GRAND JUNCTION CITY COUNCIL MINUTES OF THE REGULAR MEETING

July 20, 2016

The City Council of the City of Grand Junction convened into regular session on the 20th day of July, 2016 at 7:00 p.m. Those present were Councilmembers Bennett Boeschenstein, Duncan McArthur, Rick Taggart, Barbara Traylor Smith, Martin Chazen, and Council President Phyllis Norris. Councilmember Chris Kennedy was 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. Councilmember Chazen led the Pledge of Allegiance which was followed by a moment of silence.

Citizens Comments

Bruce Lohmiller, 536 29 Road #4, spoke to Council regarding Judicial Discipline and on newly appointed Judge Lance Timbreza. He also invited the City Council to the Veteran's Art Center.

Council Comments

Councilmember McArthur had no report.

Councilmember Boeschenstein said on July 18th he and City Manager Greg Caton met with some Museum of the West board members and for now, the Museum will remain downtown. On July 19th he went to the Riverfront Commission meeting; the Board is raising funds through voluntary donations. On July 20th he attended the Horizon Drive Association Business Improvement District (HDABID) meeting; he praised the horse sculptures installed in the roundabouts.

Councilmember Chazen said on July 20th he attended the Associated Governments of Northwest Colorado (AGNC) meeting and the main topic was on the possible legislative changes to the severance tax. He said a State Supreme Court decision awarded a refund to one of the big energy producers which should have an impact on the amount of funds distributed to the multiple levels of local government. AGNC is planning to find a way to keep the funds. Also, as vice chair, he will be stepping into the chair position until officer elections are held in April 2017. The Grand Junction Downtown Development Authority and Business Improvement District (DDA/BID) Board has narrowed the executive director search down to the top four candidates. Final interviews will be held July 21st and 22nd. He thanked Human Resources Director Claudia Hazelhurst for her assistance with the process.

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Councilmember Traylor Smith said she went on a tour of St. Mary's Hospital's new neurological floor. She congratulated them for bringing new services to the valley.

Councilmember Taggart went to the Grand Junction Housing Authority's Open House for their new building and said it was very impressive and now all divisions of the organization are under one roof. On July 12th, he went to the HDABID horse sculpture celebration and said the sculptures are beautiful. He stressed that the HDABID paid for the sculptures in full. Also on the 12th, he went to Grand Junction Visitor and Convention Board meeting, and on the 18th he went to the Colorado Wine Board dinner with City Manager Greg Caton; the keynote speaker at the dinner, Warren Winiarski, was interesting and instrumental in introducing wine vines to Palisade in the 1960's. On the 19th the Grand Junction Regional Airport Authority had their meeting and the new Director, Kip Turner, attended. His priorities will be to have a study on the terminal building and the building shell and develop a strategy to move the Airport forward.

Council President Norris said she too went to the HDABID celebration. She noted the HDABID members went door to door within the District to gain support for the Horizon Drive improvement project and have contributed financially to make the area very nice. She noted the HDABID deeded the horse sculptures to the City for insurance purposes. She also recognized the Downtown BID and the North Avenue Owners Association as two other organizations that contribute greatly to improve their areas. She also attended the Colorado Mesa University open house for their new engineering building and on the 20th she went to the Mesa County Community Corrections Board meeting. She described what the Corrections Board does and noted it is funded by the State.

Consent Calendar

Council President Norris asked if there were any changes to the Consent Calendar. Councilmember Chazen asked that item #2, Council Committee Assignments, be moved from the Consent Calendar to the Regular Agenda for individual consideration.

Councilmember Traylor Smith moved to adopt the Consent Calendar with the stated change (items #1 and #3 through #5). Councilmember McArthur seconded the motion. Motion carried by roll call vote.

1. <u>Minutes of Previous Meeting</u>

<u>Action:</u> Approve the Minutes of the July 6, 2016 Regular Meeting

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2. <u>Council Committee Assignments for 2016 - 2017 - MOVED TO REGULAR</u> AGENDA

Annually, the City Council reviews and determines who on the City Council will represent the City Council on various boards, committees, commissions, authorities, and organizations.

Resolution No. 33-16 – A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, Authorities, and Organizations

3. <u>Setting a Hearing on Amending the Grand Junction Municipal Code Chapter</u> 5.12, Alcoholic Beverages, to Change the Posting Date of Hearing Notices

The amendment to the Liquor Code will require applicants to post notice of the hearing on the application 14 days prior instead of ten days as required by the State Liquor Code.

Proposed Ordinance Amending the Grand Junction Municipal Code by Amending Chapter 5.12, Alcoholic Beverages, Section 5.12.130 Hearing Procedures

<u>Action:</u> Introduce a Proposed Ordinance on First Reading and Set a Hearing for August 3, 2016

4. <u>Setting a Hearing on Inclusion of Two Properties, Located at 750 Main Street</u> <u>and 310 N. 7th Street, Into the Downtown Grand Junction Business</u> <u>Improvement District</u>

The City has received two petitions from property owners asking to be included into the Downtown Grand Junction Business Improvement District. PRDY, LLC petitions the City Council to include its property located at 750 Main Street into the Downtown Grand Junction Business Improvement District and the Grand Junction Downtown Development Authority petitions the City Council to include its property located at 310 N. 7th Street into the Downtown Grand Junction Business Improvement District.

Proposed Ordinance Expanding the Boundaries of and Including Property Located at 750 Main Street into the Downtown Grand Junction Business Improvement District

Proposed Ordinance Expanding the Boundaries of and Including Property Located at 310 N. 7th Street (Former R-5 School) into the Downtown Grand Junction Business Improvement District

<u>Action:</u> Introduce Proposed Ordinances and Set a Public Hearing for August 3, 2016 on Including Properties Located at 750 Main Street and 310 N. 7th Street into the Downtown Grand Junction Business Improvement District for All Persons Having Objections to Appear and Show Cause Why the Verified Petitions for Inclusion of Property into the Downtown Grand Junction Business Improvement District Should Not be Granted

5. Setting a Hearing on 2016 First Supplemental Appropriation

This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2016 budget amendments.

Proposed Ordinance Making Supplemental Appropriations to the 2016 Budget of the City of Grand Junction, Colorado

Action: Introduce a Proposed Ordinance and Set a Hearing for August 17, 2016

REGULAR AGENDA

Council Committee Assignments for 2016 – 2017

Council President Norris asked the City Clerk to read the list of committee assignments for 2016 – 2017.

City Clerk Tuin read the list (attached).

Councilmember McArthur moved to adopt Resolution No. 33-16 adopting the Council Assignments as read by the City Clerk. Councilmember Boeschenstein seconded. Motion carried by roll call vote.

Public Hearing – Grand Junction Lodge, a Senior Living Facility, Outline Development Plan, Located at 2656 Patterson Road

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.

The public hearing was opened at 7:22 p.m.

Brian Rusche, Senior Planner, presented this item. He described the proposed development plan, the location, the request, and the underlying zone being requested known as the Mixed Used Opportunity Corridor. The proposed rezone is being

requested to establish a senior assisted living/memory care facility, consisting of one building, not to exceed 50,000 square feet. The current zoning is R-4 (residential 4 units per acre). He described the surrounding zoning and the allowed uses. The proposed facility will have 60 beds which would result in about 7.25 units per acre. He provided information on how rezones can be requested and the criteria needed for such a request. The ODP will be adopted in conjunction with the new zoning. A Planned Development must provide community benefits to be considered. He listed the benefits of the project: more effective use of infrastructure, reduced traffic demands, provision of a needed housing type, and innovative design. He also noted the parking and landscaping elements exceed Code requirements. The Planning Commission (PC) forwarded a recommendation of approval from their June 28, 2016 meeting.

Councilmember Taggart said concern was expressed at the neighborhood meeting and in a letter from Karen Troester. He asked Mr. Rusche to address these concerns and if the plans took those comments into consideration.

Mr. Rusche said Ms. Troester was present and could speak to her letter and that he was not at the neighborhood meeting. Mr. Rusche said the letter was received early in the process and some of the concerns were taken into consideration. The applicants can possibly address that.

Councilmember Chazen asked how the PC voted on this. Mr. Rusche said six voted in favor and one Commissioner abstained.

Councilmember Boeschenstein asked what the front yard setback is. Mr. Rusche said the MXOC does not have a minimum or maximum front yard setback, but it is proposed to be between five to ten feet. Councilmember Boeschenstein asked what the R-4 setback is. Mr. Rusche said the standard is 20 feet. Councilmember Boeschenstein then asked if there were any concerns regarding the heavy traffic on Patterson Road and the impact it may have on the residents of this development. Mr. Rusche said additional pedestrian improvements will be installed when the roadway is widened.

Councilmember Boeschenstein asked if the existing house will be torn down. Mr. Rusche said it will. Councilmember Boeschenstein then asked if it is on the Historical Register. Mr. Rusche said no. Councilmember Boeschenstein asked what architectural style the new building will have. Mr. Rusche said the applicant could address this.

Terry Classen, Sopris Lodge, LLC, 650 Lariat Lane, Glenwood Springs, the applicant's representative, thanked Mr. Rusche and the neighborhood and said they did incorporate neighborhood comments into the design. He introduced the other members of the team and said he is from Rocky Mountain Senior Housing and their goal is to create attractive senior housing facilities; he listed some locations of their other projects. He noted the team is based mostly on the western slope, a local contractor will be used, and both long term and short term jobs will be created. He said a feasibility study was done

which found there is a need for this type of housing in all areas of the western slope and Grand Junction has the advantage of being close to medical facilities. He listed the benefits this facility will provide and said one need is for hospitals to be able to transition patients out of full care to skilled nursing facilities; this project will have synergy with St. Mary's Hospital, CMU's strong nursing program, and he hoped the neighborhood. This facility will have an 800 square foot green house for the residents, will tie into an existing pedestrian walkway (and possibly in the future a trail), and provide a variety of dining options. He then listed the planned room options and amenities and said it would be an improvement from the abandoned house currently on the property. He clarified that it is not a historic building. He showed and reviewed the conceptual drawings pointing out the different sections. He said Vivage Senior Living would manage the property and noted they have a tremendous reputation in Colorado.

Councilmember McArthur asked what the "9 to 12 trips" mentioned in the traffic study meant. Mr. Classen said it was anticipated there would be 9 to 12 trips made during peak traffic times and deferred to Mr. Rusche for additional information.

Mr. Rusche said the development engineer was present and could explain further.

Rick Dorris, Development Engineer, explained the formal traffic study performed by Turnkey Consulting, LLC. He said 9 peak trips are made in the morning and 14 in the evening with one round trip equaling two trips; the daily total is 170. Councilmember McArthur asked if there were any issues regarding the Patterson Road ingress/egress. Mr. Dorris said this was studied a lot by camera feed; the spacing between 8th Court and 7th Street is over 800 feet (meets City criteria), however the main concern was if a left hand turn could be made. It was found there are times when westbound traffic on Patterson Road backed up to 8th Court, but not many. Area residents wanted to keep the 8th Court left turn option so it was decided not to make any changes at this time. In the future, when the road is widened an additional fifteen feet of right-of-way will be added to incorporate detached sidewalks with a landscaping strip between it and the road, and possibly medians, at which time side streets would be right in and right out only. Limiting it at this point would be overkill, however, the City will continue to monitor it.

Councilmember Chazen asked if the residents could own vehicles and if so, were those trips included in the traffic study. Mr. Classen said most residents will not be driving, but the Code stipulates there must be one parking space per four residences. Mr. Dorris said generally residential streets must handle 1000 ADT (annual daily traffic); the current volume is 130 and it is anticipated to only increase to 380 with the new facility.

Councilmember Boeschenstein asked if there is a protected eastbound left turn lane off of Patterson Road and if so, will it back up traffic. Mr. Dorris said currently there is striping for a hybrid two way left turn lane dedicated for 7th Street and 8th Court, but the

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lane for 8th Court has been ignored. He added at certain times of the day cars cannot enter the center turn lane and need to go further west or east. According to the TCP (transportation capacity payment) policy, median installation is a City expense.

Council President Norris asked how much more traffic could this area handle before medians should be installed. Mr. Dorris said he is unsure, which is why the area will continue to be monitored.

Councilmember Boeschenstein asked if there will be any buffering along Patterson Road. Mr. Classen said per Code, the building will be elevated and use sound attenuation.

Councilmember McArthur noted one tradeoff of a form based opportunity zone is that the setback could be adjusted and allow parking lots at the back of the property. Mr. Classen said they also plan to enhance the landscaping.

Karen Troester, 2714 N. 8th Court, said she wrote the letter that was referenced earlier and distributed packets of information (attached) that included a meeting at the Police Department, facilitated by Chief John Camper regarding traffic; the residents were told 1,000 cars could be parked in the area. Ms. Troester reviewed her handout and said she spent time at other facilities and did traffic counts; she asked what the definition is of a straight street since 8th Court is a short dead end cul-de-sac. She felt this design will not create a buffer and compared this situation to other local facilities, stating these facilities consistently don't have enough parking. She also visited the Colorow Care Center in Olathe (built by Rocky Mountain Senior Housing), which is a 64 bed facility with 64 parking spaces. She again stated 32 parking spots for the proposed facility is not sufficient and getting out onto Patterson Road is already challenging. She verified with the company's Denver office that residents can have their own cars and there will also be a lot of other related traffic for deliveries, maintenance, and services. She said there are other locations that would be more suitable and not create these issues. She asked that this project be denied.

Laura Bishop, 612 View Point Drive, in the neighborhood across the canal from 8th Court, opposes the project and said this project would also negatively affect her neighborhood. She also said a hospitality house would be okay, but Patterson Road isn't fit for this size of a project. There is plenty of land elsewhere; this is the wrong site.

Troy Gorman, 2712 N. 8th Court, which adjoins the site to the north, said all other businesses along Patterson Road have direct access to it; this would be the only one with access to a residential street. He also said his residence will be affected by the parking lot lighting and three of the trees north of the proposed site the developer said would be kept are dead. At the neighborhood meeting, it was explained that this site would be accessible to visiting families which would add thirty cars in and out of the

facility during rush hour. He then asked why these facilities are not looking for a location around Community Hospital; he felt they should be more spread out.

Vicki Bledsoe, 2719 N. 8th Court, said there are 11 nursing and rehabilitation homes within 1 ½ square miles of N. 8th Court that have gorgeous entrances for all the commercial trucks coming in and out. N. 8th Court already has traffic and parking problems.

George Jachim, 2715 N. 8th Court, said he is against the rezone and has lived there ten years. He did not reside there when the previous owner requested a rezone, but found the previous request was denied due to safety concerns and that project was smaller than this one. This is a beautiful residential lot and a good location for a house.

Ashley Troester, 2714 N. 8th Court, said another safety concern is delinquent teens that reside in a house across the street from this property. She said her 102 year old grandpa lives with them and was antagonized by a teen driver from that residence.

Richard Troester, 2714 N. 8th Court, said the facility itself makes sense, but this site does not. He said the reason the PC member abstained was due to safety concerns and he is disappointed the PC didn't stop this. Mr. Troester said numbers can show anything and the study numbers were made to show support for this proposal; the numbers are bogus and none of the studies have addressed any of the traffic and parking concerns. He then asked how many accidents happen between 7th and 12th Streets on Patterson Road.

Tricia Joy, 893 West Oak Grove, Montrose, said a similar project is being proposed for Montrose and her mother lives in Colorow in Olathe. She then said she served on a planning commission and has heard many citizens; she is glad to see the speakers before her have done their homework, but there is another side. She spent six months trying to place her mother in a proper facility and proximity to a hospital is really important. For many residents their doctors and medical history are at St. Mary's Hospital and people want to stay in their neighborhood. This project is for assisted living which is different from skilled nursing; Colorow is a much nicer facility and extremely well managed by Vivage. The opportunity to have a quality facility is rare and worth looking at for the community. She agreed there are traffic and safety issues, but felt the opposition is based more on NIMBY (not in my backyard) since the project does meet the criteria in the zoning code. She asked what precedent would be set if this was denied and said there is a community need; she supports the project.

There were no other public comments.

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

Councilmember McArthur asked how the parking standard originated. Mr. Rusche said the Code Amendments take information gathered for evaluation and are compared with other communities and national standards.

Councilmember McArthur asked if the traffic standards had the same process. Mr. Dorris said yes.

Councilmember Chazen asked, regarding the parking issue, how many people will be on staff at any one time. Mr. Classen deferred to Mark Osweiler of Vivage Senior Living to address, but first said the other facilities mentioned are skilled nursing facilities and are different from this project which is residential and will have minimal traffic impacts except for special events.

Mark Osweiler, 12136 W Bayoud Avenue, Lakewood, said there will probably be 15 staff members during the day and 7 to 8 during off peak hours. Providers and relatives will also be coming in and out and on certain days and for special events, capacity will be stretched, but staff would then park elsewhere and use a shuttle.

Councilmember Chazen asked where the loading dock will be located. Mr. Osweiler said it would be in the back by the greenhouse.

Councilmember Boeschenstein asked if this is located on a Grand Valley Transit route. Mr. Classen said yes and there are westbound and eastbound turnouts.

Mr. Rusche identified the stops and pull outs on an aerial photo. Councilmember Boeschenstein then asked where the nearest crosswalk is. Mr. Rusche said it is at 7th Street and Patterson Road.

Councilmember Boeschenstein asked if Council could give conditional approval by disallowing left turns with striping and signs. Mr. Dorris said that could be done, but it is typically ignored; it would be more effective to put a median in place which would only be triggered if there were safety problems. Councilmember Boeschenstein asked who would be responsible for the cost. Mr. Dorris said it would be a City expense.

Councilmember Traylor Smith asked if a right turn lane had been considered. Mr. Dorris said according to the TCP, it did not "warrant" a right turn lane.

Council President Norris asked if the Pavilion can be entered by a left turn. Mr. Dorris said he thought it could and explained the City typically reviews the level of service of a facility and how it operates. It was felt, at this time, no changes needed to be made, but monitoring would continue.

Councilmember McArthur asked what the purpose is to not allow access off of Patterson Road. Mr. Dorris said if direct access to Patterson Road was provided, it

would not allow the necessary spacing requirement which was established based on national standards.

Councilmember McArthur asked Mr. Rusche to discuss the circumstances of the Comprehensive Plan (CP) and MXOC and how it affects property along Patterson Road. Mr. Rusche said the MXOC was included in 2010 CP and extends the entire length of Patterson Road.

Councilmember Chazen asked how the PC dealt with this project; he noted one of the speakers had concerns regarding the data. Mr. Rusche said his perspective is different from the neighborhood; he and the PC looked at how this project would fit within the existing Code.

Councilmember Boeschenstein asked if the parking lot lighting will be directed down. Mr. Rusche said it is required to be downcast and the maximum light height is 35 feet; the proposed lights are in the 25 foot range and the lighting plan showed no spill over. Councilmember Boeschenstein asked if the units will be priced at market rates. Mr. Classen said yes.

Councilmember McArthur said he understood the concerns expressed; the City adopted the CP in order to look toward the future, which is hard to ignore.

Ordinance No. 4708 – 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

Councilmember McArthur moved to adopt Ordinance No. 4708 on second reading and ordered it published in pamphlet form. Councilmember Boeschenstein seconded the motion. Motion failed by roll call vote with Councilmembers Chazen, Taggart, Traylor Smith, and Council President Norris voting NO.

Councilmember Chazen made a motion to send this project back to the PC for review of the parking and traffic concerns. Councilmember Traylor Smith seconded the motion.

Councilmember Taggart said he would not support the motion. He felt this is a wonderful project, but the site is not suited for it. He felt if it is brought back before the PC it would extend the labor and cost as well as set a precedent that other residential neighborhoods that align with Patterson Road may be subject to the same concerns.

City Attorney Shaver advised giving more specific direction to the PC in regard to the motion in order to get the needed information back from the PC.

Councilmember Chazen explained he would like the PC to review the parking and traffic data since concerns were expressed regarding their validity; once reviewed he would like the PC's recommendation for the project.

Councilmember McArthur said the project already meets the Code and sending it back to the PC won't change that.

Councilmember Chazen said he would like the PC to ensure the data is valid. Councilmember McArthur said Staff has already reviewed the data for validity.

Councilmember Traylor Smith said she was concerned that this facility would increase traffic on Patterson Road.

Council President Norris said although this is a great project, it doesn't fit this location and she questioned the parking and traffic load.

Motion failed by roll call vote with Councilmembers Boeschenstein, Taggart, and Council President Norris voting NO.

The Council took a break at 9:07 p.m.

The meeting reconvened at 9:15 p.m.

Public Hearing – Kojo Rezone, Located at 2140 N. 12th Street

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

The public hearing was opened at 9:15 p.m.

Brian Rusche, Senior Planner, presented this item. He described the proposed rezone, the location, and the request. The proposed zoning is being requested to relocate an existing chiropractic office into the existing structure on the property. The CP created a business park mixed use designation with a purpose to provide small areas for offices for surrounding uses. This is an existing building. The request meets the criteria of the Comprehensive Plan, the Zoning and Development Code, and the Economic Development Plan. The Planning Commission forwarded a unanimous recommendation of approval from their June 28, 2016 meeting.

Bryce Christianson, 2920 N. 13th Street, the potential buyer, went to purchase the property and discovered the error in the zoning. He plans to invest \$100,000 and give the building a big face lift. The business will provide jobs and CMU kinesiology program internships. The old Community Hospital building will be used for the CMU nursing and kinesiology programs. Dr. Christianson hoped this will be a good addition to 12th Street

and compliment the CMU kinesiology program where students can get practical experience.

Councilmember Traylor Smith said she can recuse herself because Dr. Christianson is her chiropractor, but she felt she could be objective.

City Attorney Shaver asked Councilmember Traylor Smith if she has discussed this matter with him and asked if, based on her patient relationship, she has an automatic predisposition to vote in favor of the item. Councilmember Traylor Smith answered no to both questions. City Attorney Shaver said there is no actual conflict, and left the final decision up to Council.

No one on Council had an issue with Councilmember Traylor Smith participating.

There were no other public comments.

The public hearing was closed at 9:22 p.m.

Councilmember Chazen asked who the prior tenant was. Mr. Rusche said a tattoo parlor was the prior tenant, but through the purchase process found it was improperly zoned. Councilmember Chazen said he will support this. Mr. Rusche said now is the time to correct the zoning. Dr. Christianson said the property has only been used for commercial purposes.

Ordinance No. 4709 – An Ordinance Rezoning Property from R-24 (Residential 24 du/ac) to B-1 (Neighborhood Business), Located at 2140 N. 12th Street (Kojo Rezone)

Councilmember Chazen moved to adopt Ordinance No. 4709 on second reading and ordered it published in pamphlet form. Councilmember Boeschenstein seconded the motion. Motion carried by roll call vote.

Public Hearing – Amending Sections of the Zoning and Development Code to Add a New Category for Stand-Alone Crematories

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.

The public hearing was opened at 9:25 p.m.

Senta Costello, Senior Planner, presented this item. She described the request and how it came forward. The proposal was to create a new category in the Zoning and Development Code for stand-alone crematories and amending the existing category to be for funeral home/mortuary use as funeral homes/mortuaries have different impacts than standalone crematories. She explained how this was reviewed and analyzed,

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

Councilmember Chazen asked who regulates the use of these facilities and if they are dual use for humans and animals. City Attorney Shaver said this is not part of City regulations and he does not know if there are specific State regulations; but the use allows for both animal and humans.

Councilmember McArthur asked if the concern is not to have this in a business district. Ms. Costello said the City wanted to make sure those areas would remain available for multi-family units and to avoid the negative connotations of being located in a residential area. Councilmember McArthur asked if this is consistent with other cities. Ms. Costello said yes and that the industry trend is to separate crematories from funeral homes.

There were no public comments.

The public hearing was closed at 9:32 p.m.

Ordinance No. 4710 – An Ordinance Amending Section 21.04.010 Use Table, Section 21.06.050(c) Off-Street Required Parking, and Section 21.10.020 Terms Defined Concerning Crematories

Councilmember Traylor Smith moved to adopt Ordinance No. 4710 on second reading and ordered final publication in pamphlet form. Councilmember Boeschenstein seconded the motion. Motion carried by roll call vote.

Public Hearing – Rutherford Annexation and Zoning, Located at 2089 Broadway

A request to annex and 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.

The public hearing was opened at 9:34 p.m.

Scott D. Peterson presented this item. He described the site, the location, and the request. The property owners want to subdivide the existing property to create a second residential lot. A neighborhood meeting was held on April 18, 2016 and no objections to the request were made. The Planning Commission forwarded a recommendation of approval of the zoning from their June 28, 2016 meeting on unanimous vote.

Mr. Peterson described the surrounding zoning and uses. The request meets the goals of the Comprehensive Plan and the Zoning and Development Code criteria. The applicant was not able to attend.

Councilmember Boeschenstein asked where the contiguity is for the existing City limits. Mr. Peterson pointed out a strip of City right-of-way that would connect the property to existing City limits. Councilmember Boeschenstein then asked if this would be a flagpole annexation. Mr. Peterson said yes.

There were no public comments.

The public hearing was closed at 9:39 p.m.

Resolution No. 34-16 – 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 Retherford Annexation, Located at 2089 Broadway, is Eligible for Annexation

Ordinance No. 4711 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Retherford Annexation, Located at 2089 Broadway, and Consisting of One Parcel and 0.36 Acres of Broadway and Jesse Way Rights-of-Way

Ordinance No. 4712 – An Ordinance Zoning the Retherford Annexation to R-4 (Residential - 4 du/ac), Located at 2089 Broadway

Councilmember McArthur moved to adopt Resolution No. 34-16 and Ordinance Nos. 4711 and 4712 on second reading and ordered them published in pamphlet form. Councilmember Boeschenstein seconded the motion. Motion carried by roll call vote.

Public Hearing – Amending the Zoning and Development Code to Address Applicability of the Outdoor Lighting Ordinance

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.

The public hearing was opened at 9:40 p.m.

Lori V. Bowers, Senior Planner, presented this item. She described the request and reviewed the history of the lighting section with the various updates of the Zoning and Development Code that led to this request. They are also adding the stadium lighting exemption. The Planning Commission recommended approval at their June 28, 2016 meeting.

Council President Norris asked how many current land uses will this amendment impact. Ms. Bowers gave examples and said it should usually just be a matter of turning the light down. There were no public comments.

The public hearing was closed at 9:45 p.m.

Ordinance No. 4713 – An Ordinance Amending the Zoning and Development Code Section 21.06.080, Outdoor Lighting, Subsection (b), Applicability

Councilmember Boeschenstein moved to adopt Ordinance No. 4713 on second reading and ordered publication in pamphlet form. Councilmember Traylor Smith seconded the motion.

Councilmember Chazen said the wording "all existing shall" would set up a situation where somebody would have to conform to these standards for their entire property if they modified their building in any way. Ms. Bowers said any new development is required to submit a lighting plan as part of their construction plan which has always been the intent and part of the Code; this amendment will just help with enforcement. Councilmember Chazen reiterated that if someone does any type of modification, they might be required to change all of their lighting.

City Manager Caton said the purpose of this amendment is to provide consistency in enforcement. He explained over time this was modified or accidentally modified and this will help with applicability.

Ms. Bowers said this does not apply to residential property.

Council President Norris asked how long have these standards been in place. Ms. Bowers said since the 1990's.

Councilmember McArthur asked if Ms. Bowers was aware of any properties out of conformance or if they would be allowed to be considered non-conforming. Ms. Bowers said she was not aware of any properties not in compliance.

Councilmember Chazen recalled a gas station that had to come into compliance regarding their lighting.

Community Development Director Kathy Portner said she was previously in charge of code enforcement and this is when it was noticed the language had been inadvertently changed. Prior to the adoption of the 2010 Code, the provision that all lighting had to meet standards was included. However, this does not address illumination, only the cutoff or non-trespass of lights to an adjacent property which has been in the Code since 1990's for all properties. Prior to 2010, non-downcast lighting options were: turning off the light by 10 p.m., redirect the light, or install a shield. She gave an example of how this amendment will provide enforcement consistency and most complaints can be fixed with the previously mentioned options. She noted enforcement is on a complaint basis only.

Councilmember Chazen noted the ordinance doesn't state enforcement is on a complaint only basis. He then asked if this would set a retroactive precedent. City Attorney Shaver said it would not set a legal precedent; it is a legislative matter. The requirements of this section don't mandate any change of the character of the lighting.

Councilmember Chazen said he will not support this because he feels it will set a precedent.

Councilmember Boeschenstein said this is a good change that gives tools to the Planning and Enforcement Staff. He will support this.

Council President Norris said she doesn't believe in changing a law that already exists, especially since it is unknown how many properties this may affect; she will not support this.

Motion failed by roll call vote with Councilmembers Chazen and McArthur and Council President Norris voting NO.

Councilmember McArthur suggested changing the language so that it will not be retroactive to properties that are currently in compliance.

Ms. Bowers brought up two different codes for comparison.

Councilmember Taggart said the Code language inadvertently changed in 2010, before that it was not retroactive, but already in effect from 2006 up to the 2010 change.

Council President Norris expressed concern regarding older buildings.

City Attorney Shaver suggested to not reference "new or existing", but to reference "land use" to confine light to a property. Councilmember Chazen said it would still be retroactive and set a precedent. City Attorney Shaver said the standard would not change, it would just clarify that light must be confined to a property.

Ms. Portner said enforcement prior to 2010 did not require changing light fixtures, just to mitigate light spillage. She agreed with City Attorney Shaver's suggestion.

City Attorney Shaver proposed to delete "new and existing". Ms. Bowers clarified that the language change would read "All new land uses…". City Attorney Shaver said they could also add that it would not include changing fixtures.

Council President Norris said the ordinance would communicate the same thing without "new and existing". She is still not comfortable with the suggestions. Councilmember Chazen agreed and asked for more time.

Councilmember McArthur asked if property is annexed and not in compliance, like an enclave, how would that be addressed. Ms. Bowers said it would be addressed through a

site plan review. Councilmember Boeschenstein added it would be classified as "preexisting non-conforming". City Attorney Shaver clarified, if it was legal in Mesa County at the time, it would be "pre-existing non-conforming".

Council directed Staff to reword the ordinance and bring it back before Council.

Loan Approval and Sole Source Purchase of Filter System Components for the Water Plant Filter Project

The City Water Department has applied for a loan from the Colorado Water Resources and Power Development Authority, State Revolving Fund, to facilitate rehabilitation of the filtration system at the City Water Plant. Due to long lead times, early purchase of the major filter components will be needed in order to complete the project during low demand winter months. Both the Leopold and Gardner Denver equipment are recommended by the Consulting Engineer designing this project for sole source.

Greg Lanning, Public Works Director, presented this item and explained the need for funding and the elements needed for the project. The newer filters will be more efficient, more reliable, and have a longer life. He explained the reason for the sole source purchase request and said the term of the loan is 20 years at 2.0% interest with an administrative cost of \$16,000. He reviewed the financial information for the loan. Then he reviewed the time frame for the project.

Councilmember Chazen asked if this technology is currently in use and if the expected life span exceeds the life of the financing. Mr. Lanning said the life expectancy is far more than twenty years, but technology will change a lot in 20 years.

Councilmember Chazen moved to approve the terms of the State Revolving Fund Loan, authorize the City Manager to sign the loan agreement contingent upon approval of the loan by the Colorado Water Resources and Power Development Authority, and authorize Sole Source Purchase of water treatment plant filter equipment: Underdrain/Media Retention System/Media, and Blower from Xylem Water Solutions USA, Inc. (Leopold) and UE Compression (Gardner Denver) in the amount of \$564,000. Councilmember Boeschenstein seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 10:22 p.m.

Stephanie Tuin, MMC City Clerk

<u>CITY COUNCIL FORMAL ASSIGNMENTS</u> Individual Members are assigned for each of the following:

Board/Organization	Meeting Day/Time/Place	2016
		Assignments
Associated Governments of	3rd Wednesday of each month	Martin Chazen
Northwest Colorado (AGNC)	@ 9:00 a.m. different municipalities	
Downtown Development	2 nd and 4 th Thursdays @ 7:30 am @	Martin Chazen
Authority/Downtown BID	DDA Offices, 437 Colorado, BID	
	board meets monthly 2 nd Thursday	
Grand Junction Housing	4 th Monday @ 5:00 pm @ GJHA	
Authority	Offices at 8 Foresight Circle	Barbara Traylor Smith
Grand Junction Regional Airport	Usually 3 rd Tuesday @ 5:15 pm @	Rick Taggart
Authority	Airport Terminal Building (workshops	
	held the 1 st Tuesday when needed)	
Parks Improvement Advisory	Quarterly, 1 st Tuesday @ noon @	Barbara Traylor Smith
Board (PIAB)	various locations	Alternate – Phyllis Norris
Parks & Recreation Advisory	1 st Thursday @ noon @ various	Chris Kennedy
Committee	locations (usually at Parks	
	Administration Offices)	
Riverfront Commission	3 rd Tuesday of each month at 5:30	Bennett Boeschenstein
	p.m. in Training Room A, Old	
	Courthouse	
Mesa County Separator Project	Quarterly @ Mesa Land Trust, 1006	Bennett Boeschenstein
Board (PDR)	Main Street	
Grand Valley Regional	4 th Monday @ 3:00 pm @ GVT	Phyllis Norris
Transportation Committee	Offices, 525 S. 6 th St., 2 nd Floor	
(GVRTC)		
Grand Junction Economic	3rd Wednesday of every month @	Barbara Traylor Smith
Partnership	7:30 am @ GJEP offices, 122 N. 6 th	
	Street	
Colorado Water Congress	Meets 3-4 times a year in Denver	Duncan McArthur
5-2-1 Drainage Authority	Meets quarterly, generally the 4 th	Duncan McArthur
	Wednesday of month at 3:00 p.m. in	
	Old Courthouse in Training Rm B	
Club 20	The board of directors meets at least	Rick Taggart
	annually. The time and place for	
	board meetings are determined by	
	the Executive Committee.	
Orchard Mesa Pool Board	Meets twice a year of each month at	Duncan McArthur
	8:00 A.M. at a designated location.	

Avalon Theatre Committee Third Thursday at 8:00 a.m. Bennett Boeschenstein Council Agenda Setting Meeting Wednesday before next City Council Meeting in the a.m. Mayor Pro Tem Homeless/Vagrancy Committee Meets as needed and scheduled Duncan McArthur, Bennett Boeschenstein, Mary Chazen Property Committee Meets as needed and scheduled Barbara Traylor Smith, Bennett Boeschenstein Zoning and Development Code Meets as needed and scheduled Duncan McArthur, Bennett Boeschenstein Regional Communication Meets as needed and scheduled Phyllis Norris, Chris Kennedy Coher Boards Date/Time 2016 Council Representative Who Attonds Regularly Associated Members for Growth and Development (AGD) Crossroads Blvd. Duncan McArthur, is facilitator, Open to all Suilding Code Board of Appeals As needed NA A* Commission on Arts and Culture * p.m. First Thursday of each month at 4:00 p.m. Bennett Boeschenstein Horizon Drive Association Meets on the third Thursday of the month at 10:00 a.m. at St. Mary's Pavilion Bennett Boeschenstein Horizon Drive Association Meets on the third Thursday of the month at 10:00 a.m. Bennett Boeschenstein Pavilion <td< th=""><th>Ad Hoc Committees</th><th>Date/Time</th><th>2016 Council Representative</th></td<>	Ad Hoc Committees	Date/Time	2016 Council Representative
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*No Council representative required or assigned - City Council either makes or ratifies appointments - may or may not interview dependent on particular board

ReZone Grand Junction Lodge Development 2656 Patterson Road / 8th court Grand Junction CO. 81506

City Council Members:

I reside and own my home at 2714 N 8th Court in the Walker Heights Subdivision where the "60 bed 50,000 square foot Senior Living Facility" is being proposed.

Walker Heights subdivision as you probably know is single family residential area only with no through access.

The developer has stated this project will create a buffer to the neighbors, this commercial project will not create a buffer it creates an encroachment on our homes. In the past couple of weeks I have taken some time off work to visit some of the existing facilities in Grand Junction and other places. It is important to note that none of these facilities are currently at capacity.

There are three Mesa County Assessor Parcel Reports and one Montrose/Olatha:

Grand Villa 2680 N 15th Grand Junction Colorado 45 Bed facilities (smaller than the proposed by 15 beds) 2.85 Acres (larger land size than the proposed site) 2 Story 30,109 Square Feet (smaller than the proposed 50,000 square foot project by 20,000 square ft) Direct access of both Patterson and 15th street Does not encroach on personal residential homes, the closest residence is across the street off 15th and a privacy fence runs along 15th where the homes are. Approx 42 parking spots designated with an overflow parking of an additional approx. 12 to 15 on. Parking was mostly full during the times I went and cars do park down 15th.

Larchwood 2845 N 15^{th St} Grand Junction Colorado

56 beds

3.18 Acres

1 Story

39,454 Square Feet

Direct access off 15th which is a through street onto Patterson and off Hermosa which connect to 12th street, also a through street and does not encroach on single family residential homes.

Counted well over 75 parking spots designated plus overflow parking with another 25+ min. Also cars parked up and down 15th and Heromsa streets surrounding the facility. All spots were full. This did not include any Hilltop Office parking area.

Mantey Heights 2825 Patterson Rd Grand Junction Colorado

46 Beds

2.08 Acres

1 Story

28,066 Square Feet

There is direct access on and off both Patterson and 28 Road. Fire Station is across the street; next to the facility is a flower shop. Does not encroach on any single family residential homes. Counted 83 designated parking spots, the adjoining property has some of those spots which is not part of the 2.08 acres, due to they do not have enough parking.

Colorow Care Center 750 8th St Olatha Colorado

62 Beds 8.90 acres

1 Story

35,553 Square Feet

Provides direct access off main road, does not encroach on any single family residential homes. I Counted 62 designated parking spots with a very large over flow area for parking. I was at the facility on July 16th. I was told it was one of the slowest days they had. There were 52 cars in the parking areas.

The proposed residential home site of 2.069 acres may fit the proposed "land code" however this site and its restrictions does not provide the land capacity or access, to service and accommodate a 50,000 square ft. facility of 60 beds, plus greenhouse and (other) with 32 parking spots which is not sufficient to provide capacity usage, when you compare what actual usage will be. The access is grossly restricted in and out of 8th court and unsafe.

The developer stated in the last meeting <u>"For the most part residence</u> will not have cars".

Clearly when you inquire of these facilities on their call in number they state they are Senior Living with assistance and memory care which <u>may</u> have the ability to have their cars, other than the memory care beds.

The proposed rezone is not compatible with the 8th Court neighborhood, it will dramatically affect the capacity and safety of the street network and create parking issues, increase air and noise pollution, excessive night time lighting, and other issues, trash, commercial dumpsters, commercial delivery trucks and after hours maintenance.

There are many appropriate areas for a facility such as this; there are currently four like projects in various stages of development and

construction currently in Grand Junction. All with excellent access and do not create safety or encroachment issues. The New Community Hospital area has very large parcels of land for sale, close to the hospital, physician's office, shopping, with everything very close. Fruita Kokopelli area, again very close to the hospital, physician offices, shopping and other services, the Horizon Dr. area. There are many other parcels of land for sale that would suit this kind of project safely and effectively.

The Walker Height subdivision needs to remain residential, this site could easily take up to 4-5 homes that would be compatible to the existing neighborhood and not create all of the issues and hazards above.

It would also be a very nice location to something similar to the Rose House, also compatible to the neighborhood and would not create hazards issues.

There are subdivisions built directly on Patterson Road with very nice single family homes.

This is a massive aggressive project, the impacts of road use network have not been mitigated and should have be an issue that was resolved during the site plan review process, "not later" or after it is built and can do nothing about later.

The City did not do a traffic study they relied on the developer study.

If this project is allowed to continue on this site it will drastically affect our safely, quality of life, property values and damage the neighborhood.

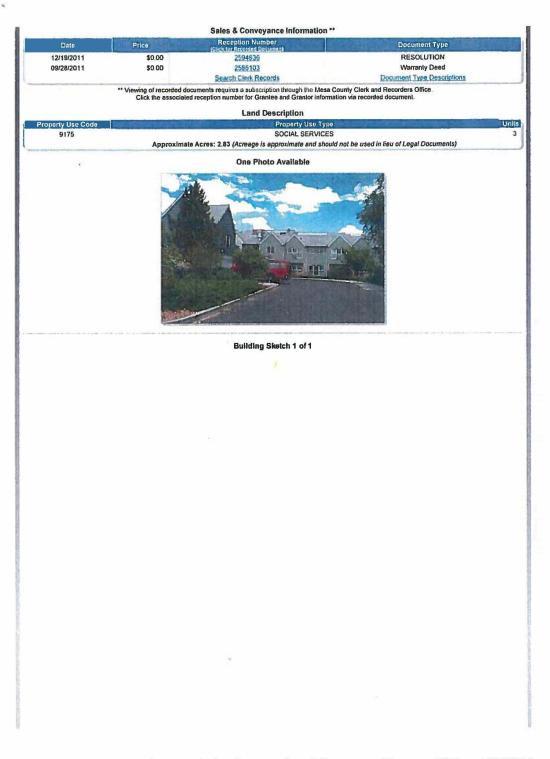
I would ask the City Council to deny this project on this residential site.

MESA COUNTY & Mesa County Assessor - Real Property Public Information Retrieval Ken Brownlee, Assessor Select Other Map Printer Friendly Back to Search V Property Information (Report Date: 7/20/2016) Parcel Number: 2945-122-21-974 Account Number: R088766 Property Use: Exempt 2680 N 15TH ST Location Address GRAND JUNCTION, CO 81501 15475 GLENEAGLE DR Mailing Address: COLORADO SPRINGS, CO 80921 Owner Name: BSLC II Joint Owner Name: RETIRE/NURSING (51.08) Neighborhood: Associated Parcel: N/A Approx. Latitude: 39.091345 Approx. Longitude: -108.546741 STN. al Photo: March, 2015 Legal Description LOT 1 THE PETERSON HOUSE SUBDIVISION SEC 12 1S 1W - 2 85AC **Tax Information** ovemen Year Property Code (Assassod) (Assessed (Antical) (Actual) (Actual) (Assessed) Code Levy/1000 2016 9175, 9275 \$0.00 \$2,102,580 \$167,370 \$5,250 \$66,000 \$2,168,580 \$172,620 17475 0.0619790 \$0.00 2015 9175, 9275 \$2,102,580 \$66,000 \$2,168,580 \$167,370 \$5,250 0.0619790 \$0.00 \$172,620 17475 \$0.00 2014 9175, 9275 \$2,023,250 \$60,000 \$2,083,250 \$161,050 \$4 780 \$165.830 17475 0 0615690 \$0.00 \$0.00 *Current estimated tax is using previous year's Mill Levy (Mill Levy determined in December of current year) Manufactured Homes Purging Titles/Classifying to Real Property Propery Code Listing TAC (Tax Assessor Code Book) Real Property Valuation F.A.Q.'s **Taxing Authority Detail** Year Agency Abbrev. TAC Code Mill Levy Total (Assessed) Tax Per Agency Agency Name 2015 CITY OF GRAND JUNCTION GRJCT 17475 8.0000 \$172,620 \$1,380.96 COLORADO RIVER WATER CONSERVANCY COLRW 17475 0.2430 \$172,620 \$41.95 2015 2015 COUNTY - DEVELOP DISABLED MCCCB 17475 0.2880 \$172,620 \$49.71 2015 COUNTY GENERAL FUND MCGF 17475 9.2710 \$172,620 \$1,600.36 2015 COUNTY ROAD & BRIDGE-1/2 LEVY MCRBS 17475 0.2215 \$172.620 \$38,24 COUNTY TRANSLATOR TV FUND 17475 2015 MCTV 0.0270 \$172,620 \$4.66 GRAND RIVER MOSQUITO CTRL GRMCD 17475 1.5130 \$172,620 \$261.17 2015 LIBRARY DISTRICT 17475 \$531.84 2015 LIBR 3.0810 \$172.620 2015 MESA CNTY ROAD & BRIDGE-GRAND JCT GJRB 17475 0.2215 \$172,620 \$38.24 SCHOOL DIST# 51 2005 OVERID SD51006 17475 \$418.60 2015 2.4250 \$172,620 2015 SCHOOL DIST# 51 BOND SD51B 17475 6.6590 \$172,620 \$1,149.48 2015 SCHOOL DIST# 51 GENERAL SD51 17475 24.9610 \$172,620 \$4,308.77 2015 SCHOOL DIST# 51 OVERRIDE SD510 17475 2.8000 \$172,620 \$483 34 2015 SOCIAL SERVICES MCSS 17475 2 2680 \$172,620 \$391.50 Tax Authority Contact Information Total Mill: 61.9790 Total Tax: *\$0.00 Direct Acuss Attesion + 151 With Small overflow for an udditional rappr. 10-1

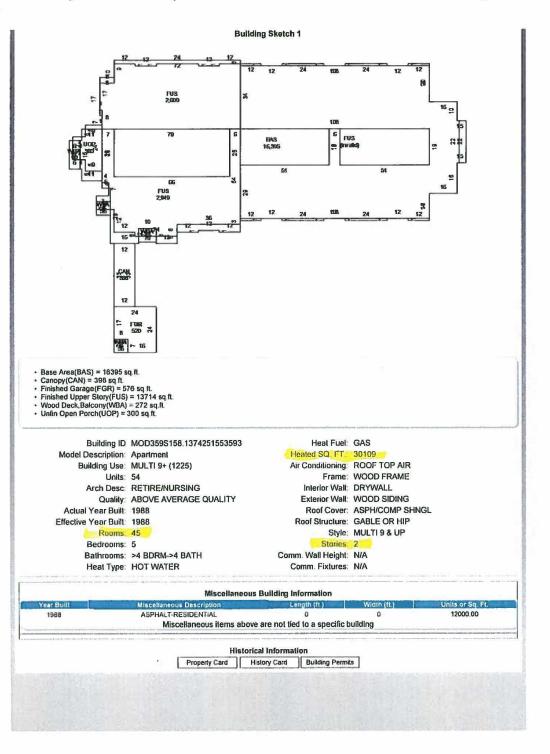
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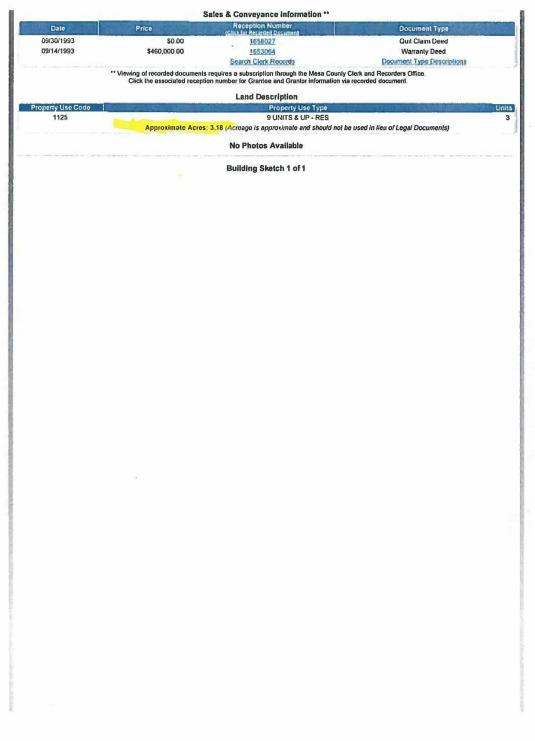
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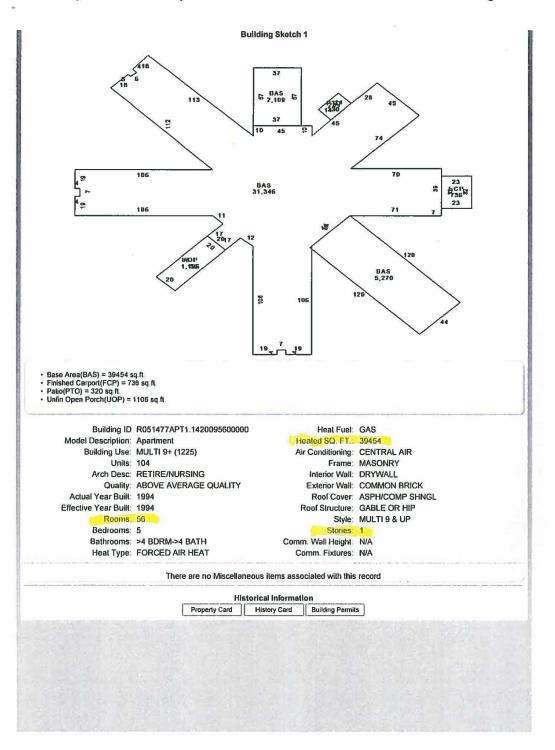
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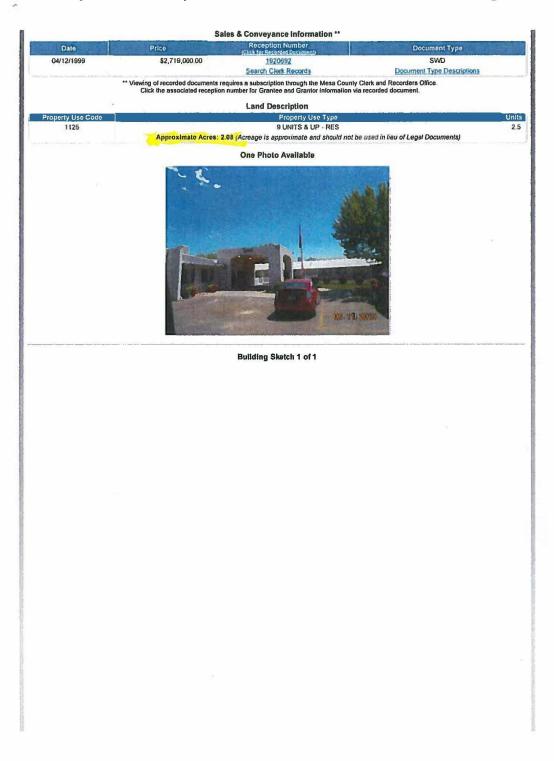
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Counted & 3 parking spots Accell PAHERSON & 28th PINS over flow on not pacent for http://emap.mesacountv.us/assessor lookun/Assessor Parcel Report.aspx?Account=R032... 7/20/2016

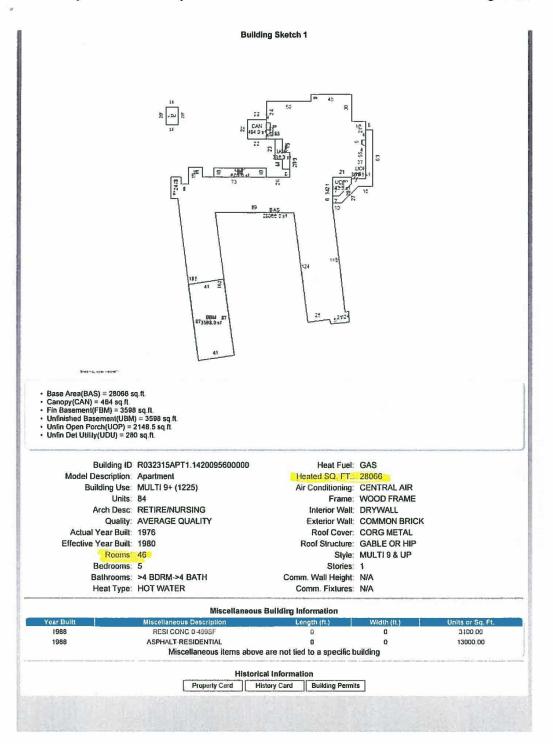
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Page 2 of 3



http://emap.mesacountv.us/assessor lookup/Assessor Parcel Report.aspx?Account=R032... 7/20/2016

d)



http://cmap.mesacountv.us/assessor lookup/Assessor Parcel Report.aspx?Account=R032... 7/20/2016

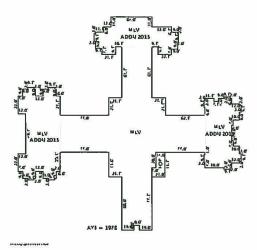
Account: R0650181

Account

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Location	Owner Information	Assessment History	
Tax Area Id - 015000 Parcel Number 3723-152-00-032	Owner Name COLOROW HEALTH CARE LLC	Actual (2016) Assessed	\$2,586,240 \$205,870
Situs Address 885 S HIGHWAY 50 BUSINESS LOOP	In Care Of Name PINON MANAGEMENT INC	Tax Area: 01 Type Actual	5000 Mill Levy: 65.649 Assessed Acres SOFT Units
City OLATHE	Owner Address 12136 W BAYAUD AVE STE 200	ALC: NOT A	30 \$189,190 0.000 35553.000 0.000
Legal Summary S: 15 T: 50 R: 10 A TRACT OF LAND IN THE SE4NW4 SW4NE4 SEC 15 DESC M/B ON PLAT OF SURVEY 762823	LAKEWOOD, CO 80228-2115		0 \$16.680 8.907
Business Name COLOROW CARE CENTER - 75 UNITS Map Number 762823	web site says	62 units	
Transfers			
	No Transfer Doc	cuments	

Tax History		Images	
Tax Year Ta	xes	Google Man	
*2016	\$13,515.16	Photo	2
2015	\$13,515.16	• Sketch	
* Estimated		2. Part 10. Control 10.	



http://eagleweb.montrosecounty.net/eagleassessor/taxweb/account.jsp?accountNum=R065... 7/20/2016

Account

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Account: R0650181 Land

NeighborhoodTOWN OF OLATHE Abstract CodeMULTI-UNITS(9+)-LAND Land CodePRIME MULTI-UNITS(9+) Misc Adjustment30

Total Area Actual Area387989.0000

Size Acres8.907

http://eaglewcb.montrosecounty.net/eagleassessor/taxweb/account.jsp?accountNum=R065... 7/20/2016

Page 1 of 1

Account

Account: R0650181

Location

Tas Area Id - 015000 Parcel Number 3723-152-00-032 Situs Address 885 S HIGHWAY 50 BUSINESS LOOP City OLATHE Legal Summary S. 15 T. 50 R. 10 A TRACT OF LAND IN THE SEANWA SWANEA SEC 15 DESC M/B ON PLAT OF SURVEY 762813 Business Name COLOROW CARE CENTER - 75 UNITS Map Number 762823

Transfers

Google

Owner Information

OWNER PROTECTION
Owner Name COLOROW HEALTH CARE LLC
In Care Of Name PINON MANAGEMENT INC
Owner Address 12136 W BAYAUD AVE STE 200 LAKEWOOD, CO 80228-2115
LAKEWOOD, CO 80228-2113

Laure According					
Actual (2	(016)				\$2,586,240
Assessed					\$205,870
	Tas Area: 015	000 Mill	Levy	65 6 49	
Type	Actual	Assessed	Acres	SQFT	Units
Improven	nents \$2,376,730	\$189,190	0.000	35553	000 0 000
Land.	\$209,510	\$16,680	8.907		

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Assessment History



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Home (/) Nursing Homes (Inhs/) Colorado (CO) (Inhs/col	lorado/) Olathe (Inhs/colorado	Volathe.html} Colorow Care Center	
Colorow Care Center	62 Beds	COLOROW CARE CENTER HAS BEEN COMPARED	Advert
Olathe, CO 81425	S9 Residents	419 times	
2/5 overall rating Department of Health and Human Services	95% Occupied		
Phone Number Reviews (raviews html)		COMPARE NOW	And
Colorow Care Center in Olathe Colorado has a 95% occupancy r	nto with 50 cashdante		how y
using its 62 beds. They are not part of a multiple nursing home or		Advertisement	SI
Profit nursing home. Share		OV 72 and an improve event does not be	-
General Ratings Staffing Directions Info (/nhs/colorow_care_latioter/review#it#stQolorow_care	Nusing Home Jobs		
(/nhs/colorow_care_center/) (/nhs/colorow_care_center/)		Eliquis.	Data Interior
S Ind a pair (showing	R.	(apixaban) tablets 🗐	
jColorow Care Center (c) > Cane of Colorado ≥750 8th St	Frontage Rd	Find out how ELIOU	THETTHE AND CARD
^R Olathe, CO 81425	Frod	compared to LOVEN(Using estragen-
Phone Number P	50	followed by warfari	your change of Liberus (wamb). I vaginal blanding
(Inhalcolorow_care_center/directions.html)			you are using P coinspans) Vagi blooding after m
Compare and View Summary			number of the second se
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(https://maps.google.com//maps?tl=38.603117,-107.976&z=16&1=m&hd= US≷=U9&mapclient=sptv3) g	Magdata @2016 Google	And ask your	nilboot proposi channe beert o Plans are (a)
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Facility		EUQUS you	PRO
Colorow Care Center in Olathe Colorado has a 95% occupancy r			
using its 62 beds. They are not part of a multiple nursing home or Profit nursing home.	whenship and are a For	IMPORTANT SAFETY INFORMATION For people taking ELIQUIS for strial fibrilit	
Colorow Care Center has a below average registered nurse per r		not stop taking ELIQUIS ^e (apixaban) witho to the doctor who prescribed it for you. St	
minutes compared to the Colorado state nursing home average o 15 deficiencies in its past 2 state inspections compared to the CC		ELIQUIS increases your risk of having a st ELIQUIS may need to be stopped prior to sur	
complaints compared to the CO average of 4. Colorow Care Cen deficiencies in the past 2 state inspections which is better than the		anodicel or dental procedure. Your doctor will U.S. full American government of a factor of the	
nursing home average of 21.		Compare Similar Nursing Homes	
		Q. Top searched Nursing Homes	
CMS Ratings		In Diatine, CO	
2/5 overall rating		 Kindred Transitional Care & Rehabilitation-Cherry (Inhs/kindred_transitional_care_and_rehabilitation- 	
		cheny/) Pikes Peak Care and	
Colorow Care Center, a nursing home in Olathe, CO received a from CMS of the Dept of Health and Human Services on July 21	at 2015. This score	Rehabilitation Center	
means that Colorow Care Center is rated below average overall a inspections, nursing home staffing and quality measures.	based on health	(/nhs/pikes_peak_caro_and_rehabilitation_conter/) Cherry Creek Nursing Conter	
		(/nhs/cherry_creek_nursing_center/) Cherrelyn Healthcare Center	
Patient Ratings and Reviews		(/nhs/cherrelyn_healthcare_center/) Jewell Care Center of Deriver	
	of 2.5 stars (out of	(/nhs/jewell_care_center/)	
Fair Colorow Care Center has an average rating 5) with a rating of Fair based on 2 reviews (We found 5 nursing homes nearby Colorow Care Center 	
Have you visited Colorow Care Conter? Rate you exp	erience below.	Horizons Care Center (Inhs/horizons_care_center/)	
tp://www.ucomparehealthcare.com/nhs/colorow_care	a center/		7/16/16, 7:10 P

RATE THIS NURSING HOME

Facility Info

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Below is general facility information for Colorow Care Center in Olathe, CO.

Eligible to Participate in Medicare and/or Medicald	Yes
Participates in Medicare, Medicald, or Both:	Medicare and Medicald
Type of Organization:	For profit - Corporation
Total Certified Beds:	62

Services Provided

Below are services offered at Colorow Care Center.

	Provided Onsite	Provided Offsite	
Activities Services:	*	N/A	
Clinical Lab Service	N/A	v	
Dental Services:	N/A	~	
Dietary Services:	1	~	
Housekeeping Services:	*	N/A	
Mental Health Services:	NA	×	
Nursing Services:	v	N/A	
Occupational Therapy Services:	apy 🖌 N/A		
Other Activity Services:	*	N/A	
Pharmacy Services:	N/A	~	
Physical Therapy Services:	*	N/A	
Physician Services	*	v .	
Physician Extender Services:	N/A	N/A	
Podiatry Services:	N/A	*	
Social Work Services:	4	N/A	
Speech/Language Pathology Services:	*	N/A	
Therapeutic Recreation Services:	N/A	N/A	
Vocational Services:	N/A	N/A	
X-Ray Services:	N/A	~	
See more available Servic	as at Colorow Care Center		

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Doctors by Specialty	Dentists by Specialty	Hospitals in Top Cilies	Nursing Homes in Top Cities
Cardiologists (/dm/cardiologists/)	Oral end Maxiliofaciai Radiologists	Houston (/hospitai/lexas/houston.html)	Chicago (/nhs/illinois/Chicago.html)
Cardiovascular Disease Physicians (/drs/cardiovascular disease physic	(/dentisi/oral_and_maxifofacial_radio Oral and Maxifiofacial Surgeons ier(atjantsi/oral_and_maxifiofacial_surge	(/hospital/illinois/chicago.html)	Los Angeles (/nhs/california/Los_Angeles html) Cincinnati
Dermalologists (/drs/dermatologists/)	Oral and Maxillofecial Pathologists (/dentist/oral_and_maxillofecial_patho	(/hospital/california/los_angeles html)	(/hhs/ohlo/Cincinnati.html) Houston
Endocrinologists (/dm/endocrinologists/) Family Practice Physicians) Orthodonitists (/dentist/orthodonitists/)	(nospita/iexas/san_antonio.num) Dallas (hospital/iexas/dallas.html)	(/nhs/texas/Houston.html) San Antonio (/nhs/texas/San_Antonio.html)
(/drs/lamity_medicine_physicians/) More	General Dentists (/dentist/general_dentists/)		
	More		

http://www.ucomparohealthcare.com/nhs/colorow_care_center/

Mankey Heights Richabilitation & Care Center (rhts/mantay_heights_rehabilitation_and_care_center/) Widow Tree_Care Center (rhts/willow_tree_care_center/) Palsade Living Center (rhts/palsade_living_center/) Valley Manor Care Center (rhts/nalbey_manor_care_center/)

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