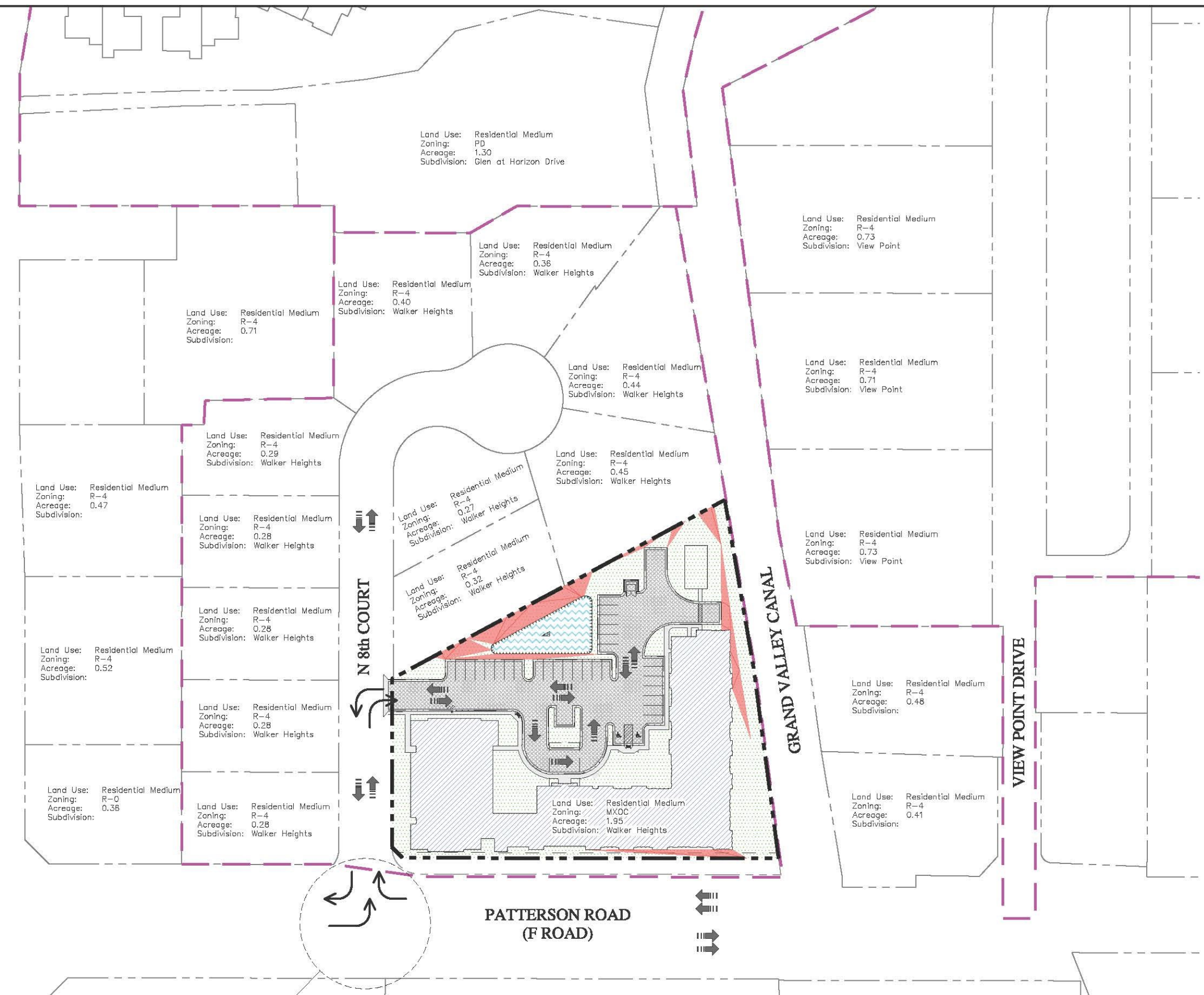
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Open Space
- Proposed Pond
- Slopes > 30%
- Traffic Flow Direction
- Traffic Movement
- Parcel Line
- Subdivision Plat Boundary
- Proposed Easement
- Subject Property

Default Zoning District	Min Lot Size		Minimum Street Frontage	Minimum Setbacks			Max Lot Coverage	Max Height
	Area (sq ft)	Width (ft)		Front	Side	Rear		
MXOC	6,000	60	75%	0	5	15	75%	50

- General Notes:**
- The Applicant is requesting a rezone of the property from R-4 to a zoning of PD-Planned Development with the underlying zoning of MXOC-Form District.
  - 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.
  - No deviations from the underlying MXOC zoning are proposed.

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

City of Grand Junction Community Development \_\_\_\_\_ Date \_\_\_\_\_



**UNCC 811**  
 Know what's below.  
 Call before you dig.  
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**SCALE**

( IN FEET )

ORIGINAL SHEET SIZE: 11 x 17

NO.	DATE	DESCRIPTION	BY

**RIVER CITY CONSULTANTS**  
 744 Horizon Court, Suite 110  
 Grand Junction, Co. 81508  
 Phone: 970.241.4722  
 Fax: 970.241.9841

**PROJECT #** 1515-001 **DATE ISSUED:** 13.Jan.2016  
**DRAWN BY:** nmr **HORIZ:** 1" = 100'  
**CHECKED BY:** jmm **VERT:** N/A

**PRELIMINARY**

**GRAND JUNCTION LODGE**  
**Grand Junction Lodge-Senior Living**  
 Outline Development Plan

**ODP 1**

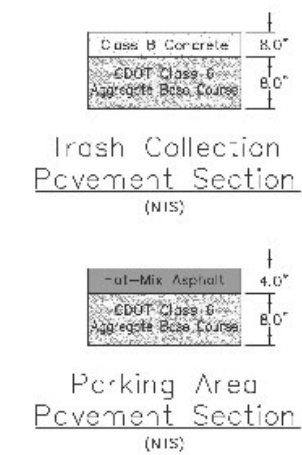


**BASIS OF BEARINGS**  
 THE BEARINGS HEREON ARE GRID BEARINGS OF THE MESA COUNTY SIMS LOTS DETERMINED BY GPS OBSERVATION ON MESA COUNTY SURVEY MARKER #55-1 AT THE SOUTH QUARTER OF SECTION 2 AND MESA COUNTY SURVEY MARKER #60-1 AT THE FOR THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE 10TH MERIDIAN.

THE BEARING OF THIS LINE IS SOUTH 89°53'57" EAST.

**M.C.S. ZONE "GVA"**  
 TRANSVERSE MERCATOR PROJECTION  
 POINT OF ORIGIN (SNO1) AND CENTRAL MERIDIAN:  
 LATITUDE: 30°06'22.72756"N  
 LONGITUDE: 108°32'01.43483"W  
 NORTHING: 50,000.00  
 EASTING: 100,000.00  
 SCALE FACTOR: 1.000218181798  
 PROJECTED SCALE FACTOR: 46447 (NAV088)

SideWalk Driveway Cul. Road



**BENCHMARK**  
 24" 45 RIBBAR IN CONCRETE WITH 2" ALUMINUM CAP MARKED "RIVER CITY CONSULTANTS PLS 18-480"  
 Northing: 44790.32  
 Easting: 92479.15  
 Elevation: 4664.56

**Breakdown**

Total Acreage:	~2.07
Asphalt (Sq. Ft.):	8,663
Concrete (Sq. Ft.):	5,562
Proposed Building Footprint (Sq. Ft.):	27,328
Combined Existing Buildings (3 total) (Sq. Ft.):	3,041

**UTILITY PROVIDERS**  
 Irrigation - Grand Valley Irrigation Company  
 Sanitary Sewer - City of Grand Junction  
 Storm Sewer - Grand Valley Drainage District  
 Water - City of Grand Junction  
 Electric - Xcel Energy  
 Gas - Xcel Energy  
 Phone - CenturyLink  
 Cable - Optimum

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

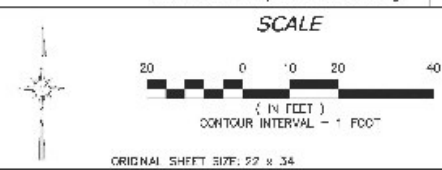
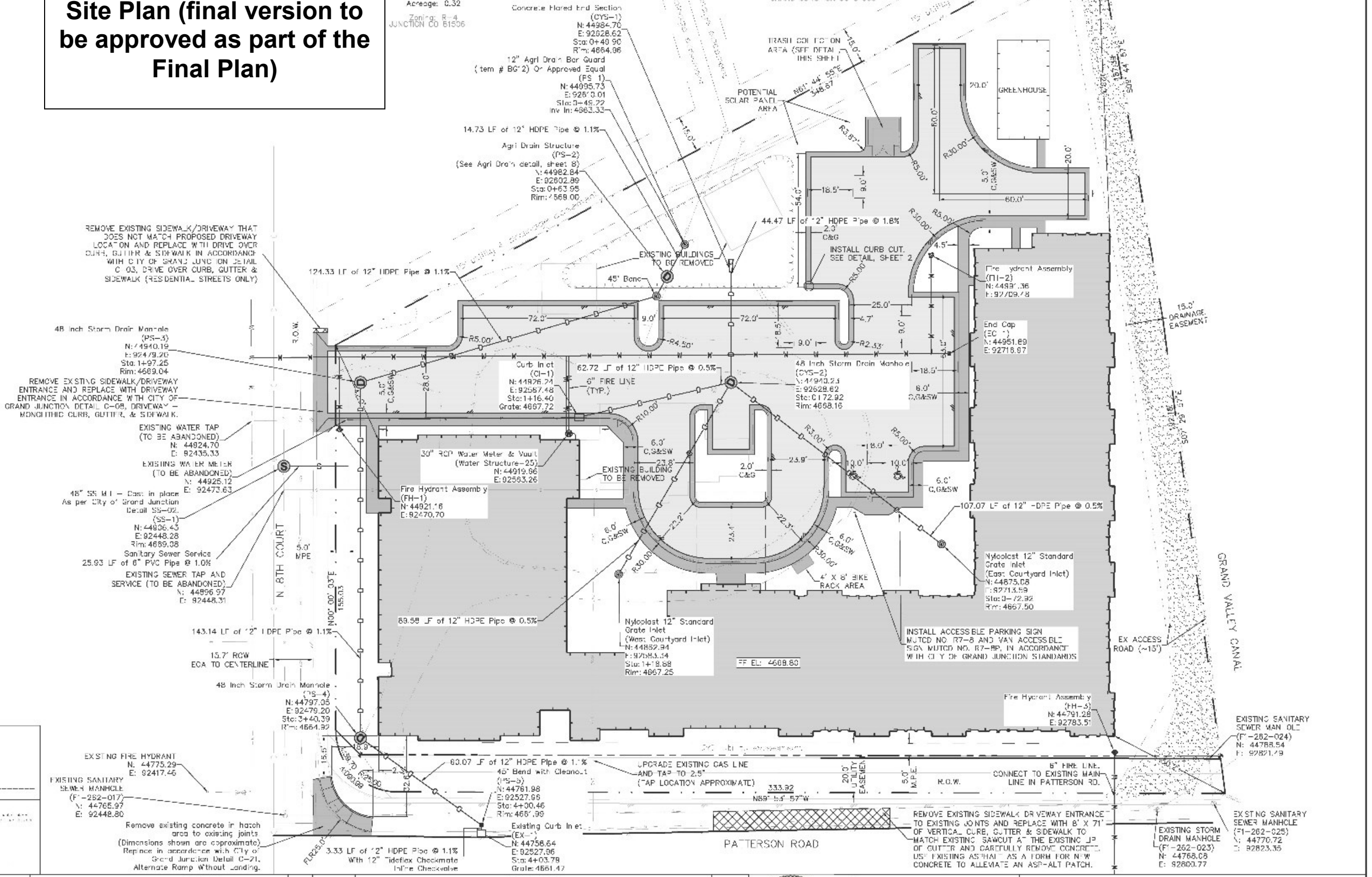
**ACCEPTANCE BLOCK**  
 I, the undersigned, hereby certify that the above described project has been completed in accordance with the approved plans and specifications, and that the same are ready for use.

UNCC 811 Know what's below. Call before you dig.  
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**Site Plan (final version to be approved as part of the Final Plan)**

2945-024-10-011  
 TROY A. CORMAN  
 PAULINE D. CORMAN  
 2726 N 8TH CT  
 Acreage: 0.32  
 Zoning: R-4  
 JUNCTION CO 81506

2945-024-10-009  
 STEVEN M. SCHRAM  
 2726 N 8TH CT  
 Acreage: 0.45  
 Zoning: R-4  
 GRAND JUNCTION CO 81506



**REVISIONS**

NO.	DATE	DESCRIPTION	BY

**RIVER CITY CONSULTANTS**  
 744 Horizon Court, Suite 110  
 Grand Junction, CO 81508  
 Phone: 970.241.4722  
 Fax: 970.241.8841

**PROFESSIONAL ENGINEER**  
 37343  
 05/15/2016

PROJECT # 1515-001 DATE ISSUED: 18 May 2016  
 DRAWN BY: DSP HORIZ: AS SHOWN  
 CHECKED BY: JMM VERT: N/A

**GRAND JUNCTION LODGE**  
 Grand Junction Lodge-Senior Living  
 Site Plan

2

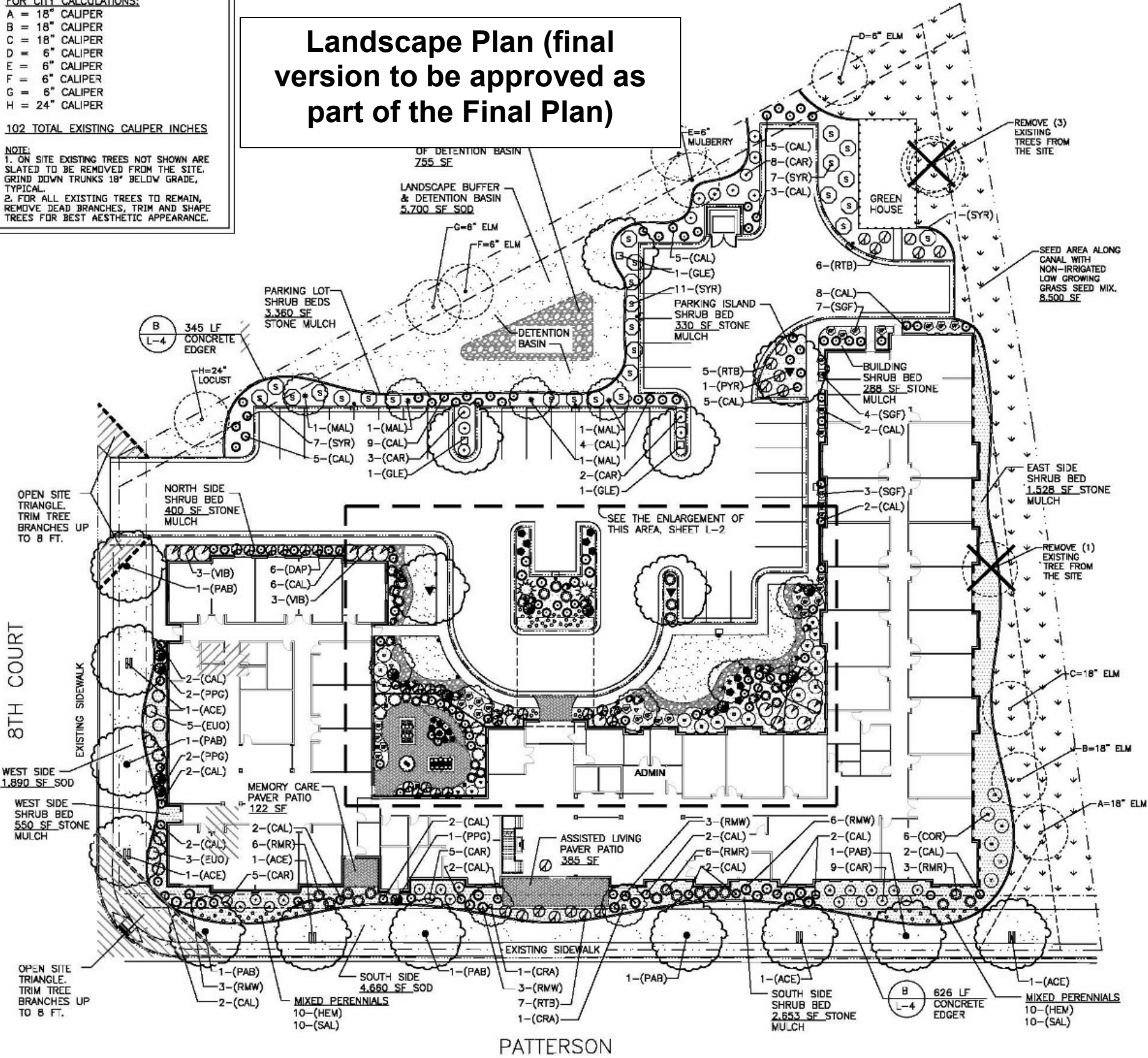
**EXISTING TREES TO REMAIN.  
EXISTING CALIPER INCHES TO BE USED  
FOR CITY CALCULATIONS:**

- A = 18" CALIPER
- B = 18" CALIPER
- C = 18" CALIPER
- D = 6" CALIPER
- E = 6" CALIPER
- F = 6" CALIPER
- G = 6" CALIPER
- H = 24" CALIPER

102 TOTAL EXISTING CALIPER INCHES

**NOTE:**  
1. ON SITE EXISTING TREES NOT SHOWN ARE SLATED TO BE REMOVED FROM THE SITE. GRIND DOWN TRUNKS 18" BELOW GRADE, TYPICAL.  
2. FOR ALL EXISTING TREES TO REMAIN, REMOVE DEAD BRANCHES, TRIM AND SHAPE TREES FOR BEST AESTHETIC APPEARANCE.

**Landscape Plan (final  
version to be approved as  
part of the Final Plan)**



**LANDSCAPE NOTES:**

1. INSTALL 2 NEW AUTOMATIC PRESSURIZED UNDERGROUND WATER IRRIGATION SYSTEMS FOR THE NEW LANDSCAPE. WATER TURF GRASS AREAS WITH DITCH WATER & IRRIGATION PUMP. WATER SHRUB BED AREAS WITH DOMESTIC WATER INCLUDING A BACKFLOW PREVENTER, AUTOMATIC CONTROLLER, AND RAIN SENSORS. TURF GRASS AREAS REQUIRE POP-UP SPRAY OR ROTATOR HEADS. ALL TREES REQUIRE (4) EMITTERS EACH. ALL SHRUBS REQUIRE (2) EMITTERS EACH. ALL PERENNIALS REQUIRE (1) EMITTER EACH. LOCATE THE IRRIGATION CONTROLLER ON THE EXTERIOR OF THE GREEN HOUSE BLDG. LANDSCAPE CONTRACTOR TO SUBMIT AN IRRIGATION DESIGN FOR APPROVAL PRIOR TO CONSTRUCTION.
2. WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL AMENDMENTS (DECOMPOSED BARK MULCH OR "BACK-TO-EARTH" ACIDIFIER PRODUCT) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX. ROOTING HORMONE SUCH AS INDOL 3 BUTERIC ACID SHALL BE USED FOR ALL TREES & SHRUBS.
3. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. ALL LANDSCAPE SHRUB BEDS SHALL BE INSTALLED WITH WEED BARRIER FABRIC AND TOPDRESSED WITH A MINIMUM OF THREE INCHES OF SPECIFIED MULCH.
5. LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO INSTALLING PLANT MATERIAL. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES.
6. SHRUB BEDS SHALL HAVE "DEWITT PRO 5" WEED BARRIER FABRIC OR APPROVED EQUAL INSTALLED UNDER MULCH UNLESS NOTED OTHERWISE - OVERLAP SEAMS MIN. 4" AND ATTACH FABRIC IN PLACE WITH 8" LONG STAPLES AT MAX. 4' O.C.
7. THE TURF GRASS AREAS SHALL BE PREPARED BY ROTOTILLING IN 3-5 CY/1,000 SF OF SOIL AMENDMENTS INTO THE TOP 6" AND FINE GRADE. NO CLOS TO BE GREATER THAN 2" SIZE. INSTALL SOD & ROLL GRASS PER THE SUPPLIERS RECOMMENDATIONS.
8. WHEN PLANTING TREES OR SHRUBS, THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING. FERTILIZE WITH AGRIFORM 21 GRAM PLANT TABLETS, 20-10-5. 6 TABLETS PER TREE, 3 PER SHRUB, & 1 PER PERENNIAL.
9. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. THE CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM AND ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED. THE CONTRACTOR SHALL WINTERIZE IRRIGATION SYSTEM IN FALL AND PROVIDE SPRING START-UP DURING ONE-YEAR WARRANTY PERIOD.
10. ON SITE EXISTING TREES NOT SHOWN ARE SLATED TO BE REMOVED FROM THE SITE. GRIND DOWN TRUNKS 18" BELOW GRADE, TYPICAL. FOR ALL EXISTING TREES TO REMAIN, REMOVE DEAD BRANCHES, TRIM AND SHAPE TREES FOR BEST AESTHETIC APPEARANCE.

**CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS:**

89,500 SF (1.8 ACRES) SITE  
 $89,500 / 2500 = 36$  REQUIRED TREES  
 $89,500 / 300 = 299$  REQUIRED SHRUBS

25% LAWN TO SHRUB REDUCTION ALLOWANCE =  
 $299 \times .25 = -75$  SHRUBS =  $299 - 75 = 224$  SHRUBS REQUIRED  
 REQUIRED LAWN = 3,750 SF, LAWN PROVIDED = 14,520 SF

102 TOTAL EXISTING CALIPER INCHES: (SEE CALCS BOX AT UPPER LEFT)  
 2" CAL REQUIRED X 36 TREES = 72 CAL. INCHES REQ.

102" EXISTING - 72" REQUIRED = 30 CALIPER INCHES EXTRA  
 ADDITIONAL PROVIDED VIA EXISTING TREES SO NO NEW TREES ARE REQUIRED EXCEPT ALONG THE STREET FRONTAGES, & IN PARKING ISLANDS PER CODE

1 TREE EVERY 40 LF OF STREET FRONTAGE = 13 REQUIRED  
 4 STREET TREES ALONG 8TH COURT REQUIRED, 4 PROVIDED  
 9 STREET TREES ALONG PATTERSON REQUIRED, 9 PROVIDED  
 PARKING ISLANDS AND SHADE PERIMETER PARKING = 9 PROVIDED  
 ORNAMENTAL BUILDING ENTRY TREES = 7 PROVIDED

30" CALIPER INCHES EXTRA PER EXISTING TREE SIZE  
 1" CALIPER EXTRA = -3 SHRUBS  
 30 EXTRA INCHES EXISTING TREES X -3 SHRUBS = -90 SHRUBS  
 299 REQUIRED SHRUBS - 90 SHRUBS = 209 SHRUBS REQUIRED

SHRUBS REQUIRED IN PARKING LOT ISLANDS, PARKING PERIMETER, STREET FRONTAGES, AND BUILDING FOUNDATION PLANTINGS PER CODE.

**FINAL TOTALS:**  
 29 NEW TREES PROVIDED  
 265 SHRUBS PROVIDED  
 96 ORNAMENTAL GRASS, 71 PERENNIALS

**GRAND LODGE SENIOR LIVING  
GRAND JUNCTION, COLORADO**

Jules Wolverton,  
Landscape Architect

61945 Nighthawk Road  
Montrose, CO 81403  
p: 970.249.9392  
c: 970.417.1779  
wolverton@montrose.co

**LANDSCAPE PLAN,  
NOTES, AND  
CALCULATIONS**

100% CD's

REVISIONS	DATE:
1	06/06/16

Date: 05/12/16  
 Project #: GRAND LODGE  
 Drawn by: JW  
 Sheet #:

**GRAND JUNCTION LODGE  
SENIOR LIVING COMMUNITY  
2656 PATTERSON ROAD  
GRAND JUNCTION, COLORADO**

**NEIGHBORHOOD MEETING NOTES  
OCTOBER 1, 2015**

The following comments/questions were voiced from various neighbors:

1. Lighting concerns in that the parking lot will produce glare at night; Solution: down light as much as possible
2. Wandering residents; Solution: Vivage uses technology to insure tenants don't "wander" to far from facility. Each MC resident actually wears a transponder that alerts staff if they are too far from the building
3. Will we install fencing; Answer, although we have not completed all architectural drawings for proposals, fencing and/or landscaping barrier will be considered
4. Can you put in tall shrubbery; Separation concern; Landscape plans have not been complete however this will be considered in the design
5. Concerns of "why are you putting in a commercial assisted living in a residential neighborhood; Answer, this property, although commercial in zoning, is in reality more residential than commercial. In addition, the Patterson corridor is becoming heavily commercial and the belief is that the City of Grand Junction will be approving additional commercial use for the property. A senior housing project is much lower traffic and overall impact than the alternative "commercial" uses once it is rezoned and it seemed that our use would be the most accepted in comparison to office, bar restaurant etc. uses
6. Concerns of left turn onto Patterson from N. 8th crt.; we stated the possibility of a turning lane but traffic study would give us more information as needed

Neighborhood Mtg OCT 1<sup>st</sup> @ 5pm  
2656 PATTERSON Rd Project

Please Sign IN

<u>NAME</u>	<u>Address</u>	<u>E-MAIL</u>
Stephan Meacham	615 ViewPoint Dr	meach615@yahoo.com
Georgia Meacham	615 ViewPoint	✓
Anthony Ryan	410 Rio Way	-
Troy Garneau	2712 N. 8 <sup>th</sup> Court	
Pauline Gorman	2712 N. 8 <sup>th</sup> Court	
John Henry	2711 N 8 <sup>th</sup> COURT	
Tara Lemke	2713 N 8 <sup>th</sup> Ct	lemke.tara@yahoo.com
George Jachini	2715 N. 8 <sup>th</sup> Ct.	✗
Jan CASTLE	2720 N 8 <sup>th</sup> Ct	
Steve SCHRAM	2720 N 8 <sup>th</sup> Ct	stevens385@gmail.com
LORI GARRISON	608 VIEW POINT DR.	LOU.LEE.GARRISON@G-MAIL.COM
Ang Johnson Lambert	609 Viewpoint Dr.	alambert6280@gmail.com
Stephen Lambert	609 ViewPoint Dr.	slambert476@gmail.com
Laura Bishop	612 Viewpoint Dr.	lbishop2@earthlink.net
William Bush	619 Viewpoint Dr.	

DAVID THORNTON City of Grand Jct

Karen Troestern 2714 N 8<sup>th</sup> Ct troestern@msn.com

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE TO ZONE THE GRAND JUNCTION LODGE DEVELOPMENT  
TO A PD (PLANNED DEVELOPMENT) ZONE,  
BY APPROVING AN OUTLINE DEVELOPMENT PLAN WITH A DEFAULT ZONE OF  
MXOC (MIXED USE OPPORTUNITY CORRIDOR)**

**LOCATED AT 2656 PATTERSON ROAD**

Recitals:

A request to rezone 2.069 acres from R-4 (Residential 4 du/ac) to PD (Planned Development) and of an Outline Development Plan to develop a 50,000 square foot Senior 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 Grand Junction Lodge 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. Lots 12 & 13, Walker Heights Subdivision, Reception Number 1022545, City of Grand Junction, County of Mesa, State of Colorado.
- B. The Grand Junction Lodge 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 MXOC (Mixed Use Opportunity Corridor):

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, including accessory uses such as solar panels and greenhouses.

Table 1: Lot, Setback, and Bulk Standards:

Proposed Zone Dimensional Standards								
Default Zoning District	Min Lot Size		Minimum Street Frontage	Minimum Setbacks			Max Lot Coverage	Max Height
	Area (sq ft)	Width (ft)		Front	Side	Rear		
MXOC	6,000	60	75%	0	5	15	75%	50

Table 2: Architectural Considerations:

(1) Architectural Standards shall be per the Default Zone of MXOC (Mixed Use Opportunity Corridor).

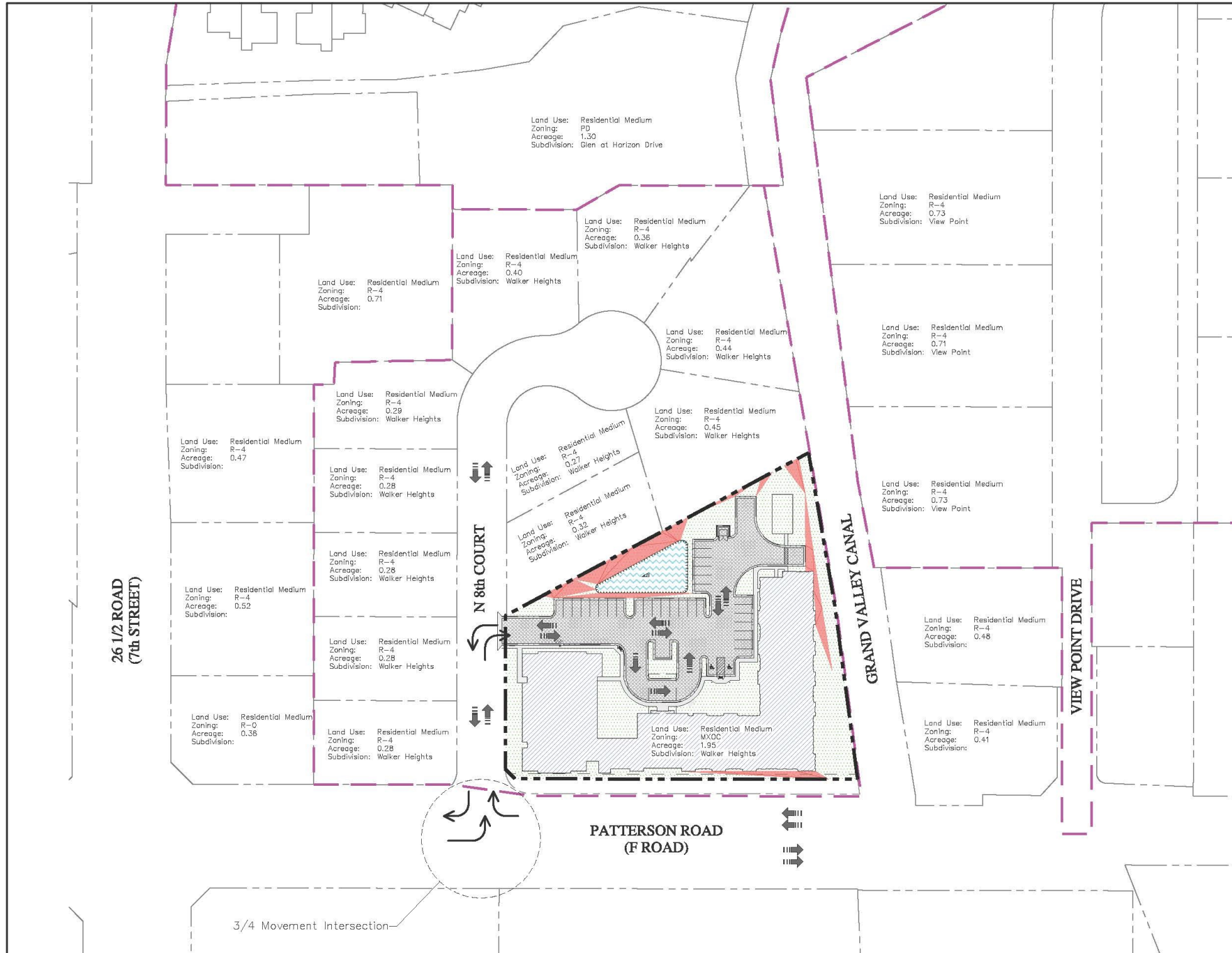
Introduced for first reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2016 and ordered published in pamphlet form.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2016 and ordered published in pamphlet form.

ATTEST:

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

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



Lot Breakdown (Sq. Ft.)	
Total Lot Acreage:	84,821.57
Proposed Layout	
Max Building Size:	50,000.00
Asphalt:	18,787.20
Concrete:	4,778.37
Open Space:	29,700.97
Detention Pond:	3,041.66

### LEGEND

- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Open Space
- Proposed Pond
- Slopes > 30%
- Traffic Flow Direction
- Traffic Movement
- Parcel Line
- Subdivision Plat Boundary
- Proposed Easement
- Subject Property

Default Zoning District	Min Lot Size		Minimum Street Frontage	Minimum Setbacks			Max Lot Coverage	Max Height
	Area (sq ft)	Width (ft)		Front	Side	Rear		
MXOC	6,000	60	75%	0	5	15	75%	50

- General Notes:**
- The Applicant is requesting a rezone of the property from R-4 to a zoning of PD-Planned Development with the underlying zoning of MXOC-Form District.
  - 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.
  - No deviations from the underlying MXOC zoning are proposed.

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

City of Grand Junction Community Development \_\_\_\_\_ Date \_\_\_\_\_

**SCALE**

( IN FEET )

ORIGINAL SHEET SIZE: 11 x 17

NO.	DATE	REVISIONS DESCRIPTION	BY

**RIVER CITY CONSULTANTS**

744 Horizon Court, Suite 110  
Grand Junction, Co. 81509

Phone: 970.241.4722  
Fax: 970.241.8041

PROJECT #: 1515-001 DATE ISSUED: 13 Jan. 2016  
DRAWN BY: mmv HORIZ: 1" = 100'  
CHECKED BY: jmm VERT: N/A

**GRAND JUNCTION LODGE**

**Grand Junction Lodge-Senior Living**

Outline Development Plan

ODP 1



Attach 4

## CITY COUNCIL AGENDA ITEM

Date: [June 22, 2016](#)

Author: [Scott D. Peterson](#)

Title/ Phone Ext: [Senior](#)

[Planner/1447](#)

Proposed Schedule: 1<sup>st</sup> Reading:

[July 6, 2016](#)

2<sup>nd</sup> Reading: [July 20, 2016](#)

File #: [ANX-2016-194](#)

<b>Subject:</b> Retherford Zone of Annexation, Located at 2089 Broadway
<b>Action Requested/Recommendation:</b> Introduce a Proposed Ordinance and Set a Public Hearing for July 20, 2016
<b>Presenter(s) Name &amp; Title:</b> Scott D. Peterson, Senior Planner

### Executive Summary:

A request to zone 0.48 +/- acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac) zone district.

### Background, Analysis and Options:

The property owners have requested annexation into the City limits in order to subdivide the existing property to create a second residential lot in anticipation of construction of a new single family detached home. Under the 1998 Persigo Agreement with Mesa County, residential annexable development within the Persigo Wastewater Treatment Facility boundary (201 service area) triggers land use review and annexation by the City. The proposed zoning of R-4 implements the Comprehensive Plan Future Land Use Map, which has designated the property as Residential Medium Low (2 -4 du/ac).

### Neighborhood Meeting:

A Neighborhood Meeting was held on April 18, 2016 with nine citizens along with the applicant and City Project Manager in attendance. No objections to the proposed annexation, zoning, or proposed future single-family residential 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 to create ordered and balanced growth spread throughout the community in a manner consistent with adjacent residential development. The proposed Annexation also provides additional housing opportunities and choices to meet the needs of a growing community, which implements the following goals and policies 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 5:** To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

**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. Though the proposed Annexation does not further the goals of the Economic Development Plan as the proposed land use is for a residential development, the proposal does provide additional residential housing opportunities for both professionals and retirees in the community, located within the Redlands.

**Board or Committee Recommendation:**

The Planning Commission forwarded a recommendation of approval at its June 28, 2016 Planning Commission meeting.

**Financial Impact/Budget:**

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

**Legal issues:**

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

**Other issues:**

There are no other issues identified.

**Previously presented or discussed:**

Referral of the Annexation Petition went before the City Council on June 1, 2016.

**Attachments:**

1. Background Information
2. Staff Report
3. Annexation Site Location Map
4. Aerial Photo
5. Comprehensive Plan Future Land Use Map
6. Existing City and County Zoning Map
7. Ordinance

<b>STAFF REPORT / BACKGROUND INFORMATION</b>				
<b>Location:</b>		2089 Broadway		
<b>Applicants:</b>		Terry, Doug and Dennis Retherford, Owners		
<b>Existing Land Use:</b>		Single-family detached home		
<b>Proposed Land Use:</b>		Simple Subdivision to subdivide the existing lot to construct a single-family detached home		
<b>Surrounding Land Use:</b>	<b>North</b>	Single-family detached		
	<b>South</b>	Single-family detached		
	<b>East</b>	Single-family detached		
	<b>West</b>	Two Rivers Winery		
<b>Existing Zoning:</b>		County RSF-4 (Residential Single-Family – 4 du/ac)		
<b>Proposed Zoning:</b>		R-4 (Residential – 4 du/ac)		
<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>	County RSF-4 (Residential Single-Family – 4 du/ac)		
	<b>West</b>	County PUD (Planned Unit Development)		
<b>Future Land Use Designation:</b>		Residential Medium Low (2 – 4 du/ac)		
<b>Zoning within density range?</b>		X	<b>Yes</b>	<b>No</b>

**Section 21.02.140 (a) of the Grand Junction Zoning and Development Code:**

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code, states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan Future Land Use Map designates the property as Residential Medium Low (2 – 4 du/ac). The request for an R-4 (Residential – 4 du/ac) zone district is consistent with this designation. Generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district.

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

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

The requested annexation and zoning is being triggered by the 1998 Persigo Agreement between Mesa County and the City of Grand Junction as the proposed development of the site is considered residential annexable development. The Persigo Agreement defines Residential Annexable

Development to include any proposed development that would require a public hearing under the Mesa County Land Development Code as it was on April 1, 1998 (GJMC Section 45.08.020 e. 1). The property owners intend to subdivide off a portion of the existing property in order to create a single lot to construct a single-family detached home in order to market and sell. Upon inquiry with Mesa County, it was determined that the subject property was platted as Lot 2, Retherford Subdivision in 1983. The applicant's request to create a second parcel through the creation of an additional subdivision plat would require a public hearing, meaning the request meets the criteria for residential annexable development and cannot be partitioned as another subdivision in unincorporated Mesa County without a public hearing. Thus, the property owners have petitioned for annexation into the City limits with a requested zoning district that is compatible with the existing Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac).

Therefore, this criterion has been met.

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

The adjacent residential subdivision (Retherford Estates) to the south and west was platted 2005 and contains 23 lots on 6.91 acres which equates to a residential density of 3.32 dwelling units to the acre. The Grand Junction Zoning and Development Code (Section 21.03.040 (e) (2) (iii)) allows for the purpose of calculating density on parcels smaller than 5 acres, one-half of the land area of all adjoining rights-of-way may be included in the gross lot area. Therefore, when additional right-of-way of Broadway and Jesse Way is added to the existing lot area (0.48 acres increases to 0.68 +/- acres), the applicant's proposed lot split would have a residential density of 2.94 dwelling units to the acre which is in keeping with the overall density requirements of the proposed R-4 zone district.

The residential character of this area of the Redlands and the adjacent Retherford Estates subdivision is single-family detached on properties ranging in size from 0.20 to 0.30 acres (applicant's proposed lot size is 0.23 & 0.26 +/- acres), therefore the character and condition of the area has not changed and the applicant is requesting the same zoning designation of R-4 as what is allowed on the adjacent properties for compatible zoning and lot size.

Therefore, the criterion is not applicable.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the R-4 zone district. Ute Water and City sanitary sewer are both presently stubbed to the property and are available in Jesse Way and Broadway (Hwy 340). Property is also being served by Xcel Energy electric and natural gas. To the east on Broadway is a neighborhood commercial center that includes an office complex,

convenience store and gas islands, restaurants and a church. Further to the east on Broadway are elementary and junior high schools and less than a mile from the property is Grand Junction Redlands Fire Station No. 5.

Therefore, this criterion has been met.

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

There is not an inadequate supply of suitably designed land available in the community as the R-4 zone district comprises the second largest amount of residential acreage within the City limits behind the R-8 zone district (Over 1,862 acres within the City limits is zoned R-4). The existing property currently contains a single-family home on one platted lot. The property owners are requesting to annex and zone the property in accordance with the adopted Persigo Agreement between Mesa County and the City of Grand Junction in order to subdivide the property to create another single-family detached home and lot to match the land uses of what is currently developed on the adjacent residential subdivision in the area (Retherford Estates). The request to zone the subject property R-4 is consistent with the Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac) and the current County zoning of RSF-4.

Therefore, this criterion is not applicable or has not been met.

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

The proposed R-4 zone would implement Goals 3 & 5 of the Comprehensive Plan by creating an opportunity for ordered and balanced growth spread throughout the community in a manner consistent with adjacent residential development. The proposed Annexation also provides additional housing opportunities and choices to meet the needs of a growing community, thus the community will derive benefits from the proposed zone of annexation request.

Therefore, this criterion has been met and addressed.

Alternatives: The following zone districts would also be consistent with the Future Land Use designation of Residential Medium Low (2 – 4 du/ac) for the subject property.

- a. R-R, (Residential – Rural)
- b. R-E, (Residential – Estate)
- c. R-1, (Residential – 1 du/ac)
- d. R-2, (Residential – 2 du/ac)
- e. R-5, (Residential – 5 du/ac)

In reviewing the other zone district options, the residential zone districts of R-R, R-E, and R-1 have a minimum lot size requirement that exceeds the applicant's current

property square footage of 20,908 +/- sq. ft., so those zone districts would not be an option. The applicant's proposed residential density of 2.94 dwelling units an acre also exceeds the maximum residential density of the R-2 zone district but is also under the minimum required density of the R-5 zone district which is 3 dwelling units to the acre, so those two zoning districts would not be an option.

The intent of the R-4 zone is to provide medium to low density single-family uses where adequate public facilities and services are available. The R-4 zone is consistent with the density of the adjacent Retherford Estates subdivision to the south and east and the current County zoning of RSF-4.

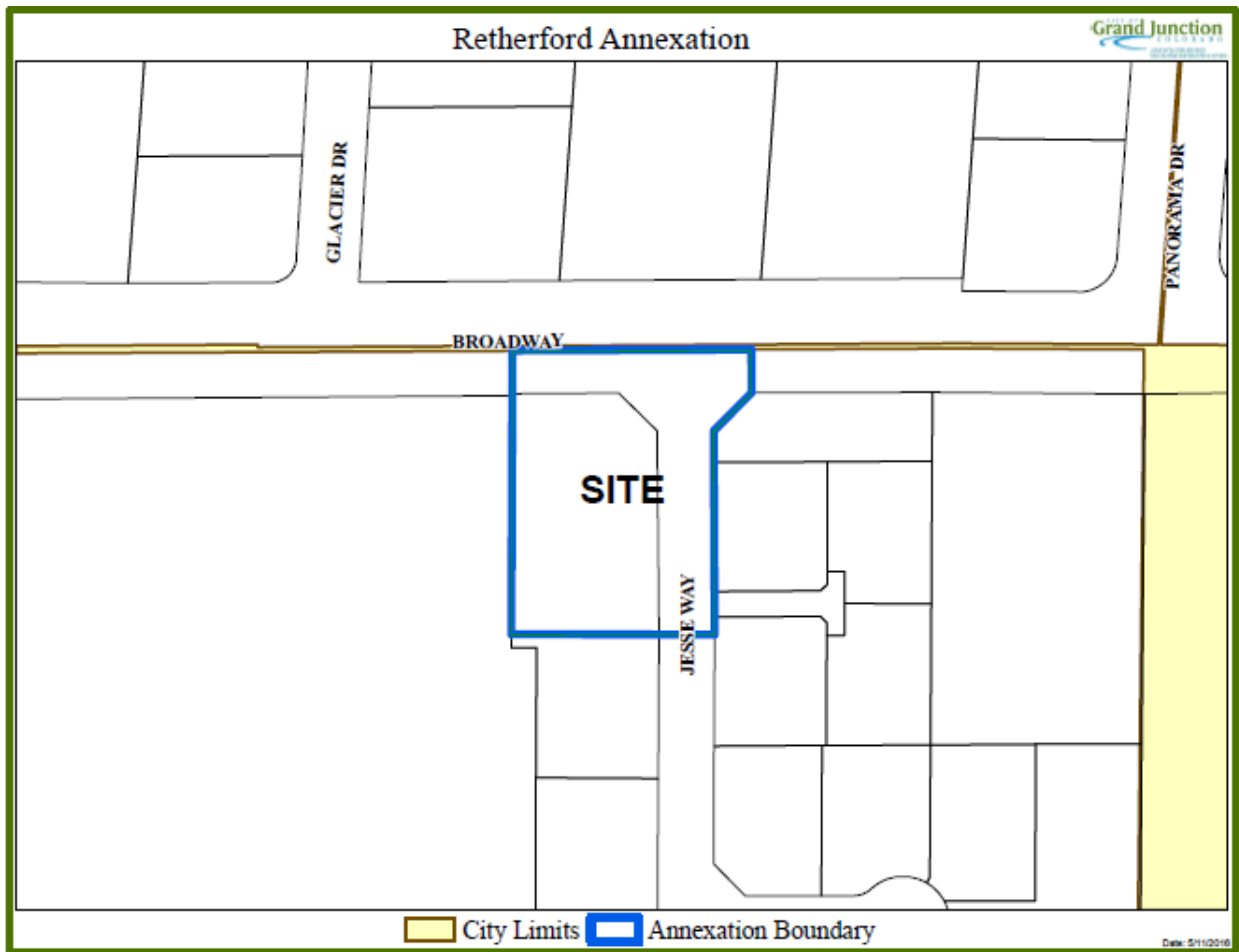
#### **FINDINGS OF FACT/CONCLUSIONS:**

After reviewing the Retherford Annexation, ANX-2016-194, for a Zone of Annexation from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac), the following findings of fact and conclusions have been determined:

4. The requested zone of annexation is consistent with the goals and policies of the Comprehensive Plan, specifically Goals 1, 3 & 5.
5. The applicable review criteria, items 3 and 5 in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code have been met or addressed.

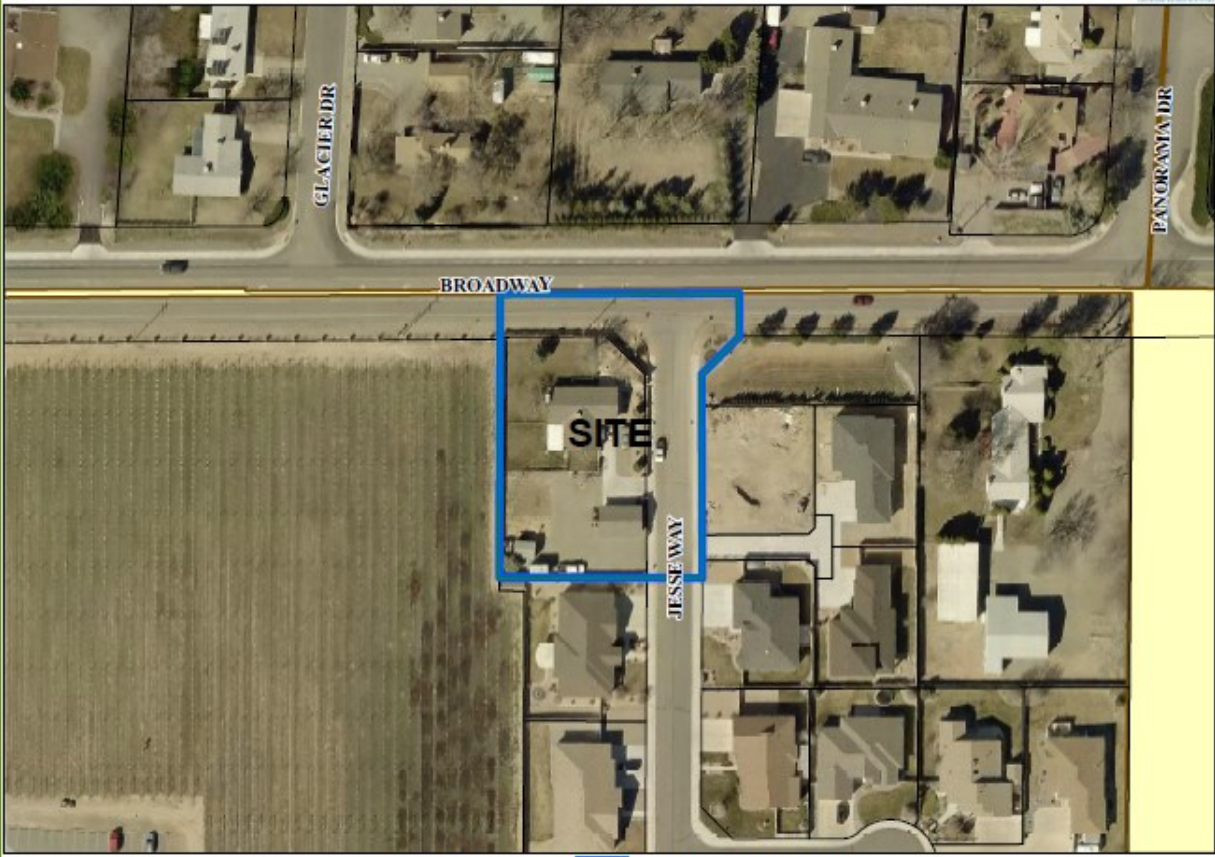
#### **PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission recommended approval of the requested zone of annexation to the City Council, finding the zoning to the R-4 district to be consistent with the Comprehensive Plan and Sections 2.6 and 2.14 of the Zoning and Development Code.



**Proposed Zone of Annexation does not include adjacent right-of-way, property only**

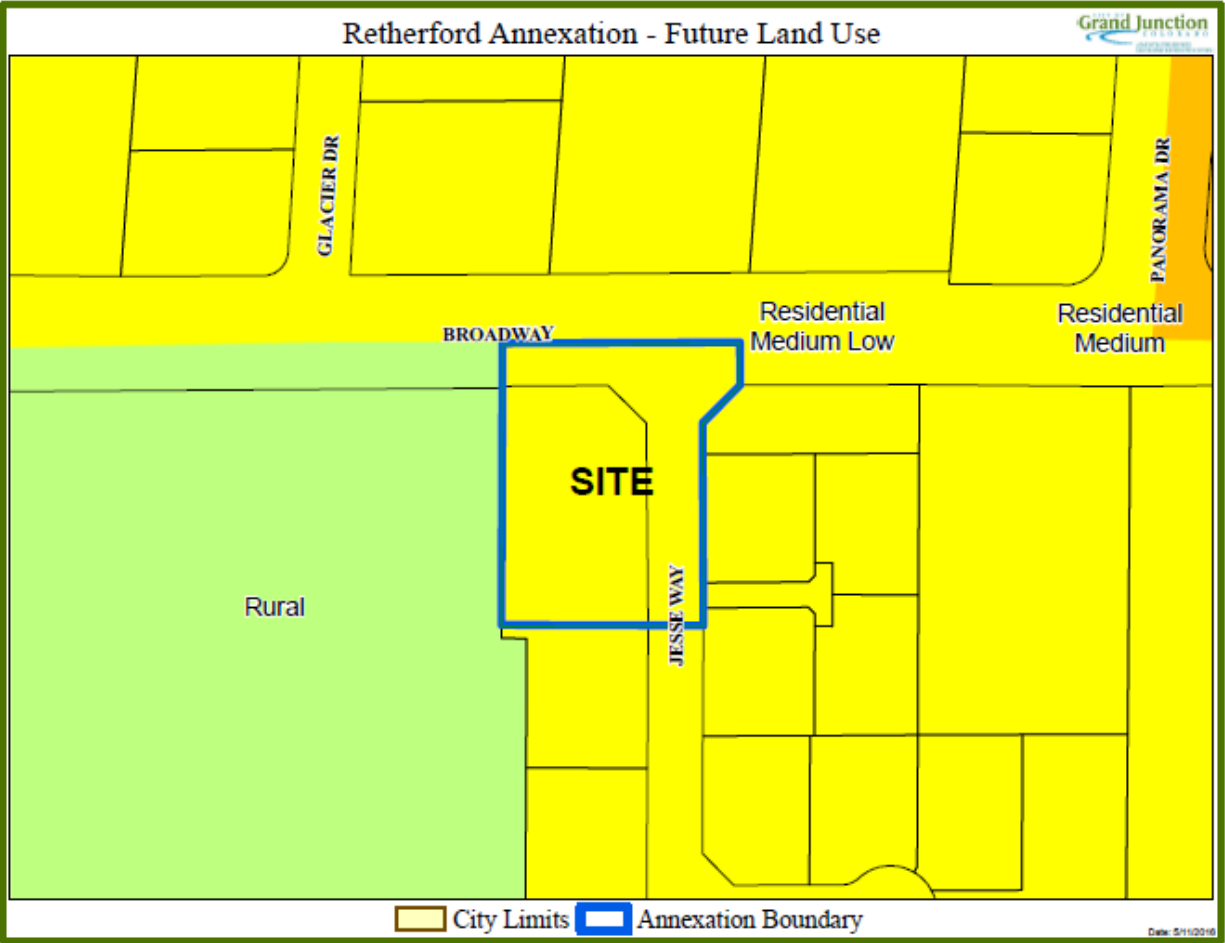
Retherford Annexation



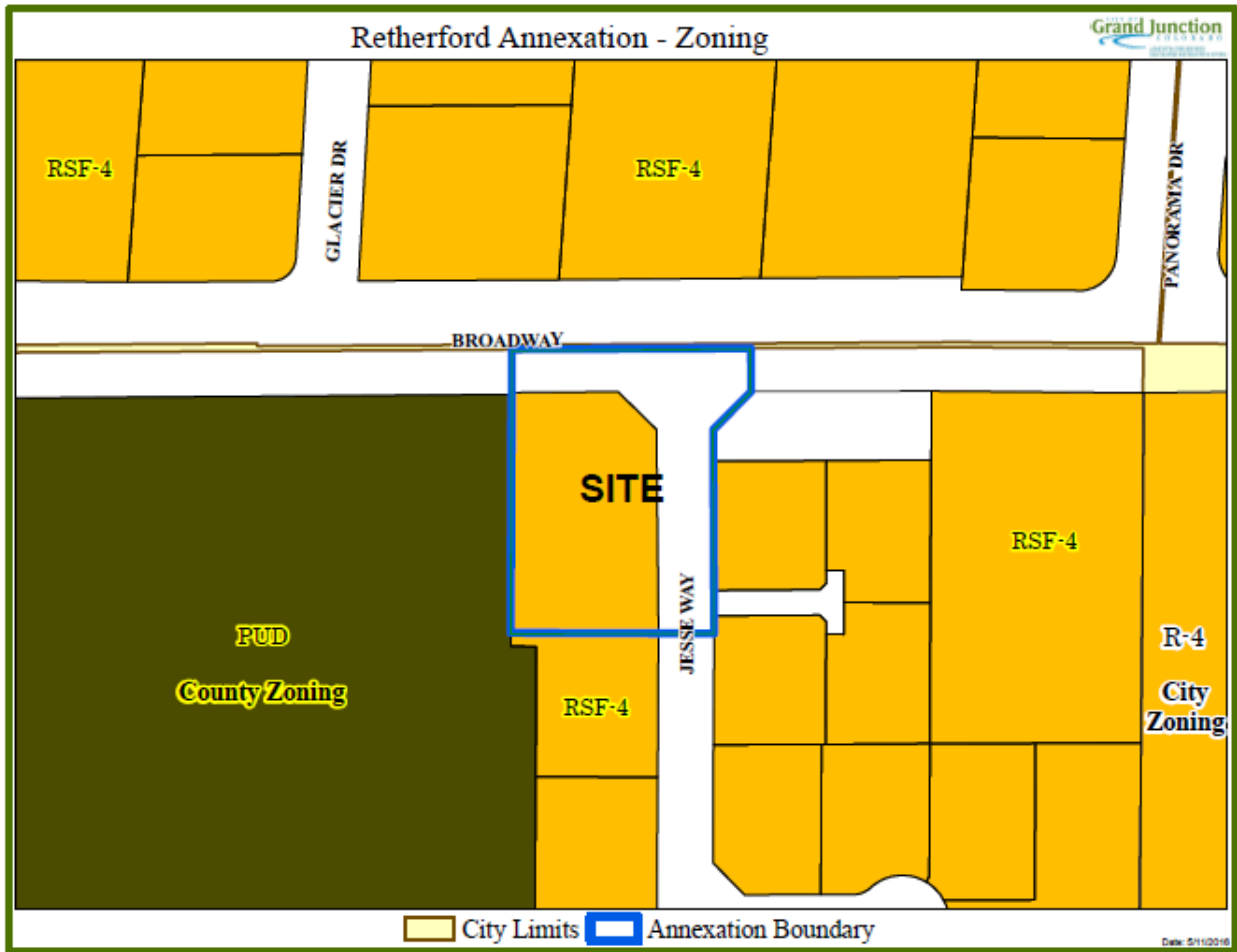
City Limits Annexation Boundary

Proposed Zone of Annexation does not include adjacent right-of-way, property only





**Proposed Zone of Annexation does not include adjacent right-of-way, property only**



**Proposed Zone of Annexation does not include adjacent right-of-way, property only**

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

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

**LOCATED AT 2089 BROADWAY**

Recitals

The property owners have requested annexation into the City limits in order to subdivide the existing property to create a second residential lot in anticipation of construction of a new single family detached home.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Retherford Annexation to the R-4 (Residential – 4 du/ac) zone district, finding that it conforms with the designation of Residential Medium Low (2 – 4 du/ac) as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential – 4 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property be zoned R-4 (Residential – 4 du/ac).

**RETHERFORD ANNEXATION**

Lot 2, Retherford Subdivision as identified in Reception # 2028632 in the Office of the Mesa County Clerk and Recorder.

**INTRODUCED** on first reading this \_\_\_ day of \_\_\_, 20\_\_ and ordered published in pamphlet form.

**ADOPTED** on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ and ordered published in pamphlet form.

ATTEST:

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

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



Attach 5

## CITY COUNCIL AGENDA ITEM

Date: June 29, 2016  
 Author: Lori V. Bowers  
 Title/ Phone Ext: Sr. Planner / 4033  
 Proposed Schedule: Planning  
 Commission: June 28, 2016  
 1<sup>st</sup> Reading: July 6, 2016  
 2nd Reading: July 20, 2016  
 File #: ZCA-2016-197

<b>Subject:</b> Amending the Zoning and Development Code to Address Applicability of the Outdoor Lighting Ordinance
<b>Action Requested/Recommendation:</b> Introduce a Proposed Ordinance and Set a Hearing for July 20, 2016
<b>Presenter(s) Name &amp; Title:</b> Lori V. Bowers, Senior Planner

### Executive Summary:

The proposed ordinance will clarify the applicability of the outdoor lighting section in the Zoning and Development Code. When the 2010 Zoning and Development Code was adopted, the lighting section was expanded and reference was made to only “new” land uses, losing reference to “all” land uses. This has created an enforcement issue.

### Background, Analysis and Options:

Over the years the Zoning and Development Code has gone through several updates. Before the adoption of the 2000 Code, lighting was addressed in Section 5-1-3, which read: “ILLUMINATION – Any light used for illumination of signs, parking areas, security, or for any other purposes shall be arranged so as to confine direct light beams to the lighted property and away from nearby residential properties and the vision of passing motorists.”

With the adoption of the 2000 Code, lighting was placed in Section 7.2.F, which read: “Nighttime Light Pollution. All outside light sources shall conform to the standards set forth below.” et seq.

This citation was carried forward until the adoption of 2010 Zoning and Development Code when lighting was placed in Section 21.06.080, titled Outdoor Lighting. This Section was expanded to include a purpose statement, applicability statement and the lighting standards. However, the reference to “any light” and “all outside light” was inadvertently dropped. Sub-sections (b) and (c) were created and read: “**Applicability.** All new land uses, structures or building additions shall meet the requirements of this section for the entire property” and “Outdoor Lighting Standards. All outside light sources shall conform to the standards set forth below.”

The language of the 2010 Code has created issues for the consistent and equitable enforcement of the lighting standards. The language of the 2000 Code, referencing “any light” and “all outside light” allowed for consistent enforcement of errant lighting by requiring the property owner to shield the light, reposition the light fixture or turn the light off at 10:00 p.m. The inadvertent deletion of that reference in the 2010 Code has resulted in properties having different standards depending on when they were developed.

In addition, while there is an exception for height of lighting poles for approved recreational facilities in the existing Code, it is not clear that recreational facilities are also exempt from the other requirements of the section to accommodate stadium lighting and hours of operation.

Staff is recommending the Applicability section be amended as follows: “All new and existing land uses, structures or building additions shall meet the requirements of this section for the entire property. Stadium lighting for approved outdoor recreational facilities are exempt from these standards.”

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

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

Consistency is key to maintain the performance based objectives of the Lighting Code. By correcting the wording in the applicability section, Code Enforcement can require consistent and equitable compliance with the Ordinance as it did in the past.

**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. Though the proposed code amendment does not specifically further the goals of the Economic Development Plan, it does help create a situation in which the Code can be administered consistently and equitably regardless of when the lighting was installed.

**Board or Committee Recommendation:**

The Planning Commission forwards a recommendation of approval to City Council from their regularly scheduled meeting held on June 28, 2016.

**Financial Impact/Budget:**

There will not be a financial impact to the City of Grand Junction.

**Legal issues:**

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

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

The Planning Commission discussed this item at their workshops held on May 19, and on June 23, 2016.

**Attachments:**

Proposed Ordinance

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE SECTION  
21.06.080 OUTDOOR LIGHTING SUBSECTION (b) APPLICABILITY**

**Recitals:**

This ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by clarifying the applicability of the outdoor lighting section in the Zoning and Development Code. When the 2010 Zoning and Development Code was adopted, the lighting section was expanded and reference was made to only “new” land uses, losing reference to “all” land uses. This has created an enforcement issue. In addition, while there is an exception for height of lighting poles for approved recreational facilities in the existing Code, it is not clear that recreational facilities are also exempt from the other requirements of the section to accommodate stadium lighting and hours of operation.

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

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

**1. Section 21.06.080(B) shall be amended as follows (additions underlined):**

**21.06.080 Outdoor lighting.**

**(a) Purpose.**

- (1) To minimize light pollution, light trespass and glare;
- (2) To conserve energy and resources;
- (3) To provide safe roadways for motorists, cyclists and pedestrians;
- (4) To ensure sufficient lighting can be provided where needed to promote safety and security; and
- (5) To protect and reclaim the ability to view the night sky.

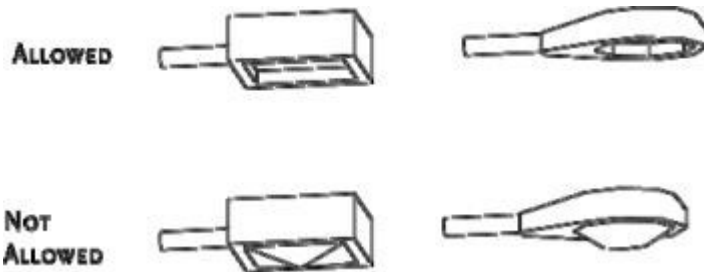


(b) **Applicability.** All new and existing land uses, structures or building additions shall meet the requirements of this section for the entire property. Stadium lighting for approved outdoor recreational facilities are exempt from these standards.

(c) **Outdoor Lighting Standards.** All outside light sources shall conform to the standards set forth below.

(1) Floodlights shall not be used to light all or any portion of any building facade between the hours of 10:00 p.m. and 6:00 a.m.

(2) No outdoor lights shall be mounted more than 35 feet above the ground, ~~unless as a part of an approved outdoor recreational facility.~~



(3) All outdoor lights mounted on poles, buildings or trees that are lit between the hours of 10:00 p.m. and 6:00 a.m. shall use full cutoff light fixtures (see graphic).

(4) All lights used for illumination of signs, parking areas, security or for any other purpose shall be arranged so as to confine direct light beams to the lighted property and away from adjacent residential properties and out of the direct vision of motorists passing on adjacent streets.

(5) Outdoor lighting for commercial areas is encouraged to be turned off after business hours. Lights on a timer are encouraged.

(6) Sensor activated lights are encouraged to replace existing lighting necessary for security purposes.

(7) Canopy lights, such as service station lighting, shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights-of-way or adjacent properties. Canopy lighting shall have a maximum of 30 foot-candles, with a light loss factor of 1.0. Light loss factor (LLF) is a correction factor used to account for the difference between laboratory test results and real world degradation of the lighting system aging over time resulting in reduced lumen output.

(8) The operation of searchlights for advertising purposes is prohibited.

(9) The installation of sodium vapor fixtures that are not color corrected or mercury vapor fixtures is prohibited.

**All other parts of Section 21.06.080 shall remain in full force and effect.**

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

Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2016 and ordered published in pamphlet form.

ATTEST:

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City Clerk

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President of the Council



Date: June 29, 2016  
 Author: Brian Rusche  
 Title/Phone Ext: Senior Planner/4058  
 Proposed Schedule:  
 1<sup>st</sup> Reading: July 6, 2016  
 2<sup>nd</sup> Reading: July 20, 2016  
 File #: RZN-2016-203

Attach 6

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Kojo Rezone, Located at 2140 N. 12 <sup>th</sup> Street
<b>Action Requested/Recommendation:</b> Introduce a Proposed Ordinance and Set a Public Hearing for July 20, 2016
<b>Presenters Name &amp; Title:</b> Brian Rusche, Senior Planner

**Executive Summary:**

The applicant requests that the City rezone the property at 2140 N. 12<sup>th</sup> Street from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district.

**Background, Analysis and Options:**

The property consists of one structure, built in 1947. It has primarily functioned as a veterinary clinic, though the most recent tenant was a tattoo parlor.

The applicant desires to relocate an existing chiropractic office into the structure. Upon review, however, it was determined that the property was not zoned for commercial use, despite its previous uses. Furthermore, the proposed use is considered a change of use (from personal services to medical office), which means the property must be rezoned for further commercial use.

Prior to the Growth Plan of 1996, the 12<sup>th</sup> Street Corridor Guideline indicated that south from the intersection at 12<sup>th</sup> and Patterson to Orchard Avenue, non-residential uses such as professional, medical and educational offices may be appropriate. The 1996 Growth Plan designated the subject property as Residential High, though it is unclear when the existing R-24 zone district was applied.

The 2010 Comprehensive Plan created a Business Park Mixed Use designation, which applies to the entire original Colorado Mesa University (CMU) campus, north to Patterson Road and beyond to F 1/2 Road, along both sides of N. 12<sup>th</sup> Street west to the St. Mary's Regional Medical Center complex on N. 7<sup>th</sup> Street. This Business Park Mixed Use designation includes an option for B-1 (Neighborhood Business).

The purpose of the B-1 (Neighborhood Business) zone district is "To provide small areas for office and professional services combined with limited retail uses, designed in scale with surrounding residential uses; a balance of residential and nonresidential uses" (GJMC Section 21.03.070.b.1). Performance standards include limits to on-street parking (no parking is allowed on N. 12<sup>th</sup> Street), hours of operation limited to between 5 am and 11 pm, and no outdoor storage.

### **Neighborhood Meeting:**

The applicant held a Neighborhood Meeting on April 11, 2016, with three (3) neighbors in attendance who were primarily concerned about whether retail uses, specifically a tattoo parlor (which was the previous tenant), would be allowed, which would be permitted with a B-1 zone. The applicant emphasized the plan to purchase the building for a chiropractic office and the improvements that will be made to the building to provide wellness services. A summary of the meeting and attendance sheet is attached to this report.

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

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

The proposed rezone is across the street from existing office uses along the N. 12<sup>th</sup> Street corridor between Orchard Avenue and Patterson Road.

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

The property consists of one structure, which has been used for commercial uses over the years despite its residential zoning. The proposed use of the property is a chiropractic office, which will invest in remodeling and upgrading the existing building to fit its needs.

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

The rezone of the property will allow for a reuse of the building as a chiropractic office, as well as the potential for a variety of other uses that provide services to citizens and the general public.

The Comprehensive Plan Future Land Use designation of the property is Business Park Mixed Use and the proposed zoning of B-1 (Neighborhood Business) will implement this land use designation and is consistent with the Comprehensive Plan.

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

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

**Board or Committee Recommendation:**

The Planning Commission has forwarded a recommendation of approval from their June 28, 2016 regular meeting.

**Financial Impact/Budget:**

Property tax levies and any municipal sales/use tax will be collected, as applicable.

**Legal issues:**

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

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

This request has not been previously discussed.

**Attachments:**

11. Background information
12. Staff report
13. Location Map
14. Aerial Photo
15. Comprehensive Plan - Future Land Use Map
16. Zoning Map
17. General Project Report
18. Neighborhood Meeting summary including attendance sheet
19. Letter from neighbor
20. Ordinance

BACKGROUND INFORMATION					
<b>Location:</b>		2140 N. 12 <sup>th</sup> Street			
<b>Applicant:</b>		Kojo LLC – owner Bryce Christianson - applicant Sid Squirrell - representative			
<b>Existing Land Use:</b>		Vacant (formerly a tattoo parlor)			
<b>Proposed Land Use:</b>		Chiropractic office			
<b>Surrounding Land Use:</b>	<b>North</b>	Multi-Family Residential			
	<b>South</b>	Vacant Commercial			
	<b>East</b>	Multi-Family Residential			
	<b>West</b>	Office			
<b>Existing Zoning:</b>		R-24 (Residential 24 du/ac)			
<b>Proposed Zoning:</b>		R-O (Residential Office)			
<b>Surrounding Zoning:</b>	<b>North</b>	R-24 (Residential 24 du/ac)			
	<b>South</b>	R-24 (Residential 24 du/ac)			
	<b>East</b>	R-24 (Residential 24 du/ac)			
	<b>West</b>	R-O (Residential Office)			
<b>Future Land Use Designation:</b>		Business Park Mixed Use			
<b>Zoning within density/intensity range?</b>		X	<b>Yes</b>		<b>No</b>

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

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

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

The Comprehensive Plan, adopted in 2010, designated the Future Land Use of the property as Business Park Mixed Use. Prior to this designation, the 1996 Growth Plan designation was Residential High.

The City of Grand Junction and Mesa County jointly adopted a Comprehensive Plan in February, 2010. The Plan replaced the previous Growth Plan and established new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City. A key objective of the Comprehensive Plan is to locate commercial uses, such as offices and shopping, closer to where people live. This reduces traffic congestion, shortens commute time, improves air quality, and cost of infrastructure.

Prior to adoption of the Comprehensive Plan the area surrounding the subject site had a land use designations of Residential High. With the adoption of the Comprehensive Plan, the area was designated as Business Park Mixed Use. The land use designation was placed on this area due close proximity to the University and the need to allow commercial and high density residential to support the growing school.

Therefore, this criterion has been met as the adoption of the Comprehensive Plan and amendments to the Zoning and Development Code were subsequent events that now allow the property to be rezoned.

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

As noted under Criterion 1, the Comprehensive Plan acknowledged the growth of Colorado Mesa University, as well as the medical services sector, including St. Mary's Hospital. The demand for services, both office and retail oriented, along the corridors which connect the University to the hospital, has resulted in waves of new development, all of which is infill. The subject property represents one such infill site that has historically been used for commercial purposes.

This criterion has been met.

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

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

Grand Valley Transit provides bus service along N. 12th Street, with a northbound stop in the 2100 block. The southbound stop is in front of the former Community Hospital, one block south of the subject property, which has been acquired by Colorado Mesa University (CMU). St. Mary's Hospital is approximately one-half (1/2) mile west of the subject property.

Other commercial services, including several medical and other professional offices are located across the street to the west, as well as north and south within one-quarter mile walking distance of the subject parcel.

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;*

Developed properties in the vicinity of the subject property which are zoned B-1 include two blocks on the east side of N. 12<sup>th</sup> Street between Orchard and Walnut Avenue, the west side of N. 12<sup>th</sup> Street between Bookcliff Avenue and

Patterson Road, which includes the Village Fair shopping center, and the newly constructed City Market on 12<sup>th</sup> and Patterson.

As of this report there was a total of 132.77 acres (less than 1% of the total) of B-1 zoned property within the entire City, of which 17.01 acres of land were considered vacant (meaning no structures). The City wide vacancy rate of existing structures in the B-1 zone, as of January 31, 2016, is 6.2%.

The City has not established a ratio or minimum area for each zone districts. However it is staff's opinion that the area of any zone that is under 1% of the total, is an inadequate supply

This criterion has been met.

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

The purpose of the B-1 (Neighborhood Business) zone district is "To provide small areas for office and professional services combined with limited retail uses, designed in scale with surrounding residential uses; a balance of residential and nonresidential uses" (GJMC Section 21.03.070.b.1). Performance standards include limits to on-street parking (no parking is allowed on N. 12<sup>th</sup> Street), hours of operation limited to between 5 am and 11 pm, and no outdoor storage.

The proposed B-1 zone would implement Goal 3, 6, and 12 of the Comprehensive Plan as described earlier. In addition the proposed Rezone meets with the goal and intent of the Economic Development Plan by supporting and assisting an existing business within the community and providing an opportunity for an expansion of the business and/or a variety of other uses that provide services to citizens and the general public.

This criterion has been met.

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

- f. R-8 (Residential - 8 du/ac)
- g. R-12 (Residential - 12 du/ac)
- h. R-16 (Residential – 16 du/ac)
- i. R-O (Residential Office)
- j. CSR (Community Services and Recreation)
- k. BP (Business Park Mixed Use)
- l. I-O (Industrial Office)

The R-8 through R-16 and the CSR zones are inconsistent with the commercial uses that have occupied the site for the last 20+ years.



The BP Zone does not have any precedence for use in this neighborhood, as the only location with this zoning is the new Community Hospital on G Road. Likewise, the I-O zone is reserved for larger, industrial park type uses.

The R-O zone is intended to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Some of the neighbors expressed their preference for this zone over the proposed B-1 zone, citing the previous tattoo parlor tenant as an example. However, tattoo parlors are considered personal services, not retail, and are permitted in both the R-O and B-1 zones. Furthermore, the original use of the structure as a veterinary clinic would not be permitted in the R-O zone. So the neighborhood has successfully developed around this building and its previous uses, despite the incorrect zoning it has had for years. The proposed rezone will rectify this situation.

The B-1 zone reflects a broader range of uses found at both the Orchard Avenue and Patterson Road ends of the N. 12<sup>th</sup> Street corridor, which have evolved into catering toward the needs of the University. This parcel should be afforded the same opportunity.

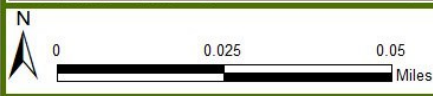
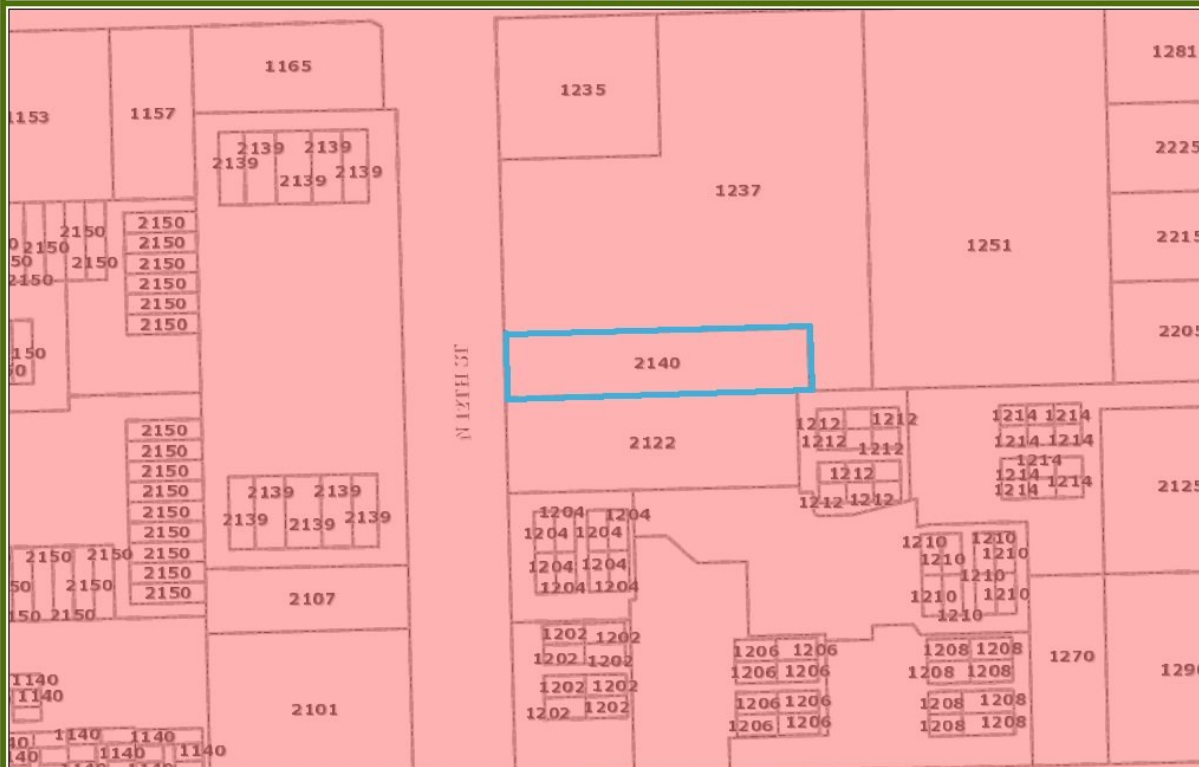
It is my professional opinion that rezoning the property will achieve not only the goals of the Comprehensive Plan but also provide an opportunity for suitable uses compatible with the adjacent neighborhood.

#### **FINDINGS OF FACT AND CONCLUSIONS:**

After reviewing the Kojo Rezone, RZN-2016-203, a request to rezone the property at 2140 N. 12<sup>th</sup> Street from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district, the following findings of fact and conclusions have been determined:

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

# Location Map

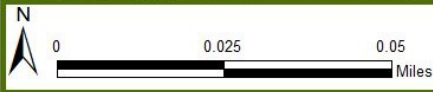


Printed: 5/26/2016

1 inch = 90 feet



# Aerial Photo

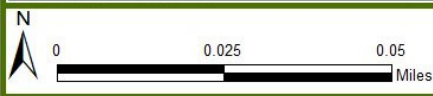
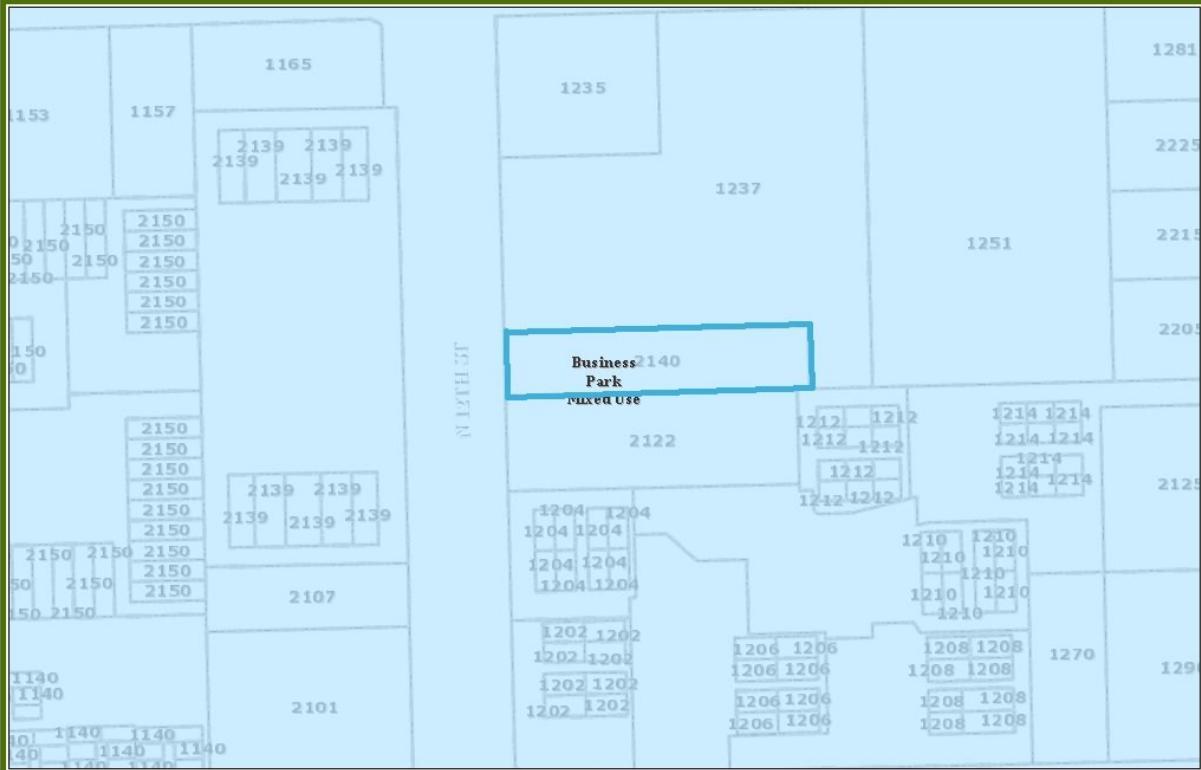


Printed: 5/26/2016

1 inch = 90 feet



# Comprehensive Plan - Future Land Use Map

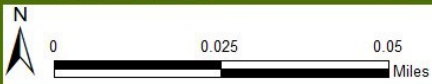
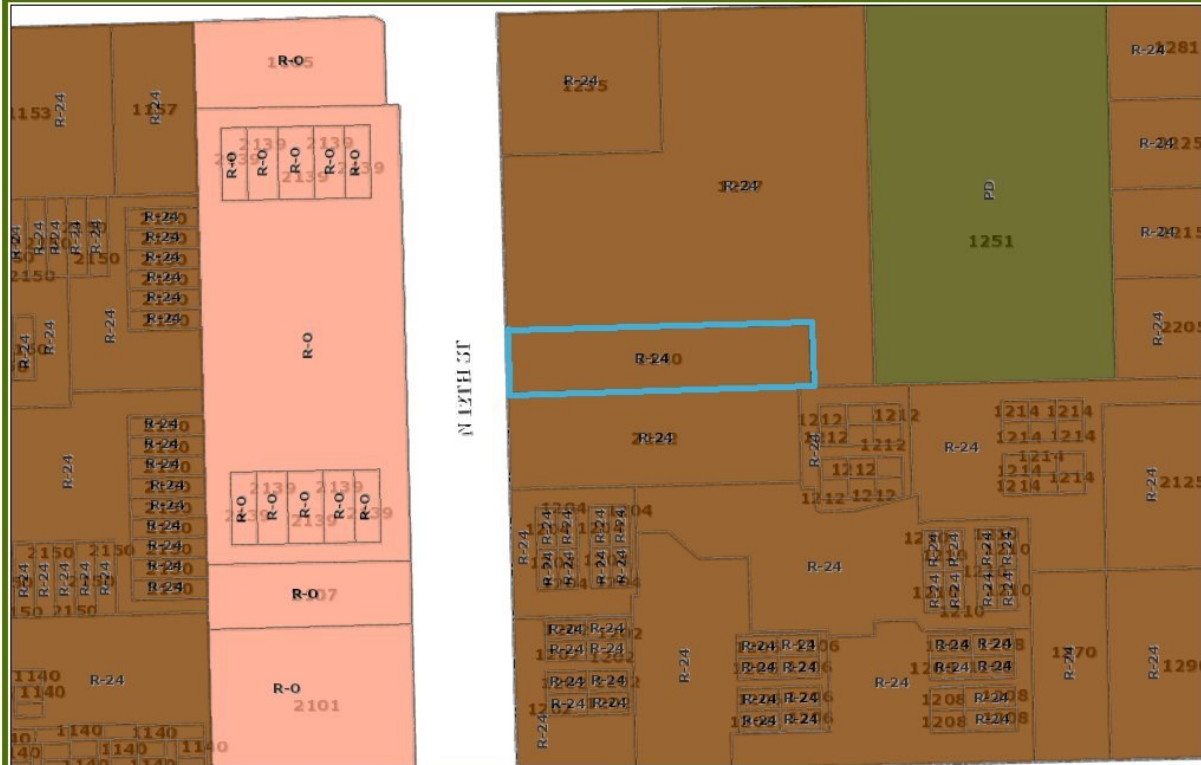


Printed: 5/26/2016

1 inch = 90 feet



# Zoning Map



Printed: 5/26/2016

1 inch = 90 feet



## GENERAL PROJECT REPORT

REZONE TO B-1 FOR CHIROPRACTIC OFFICE  
2140 N. 12th Street  
Grand Junction, CO 81501

- A. Project Description
  - a. Location: 2140 N 12th St., Grand Junction, CO 81501
  - b. Acreage: .28 Acres
  - c. Proposed Use: Chiropractic Office
  
- B. Public Benefit
  - a. This is a vacant building that is directly across the street from an beautifully improved business center. This building was used as a veterinarian clinic and tattoo parlor in the past 10 years, but the property was not properly zoned for business use. A business rezone allows for improvements to the building that will benefit the public by complementing the medical offices surrounding this property.
  - b. The business rezone will allow for a chiropractic office to move in, improve the building, and provide wellness services. This is a public health benefit that complement existing services within 1 block of the property.
  
- C. Neighborhood Meeting
  - a. Scheduled for April 11, 2016 5:30 pm MT at 2140 N 12th St, 81501
  
- D. Project Compliance, Compatibility, and Impact
  - a. Rezone is to be considered in compliance with all Grand Junction City and Building Department requirements.
  - b. Rezone is compatible with existing zoning across the street and other businesses along 12th Street. Rezone to business will also match the most recent uses of the building in the past 10 years, which were businesses.
  - c. Impact to the community is positive, with little to no traffic. The rezoning will allow for the building to be improved and used to provide a health service.

Re-Zone

Summary of Neighborhood meeting on April 11, 2016

Location: 2140 N 12th St, Grand Junction, CO 81506

Time: 5:30PM Mountain Time

Participants: Brian Rusche at City Planning Department has list

**Discussion:**

Building is currently zoned residential, but has been used as a commercial business building for 20+ years. Request to re-zone to B-1 was addressed with all present. Some questions were asked about the type of businesses that could operate out of B-1 in the future and Brian Rusche answered all questions. Participants were informed about purchaser's intent for building to receive an internal remodel and exterior paint to make it look professional and in line with office buildings across the street at 2139 N 12th St. All questions were satisfied and no objections were made to the proposed re-zone.

Neighborhood Meeting

Proposed Rezone to B-1 (Neighborhood Business)

Located at 2140 N. 12<sup>th</sup> Street

Existing Zoning is R-24

Future land Use Designation is Business Park Mixed Use (2010)

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**Please Sign In**

Name	Address	Contact info
Byce Christianson	2232 N 7 <sup>th</sup> St #15	216-1691
Kim O'Neal	1042 1650 Rd Delta CO	Owner 209 4039
RICHARD CRYSLER	1208 V-4 WALNUT GR JUNC 81501	970 433 7485
SID SQUIRRELL	731 TELLER AVE.	970-241-2909
RICK DISCOE	RIDGWAY AP TOWNHOMES	970 626 5820
ANDREW MARAIS	CHRIST CENTER	970 250 5236
SUSIE CHRISTIANSON	2232 N 7 <sup>th</sup> St #15	970 618-7651
BRIAN RUSCHE	250 N. 5 <sup>th</sup> ST.	970-256-4058





1237 Bookcliff Avenue  
Grand Junction, CO 81501  
(970) 243-8848  
[christcentergrandjunction@gmail.com](mailto:christcentergrandjunction@gmail.com)

April 16, 2016

To Whom it may Concern

**Re: 2140 North 12<sup>th</sup> Street Rezone**

I attended a neighborhood meeting concerning the proposed rezone of the above-referenced property on April 11, 2016.

It became clear that the property, given its existing improvements and current zoning, is useless in the hands of its current owner. It is also of no use to the prospective buyers, the Christianson's.

On a personal note, I can mention that I investigated the possibility of purchasing the property a few years ago in order to build townhomes on it (which would have been in line with its current zoning). It was not economically feasible to do that at the time, and such an undertaking is probably less feasible today.

As a neighbor on the same city block, we would like to see this building put to good use. We really like what the Christianson's are proposing. This building is in dire need of refurbishing and that is what the new owners propose to do. We also really like the use they have in mind for the building. Our neighborhood would be vastly improved by a chiropractic office which also offers wellness services.

As indicated above, this property is currently of no use to anybody and will continue to be in limbo unless rezoned. We strongly support a rezone. We like the R/O zoning a bit better, but if a B1 zoning would serve the needs of the O'Neal's, the Christianson's and the City better, we would certainly support that also.

Sincerely,

A handwritten signature in blue ink, appearing to read "am", with a small flourish at the end.

Andrew Marais  
President  
Cell: (970) 250-5236

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE REZONING PROPERTY  
FROM R-24 (RESIDENTIAL 24 DU/AC) TO  
B-1 (NEIGHBORHOOD BUSINESS)**

**LOCATED AT 2140 N. 12<sup>TH</sup> STREET**

Recitals:

The applicant requests that the City rezone the property at 2140 N. 12<sup>th</sup> Street from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district. The applicant is requesting the B-1 zoning to allow for the use of the property as a chiropractic office.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezoning from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district for the following reasons:

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

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the B-1 zone district should be established.

The Planning Commission and City Council find that the B-1 zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned B-1 (Neighborhood Business):

Beginning at the Southwest Corner of Lot 14 in Block 5 of Fairmount Subdivision; thence North 50 feet; thence East 240 feet; thence South 50 feet; thence West 240 feet to the Point of Beginning.

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

Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2016 and ordered published in pamphlet form.

ATTEST:

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

\_\_\_\_\_  
Mayor



Date: June 16, 2016  
 Author: Darren Starr  
 Title/ Phone Ext: Streets and Solid Waste Manager, ext. 1493  
 Proposed Schedule: July 6, 2016  
 (if applicable): NA  
 Bid #: IFB-4241-16-NJ

Attach 7

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Purchase a 3.5 Cubic Yard Front End Loader
<b>Action Requested/Recommendation:</b> Authorize the City Purchasing Division to Purchase a 2016 Volvo L-90H 3.5 Cubic Yard Front End Loader from Power Equipment Company for \$119,474
<b>Presenter(s) Name &amp; Title:</b> Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager

**Executive Summary:**

This Front End Loader is a part of the resources needed to provide ongoing maintenance in the Streets and Storm Water Divisions. This unit will replace a 2003 Volvo L90E that has over 9,000 hours. This equipment will be used for digging, trenching, patching, placing pipe, snow removal, and other departmental functions. This equipment is a scheduled replacement for the Department and has gone through the Equipment Replacement Committee. Staff is recommending the purchase be from Power Equipment, the low bidder, in the amount of \$119,474.

**Background, Analysis and Options:**

A formal request for bids solicitation was advertised on Rocky Mountain E-Purchasing System and in the Daily Sentinel and sent to a source list of manufacturers and dealers capable of providing a complete unit per our specifications.

Seven firms submitted responses which met the minimum specifications and are listed below. Of these firms, Power Equipment Company is recommended as the low bidder.

FIRM	LOCATION	COST
Power Equipment Company	Grand Junction Colorado	\$119,474
Rifle Equipment Inc.	Rifle Colorado	\$127,619
Wagner Equipment Company	Grand Junction Colorado	\$129,894
Riverbend Machinery Inc.	Grand Junction Colorado	\$131,365
Flaska JCB	Denver Colorado	\$137,523
Century Equipment Company.	Grand Junction Colorado	\$142,975
Power Motive Company	Grand Junction Colorado	\$162,975

**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.*

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 the economy.

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

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

This purchase relates to the Economic Development Plan by hitting in two areas of emphasis: Public Safety, as the City is repairing streets, and storm water damage to make them safer for the public to drive and use and Infrastructure, as this work increases the life of one of the City's most expensive infrastructure, roads and pipes.

**Board or Committee Recommendation:**

This equipment replacement was approved by the equipment committee and Fleet Services.

**Financial Impact/Budget:**

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

**Legal issues:**

No legal issues have been identified.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

This purchase was part of the annual budget review process.

**Attachments:**

None.

CITY COUNCIL MEETING  
CITIZEN PRESENTATION

Date: July 6 2016  
Citizen's Name: Duane Schmitter  
Address: 536 29th Rd #4  
Phone Number: \_\_\_\_\_  
Subject: Stipulations "Tower Homes" LLC, Mr. Shaver

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: 6/16/16  
Citizen's Name: Poppy Woody  
Address: 1708 North Ave 95 Co 81501  
Phone Number: \_\_\_\_\_  
Subject: North Ave

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: 07/06/16  
Citizen's Name: Richard Swingle  
Address: 443 Mediterranean Way  
Grand Junction, CO 81507-4525  
Phone Number: \_\_\_\_\_  
Subject: IF you only read one thing...

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  
July 6, 2016

If you only read one thing about GJ in  
the past year what would it be?

Prepared by: Richard Swingle

If you only read one thing about GJ in past yr?

Possible topics

- Budget
- Wireless Master Plan
- Road conditions
- Grand Junction and Mesa County BrandPrint - NorthStar
- Capital Spending Priorities
- Homeless
- Avalon Theatre
- Communications Center
- Broadband
- Event Center and parking study

## If you only read one thing about GJ in past yr? Grand Junction and Mesa Co. BrandPrint

- Audrey Taylor, Chabin Concepts – June 15, 2015
- Competitive Location Assessment Report
  - What is the objective of the Competitive Location Assessment as part of the BrandPrint Project?
  - What are the assessment and recommendations conclusions?
  - What is the Site Selection Process? (elimination)

Grand Junction City Council July 6, 2016

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## If you only read one thing about GJ in past yr? Grand Junction and Mesa Co. BrandPrint

- Findings and Tactical Actions: (page 4)
  1. Product improvement – develop infrastructure (e.g., broadband, roads,) available buildings and ready sites, physical connectivity between employment centers, community beautification
  2. Packaging – create marketing suite that sells a value proposition
  3. Operational Effectiveness – create shared values
  4. Tactical Targeting – stop random acts of marketing, work together ...
  5. Brand Identity – create a consistent brand identity and messaging platform

Grand Junction City Council July 6, 2016

4



## If you only read one thing about GJ in past yr? Conclusions

- “Let us consider how a board can do in the boardroom what it sought to do in the first place; project a vision, infuse an organization with mission, bid a staff to be all it can be, and make itself grow a little in the process.” p. xix, *Boards That make a Difference* by John Carver
- City Council needs to force forward thinking and less on day-to-day operational issues
- We need a vision for Grand Junction of where we want to be in 10 or 15 years

### **City Mission Statement –**

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

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 7/6/16  
Citizen's Name: David Austin  
Address: 2935 Whitney Ln  
Phone Number: \_\_\_\_\_  
Subject: Restore arts budget

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: 7/6/2016  
Citizen's Name: Robert Noble  
Address: 1041 Duray Ave, Grand Junction, CO 81501  
Phone Number: \_\_\_\_\_  
Subject: Arts Funding

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: 7/6/2016  
Citizen's Name: Constance Holbrod (World Affairs Council, Spellbinders) <sup>Mesa County</sup>  
Address: 587 Eastbrook St 81504  
Phone Number: \_\_\_\_\_  
Subject: Restore funding to Com. on Arts & Culture

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.