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**CITY COUNCIL AGENDA  
WEDNESDAY, JANUARY 4, 2017  
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, Pledge of Allegiance, Moment of Silence**

**Proclamation**

[Proclaiming January 16, 2017 as Martin Luther King, Jr. Day in the City of Grand Junction](#)

**Appointments**

To the Horizon Drive Association Business Improvement District Board

To the Planning Commission

**Citizen Comments**

[Supplemental Documents](#)

**Council Reports**

**Consent Agenda**

**1. Approval of Minutes**

- a. [Summary of the December 5, 2016 Workshop](#)
- b. [Minutes of the December 7, 2016 Regular Meeting](#)

**2. Other Action Item**

- a. [Grand Junction Regional Airport Authority 2017 State and Federal Grant Application Presentation](#)

**3. Resolutions**

- a. [Resolution No. 01-17 – A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2017 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council](#)
- b. [Resolution No. 02-17 – A Resolution Establishing a Change in Use Incentive Grant Pilot Program](#)

**4. Set Public Hearings**

- a. Legislative
  - i. [Proposed Ordinance Adopting Amendments to the 2012 Edition of the International Fire Code and Prescribing Regulations Governing Outdoor Burning, Restricted and Unrestricted Burning; Providing for the Issuance of Permits for Certain Burning Activities and Defining Extinguishment Authority \(Set Hearing for January 18, 2017\)](#)
- b. Quasi-judicial
  - i. [Proposed Ordinance Zoning the McHugh Annexation to R-4 \(Residential – 4 du/ac\), Located at 115 Vista Grande Road \(Set Hearing for January 18, 2017\)](#)

**Regular Agenda**

*If any item is removed from the Consent Agenda, it will be heard here*

**5. Contract**

- a. [Contract to Acquire, through a Lease \(with an option to purchase\) Agreement, a Dell/EMC VxRail Hyper Converged Infrastructure Storage System through Reseller Venture Technologies](#)

**6. Resolution**

- a. [Resolution No. 03-17 – A Resolution Setting the Title for and Submitting to the Electorate on April 4, 2017 a Measure to Increase the Sales and Use Tax from 2.75% to 3.00% and to Retain and Spend Revenues as a Voter Approved Revenue Change as Defined by Article X, Section 20 of the Colorado Constitution and to Incur Bonded Indebtedness to Build an Event Center and Improve the Two Rivers Convention Center](#)

[Supplemental Documents](#)

**7. Public Hearings**

a. Quasi-judicial

- i. [Ordinance No. 4731 – An Ordinance Rezoning the Grand Junction Lodge Development, Located at 2656 Patterson Road, to PD \(Planned Development\) Zone, with a Default Zone of MXOC \(Mixed Use Opportunity Corridor\) and Approve an Outline Development Plan](#)
- ii. [Ordinance No. 4732 – An Ordinance Vacating Right-of-Way for Balanced Rock Way, Located between Flat Top Lane and F ¼ Road](#)

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

**9. Other Business**

**10. Adjournment**



# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, that all people, regardless of the color of their skin, the persuasion of their theology, or the level of their intelligence, were built by one Creator with one blood, designed and fashioned to live on one earth with one another; and*

*WHEREAS, Martin Luther King, Jr. was a minister who dedicated his life for this purpose so we may, as Americans, truly live out the Declaration of Independence as we hold these truths to be self-evident, that all people are created equal, that they are endowed by their creator with certain inalienable rights, that among these are life, liberty, and the pursuit of happiness; and*

*WHEREAS, the third Monday of each January be acknowledged as Martin Luther King, Jr. Day in Grand Junction, not as a city holiday but as a day to acknowledge a great American who awakened a nation's conscience to not judge a person by the color of their skin but by the content of their heart.*

*NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim January 16, 2017 as*

*"MARTIN LUTHER KING, JR DAY"*

*in the City of Grand Junction and encourage the citizens of Grand Junction to observe this day with appropriate activities and programs that honor the memory and legacy of Dr. King.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 4th day of January, 2017.*

\_\_\_\_\_  
Mayor





**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY  
December 5, 2016 – Noticed Agenda Attached**

Meeting Convened: 5:31 p.m. in the City Hall Auditorium

Meeting Adjourned: 8:28 p.m.

City Council Members present: All Councilmembers

Staff present: Caton, Shaver, Rainguet, Hazelhurst, Romero, Valentine, Schoeber, Watkins, and Tuin

Also: Kalie Greenberg (KKCO), Richard Swingle, Amy Hamilton (The Daily Sentinel), Don Dethlefs (Sink Combs Dethlefs), Tom Paquette (Pinnacle Venue Services), Rob Hunden (Hunden Strategic Partners), Barry Strafacci (Pinnacle Venue Services), Diane Schwenke (Grand Junction Area Chamber of Commerce), Mike Anton (EmTech, Inc.), Kristi Pollard (Grand Junction Economic Partnership), Allison Blevins (Downtown Grand Junction Business Improvement District), Brandon Stam (Grand Junction Downtown Development Authority), Steve Reimer, Kevin Reimer, Bruce Lohmiller, Jamie Hamilton (Home Loan Insurance), Harry Griff (Law Offices of Griff, Larson, Laiche, & Wright), Pat Tucker (Conquest Developments, LLC), Kat Rhein (Community Banks of Colorado), and Janet Brink (Habitat for Humanity – Mesa County)

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Council President Norris called the meeting to order.

Agenda Topic 1. Feasibility and Impact Analysis of the Arena Market

City Manager Caton introduced the topic and said a Committee comprised of community and staff members had been meeting regularly to review the original Hunden Strategic Partners (HSP) study.

City Manager Caton then introduced HSP President and CEO Rob Hunden who provided detailed information on viability, challenges, and financial and economic impacts of an event center option from the initial study (event center combined with Two Rivers Convention Center (TRCC) that included upgrades/expansion to TRCC) and a new option (stand-alone event center that does not include upgrades/expansion to TRCC) requested by the Committee. Mr. Hunden noted a combined facility would provide better opportunities, efficiencies, and more associated economic activity. He also pointed out some advantages of an event center being located between Denver and Salt Lake City; a prime location for minor level sport teams (a hockey team has committed to locating here), and it is an advantageous route for bands to overnight and play. Mr. Hunden said the final recommendation is to combine a 5,000 seat facility (with suites and loges) with an upgraded and expanded TRCC; recommended upgrades/expansion are to convert the existing ballroom to a “true” ballroom that would include divisibility features for flexibility and to reorient the main entrance to Main Street. Mr. Hunden reviewed the recommended budget for these proposed changes and noted the combined option would likely generate \$500,000 in pre and post event spending in the downtown area that would not be realized with the standalone option. He then pointed out additional ways integrated option would be more economically advantageous: combined resources/efficiencies, multiple event spaces in one

location making it more competitive, close to established restaurants, stores, and hotels, and increased overnight stays (events and conventions). A standalone facility would not be able to take advantage of the previously mentioned combined benefits and therefore not be as profitable in the long run.

Sink Combs Dethlefs Principle Don Dethlefs showed a drawing of the proposed combined facility pointing out the repositioned TRCC main entrance and combined loading area (not to be visible from Main Street) behind the facility, a junior ballroom, the arena, and additional entrances that would take advantage of current parking (Walker Parking Consultants Study found existing parking to be sufficient) which would provide a full service event/convention facility. Mr. Dethlefs also reviewed ways the proposed facility could accommodate music concerts of various sizes and sporting events (boxing, soccer, football, lacrosse, rodeo, big tire, motocross, and equestrian).

Councilmember Chazen asked what staff recommended. City Manager Caton said the Committee reviewed options for locations, funding, governance, and vetted the numbers, they recommend the combined facility and to finance it with a 30 year sales tax increase of .25 percent.

Councilmember McArthur asked if Lodging Tax (currently at 3%) was considered as a funding source. City Manager Caton said they had, but the tax to be increased by 8% and other revenue sources would still need to be included.

Councilmember Kennedy said the updated report recommending a combined facility validates the rehabilitation of TRCC and he feels a .25 percent sales tax increase is reasonable.

City Manager Caton said there was a Committee consensus that a combined facility on the existing site is the best option.

Councilmember Chazen expressed concern regarding increasing exhibition space and competing in this highly competitive market and asked Mr. Hunden if he felt the facility could be competitive enough. Mr. Hunden explained these projects are typically funded with lodging tax by larger municipalities (i.e. San Diego) and charge more for rent; this proposed facility will be more of a state and regional draw (rather than national) and compete with other state municipalities that already are charging higher rates. The City already has TRCC that is located by good hotels and a great downtown; the key question is how can this destination be made as appealing as possible and this investment will help make it viable.

Councilmember Taggart expressed concern that an option to build an arena close to existing sporting facilities (i.e. Lincoln Park and Colorado Mesa University (CMU)) was not proposed. Mr. Hunden said scheduling control is typically sacrificed when partnering with a school or major league team and in this case, the previously mentioned benefits of a combined facility would also be lost. Council President Norris added CMU President Tim Foster has not been interested in partnering with the City on this type of project.

Councilmember Traylor Smith and Council President Norris asked the Committee how to move forward to make this a regional destination again.

Councilmember Boeschstein said this project should be done as a partnership - with the County, State, or the Colorado Avalanche Hockey team. He then asked who partnered with the City of Boise to fund their event center. Mr. Hunden said each area is different, but most centers are funded from various sources and agreed that all funding options should be explored and encouraged Council to be creative.

Councilmember McArthur suggested CDOT (Colorado Department of Transportation) be contacted to find out how much space they will need at the corner of 1<sup>st</sup> Street and Ute Avenue when it is flattened. City Manager Caton said CDOT has been contacted and they will need to acquire some property for it, but project design adjustments can be made to accommodate CDOT's requirements.

City Manager Caton added he spoke with Mr. Foster regarding the proposed facility and it is larger than he was interested in and noted two CMU representatives participated in almost every Committee meeting and only expressed interest in a facility close to Lincoln Park. He also mentioned the Hunden off site analysis can be translated to include other off site locations and that a combined facility would have more market appeal due to what the increased square footage would offer.

Councilmember Traylor Smith said the Avalon Theatre also was projected to make a profit and expressed concern regarding the estimated income for this project. Mr. Hunden said there is a lot of potential for this scenario to support the estimated income, but for budget purposes, it should only be expected to break even.

City Manager Caton agreed there is some risk, but said the estimated economic income and associated impact is very conservative and he respected their findings.

Concern was expressed regarding possible bond interest rate increases, how best to present a ballot question for this project, and how to balance this request for an increase in sales tax with other financial requests to voters (road maintenance, communication center, lodging tax, and School District #51).

Councilmember Chazen said he had reservations regarding the financial assumptions in the report and asked if the numbers had been vetted. Mr. Hunden said the numbers are legitimate and he offered to review the information with him. He then noted the report examples are for standalone facilities run by municipalities; it was difficult to find a parallel facility.

City Manager Caton said Mr. Hunden was hired for his expertise and there are assumptions that no one can predict, however with the proper financial cushion this facility should be successful and he felt comfortable moving forward.

Mr. Hunden said the question for tonight is, does Council want to move forward and if so, more information is needed and having a cushion is smart. He also reminded Council the window of opportunity for the hockey team is limited.

City Manager Caton reviewed the Downtown Events Center Bond Scenarios chart and explained how it could generate the needed funding.

Council agreed to pursue placing the sales tax increase question on the April 2017 ballot.

BREAK

Agenda Topic 2. Two Rivers Convention Center (TRCC) Request for Proposal (RFP) Update

City Manager Caton introduced Pinnacle Venue Services (PVS) Managing Partner Tom Paquette and Senior Vice President Barry Strafacci and said this discussion is in response to direction from City Council for staff to issue an RFP in order to explore different ways to manage and operate TRCC.

Mr. Paquette and Mr. Strafacci provided background on themselves, how PVS was formed, and PVS's business model. Mr. Paquette then explained their vision for partnerships encompasses working toward shared goals (increased room nights and event activity including working with community events) and providing financial transparency through communication and monthly reports. Mr. Strafacci then reviewed PVS's marketing, sales, pricing, and event report and tracking strategies. Mr. Paquette further explained they would staff a primary sales person and that ticket sales would be a focus, but that PEAK (people, experience, action, and knowledge) customer service is paramount and they seek feedback for each event. Mr. Strafacci said they are ready to start at the beginning of 2017 and listed what could be expected from PVS the first 100 days: review and ongoing evaluation of staff, staff assignments, operations, review food and beverage offerings, presentations, and pricing, sales and marketing performance by staff, increase Avalon national touring events, and create synergy with the multiple venues.

Councilmember McArthur asked if they would consider adding the Las Colonias Amphitheater to their contract. Mr. Paquette said he would like more information, but that it would fit perfectly in with their specialty of marketing and booking entertainment events.

Council President Norris said she is impressed with PVS's principles.

Councilmember Chazen asked how rates will be structured. City Manager Caton said for the short term PVS would work with current rates, but later to provide more flexibility by providing a price range for them to work within. Mr. Paquette said the first 100 days will provide needed information for future rates. Mr. Strafacci recommended using rate packages that use food minimums and yield management strategies.

Councilmember Kennedy asked if the addition of an event center would be a positive change for PVS. Mr. Paquette said it would provide more assets for more events, but the RFP is only for the current facilities. Mr. Strafacci added they have experience providing services during construction and working with architects; they would be glad to help during this process.

Details of the RFP were discussed: initial management fee, improvement/repair reimbursement, employee transitions, evaluations, and benefit package, anticipated City savings and reduced subsidy, and the transition timeline.

Council agreed for staff to move forward with this contract.

Agenda Topic 3. Next Workshop Topics

Not discussed.

Agenda Topic 4. Other Business

There was none.

With no further business the meeting was adjourned.



**GRAND JUNCTION CITY COUNCIL  
MONDAY, DECEMBER 5, 2016**

**PRE-MEETING (DINNER) 5:00 P.M. ADMINISTRATION CONFERENCE ROOM  
WORKSHOP, 5:30 P.M.  
CITY HALL AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

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

1. [Feasibility and Impact Analysis of the Arena Market](#)
2. [Two Rivers Convention Center \(TRCC\) Request for Proposal \(RFP\) Update](#)
3. Next Workshop Topics
4. Other Business

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

**DECEMBER 7, 2016**

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

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

**Proclamations**

**Proclaiming December 7, 2016 as “National Pearl Harbor Remembrance Day” in the City of Grand Junction**

Councilmember Kennedy read the proclamation. Lori A. Lohar, Grand Junction Veterans Health Care System Associate Medical Center Director, and Paul Sweeney, Grand Junction Veterans Health Care System Customer Relations Service/Alternate Patient Advocate Chief, were present to receive the proclamation. Ms. Lohar thanked Council.

**Proclaiming December 18, 2016 as “International Day of the Migrant” in the City of Grand Junction**

Councilmember Chazen read the proclamation. Crystal Ruiz, Hispanic Affairs Project (HAP) Committee Member, and Tom Aker, HAP Director, and Estella Ruiz, HAP Organizer, were present to accept the proclamation. Ms. Crystal Ruiz thanked the City Council and noted this is the eleventh year this has been recognized in the City of Grand Junction. She noted the contributions of those that come into the Grand Valley from around the world. Estrella Ruiz read a note from Karalyn Dorn, Palisade Child and Migrant Services Executive Director, which expressed Ms. Dorn’s gratitude for recognition of the dedication, commitment, and hard work of the migrants from other countries who have come to the community.

**Certificate of Appointment****To the Grand Junction Housing Authority Board**

Councilmember Traylor Smith presented Ivan Geer with his Certificate of Appointment to the Housing Authority. Mr. Geer thanked the City Council for the appointment.

**Citizen Comments**

There were none.

**Council Reports**

Councilmember McArthur said on November 14<sup>th</sup> through 19<sup>th</sup> he attended the conference for the National League of Cities (NLC) in Pittsburg, Pennsylvania, where he attended a presentation regarding Homeless Veterans and met with Amtrak Officials. On November 30<sup>th</sup> he attended a presentation at Mind Springs Health.

Councilmember Boeschstein attended the groundbreaking ceremony for Las Colonias Amphitheater mentioning that is a great project and will be an asset to the community.

Councilmember Chazen said on December 1<sup>st</sup> he attended the Municipalities Dinner with discussions regarding financing options for the 911 Communications Center. On December 2<sup>nd</sup> he attended the City of Grand Junction Fire Department Awards and Pinning Ceremony.

Councilmember Kennedy on said on December 1<sup>st</sup> he also attended the Municipalities Dinner.

Councilmember Traylor Smith said on November 30<sup>th</sup> she attended a presentation at Mind Springs Health regarding expansion of the facility.

Councilmember Taggart said on December 1<sup>st</sup> he attended an Airport Task Force Committee meeting; also on that day he attended the Municipalities Dinner, and on December 6<sup>th</sup> he toured the Mind Springs Health facility.

Council President Norris said on December 1<sup>st</sup> she attended the Municipalities Dinner and stated the importance of the 911 Communications Center to the City.

**Consent Agenda**

Councilmember Kennedy moved to adopt the Consent Agenda items #1 through #3. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

**1. Approval of Minutes**

- a. Minutes of the November 2, 2016 Regular Meeting

**2. Resolution**

- a. Resolution No. 51-16 – A Resolution Concerning the Issuance of a Revocable Permit to JDC Real Estate, LLC, Located at 1141 Gunnison Avenue

**3. Set Public Hearings**

- a. Quasi-judicial
  - i. McHugh Annexation, 115 Vista Grande Road (Set Hearing for January 18, 2017)
    - Resolution No. 52-16 – Referring a Petition for Annexation
    - Proposed Ordinance Annexing Territory
  - ii. Freedom Heights Annexation, Public Right-of-Way for 26 Road, Located North of H Road (Set Hearing for January 18, 2017)
    - Resolution No. 53-16 – Referring a Petition for Annexation
    - Proposed Ordinance Annexing Territory

**Sole Source Contract for the Purchase of Hydrogen Sulfide Removal Media for Persigo Wastewater Treatment Plant**

The Persigo Wastewater Treatment Plant is producing Compressed Natural Gas (CNG) from the methane gas produced at the treatment plant. This CNG fuel is used to fuel the Grand Valley Transit busses and mutable City and County vehicles. One of the requirements for using this fuel is that the gas is cleaned of any impurities that could damage the engines in these vehicles. Hydrogen Sulfide is one of the impurities that has to be filtered out of the gas and requires a filter media to perform this task.

Greg Lanning, Public Works Director, introduced the item and explained why this request is for a sole source contract. He provided details of the hydrogen sulfide filtering process noting he is pleased with the usage of CNG fuel for City and County vehicles. CNG production has exceeded their expectations. Mr. Lanning said of the

three options for hydrogen sulfide removal, the media available through Unison Solutions, Inc. is the least expensive and superior to other similar products.

Councilmember Traylor Smith asked if the requested \$67,904 is an annual amount. Mr. Lanning answered yes, the two major processes are replaced twice a year and this amount is for the entire year.

Councilmember Boeschstein thanked Mr. Lanning for his continuing efforts furthering the use of CNG fuel which has received national recognition.

Councilmember Chazen moved to authorize the Purchasing Division to purchase hydrogen sulfide removal media from Unison Solutions, Inc. for the Persigo Wastewater Treatment Plant in the estimated aggregate annual amount of \$67,904. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

**Public Hearing Ordinance No. 4725 – An Ordinance Expanding the Boundaries of and Including Property Located at 401 Colorado Avenue into the Downtown Grand Junction Business Improvement District**

The City received a petition from the Estate of Nancy B. Foltz, Robert W. Foltz, and Cyrene M. Foltz, the property owners of 401 Colorado Avenue, asking to be included into the Downtown Grand Junction Business Improvement District. The current business at this location is Grassroots Cycles.

The public hearing was open at 7:28 p.m.

Allison Blevins, Downtown Grand Junction Business Improvement District (DGJBID) Director, explained the reason this property should be included in the DGJBID, identified the owners, and the use of the building.

Councilmember Boeschstein asked why the Museum of Western Colorado has not been included into the DGJBID. Ms. Blevins said the Museum is a nonprofit organization and does not want the added expense of DGJBID fees. She also stated because the Museum of Western Colorado is considered a community asset of the Downtown District, so it is already included in DGJBID's marketing.

Councilmember Chazen thanked Ms. Blevins for her hard work and bringing the new property into the DGJBID.

Council President Norris asked if anyone has objections to the inclusion of the property into the Downtown Business Improvement District.

There were no public comments.

The public hearing was closed at 7:30 p.m.



Councilmember Chazen moved to adopt Ordinance No. 4725 – An Ordinance Expanding the Boundaries of and Including Property Located at 401 Colorado Avenue into the Downtown Grand Junction Business Improvement District on final passage and ordered final publication in pamphlet form. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

### **Public Hearing – Connor Annexation, Located at 2839 Riverside Parkway**

A request to annex and zone 6.35 +/- acres from County RSF-R (Residential Single Family- Rural) to a City R-5 (Residential – 5 du/ac) zone district.

The public hearing was opened at 7:31 p.m.

Scott D. Peterson, Senior Planner, presented this item. He described the site, the location, and the request. He stated the property owner requested annexation into the city limits in order to subdivide the existing property to create a free-standing lot for the existing single-family home and a second lot to market and sell in anticipation of future residential subdivision development. Mr. Peterson said a neighborhood meeting was held on August 1, 2016 with neighborhood homeowners, the applicant's representative, and the City Project Manager. He said no major objections to the proposed annexation were received, however the neighborhood homeowners had concerns regarding the proposed overall density that the area could have when the remaining acreage is developed. The Planning Commission recommended approval of the zoning request at the Planning Commission meeting on November 8, 2016.

Mr. Peterson provided an overview of the property and described the surrounding zoning and uses. He said the request meets the goals of the Comprehensive Plan and the Zoning and Development Code rezone criteria.

Councilmember McArthur asked if all the access and circulation to the property will be to the west. Mr. Peterson said there are property connections through the east and west as well as access via C  $\frac{3}{4}$  Road.

Councilmember Taggart said he would like to know if there were any follow-up reports regarding concerns expressed at the neighborhood meeting about rezoning. Mr. Peterson said the applicant is requesting R-5 zoning as a compromise to the neighborhood density concerns.

There were no public comments.

The public hearing was closed at 7:40 p.m.

Councilmember Traylor Smith moved to adopt Resolution No. 54 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 Connor Annexation, Located at 2839 Riverside Parkway, is Eligible for Annexation, to adopt Ordinance No. 4726 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Connor Annexation, Located at 2839 Riverside Parkway, Consisting of One Parcel of Land, and No Dedicated Right-of-Way, and adopt Ordinance No. 4727 – An Ordinance Zoning the Connor Annexation to R-5 (Residential - 5 du/ac), Located at 2839 Riverside Parkway on final passage and ordered final publication in pamphlet form. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

**Public Hearing – Ordinance No. 4728 – An Ordinance Amending and Reinstating Section 3.12.070 of Title 3 of the Grand Junction Municipal Code Concerning the Exemption from Sales Tax of Seller Installed Aircraft Parts**

This is an amendment and reinstatement to the Grand Junction Municipal Code concerning the exemption from sales tax of seller installed aircraft parts. The proposed ordinance amending the Code has a three-year sunset clause at which time City Council will evaluate the effectiveness of the ordinance and may or may not extend the exemption.

The public hearing was opened at 7:41 p.m.

Kristi Pollard, Executive Director of Grand Junction Economic Partnership (GJEP), presented this item and explained the history of this item and why the exemption should be reinstated. She provided an overview and details of the economic benefits of the Grand Junction Regional Airport. Ms. Pollard stated the purpose for the sales tax exemption is for Grand Junction to remain competitive with similar markets while benefiting from the return on investment. Ms. Pollard introduced Dave Krogman, General Manager of West Star Aviation.

Mr. Krogman stated West Star Aviation has been with the Grand Junction Regional Airport for 60 years and employs over 420 aviation professionals nationwide. He said this tax exemption has provided opportunities for West Star Aviation to offer nationally competitive pricing. He provided aerial views of the Grand Junction West Star Aviation facility, from past to present, pointing out the company's growth. Mr. Krogman provided examples of competing markets which have offered tax exemptions and grants to competitors by other municipalities. He encouraged Council to consider continuing the approval of sales tax exemption.

Councilmembers Traylor Smith, Taggart, Boeschstein, Chazen and Council President Norris stated support of the sales tax exemption.

Councilmember Kennedy said although he supports this exemption, he questioned what the economic impact is for lost revenue as opposed to the return on this tax exemption investment. Ms. Pollard said aviation is a very competitive industry and other municipalities are offering this type of exemption which could take West Star Aviation and other possible similar industry away from Grand Junction because it would be more cost effective. She said she believes that the increase in sales tax revenue from the jobs created is a large offset to the loss of sales tax revenue from the exemption.

Kip Turner, Grand Junction Regional Airport Executive Director, said he is in total support of the tax exemption and listed several competitive markets that have implemented this exemption permanently, which sends a message to the aviation industry that these municipalities want their business. He would like the aviation industry to consider Grand Junction Regional Airport as their home for aerospace and aviation.

There were no other public comments.

The public hearing was closed at 8:10 p.m.

Councilmember Taggart moved to adopt Ordinance No. 4728 – An Ordinance Amending and Reinstating Section 3.12.070 of Title 3 of the Grand Junction Municipal Code Concerning the Exemption from Sales Tax of Seller Installed Aircraft Parts on final passage and ordered final publication in pamphlet form. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

**Public Hearing – Ordinance No. 4729 – An Ordinance Amending Title 3, Section 3.12, Sales and Use Tax, of the Grand Junction Municipal Code Concerning Sales Tax Exemption for Sales Made by Schools, School Activity Booster Organizations, and Student Classes or Organizations**

This is an amendment to the Grand Junction Municipal Code concerning the exemption of sales made by schools. In April of 2013, Council adopted a temporary exemption for sales made by schools and school related programs. This exemption conformed with a similar State of Colorado exemption that was adopted in 2008.

The public hearing was opened at 8:11 p.m.

Jodi Romero, Financial Operations Director, provided the history of the exemption and stated the request for this exemption was from School District 51. She said this is an amendment to the Grand Junction Municipal Code allowing the exemption of sales made by schools, booster organizations, student classes or organizations. Ms. Romero stated the sales tax exemption would allow more resources to be applied to several programs within School District 51. She said Ordinance No. 4729 will create a permanent exemption in the tax code.

Councilmember Kennedy asked if District 51 has tax exemption nonprofit status. Ms. Romero said District 51 has tax exempt status as a purchaser, not having to pay sales tax on items purchased but that does not exempt their sales.

There were no public comments.

The public hearing was closed at 8:15 p.m.

Councilmember Kennedy moved to adopt Ordinance No. 4729 – A Ordinance Amending Title 3, Section 3.12, Sales and Use Tax, of the Grand Junction Municipal Code Concerning Sales Tax Exemption for Sales Made by Schools, School Activity Booster Organizations, and Student Classes or Organizations on final passage and ordered final publication in pamphlet form. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

### **Public Hearing – 2017 Budget Presentation and Enacting Legislation**

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 2017 recommended budget.

The public hearing was opened at 8:16 p.m.

City Manager Greg Caton presented the 2017 Budget and highlighted some of the changes. He provided an overview of the purpose of a budget and stated that he is a budget reviewer for the Government Finance Officers Association (GFOA) and was able to incorporate some of the best practices he has observed into the City's budget process. City Manager Caton discussed the City's fiscal responsibility and the City budget process. He stated ways the City has reduced expenses while implementing the Council's priorities of Public Safety, Infrastructure, and Economic Development. City Manager Caton said that although there was a reduction in the City's labor force, no sworn police officers or fire positions were eliminated. He listed the positions added to the City's Public Safety Force: four police officer positions; three 911 dispatcher positions; and three emergency medical positions along with improvements to the Emergency 911 system.

City Manager Caton said the City's Street infrastructure budget has been increased by 25%. He provided an example of the City's infrastructure improvements, which will implement preventative maintenance, a cost saving procedure over the long term.

City Manager Caton said some recommendations from the North Star Destination Strategies Report were implemented for economic development and will provide a framework for partnership with the economic partners within the business community.

City Manager Caton said through a decrease in labor and operating costs, the 2017 City Budget has a surplus for the projected ending fund balance. He provided a year over year comparison for the years of 2016 and 2017.

City Manager Caton stated sales and use tax are the major revenue streams for the City's General Fund which supports general government and City operations. He said there is still some decline anticipated for the remainder of 2016 regarding projected annual revenue.

Councilmembers Traylor Smith, Chazen, Boeschstein, Kennedy, Taggart, McArthur and Council President Phyllis Norris thanked staff for their hard work on balancing the City's Budget.

Councilmember Taggart expressed concern regarding the lack of sales tax collected on all internet sales and encouraged a solution.

There were no public comments.

The public hearing was closed at 9:05 p.m.

Councilmember Kennedy moved to adopt Ordinance No. 4730 – An Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the Year Beginning January 1, 2017 and Ending December 31, 2017 on final passage and ordered final publication in pamphlet form. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Councilmember Chazen moved to adopt Resolution No. 55-16 – A Resolution Adopting Fees and Charges for Water, Wastewater, Solid Waste, Two Rivers Convention Center, Avalon Theatre, Golf, and Ambulance Transport. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Councilmember Traylor Smith moved to adopt Resolution No. 56-16 – A Resolution Levying Taxes for the Year 2016 in the City of Grand Junction. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Councilmember Kennedy moved to adopt Resolution No. 57-16 – A Resolution Levying Taxes for the Year 2016 in the Downtown Development Authority. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

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

There were none.



**Other Business**

There was none.

**Adjournment**

The meeting was adjourned at 9:07 p.m.

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Stephanie Tuin, MMC  
City Clerk



**Grand Junction City Council**

**Regular Session**

**Item #2. a.**

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**Meeting Date:** January 4, 2017

**Presented by:** Kip Turner, Executive Director

**Submitted by:** Eric Trinklein, Project Engineer

**Department:** Grand Junction Regional Airport

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**Information**

**SUBJECT:**

2017 State and Federal Grant Application Presentation

**RECOMMENDATION:**

Airport staff is recommending that the City of Grand Junction, City Council approve the Grant Applications to be submitted to the Federal Aviation Administration and CDOT, for the total project amount of \$2,105,444.

**EXECUTIVE SUMMARY:**

For 2017, the Grand Junction Regional Airport Authority (Authority) will submit a grant application to the FAA Colorado Department of Transportation-Aeronautics Division for improvements to the Airport. Funds requested on these applications are entitlement funds to the Airport. Mesa County and the City of Grand Junction are required as Co-Sponsors to the Grant Offer, if awarded.

**BACKGROUND OR DETAILED INFORMATION:**

The Grand Junction Regional Airport Authority is submitting a grant application for the 2017 Airport Improvement Program (AIP) grant cycle. The 2017 Airport Improvement Program (AIP) project included in this grant application:

AIP 56 - Replacement Runway 11/29 Design Phase II

Detailed Project Information:

The projects to be accomplished for this year and every year going forward as per the CIP are an important part of providing a safe and efficient airfield/overall airport operation. The 2017 Airport Improvement Program (AIP) projects included in this grant application is for Final Design to prepare bid documents for the 2018 Projects associated with the Runway 11/29 Relocation.

Completing the design in advance and phasing this project over several years gives the funding agencies the ability to budget the funds required for improvements.

All projects are listed on the approved AIP Capital Improvement Plan (CIP).

The Grand Junction Regional Airport Authority Board has reviewed and approved both grant applications at the Regular Board meeting on December 14<sup>th</sup>, 2016.

*Note: If the Airport is successful in obtaining these grants, the grant offers will be presented to the City Council for approval as a Co-Sponsor.*

**FISCAL IMPACT:**

AIP 56 - Replacement Runway 11/29 Design Phase II	
Federal Aviation Administration AIP Grant:	\$1,894,900
State of Colorado, Division of Aeronautics Grant:	\$ 105,272
Grand Junction Regional Airport Authority:	\$ 105,272
Total Project Cost (Estimated)	\$2,105,444

**SUGGESTED MOTION:**

I MOVE to approve the Grant Applications to be Submitted to the Federal Aviation Administration and CDOT, for the Total Project Amount of \$2,105,444.

**Attachment**

ATTACHMENT 1 – Project Summary

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## 2017 CDOT Grant Application

### Project Summary:

#### Replacement Runway 11/29 (Design Phase 2)

This project will provide final design and construction documents for several of the replacement runway 11/29 projects to support the road relocation including lighting controllers, drainage, grading, utilities, and fencing.

### Identify the existing problem:

#### Replacement Runway 11/29 (Design Phase 2)

The original asphalt pavement for runway 11/29 was constructed in 1958 and is more than 53 years old. The airport has undergone extensive analysis regarding the condition of the primary runway and replacement alternatives. A recent geotechnical investigation determined that the pavement and substructure needs to be replaced over a significant portion of the runway.

In addition to the aging infrastructure of the current runway and the need to plan for future overhaul of that infrastructure, it was also determined that while the primary runway was originally designed to meet FAA standards, those criteria have evolved into modified standards which would be incorporated with the new runway project. The most economic and effective way to meet the current FAA design standards, maintain airport operations during construction, and address all other runway infrastructure needs is to build a replacement runway north of the current runways location.

### Project Definition:

#### Replacement Runway 11/29 (Design Phase 2):

The proposed project will provide design to construct a new parallel runway 11/29, meeting all FAA design standards, at a 637.5 foot offset to the existing runway 11/29 centerline and a 900 foot shift to the northwest. The design will consist of incorporating airfield geometry, overall site grading and drainage, runway and taxiway pavement sections, utility installation and/or relocations, airfield security fencing, runway/taxiway electrical systems, and NAVAIDs. Final cost estimates for the work elements will be prepared using historically tabulated unit costs. All geometry was established in accordance with FAA Advisory Circular 150/5300-13A, Airport Design.

This project will provide final design and bid documents for the relocation of 27 ¼ Road. Approximately 7,700 feet of the road will need to be relocated northwest, outside the relocated RPZ for runway 11/29. The road will be located approximately 2,500 feet to the west of its current location, which is directly west of runway 11/29 and north of Landing View Lane.

The proposed road will be designed to meet City of Grand Junction and Mesa County design requirements. Road design will be in accordance with Mesa County/City of Grand Junction Transportation Engineering Design (TEDs) Manual.

Final design and construction documents will be provided for grading and earthwork for the drainage ponds. Design will provide final calculations along with design profiles, cross sections, pipes, culverts, and drainage structure details will be generated in order to determine design contours and earthwork volumes. Borrow sites and/or waste will be integrated to determine the availability of additional material or possible waste locations for excess material. In addition to grading, specific drainage will be analyzed

to determine storm drainage basins, required culverts, inlets, detention ponds, and quantify all other storm sewer infrastructure improvements required.

Final design and construction documents will be provided for new security fencing for the airport's perimeter adjacent to the project. Fencing will be required on the north side of the airport and will tie to the airport's existing southern perimeter fence that was constructed in 2011. General fencing layouts will include gate locations and types, as well as quantities of all fencing materials.

Final design and construction documents will be provided for a new lighting controller. Electrical design documents will be generated to account for new layouts for the runway and taxiway lighting and guidance systems, and all NAVAIDs. Power requirements will be quantified and infrastructure will be designed to meet the long term airside power needs of the airport.

A utility plan will be developed in order to determine the general layout of new and/or relocated utilities in the vicinity of the project. The conceptual utility plan accounted for the general layout and estimated quantity of sanitary sewer service, potable water, natural gas, telephone, electrical, fiber optics.

The project design will include detailed phasing in order to package the project in phases according to available funding for construction.

17-GJT-01					
Elements	State	%	Total Project	Design Start	Design Complete
Replacement Runway 11/29 (Design Phase 2)	\$105,272	5	\$2,105,444	7/1/2017	11/30/2017





**Grand Junction City Council**

**Regular Session**

**Item #3. a.**

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**Meeting Date:** January 4, 2017

**Presented by:** Stephanie Tuin,  
City Clerk

**Submitted by:** Stephanie Tuin, City Clerk

**Department:** Administration/City  
Clerk

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**Information**

**SUBJECT:**

Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2017 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council.

**RECOMMENDATION:**

Adopt Resolution

**EXECUTIVE SUMMARY:**

State Law requires an annual designation of the City's official location for the posting of meeting notices. The City's Municipal Code, Sec. 2.04.010, requires the meeting schedule and the procedure for calling special meetings be determined annually by resolution.

**BACKGROUND OR DETAILED INFORMATION:**

In 1991, the Open Meetings Law was amended to include a provision that requires that a "local public body" annually designate the location of the public place or places for posting notice of meetings and such designation shall occur at the first regular meeting of each calendar year (§24-6-402(2)(c) C.R.S.). The location designated is to be the glassed-in bulletin board outside the auditorium lobby at 250 N. 5<sup>th</sup> Street.

Since 1994, the City Municipal Code has included a provision whereby the City Council determines annually the City Council meeting schedule and the procedure for calling a special meeting.

This resolution will determine the dates of the regular City Council meetings for 2017. Additional meetings may be scheduled from time to time and adequate notice will be posted prior to the holding of any additional regular meetings. The City Council also has the authority to change, reschedule, or cancel any of the listed regular meetings with proper notice.

The regularly scheduled meetings for 2017 are as follows:

<b>Month</b>	<b>Dates</b>
January	4, 18
February	1, 15
March	1, 15
April	5, 19
May	3, 17
June	7, 21
July	5, 19
August	2, 16
September	6, 20
October	4, 18
November	1, 15
December	6, 20

**FISCAL IMPACT:**

There are no financial impacts or budget implications.

**SUGGESTED MOTION:**

I MOVE to adopt Resolution No. 01-17 – A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2017 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council

**Attachments**

ATTACHMENT 1 – Proposed Resolution

**CITY OF GRAND JUNCTION**

**RESOLUTION NO. \_\_-17**

**A RESOLUTION DESIGNATING THE LOCATION FOR THE POSTING  
OF THE NOTICE OF MEETINGS, ESTABLISHING THE 2017 CITY COUNCIL  
MEETING SCHEDULE, AND ESTABLISHING THE PROCEDURE FOR  
CALLING OF SPECIAL MEETINGS FOR THE CITY COUNCIL**

**Recitals.**

The City Council of the City of Grand Junction is a "local public body" as defined in C.R.S. §24-6-402 (1)(a).

The City Council holds meetings to discuss public business.

The C.R.S. §24-6-402 (2)(c) provides that "Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than 24 hours prior to the holding of the meeting. The public place or places for posting of such notice shall be designated annually at the local public body's first regular meeting of each calendar year".

The Grand Junction Municipal Code, Section 2.04.010, provides that the meeting schedule and the procedure for calling of special meetings of the City Council shall be established by resolution annually.

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION,  
COLORADO THAT:**

1. The Notice of Meetings for the local public body shall be posted on the glassed-in exterior notice board at 250 N. 5<sup>th</sup> Street, City Hall.

2. The meeting schedule for the regular meetings of the City Council in 2017 is:

<b>Month</b>	<b>Dates</b>
January	4, 18
February	1, 15
March	1, 15
April	5, 19
May	3, 17
June	7, 21
July	5, 19
August	2, 16
September	6, 20
October	4, 18
November	1, 15
December	6, 20

3. Additional meetings may be scheduled or cancelled dependent on the number of items coming before the City Council. The City Council will determine that on a case by case basis. Proper notification for any change in the meeting schedule will be provided.

4. Additional special meetings may be called by the President of the City Council for any purpose and notification of such meeting shall be posted twenty-four hours prior to the meeting. Each and every member of City Council shall be notified of any special meeting at least twenty-four hours in advance.

Read and approved this \_\_\_ day of \_\_\_\_\_, 2017.

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

ATTEST:

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



**Grand Junction City Council**

**Regular Session**

**Item #3. b.**

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**Meeting Date:** January 4, 2017

**Presented by:** Kathy Portner,  
Community Dev.  
Manager

**Submitted by:** Kathy Portner, Community  
Development Manager

**Department:** Admin. – Com. Dev.

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**Information**

**SUBJECT:**

Resolution Establishing a Change in Use Incentive Grant Pilot Program

**RECOMMENDATION:**

Staff recommends approval.

**EXECUTIVE SUMMARY:**

The proposed Change in Use Incentive Grant Pilot Program would maintain and enhance the vitality of downtown and encourage the reuse of existing buildings as restaurants by funding 25% of the sewer wastewater PIF up to \$10,000.

**BACKGROUND OR DETAILED INFORMATION:**

A goal of the City's 2014 Economic Development Plan ("Plan") is to support existing businesses with and through business improvement and/or expansion initiatives. The creation of a Change in Use Incentive Grant Pilot Program is one such initiative.

The Comprehensive Plan recognizes the importance of maintaining and enhancing a strong downtown as being essential for the area's regional economy. Goal 4 of the Plan supports "the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions." In addition, Goal 6 encourages "preservation of historic buildings and their appropriate reuse."

The Greater Downtown Plan, adopted in 2013, provides a more detailed vision for the downtown area, recognizing it as the City's center and a regional destination and the importance of maintaining and enhancing public amenities and services for the area to remain economically viable. The Central Business District, in particular, has an historic building stock that establishes the unique character of the downtown area.

Due to changing market conditions, downtown Grand Junction is following the trends of downtowns throughout the country from a predominantly retail business environment to an entertainment district, with more of a mix of restaurants, bars and other entertainment venues. As that change occurs, it's important to be able to reuse the historic building stock for new uses. A significant cost to change the use of a building from office or retail to restaurant is the sewer service plant investment fee (PIF).

The proposed Change in Use Incentive Grant Pilot Program would maintain and enhance the vitality of downtown and encourage the reuse of existing buildings as restaurants by funding 25% of the sewer wastewater PIF up to \$10,000.

**FISCAL IMPACT:**

The Pilot Program will be for one year in 2017 utilizing funds allocated in the North Avenue façade program.

**SUGGESTED MOTION:**

I MOVE to adopt Resolution No. 02-17 – A Resolution Establishing a Change in Use Incentive Grant Pilot Program.

**Attachment**

ATTACHMENT 1 – Proposed Resolution

## **RESOLUTION NO. \_\_-17**

### **A RESOLUTION ESTABLISHING A CHANGE IN USE INCENTIVE GRANT PILOT PROGRAM**

#### Recitals:

A goal of the City's 2014 Economic Development Plan ("Plan") is to support existing businesses with and through business improvement and/or expansion initiatives. The creation of a Change in Use Incentive Grant Pilot Program is one such initiative.

The Comprehensive Plan recognizes the importance of maintaining and enhancing a strong downtown as being essential for the area's regional economy. Goal 4 of the Plan support "the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions." In addition, Goal 6 encourages "preservation of historic buildings and their appropriate reuse.

The Greater Downtown Plan, adopted in 2013, provides a more detailed vision for the downtown area, recognizing it as the City's center and a regional destination and the importance of maintaining and enhancing public amenities and services for the area to remain economically viable. The Central Business District, in particular, has an historic building stock that establishes the unique character of the downtown area.

Due to changing market conditions, downtown Grand Junction is following the trends of downtowns throughout the country from a predominantly retail business environment to an entertainment district, with more of a mix of restaurants, bars and other entertainment venues. As that change occurs, it's important to be able to reuse the historic building stock for new uses. A significant cost to change the use of a building from office or retail to restaurant is the sewer service plant investment fee (PIF).

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

To maintain and enhance the vitality of downtown and encourage the reuse of existing buildings as restaurants, the City Council hereby establishes the Change in Use Incentive Grant Pilot Program in the Greater Downtown Plan area for the conversion of an existing building to a restaurant use whereby the City will fund 25% of the sewer wastewater PIF up to \$10,000.

The Pilot Program will be for one year in 2017 utilizing funds allocated in the North Avenue façade program. The application and other administrative details of and for the Change in Use Incentive Grant Pilot Program for downtown shall be established by the City Manager with future funding for the program, if any, to be determined by City Council.

PASSED AND APPROVED this \_\_day of \_\_\_\_\_, 2017.

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

ATTEST:

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





**Grand Junction City Council**

**Regular Session**

**Item #4. a. i.**

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**Meeting Date:** January 4, 2017

**Requested by:** Ken Watkins, Fire Chief

**Submitted by:** Chuck Mathis, Fire Marshal

**Department:** Fire

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**Information**

**SUBJECT:**

Proposed Ordinance Adopting Amendments to the 2012 Edition of the International Fire Code and Prescribing Regulations Governing Outdoor Burning, Restricted and Unrestricted Burning; Providing for the Issuance of Permits for Certain Burning Activities and Defining Extinguishment Authority.

**RECOMMENDATION:**

Introduce a proposed ordinance prescribing regulations governing outdoor burning including prohibited, restricted and unrestricted burning within City limits and set a hearing for January 18, 2017.

**EXECUTIVE SUMMARY:**

Outdoor burning, including open burning and recreational fires has been a topic for City Council consideration. Research by staff is recommending an ordinance to restrict outdoor burning within City limits as a matter of public safety.

**BACKGROUND OR DETAILED INFORMATION:**

Earlier this year, City Council requested information on outdoor burning and the City's burn permit system. This information was provided through a City Council workshop and City Manager Memorandums. On November 2, 2016 a presentation and public hearing was held on a proposed ordinance adopting amendments to the 2012 edition of the International Fire Code and prescribing regulations governing outdoor burning. After public testimony and discussion, City Council voted not to adopt the Ordinance as written and requested further clarification on the following points addressed at a City Council Workshop on December 19, 2016 or in the attached proposed ordinance.

Definitions of Fire Pit and Fireplaces

Portable, non-portable and permanent fire pits and fireplaces have been defined in the proposed ordinance. The definition includes type and distance allowance from structures, property lines and combustible material. Further clarification on fuel sources for these appliances and outdoor fireplaces have been added.

### Open Burning on Larger Properties

Under *Restricted Burning – Allowed with Permit* - language has been added to allow open burning on properties over 1 acre. Based on earlier research this change will reduce open burning permits in the City by approximately 50% or 200 permits. It is anticipated that most of the open burning in the urbanized area of the City would be significantly reduced.

### Transfer of Burn Permit Process to the Mesa County

Staff recommends that the Fire Department continue to issue burn permits for City residents and is proposing that burn permits issued for the Grand Junction Rural Fire Protection District be transferred to the Mesa County permit system.

### Green Waste Disposal Options

A number of alternatives were identified at the City Council Workshop for disposal of green waste if residents prefer not to burn or are not eligible to burn as required by the ordinance.

### Safety Distances

Depending on the type of outdoor fire, the proposed ordinance clarifies safe distances to structures, combustibles, property boundary, etc., as follows:

- Open burning of vegetative material – 50 feet
- Recreational fires, including non-portable fire pits – 25 feet
- Portable fire pits and fireplaces – 15 feet
- Permanent fire pits and fireplaces – 5 feet

### Other Changes to the Ordinance

- Language added to vegetative material to allow burning of small piles of leaves.
- Language added to reduce the open burn season from three months to two in the spring and from two months to one in the fall.
- When burning is prohibited, restricted or allowed and when a permit is required is clarified for better understanding of requirements.

The majority of outdoor burning complaints that the Fire Department or the 911 dispatch center receives within City limits is for backyard campfires (recreational fires) and trash

burning. Trash burning is never allowed and the proposed ordinance will limit recreational fires as a result of safety distances. In addition, by eliminating open burning for properties less than one acre and reducing the time allowance for spring and fall burn season, outdoor burning will be reduced within City limits.

The reduction of nuisance burning and community complaints, while also allowing reasonable exceptions for worthwhile burning has been an important consideration in the development of a proposed ordinance. The attached ordinance addresses these concerns and allows exceptions that will minimize enforcement.

Staff believes that the changes made to the proposed ordinance answer City Council's concerns while also meeting the goals of the ordinance. As has been stated, this ordinance has been developed for fire and public safety reasons and not necessarily to improve air quality. Approval of the proposed ordinance will likely result in some reduction in burning within City limits and in turn some improvement in air quality.

**FISCAL IMPACT:**

It is estimated that approximately 200 permits will be issued for the larger properties and at the current \$25.00 permit fee, the City will see an estimated \$5,000 revenue increase compared to what was adopted in the 2017 budget. This change is noted below as well as the difference in permit revenue from 2016 to 2017 incurred as a result of moving the Grand Junction Rural Fire Protection District permits to Mesa County at a lower fee (\$10.00 per permit).

2015 Permit Revenue	2016 Permit Revenue	Previous Estimate of 2017 Permit Revenue	New Estimate of 2017 Permit Revenue
\$25,745	\$31,300	\$11,000	\$16,000

**SUGGESTED MOTION:**

I MOVE to Introduce a Proposed Ordinance Adopting Amendments to the 2012 Edition of the International Fire Code and Prescribing Regulations Governing Outdoor Burning, Restricted and Unrestricted Burning; Providing for the Issuance of Permits for Certain Burning Activities and Defining Extinguishment Authority and Set a Hearing for January 18, 2017.

**Attachment**

ATTACHMENT 1 – Proposed Ordinance

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ADOPTING AMENDMENTS TO THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE AND PRESCRIBING REGULATIONS GOVERNING OUTDOOR BURNING, RESTRICTED AND UNRESTRICTED BURNING; PROVIDING FOR THE ISSUANCE OF PERMITS FOR CERTAIN BURNING ACTIVITIES AND DEFINING EXTINGUISHMENT AUTHORITY**

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

That the Code of Ordinances of the City of Grand Junction also known as the Grand Junction Municipal Code (GJMC) is hereby amended as follows: (the numbers of the sections hereby adopted are intended to be consistent with the existing numbering system of the GJMC and the City Clerk or her designee is authorized to number and codify the sections in accordance with that system.)

**1. GJMC 15.44.040 (c) the following definitions shall be amended to read *(these have just been regrouped – no text has changed)*:**

(i) Section 202, General Definitions. Section 202, Residential Group R-3 Care facilities within a dwelling, shall be amended to read as follows:

Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code.

(ii) Section 202, General Definitions. Section 202, Residential Group R-4, the last paragraph, shall be amended to read as follows:

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in the International Building Code or shall comply with the International Residential Code.

**2. GJMC 15.44.040 (d) the following definitions shall be amended to read:**

(i) Section 202. General Definitions. Section 202 the following definitions shall be amended to read as follows and/or adopted to be included as a definition.

**BONFIRE.** An outdoor fire utilized for ceremonial purposes which is limited to a solid wood fuel size of 8 feet in diameter and 4 feet high and conducted by non-profit organizations, religious institutions, school districts, or governments.

**FIRE OFFICIAL.** The Fire Chief or other designated authority charged with the administration and enforcement of GJMC 15.44 and/or the most recently adopted version of the International Fire Code (IFC) as a duly authorized designee.

**FIRE PIT. (Non-portable, wood burning),** A depression dug into the ground and/or an enclosure made from stones, masonry, etc., for keeping a fire used for cooking or warmth. Non-portable fire pits are regulated as a recreational fire according to the International Fire Code. Recreational fires shall not be conducted within 25 feet of a structure, property line or combustible material.

**FIRE PIT. (Portable, wood burning and/or propane/natural gas),** A commercially built, above ground portable device regulated as a portable outdoor fireplace according to the International Fire Code. (Examples of portable fire pits include but are not limited to commercially purchased metal or stone chimeneas, portable fire tables, fireplaces and burn bowls utilized for outdoor purposes). Portable fire pits and fireplaces shall not be operated within 15 feet of a structure or combustible material. (See also, Permanent Outdoor Fire Pit or Fireplace.)

**HOUSEHOLD WASTE.** Any waste including garbage and trash, derived from households including single and multiple residences, hotels and motels and other places used for temporary or permanent human habitation.

**NONATTAINMENT AREA.** An area which has been designated under the Clean Air Act as nonattainment for one or more of the national ambient air quality standards by the federal environmental protection agency.

**OPEN BURNING.** Any manner of burning, typically vegetative material, whether caused, suffered or allowed, not in a device or chamber designed to achieve combustion, where the products of combustion are emitted, directly or indirectly, into the open air; open burning does not include detonation of manufactured explosives. The burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include road flares, smudge pots and similar devices associated with safety or occupational uses typically considered open flames, recreational fires or portable outdoor fire places. For the purposes of

this definition, a chamber shall be regarded as enclosed when, during the time combustion occurs, only apertures, ducts, stacks, flues or chimneys necessary to provide combustion air and permit the escape of exhaust gas are open. Open burning must be conducted at least 50 feet from any structure (including combustible fences), occupied dwelling, workplace or any other place where people congregate, which is on property owned by or under possessory control of, another person.

**PERMANENT FIRE PIT OR FIREPLACE.** A permanent outdoor, wood burning or gas fire pit or fireplace is constructed of steel, iron, concrete, clay, masonry or other noncombustible material(s). A permanent outdoor fire pit or fireplace is above ground and purchased or constructed in a manner that attaches the component to a deck, patio or ground such that it is not portable. A permanent outdoor fireplace or fire pit may be open in design or may be equipped with a chimney and/or a hearth. Permanent outdoor fire pits and fireplaces burning gas or wood shall not be operated within 5 feet of a structure or combustible material unless otherwise approved in accordance with the International Residential Code or International Building Code.

**RECREATIONAL FIRE.** A wood burning outdoor fire, typically in a homemade enclosure constructed of rocks or bricks or other material which the Fire Official deems safe for the purpose. Recreational fires are not portable and burn materials other than rubbish or household waste and the wood being burned is not contained in an incinerator, permanent or portable outdoor fire pit or fireplace, barbeque grill or barbeque pit and has a total fuel area of 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height for pleasure, religious, ceremonial, cooking, warmth or similar purpose (i.e. fire pits as defined herein, fire rings or campfires). Recreational fires shall not be conducted within 25 feet of a structure, property line or combustible material. When possible wood burning recreational fires should be used with a screen / spark arrestor to reduce the chance of fire spread.

**RUBBISH.** Combustible and noncombustible waste materials, including residue from the burning of coal, wood, coke, or other combustible material, paper, rags, cartons, tin cans, metals, mineral matter, glass crockery, dust and discarded refrigerators, and heating, cooking or incinerator type appliances.

**SALVAGE OPERATION.** Any operation to salvage or reclaim any material for use or sale, such as reprocessing of used motor oils, metals, wire, chemicals, shipping containers, or drums, and specifically including automobile graveyards and junkyards; and

**VEGETATIVE MATERIAL.** Plant material, including:

(1) bushes, shrubs and clippings from bushes and shrubs resulting from maintenance of yards or other private or public lands. Nothing shall be larger than 1" in diameter;

(2) field stubble, grass (not in piles), and weeds in fields, and vegetation along fences, ditches/ditch banks; and

(3) wood waste, including chipped tree stumps, tree limbs, bark, small piles of dried leaves (not to exceed 3 cubic feet) that are well aeriated and does not smolder when burned and scraps resulting from maintenance of trees. Nothing shall be larger than 1" in diameter and shall not have been treated with any compound(s) containing chromium, copper, arsenic, pentachlorophenol, creosote, tar or paint.

**3. GJMC 15.44.040 (e) shall be amended with the addition of the following:**

**e) Section 307.1 General. Section 307.1 shall be amended by addition of the following subsection:**

**307.1.4 Outdoor Burning.**

(a) Any outdoor burning not expressly allowed, not expressly prohibited or not otherwise specifically addressed under section 307 or GJMC 8.08.010 (NUISANCES) shall be conducted only pursuant to GJMC Chapter 15.44 and pursuant to and in accordance with a permit issued by the Grand Junction Fire Department (GJFD) or its designee. Instructions and stipulations of the permit shall be adhered to.

(b) Outdoor Burning as allowed or prohibited in this section 307 is not considered a stationary source for purposes of applicability of other air quality regulations.

(c) Outdoor Burning regulations do not extend to indoor burning practices which are subject to the requirements stated in the most recently adopted version of the International Fire Code (IFC) and/or by City ordinance.

(d) Where conflicts occur between this section 307 and the section 202 definitions amended and/or adopted and the most recently adopted version of the IFC, the provisions of this section 307 and the section 202 definitions amended and/or adopted shall apply. Nothing shall preclude the Fire Official designated by the IFC from enforcing regulatory provisions provided in the most recently adopted version of the IFC that are more restrictive in nature than this section 307.

(e) Requirements that are essential for the public safety of an existing or proposed burning activity which are not specifically provided for by section 307 or by the most recently adopted version of the IFC shall be determined by the City's Fire Official.

**(f) Prohibited burning:** Shall not be permitted

(1) The burning of household waste or rubbish is prohibited including, but not limited to:

(a) natural or synthetic rubber products, including tires;

(b) waste oil and/or used oil filters and any waste automotive, machine fluid or lubricant, pesticide, herbicide and/or any other chemical, process fluid or the constituents thereof;

(c) insulated wire;

(d) plastic, including polyvinyl chloride ("PVC") pipe, tubing, and connectors;

(e) tar, asphalt, asphalt shingles, or tar paper;

(f) railroad ties;

(g) wood, wood waste, or lumber which has been painted, stained or which has been treated with preservatives containing arsenic, chromium, pentachlorophenol, or creosote;

(h) batteries;

(i) motor vehicle bodies;

(j) pathogenic wastes; and

(k) asbestos or asbestos containing materials.

(2) This section applies to any kind of salvage operation as defined herein; open burning as part of any salvage operation is prohibited.

**(g) Restricted burning:** Allowed with permit

(1) Outdoor burning, open burning and ceremonial bonfires are allowed with a permit approved by the Fire Official and when the fires are subject to and in accordance with regulatory, process and safety provisions stated in the permit issued by the GJFD in accordance with GJMC and the most recently adopted version of the IFC. (See (h) below for recreational fire/fires that are allowed without a permit.)



(2) Valid construction or operational permits involving burning and/or open flames issued by the GJFD in accordance with GJMC and the most recently adopted version of the IFC as amended.

(3) When burning vegetative material as defined herein, a permit is required and activities shall maintain strict adherence to the permit issued by the GJFD in accordance with GJMC and the most recently adopted version of the IFC as amended.

(i) Open burning of vegetative material as defined in as defined in this chapter for purposes of disposal of such material that originated on the property, provided that burning of areas with non-piled vegetative material occurs on a parcel of land greater than 1 acre or if less, the burning is only to maintain irrigation ditches/laterals, and that the burning by the owner/agent does not exceed ten acres per day, or burning of piled vegetative material does not exceed 250 cubic feet of pile volume per day. In determining acreage, daily burn area and daily burn pile volume, property, areas or piles that are within three hundred feet of each other shall be considered to constitute a single burn if the burning occurs on the same day and on property under ownership or possessory control of the same person. Burning in excess of these daily limits shall be presumed to constitute a nuisance and be subject to GJMC 8.08.010 (Nuisance).

(ii) Prescribed burns for fire fuels management, as back fires to prevent or control wildfire or for other similar, specific may be allowed by the Fire Official on a case-by-case basis when the prescribed burn is i) permitted in advance and ii) the permittee does not deviate from the activity-specific permit requirements required by the Fire Official.

(iii) Agricultural Burns as permitted by Mesa County and State of Colorado regulations. Agricultural burns shall be for management, control or eradication of pestilence, plague and/or other disease, insects, vermin or other agricultural emergency(ies).

(iv) Prescribed burning for the purposes of recognized silvicultural, range or wildlife management practices, prevention and control of disease or pests and reducing the impact of wildland fire may be allowed by the Fire Official.

(v) Notwithstanding i, ii, iii, and vii above, burning of vegetative material is prohibited in the event of the State and/or Mesa County imposing ozone, PM 10, 2.5 or other nonattainment area(s) restrictions or otherwise declaring a “no burn” day on a “high pollution day” as defined by GJMC 8.20.030 or the imposition of any other general or specific air quality controls.

(vi) Burning of vegetative material is prohibited when atmospheric conditions or local circumstances such as drought make such fires hazardous; burning is not permitted when sustained winds exist or are the prevailing condition and/or when a red flag warning has been issued by the National Weather Service.

(vii) Burning is prohibited, including but not limited to burning pursuant to a valid open burning permit; when the Fire Chief or his designee issues burn restrictions and/or a burn ban in accordance with GJMC 15.44.040 (citing to the International Fire Code)<sup>1</sup>; furthermore, burning may be prohibited or restricted in accordance with specific restrictions and/or limitations issued due to localized condition(s).

(viii) Burning of vegetative material shall:

(A) be allowed during a two-month window in the Spring and a one-month window in the Fall as determined by the Fire Official and stated on the annual burn permit;

(B) be conducted at least 50 feet from any structure (including combustible fences), occupied dwelling(s), workplace(s) or any other place(s) where people congregate, which is on property owned by or under possessory control of, another person;

(C) burning shall begin no earlier than one hour after sunrise and shall be extinguished no later than one hour before sunset;

(D) burning shall at all times be attended by a competent person until fully extinguished and the person shall be in immediate possession of a valid burn permit;

(E) the attendant to the burning shall have an adequate extinguishing source available for immediate use sufficient for the type and size of the fire as determined in the sole discretion of the Fire Official or his designee;

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<sup>1</sup> 307.1.3 Burn restrictions and burn bans. The Fire Chief or his designee is authorized to issue burn restrictions and/or burn bans as deemed necessary when local conditions make open burning, bonfires, recreational fires, portable outdoor fireplaces, fireworks, other open flames or similar activities hazardous or objectionable. Violations of burn restrictions or burn bans shall be punishable in accordance with GJMC 1.04.090.

(F) the owner or agent shall notify GJFD or its designee prior to burning by obtaining a valid open burn permit for the time period in which the burning is taking place;

(G) the burning of vegetative material in excess of 1-inch in diameter is prohibited;

(H) the burning of trees stumps, grass clippings and leaves (that exceed 3 cubic feet) is prohibited;

(I) no person shall burn upon the land of another without permission of the owner thereof;

(J) the vegetative material to be burned shall be as dry as practicable.

**(h) Unrestricted burning:** Permit not required

(1) Maintenance of canals, irrigation and drainage ditches owned and/or operated by a Drainage District or Canal and/or Irrigation Company or District.

(2) Cooking Fires:

(i) Open-flame cooking devices in the form of LP-gas or charcoal burner grills that are subject to regulatory and safety provisions stated in the most recently adopted IFC.

(ii) Solid-wood fueled cooking fires utilized in outdoor kitchens (permanent masonry fireplaces/pizza ovens), barbecue (also BBQ) smoke houses, BBQ smokers and in-ground cooking pits or devices.

(3) Propane or natural gas burning permanent and portable fireplaces and fire pits shall be used in accordance with the manufacturers specifications.

(4) Permanent outdoor fire pits and fireplaces burning gas or wood shall not be operated within 5 feet of a structure or combustible material unless otherwise approved in accordance with the International Residential Code or International Building Code.

(5) Portable fire pits and fireplaces burning gas or wood shall not be operated within 15 feet of a structure or combustible material.

(6) Other liquid-fueled or gas-fueled open-flame devices in the form of heaters and decorative devices such as tiki-torches, lanterns, candles or similar items that are subject to regulatory and safety provisions stated in the most recently adopted IFC.

(7) Recreational Fire as defined herein. Recreational fires shall not be conducted within 25 feet of a structure, property line or combustible material. When possible recreational fires should be used with a screen/spark arrestor to reduce the chance of fire spread.

(8) Recreational fires located in developed municipal, county or state approved picnic or campground areas contained in portable or non-portable fire pits or fire grates furnished at the picnic or campground area.

(9) Burning (flaring) of natural gas at the sewer treatment plant and when performed in conjunction with drilling, completion and workover operations of oil and gas wells and when the flaring operation of the wells is reasonably necessary in the opinion of the well operator to avoid serious hazard to safety.

(10) Fire suppression or Grand Junction Fire Department (GJFD) training activities.

**4. GJMC 15.44.040 (f) is hereby deleted and replaced with:**

**(f) 307.3 Extinguishment authority.** Section 307.3 is deleted and replaced with:

**307.3 Extinguishment authority.** When open burning or other types of burning creates, or adds to a hazardous situation; or when parameters set forth in this section 307, GJMC 15.44, and the most recently adopted version of the IFC have not been followed or a required permit for the open burning or other burning activities has not been obtained, the Fire Official is authorized to order the extinguishment of the open burning or other burning activities. Extinguishment may be by the permit holder, another competent person or the Fire Department personnel.

INTRODUCED ON FIRST READING AND ORDERED PUBLISHED in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

PASSED, ADOPTED, and ordered published in pamphlet form this \_\_\_ day of \_\_\_ \_\_\_\_\_, 2017.

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Phyllis Norris  
Mayor and President of the Council

ATTEST:

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Stephanie Tuin  
City Clerk



**Grand Junction City Council**

**Regular Session**

**Item #4. b. i.**

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**Meeting Date:** January 4, 2017

**Presented by:** Scott D. Peterson,  
Senior Planner

**Submitted by:** Scott D. Peterson, Senior  
Planner

**Department:** Admin. – Com. Dev.

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**Information**

**SUBJECT:**

Proposed Ordinance Zoning the McHugh Annexation to R-4 (Residential – 4 du/ac), Located at 115 Vista Grande Road.

**RECOMMENDATION:**

The Planning Commission recommended approval of the zoning request at their December 13, 2016 meeting.

**EXECUTIVE SUMMARY:**

A request to zone 1.20 +/- acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac) zone district.

**BACKGROUND OR DETAILED INFORMATION:**

The property owners have requested annexation into the City limits and a zoning of R-4 (Residential – 4 du/ac) in order to re-subdivide the existing platted property to create a second residential lot in anticipation of future single-family residential development. 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).

**FISCAL IMPACT:**

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. The annexation includes the full width of Vista Grande Road from Broadway to the property and is in satisfactory condition and has been maintained by Mesa County.

**SUGGESTED MOTION:**

I MOVE to introduce a Proposed Ordinance Zoning the McHugh Annexation to R-4 (Residential – 4 du/ac), Located at 115 Vista Grande Road and Set a Hearing for January 18, 2017.

**Attachments**

ATTACHMENT 1 – Planning Commission Staff Report

ATTACHMENT 2 – Proposed Ordinance



Date: November 21, 2016  
Author: Scott D. Peterson  
Title/ Phone Ext: Senior  
Planner/1447  
Proposed Schedule: December  
13, 2016  
File #: ANX-2016-490

## PLANNING COMMISSION AGENDA ITEM

**Subject:** McHugh Zone of Annexation, Located at 115 Vista Grande Road

**Action Requested/Recommendation:** Forward a recommendation of approval to City Council of a Zone of Annexation from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac) on 1.20 +/- acres.

**Presenter(s) Name & Title:** Scott D. Peterson, Senior Planner

### Executive Summary:

A request to zone 1.20 +/- 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 and a zoning of R-4 (Residential – 4 du/ac) in order to re-subdivide the existing platted property to create a second residential lot in anticipation of future single-family residential development. 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 September 15, 2016 with 12 citizens along with the applicant and City Project Manager in attendance. The applicant discussed the proposed annexation, zoning request and anticipated construction of an additional single-family detached home. No major objections to the proposed annexation, zoning, nor proposed future single-family residential development were received at the meeting, however the City did receive an email from a nearby neighbor that is included within the Staff Report concerning the proposal.

**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:**

There is no other committee or board recommendation.

**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. The annexation includes the full width of Vista Grande Road from Broadway to the property and is in satisfactory condition and has been maintained by Mesa County.

**Other issues:**

There are no other issues identified.



**Previously presented or discussed:**

This has not been previously discussed by the Planning Commission.

**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. Correspondence received
8. Ordinance

STAFF REPORT / BACKGROUND INFORMATION				
<b>Location:</b>		115 Vista Grande Road		
<b>Applicants:</b>		Richard & Virginia McHugh, Owners		
<b>Existing Land Use:</b>		Single-family detached home		
<b>Proposed Land Use:</b>		Simple Subdivision to re-subdivide the existing lot to construct a new 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>	Single-family detached		
<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 RSF-4 (Residential Single-Family – 4 du/ac)		
<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, Carolina Hills Subdivision in 1947. 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 adoption of the Comprehensive Plan in 2010, designated this property as Residential Medium Low (2 – 4 du/ac). The applicant is requesting an allowable zone district that is consistent with the density range allowed by the Residential Medium Low category.

Existing properties to north, south, east and west are within Mesa County jurisdiction and are zoned RSF-4. The residential character of this area of the Redlands is single-family detached on properties ranging in size from 0.33 to 5.09 acres (applicant's proposed lot size is 0.58 & 0.62 +/- 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 has not been met.

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

Adequate public 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 Vista Grande Road. However, in order to subdivide

the existing property, the applicants will need to provide an 8" Ute Water line and fire hydrant to provide fire flow or possibly install a residential sprinkler system for the new house, with City Fire Department review and approval. The applicants are currently working with the Fire Department on this issue and will likely propose to install the residential sprinkler system. Property is also being served by Xcel Energy electric and natural gas. A short distance away is Scenic Elementary School and further to the east on Broadway is a neighborhood commercial center that includes an office complex, convenience stores and gas islands, restaurants and a grocery store. To the west on Broadway at the intersection with Redlands Parkway is another neighborhood commercial center which includes a car wash, convenience store, bank and walk-in medical clinic.

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 (1.20 +/- acres). 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 in the area. 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 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 1, 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.

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 proposed re-subdivision property sizes of 0.58 and 0.62 +/- acres respectfully, so those zone districts would not be an option. The R-2 zone district could be a zoning option as the proposed residential density via the creation of an additional lot would be in keeping with the overall density range of the R-2 zone district. However, 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 also consistent with the current County zoning of RSF-4. The properties could also have the opportunity in the future to subdivide further for additional development potential which would be in keeping with the proposed R-4 zone district.

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

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

After reviewing the McHugh Annexation, ANX-2016-490, 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:

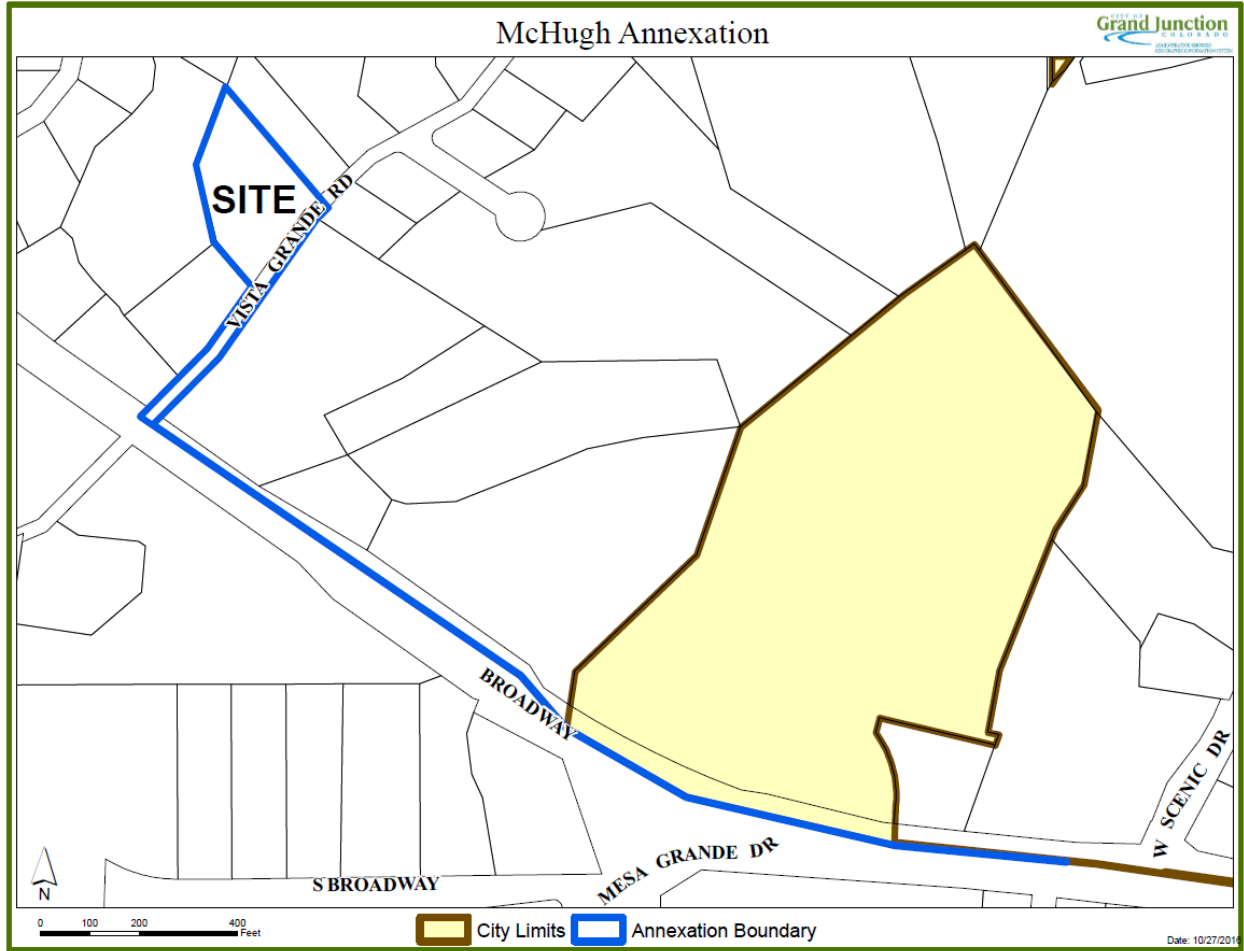
1. The requested zone of annexation is consistent with the goals and policies of the Comprehensive Plan, specifically Goals 1, 3 & 5.
2. The applicable review criteria, items 1, 3 and 5 in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code have been met or addressed.

#### **STAFF RECOMMENDATION:**

I recommend that the Planning Commission forward a recommendation of approval of the Zone of Annexation from County RSF-4 (Residential Single-Family 4 – du/ac) to a City R-4 (Residential – 4 du/ac) for the McHugh Annexation, ANX-2016-490 to the City Council with the findings of facts and conclusions listed above.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Madam Chairman, on the McHugh Zone of Annexation, ANX-2016-490, I move that the Planning Commission forward to the City Council a recommendation of approval of the Zone of Annexation from a County RSF-4 zone district to a City R-4 zone district with the findings of facts and conclusions listed in the staff report.



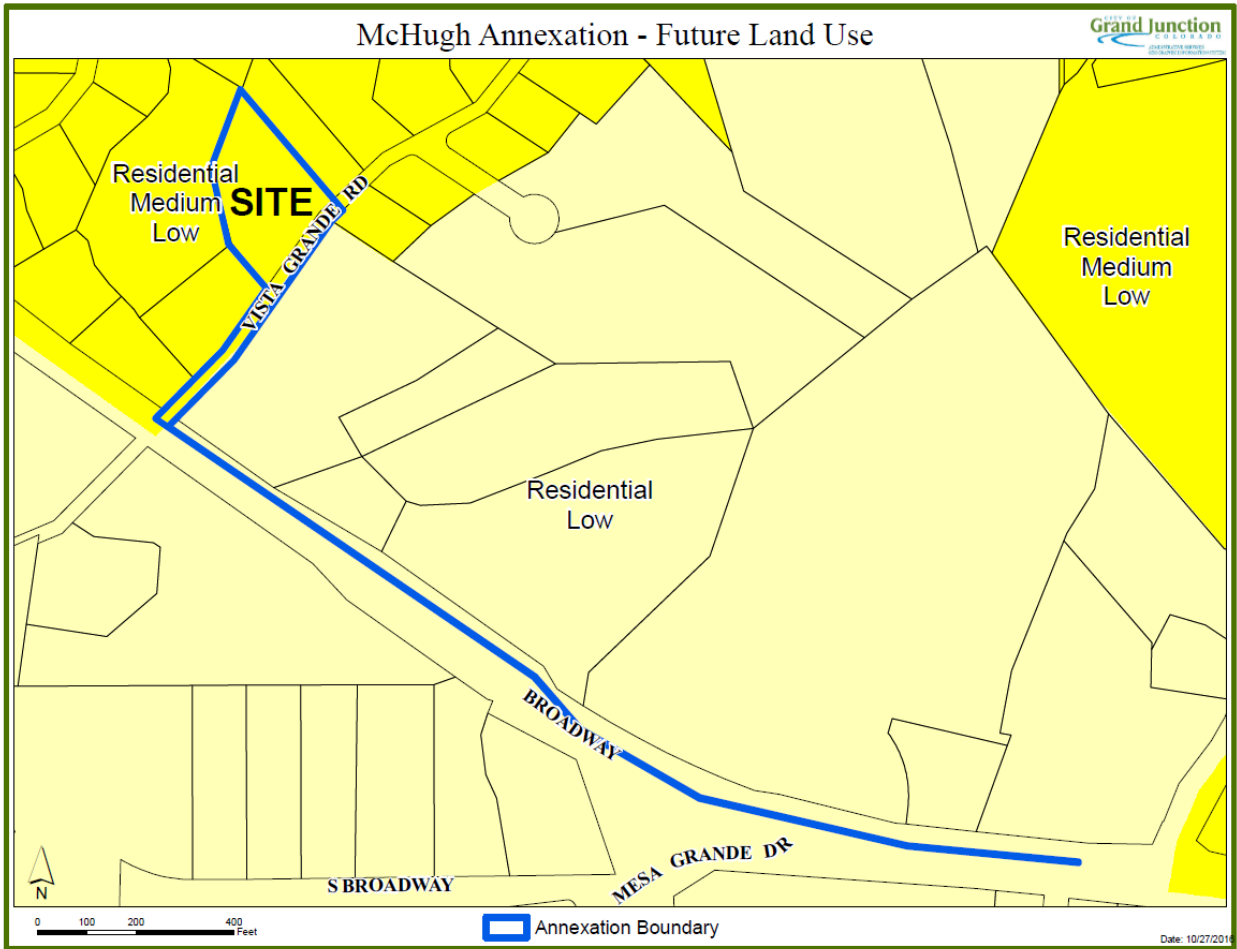
**Proposed Zone of Annexation does not include adjacent right-of-way, property only**

# McHugh Annexation

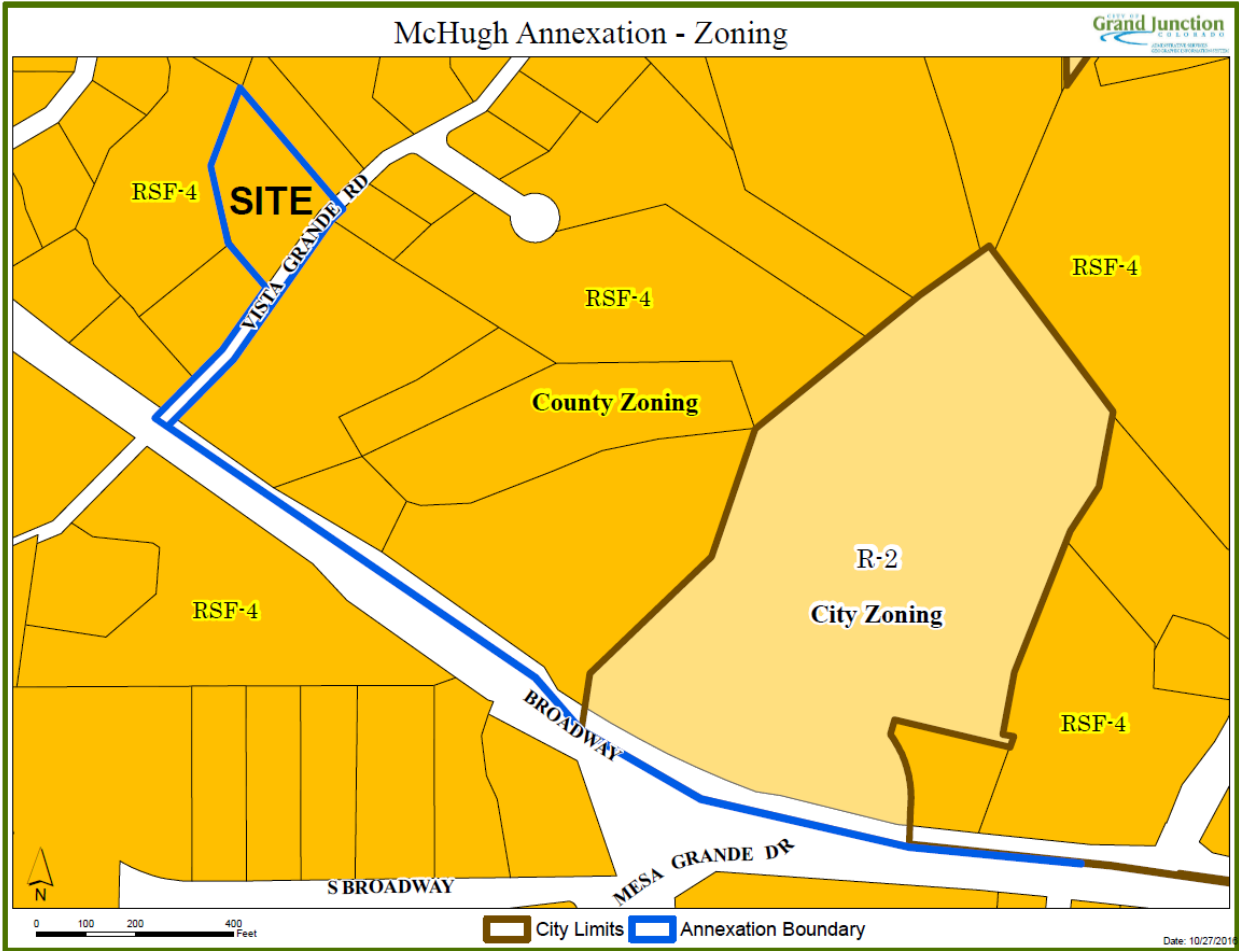


**Proposed Zone of Annexation does not include adjacent right-of-way, property only**





**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**

**Scott Peterson**

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**From:** Pam Bouton <pbb132@hotmail.com>  
**Sent:** Tuesday, September 13, 2016 10:16 PM  
**To:** Scott Peterson  
**Subject:** Meeting regarding McHugh property

Scott Peterson, Sr.Planner, City of GJ

A concerned neighbor of ours showed us an email from Richard McHugh, regarding a meeting at his home at 115 Vista Grande scheduled for, Thursday, September 15 at 5:30pm. This meeting is to discuss the potential annexation of Mr.McHugh's property to be followed by a subdivision of his property as well as a rezoning of his property. As a neighbor residing at 132 Vista Grande, we are concerned about this action. Will this informal meeting at 115 Vista Grande be followed by a formal hearing at City Council? How many property owners in this area have been notified of McHugh's intentions? Has McHugh received building permits to cover his extensive remodeling at 115 Vista Grande? How will this intrusive annexation impact this neighborhood?

One reason we enjoy this neighborhood is that it is not a conventional subdivision with cookie-cutter homes crammed together. Our quality of life will be impacted by any increased density allowed by the annexation. Traffic on Vista Grande is already heavy in both directions. Permitting more home construction and associated driveways, and increased traffic will not be welcomed by those of us satisfied with current conditions.

If annexation and a further subdividing of the property at 115 Vista Grande is allowed, will the new lot be sold or built upon and used as a rental? Will future construction be complementary of existing single story homes in the surrounding neighborhood? How can adding a new house and driveway (on less than an acre) with its associated traffic and noise not be detrimental to the relative quiet we now enjoy? Broadway traffic is not something we like and we certainly do not want that increased. We do not believe that any annexation, subdividing, rezoning or development is in the best interest of our neighborhood.

We look forward to your reply. Mr. and Mrs. Clark Bouton

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Sent from myMail app for Android

**Scott Peterson**

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**From:** Pam Bouton <pbb132@hotmail.com>  
**Sent:** Tuesday, September 13, 2016 10:40 PM  
**To:** rwoodwork@yahoo.com  
**Cc:** Scott Peterson  
**Subject:** 115 Vista Grande meeting Thursday

Mr. Richard McHugh:

Your notification of a "residential meeting" at 115 Vista Grande was forwarded to us by a concerned neighbor. We live at 132 Vista Grande and received neither an email or conventional mail notification of this meeting. One reason we enjoy this neighborhood is that it is not a conventional subdivision with cookie-cutter homes crammed together. Our quality of life will be impacted by any increased density allowed by the annexation. Traffic on Vista Grande is already heavy in both directions. Permitting more home construction and associated driveways and increased traffic will not be welcomed by those of us satisfied with current conditions.

If annexation and a further subdividing of the property at 115 Vista Grande is allowed, will the new lot be sold or built upon and used as a rental? Will future construction be complementary of existing single story homes in the surrounding neighborhood? How can adding a new house and driveway with its associated traffic and noise not be detrimental to the relative quiet we now enjoy? Broadway traffic is not something we like and we certainly do not want that increased. We do not believe that any annexation, subdividing, rezoning or development is in the best interest of our neighborhood.

Respectfully, Mr. and Mrs. Bouton

Sent via the Samsung Galaxy Tab® 3 Lite

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ZONING THE MCHUGH ANNEXATION  
TO R-4 (RESIDENTIAL – 4 DU/AC)  
LOCATED AT 115 VISTA GRANDE ROAD**

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 McHugh 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).

**MCHUGH ANNEXATION**

Lot 2, Carolina Hills Subdivision as identified in Reception # 468446 in the Office of the Mesa County Clerk and Recorder.

**INTRODUCED** on first reading this \_\_\_\_ day of \_\_\_\_, 2017 and ordered published in pamphlet form.

**ADOPTED** on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2017 and ordered published in pamphlet form.

ATTEST:

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

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



## Grand Junction City Council

### Regular Session

Item #5. a.

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**Meeting Date:** January 4, 2017

**Presented by:** Jim Finlayson, IT Director  
Jay Valentine, Internal Services Manager

**Submitted by:** Jim Finlayson, IT Director

**Department:** Administration/Information Technology

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### **Information**

#### **SUBJECT:**

Acquire, through a Lease (with an option to purchase) Agreement, a Dell/EMC VxRail Hyper Converged Infrastructure (HCI) Storage System through Reseller Venture Technologies.

#### **RECOMMENDATION:**

Authorize the City Manager to enter into a four-year lease agreement with Dell Financial Services for a replacement storage system in the amount of \$ 203,359.72 per year.

#### **EXECUTIVE SUMMARY:**

The Information Technology division proposes to replace our enterprise storage area network system (SANS) and seven associated virtual host servers with a Dell/EMC VxRail Hyper Converged Infrastructure (HCI) system that uses the latest technology to reduce costs and simplify management of the City's data storage and server infrastructure. The proposal uses a four-year, zero interest, lease agreement to acquire the system and maintenance with an option to purchase the equipment for \$1.00 at the end of the lease.

#### **BACKGROUND OR DETAILED INFORMATION:**

Data storage is one of the most critical and costly components of the City's technology infrastructure. The City purchased a state-of-the-art enterprise class SANS in 2013 that has served as the backbone of the City's computing environment. New technology

advancements now provide the City with the opportunity to replace that system with a more cost effective alternative. By utilizing a four-year lease agreement that includes four years of hardware and software support, the City will save \$170,000 over the four-year period and free up \$800,000 in funds accrued for the eventual replacement of the SANS as well as seven high performance Dell servers that support most of the City's 160+ virtual servers.

The new technology is called Hyper Converged Infrastructure (HCI) and merges servers, high performance flash storage, and networking into a single appliance called a node. Nodes can be grouped together to provide extremely large and efficient storage and server capabilities. The resulting solution is cheaper to build, cheaper to maintain, easier to manage and more efficient than the technology purchased in 2013.

The SANS wasn't scheduled to be replaced until 2019. However, maintenance costs have increased to the point that the City is spending about \$250,000 per year just to maintain the current SANS. In response to a request to find a way to reduce ongoing maintenance costs, Venture Technologies proposed taking advantage of year-end pricing that is 24% below NASPOMWSCA pricing, and a zero interest, four-year lease (with an option to purchase) agreement that would replace the SANS and seven related servers, including full maintenance coverage for a \$203,359.72 annual payment. The equipment can be purchased for \$1.00 at the end of the lease period.

#### **FISCAL IMPACT:**

The Lease payment will be paid using operating funds approved in the Information Technology 2017 budget that were slated for the SANS maintenance agreement. Additional savings will be realized by not having to purchase four VMWare replacement servers and associated licensing increases from Microsoft and VMWare. Operating cost savings for 2017 are expected to be \$300,000. In addition, the lease arrangement will free up \$800,000 in funds accrued for the replacement of the SANS and related VMWare servers. The combined savings and accrual fund return in 2017 should be \$1,100,000.

#### **SUGGESTED MOTION:**

I MOVE to (authorize or deny) the City Manager to Enter into a Four-year Lease Agreement with Dell Financial Services for the Annual Amount of \$203,359.72 to Lease a Dell/EMC VxRail HCI System through Reseller Venture Technologies.

#### **Attachments**

None





## Grand Junction City Council

### Regular Session

Item #6. a.

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**Meeting Date:** January 4, 2017

**Presented by:** Greg Caton, City  
Manager, and John  
Shaver, City Attorney

**Submitted by:** Jodi Romero, Financial  
Operations Director, and  
John Shaver, City  
Attorney

**Department:** Administration/Legal

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### **Information**

#### **SUBJECT:**

Setting the Title and Submitting to the Electorate on April 4, 2017, a Measure to Increase the Sales and Use Tax from 2.75% to 3.00% and to Retain and Spend Revenues as a Voter Approved Revenue Change as Defined by Article X, Section 20 of the Colorado Constitution and to Incur Bonded Indebtedness to Build an Event Center and Improve the Two Rivers Convention Center

#### **RECOMMENDATION:**

Adopt the resolution setting the ballot title and referring the measure to the April 4, 2017 ballot.

#### **EXECUTIVE SUMMARY:**

The City of Grand Junction, Colorado is a home rule municipal corporation duly organized and existing under the laws and Constitution of the State of Colorado and the City Charter. The City Council is duly authorized by the Charter and the Constitution to act for and on behalf of the City and the Council does hereby find and determine that it is in the public interest to increase the sales and use tax from 2.75% to 3.00% for the purpose of financing the costs of constructing and operating of an event center and making improvements to the Two Rivers Convention Center. Council is seeking voter approval.

## **BACKGROUND OR DETAILED INFORMATION:**

The proposed project will be a new 5000+ seat event center together with improvements to Two Rivers Convention Center. This project is believed to be critical in keeping Grand Junction as a provider of regional services. This venue could bring new events to the area including large indoor sporting events, concerts, family shows, and can host graduations, larger conferences, and conventions. This project would serve the growing recreation, entertainment, convention, and tourism industry, this includes economic benefit to restaurants, hotels and motels.

It has been shown in recent studies that a significant portion of the City's general government revenue is derived from sales tax paid by visitors, out of area shoppers/non-City residents. Because the City is principally funded by sales tax, the tax burden on City residents is reduced and accordingly sales tax funding provides a means of sharing the cost of services among all users of the facility. For that reason, the ¼% sales and use tax increase is considered a reasonable means of advancing the community's interests.

Currently the City of Grand Junction's 2.75% city sales tax rate is below the average (3.3%) of 25 comparable cities around the State including neighboring towns and cities. For comparison Fruita, Delta, and Palisade all have a city sales tax rate of 3% and Montrose has a city sales tax rate of 3.3%.

Colorado law also establishes a method for the formation of election questions. In relevant part the law provides that "In fixing the ballot title, the legislative body or its designee shall consider the public confusion that might be caused by misleading titles and shall, whenever practicable, avoid titles for which the general understanding of the effect of a "yes" or "no" vote would be unclear."

The City Attorney has reviewed and approved the form of the proposed ballot title and question concerning this matter and is of the opinion that the title and question correctly and fairly expresses the true intent and meaning of the measure and is consistent with the parameters of the Constitution.

## **FISCAL IMPACT:**

If approved the tax increase would go into effect on July 1, 2017 and is estimated to generate \$2.3 million in 2017 and \$4.6 million in 2018 which is the first full fiscal year. The revenue will change correspondingly with any actual growth in retail sales activity. The debt issued will not exceed \$65 million plus or minus a premium or discount at an effective interest rate not to exceed 5%. The total repayment cost would not exceed \$134,000,000 over a 30 year term. It is projected that the revenue generated by the ¼% will be sufficient to cover and be dedicated to the debt service cost as well as any potential net operating cost.

**SUGGESTED MOTION:**

I MOVE to (approve or deny) Resolution No. 03-17 – A Resolution Setting the Title for and Submitting to the Electorate on April 4, 2017 a Measure to Increase the Sales and Use Tax from 2.75% to 3.00% and to Retain and Spend Revenues as a Voter Approved Revenue Change as Defined by Article X, Section 20 of the Colorado Constitution and to Incur Bonded Indebtedness to Build an Event Center and Improve the Two Rivers Convention Center.

**Attachments**

ATTACHMENT 1 – Proposed Resolution Containing the Ballot Title

## RESOLUTION NO. \_\_ -17

### **A RESOLUTION SETTING THE TITLE FOR AND SUBMITTING TO THE ELECTORATE ON APRIL 4, 2017 A MEASURE TO INCREASE THE SALES AND USE TAX FROM 2.75% TO 3.00% AND TO RETAIN AND SPEND REVENUES AS A VOTER APPROVED REVENUE CHANGE AS DEFINED BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION AND TO INCUR BONDED INDEBTEDNESS TO BUILD AN EVENT CENTER AND IMPROVE THE TWO RIVERS CONVENTION CENTER**

#### **RECITALS**

The City Council of the City of Grand Junction at its January 4, 2017 meeting considered placing a question on the April ballot asking the City electors to approve a ¼% sales and use tax rate increase for the construction and operation of an event center, for making improvements to the Two Rivers Convention Center and authorizing the City Council to borrow money to finance the project.

The proposed project will be a new 5000+ seat event center together with improvements to Two Rivers Convention Center. Because economic development is a top priority, the City Council supports the project and believes that is critical to keeping Grand Junction as a provider of regional services to the Western Slope and Eastern Utah. Grand Junction has long been a hub for shopping but with the burgeoning of internet sales and more communities getting a broader mix of retail stores, Grand Junction needs a means to provide other services to keep it growing and vibrant. Recreation, entertainment and convention/visitors services are growing industries that can be served by this project. Incidental benefits from the project include more restaurant, motel/hotel business and the economic benefit to other businesses in the community from increased visitation. Additionally, the community will benefit by having a venue that can host large indoor sporting events, graduations, meetings and other community activities.

For these and other reasons the City Council has determined that the ¼% sales and use tax rate increase is a reasonable means of advancing the community's interests. If the ballot question increasing the sales tax rate ¼% is approved and the City is authorized to borrow money to construct the project the event center and Two Rivers Convention Center improvements would proceed without delay; borrowing to complete the project maximizes the currently favorable financial conditions and avoids increased costs due to inflation and other cost increases as well as setting a course for the future of the City.

It has been shown in recent studies that a significant portion of the City's general government revenue is derived from sales tax paid by visitors, out of area shoppers/non-City residents. Because the City is principally funded by sales tax, the tax burden on City residents is reduced and accordingly sales tax funding provides a means of sharing the cost of services among all users of the facility.

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

The ballot question will provide for the financial resources necessary for the construction and operation of the 5000+ seat event center and/or for making improvements to the Two Rivers Convention Center and with the passage of the question the City Council will begin the project as soon as possible with the funds generated therefrom/dedicated thereto being used to pay the debt for the project.

The following question shall be submitted to the registered electors at the regular municipal election on April 4, 2017.

SHALL CITY OF GRAND JUNCTION TAXES BE INCREASED \$2,300,000 IN 2017, BEGINNING July 1 AND \$4,600,000 in 2018 (THE FIRST FULL FISCAL YEAR) AND ANNUALLY THEREAFTER UNTIL DECEMBER 31, 2047, BY SUCH ADDITIONAL AMOUNT AS IS GENERATED BY INCREASING THE CITY'S SALES AND USE TAX RATE FROM 2.75% TO 3.00% FOR THE PURPOSE OF FINANCING THE COSTS OF CONSTRUCTING AND OPERATING AN EVENT CENTER AND MAKING IMPROVEMENTS TO THE TWO RIVERS CONVENTION CENTER AND SHALL CITY OF GRAND JUNCTION DEBT BE INCREASED \$65,000,000, WITH A REPAYMENT COST OF \$134,000,000 AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED 5%, TO PROVIDE FINANCING FOR CONSTRUCTION OF THE EVENTS CENTER AND FOR MAKING IMPROVEMENTS TO THE TWO RIVERS CONVENTION CENTER AND PAYING COSTS THEREOF, INCLUDING DEBT AND OTHER OPERATING EXPENSES AND RESERVES, WITH THE DEBT BEING PAYABLE FROM THE TAX INCREASE AND OTHER SALES AND USE TAX REVENUES OF THE CITY, PROVIDED THAT THE SPECIFIC TERMS OF THE DEBT, INCLUDING A PROVISION FOR EARLY REPAYMENT WITH OR WITHOUT A PREMIUM, AND THE PRICE AT WHICH IT WILL BE SOLD BEING DETERMINED BY THE CITY AS NECESSARY AND PRUDENT WITH THE CITY BEING AUTHORIZED TO IMPOSE, COLLECT, RETAIN AND SPEND SUCH REVENUES AND ANY INVESTMENT EARNINGS AND INTEREST ON SUCH REVENUES, AS A VOTER

APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20, OF THE COLORADO CONSTITUTION?

\_\_\_\_\_ Yes  
\_\_\_\_\_ No

The ballot title is set based upon the requirements of the Colorado Constitution and the City Charter and, pursuant to Section 31-11-102, C.R.S., is an alternative to the provisions of Section 31-11-111, C.R.S. regarding both a title and a submission clause. Pursuant to Section 31-10-1308, C.R.S., any election contest arising out of a ballot issue or ballot question election concerning the order of the ballot or the form or content of the ballot title shall be commenced by petition filed with the proper court within five days after the title of the ballot issue or ballot question is set.

If the voters authorize the debt as described in the question set forth above, the City intends to issue such debt in the approximate aggregate principal amount of \$65,000,000 to pay the costs of the project described in the debt question, including the reimbursement of certain costs incurred by the City prior to the execution and delivery of such debt, upon terms acceptable to the City, as authorized in an ordinance to be hereafter adopted and to take all further action which is necessary or desirable in connection therewith. The officers, employees, and agents of the City shall take all action necessary or reasonably required to carry out, give effect to, and consummate the transactions contemplated hereby and shall take all action necessary or desirable to finance the project and to otherwise carry out the transactions contemplated by this ordinance. The City shall not use reimbursed moneys for purposes prohibited by Treasury Regulation § 1.150-2(h). This ordinance is intended to be a declaration of "official intent" to reimburse expenditures within the meaning of Treasury Regulation § 1.150-2.

Adopted this \_\_\_ day of \_\_\_\_ 2017.

\_\_\_\_\_  
Phyllis Norris  
President of the Council

ATTEST:

\_\_\_\_\_  
Stephanie Tuin  
City Clerk



**Grand Junction City Council**

**Regular Session**

**Item #7. a. i.**

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**Meeting Date:** January 4, 2017

**Presented by:** Kathy Portner,  
Community Dev.  
Manager

**Submitted by:** Kathy Portner, Community  
Development Manager

**Department:** Admin. – Com. Dev.

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**Information**

**SUBJECT:**

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

**RECOMMENDATION:**

The Planning Commission recommended approval at their December 13, 2016 hearing (5-0).

**EXECUTIVE SUMMARY:**

The applicants request approval of an Outline Development Plan (ODP) to develop a 45,000 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 OR DETAILED INFORMATION:**

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 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 45,000 square feet, which would be the only use permitted on the subject property.

A previous proposal for a facility not to exceed 50,000 square feet was recommended for approval by the Planning Commission but denied by the City Council. The revised proposal decreases the building size to 45,000 square feet, reduces the number of beds from 60 to 48, reduces the number of staff by 2-3 employees, increases the parking ratio, provides for off-peak shift changes and commits to off-site parking for special events.

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.

A second neighborhood meeting was held on September 1, 2016, to discuss the revised proposal outlined above. No one from the neighborhood attended and no public comment has been received about the project.

**FISCAL IMPACT:**

N/A

**SUGGESTED MOTION:**

I MOVE to (approve or deny) Ordinance No. 4731 – An Ordinance Rezoning the Grand Junction Lodge Development, Located at 2656 Patterson Road, to PD (Planned Development) Zone, with a Default Zone of MXOC (Mixed Use Opportunity Corridor) and Approve an Outline Development Plan on Final Passage and Order Final Publication in Pamphlet Form.

**Attachments**

ATTACHMENT 1 – Planning Commission Staff Report  
ATTACHMENT 2 – Planning Commission Minutes  
ATTACHMENT 3 – Proposed Ordinance





Date: November 26, 2016  
 Author: Brian Rusche  
 Title/ Phone Ext: Senior Planner/4058  
 Presenter: Kathy Portner  
 Proposed Schedule:  
December 13, 2016

**PLANNING COMMISSION AGENDA ITEM**

<b>Subject:</b> Grand Junction Lodge, Outline Development Plan, Located at 2656 Patterson Road.
<b>Action Requested/Recommendation:</b> Forward a recommendation to City Council of a rezone from R-4 (Residential 4 du/ac) to PD (Planned Development) and of an Outline Development Plan to develop a 45,000 square foot Senior Living Facility on 2.069 acres in a PD (Planned Development) zone district.
<b>Presenters Name &amp; Title:</b> Kathy Portner, Community Development Manager

**Executive Summary:**

The applicants request approval of a rezone to PD (Planned Development) and an Outline Development Plan (ODP) to develop a 45,000 square foot Senior Living Facility, under a Planned Development (PD) zone district with 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 45,000 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 September 1, 2016. A summary of the meeting is attached to this report.

**Board or Committee Recommendation:**

There is no other board or committee recommendation.

**Financial Impact/Budget:**

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

**Previously presented or discussed:**

A previous proposal for a facility not to exceed 50,000 square feet was recommended for approval by the Planning Commission but denied by the City Council. The revised proposal decreases the building size to 45,000 square feet, reduces the number of beds from 60 to 48, reduces the number of staff by 2-3 employees, increases the parking ratio, provides for off-peak shift changes and commits to off-site parking for special events.

**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 45,000 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 45,000 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 48 beds, for a density of 5.79 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 1,877 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-2016-501, 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:

- 3. The requested Planned Development - Outline Development Plan is consistent with the goals and polices of the Comprehensive Plan, specifically, Goal 12.
- 4. The review criteria in Section 21.02.150 of the Grand Junction Zoning and Development Code have been addressed.

5. The review criteria in Section 21.05 – Planned Development have been addressed.

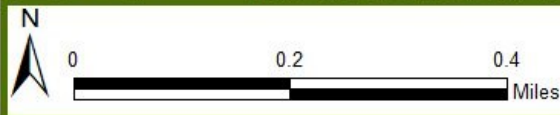
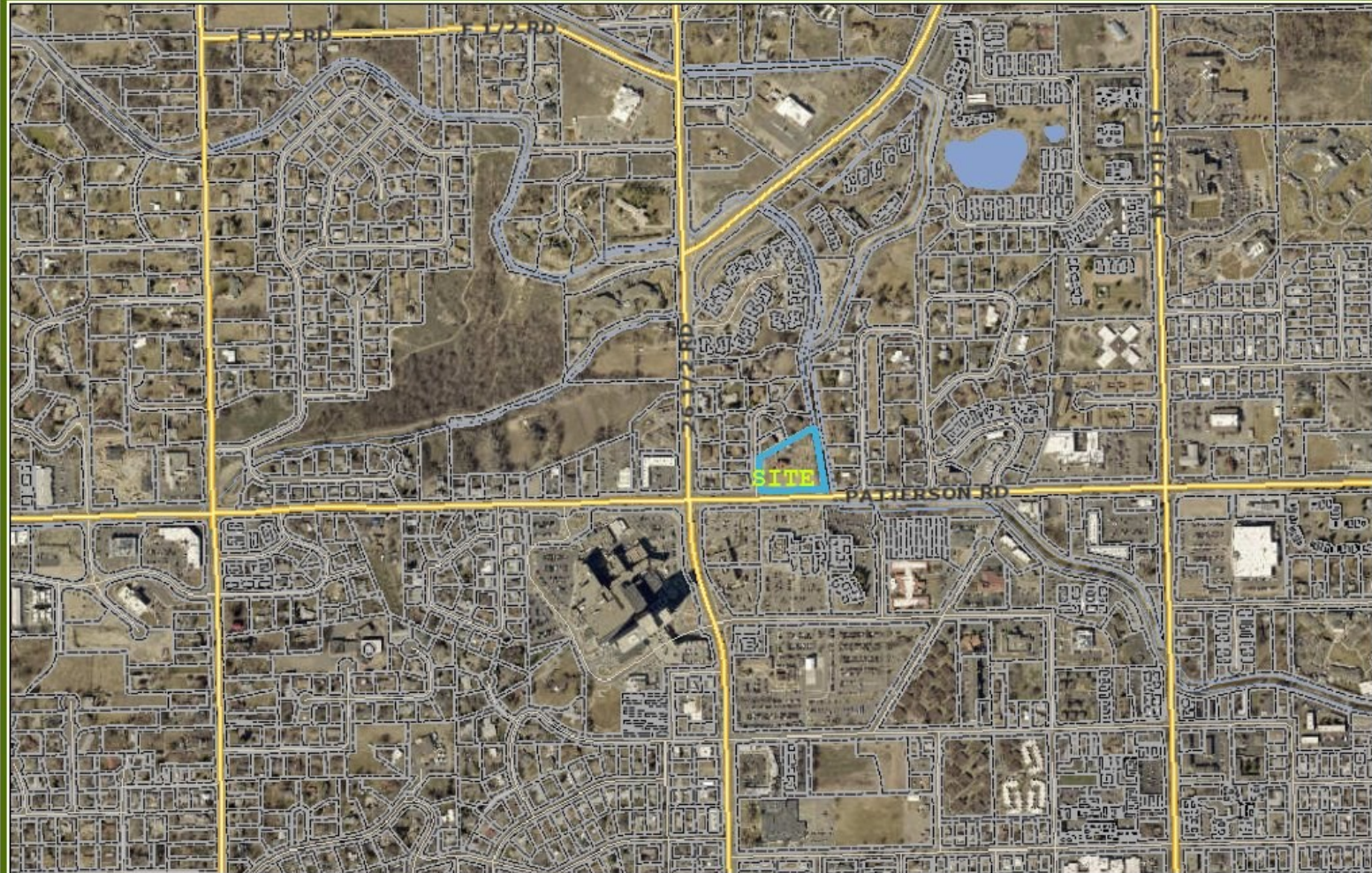
**STAFF RECOMMENDATION:**

I recommend that the Planning Commission forward a recommendation of approval of the requested Outline Development Plan as a Planned Development Ordinance, PLD-2016-501 to the City Council with findings of fact/conclusions and conditions of approval as stated in the staff report.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Madam Chairman, on item PLD-2016-501, I move that the Planning Commission forward a recommendation of approval to the City Council on the requested Outline Development Plan as a Planned Development Ordinance for Grand Junction Lodge, with the findings of fact, conclusions, and conditions identified within the staff report.

### SITE LOCATION MAP

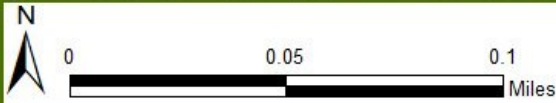


Printed: 12/1/2016

1 inch = 716 feet



# Aerial Photo

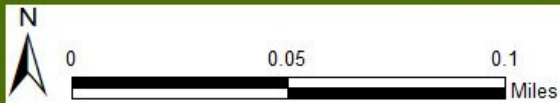
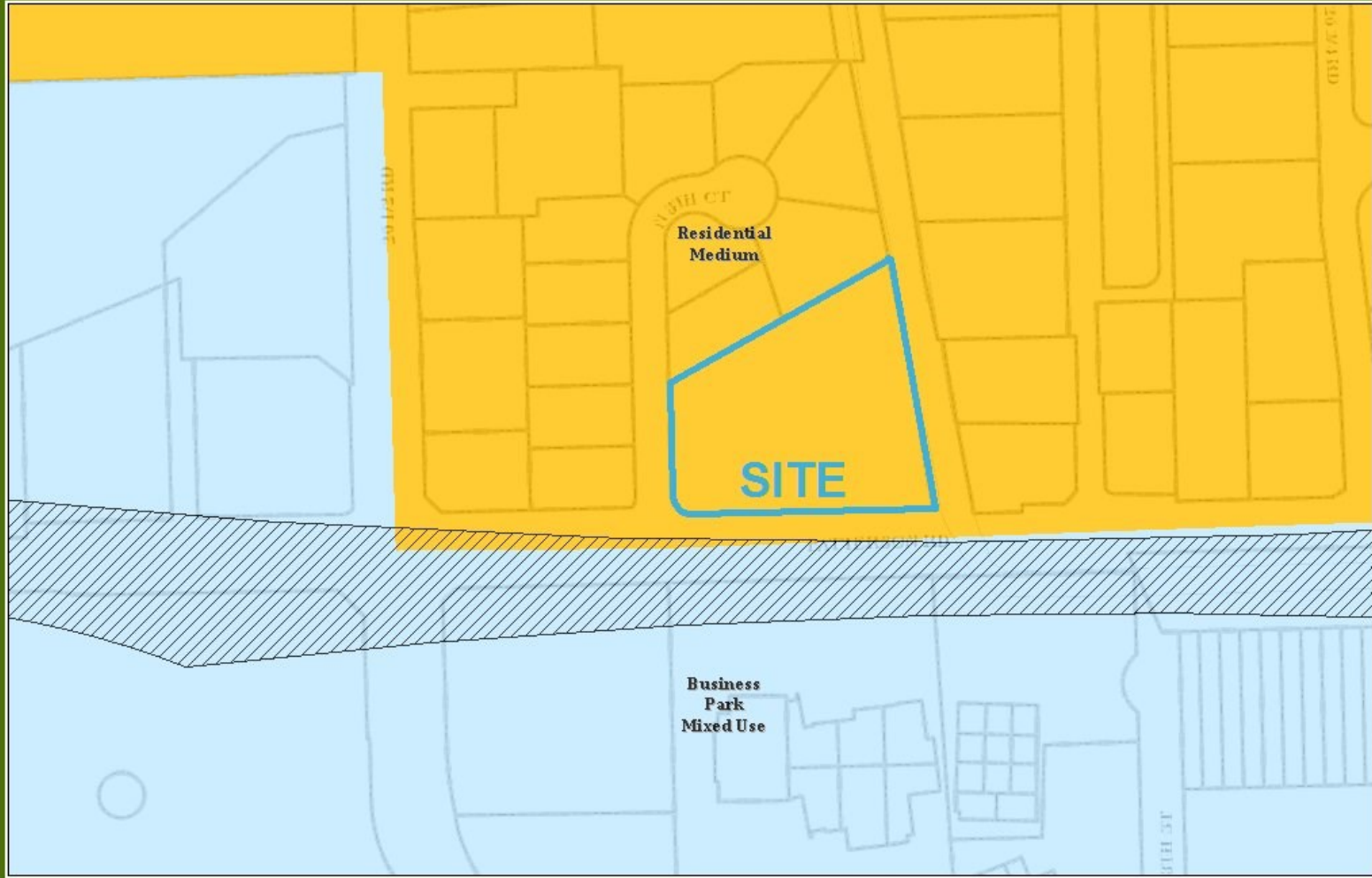


Printed: 6/4/2016

1 inch = 179 feet



# Comprehensive Plan - Future Land Use Map



Printed: 6/4/2016

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  
September 26, 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 41,000 square feet. The assisted living portion of the facility contains a total of 36 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 (combined) contain approximately 2.07 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 Study is being prepared by Skip Hudson with Turnkey Consulting, and will be forwarded upon completion. The previous Memo recommended to restrict left turns out of N. 8<sup>th</sup> Court onto Patterson Road. 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 15-20 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 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 Patterson Road corridor is designated by the Comprehensive Plan as an Opportunity Corridor. The proposed use and Site Plan conform to the underlying zoning requested of MXOC form district, which was established in 2014. No deviations from these standards are proposed.

**(iii) The planned development requirements of Chapter 21.05 G-JMC;**

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 North 8<sup>th</sup> Court and meets the spacing standards from Patterson Road. Adequate interior circulation of the site and parking 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. Landscaping on the site exceeds what is required per the MXOC form district.

**(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 minimum 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. As stated previously, the Patterson Road corridor is designated by the Comprehensive Plan as an Opportunity Corridor.

**(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.

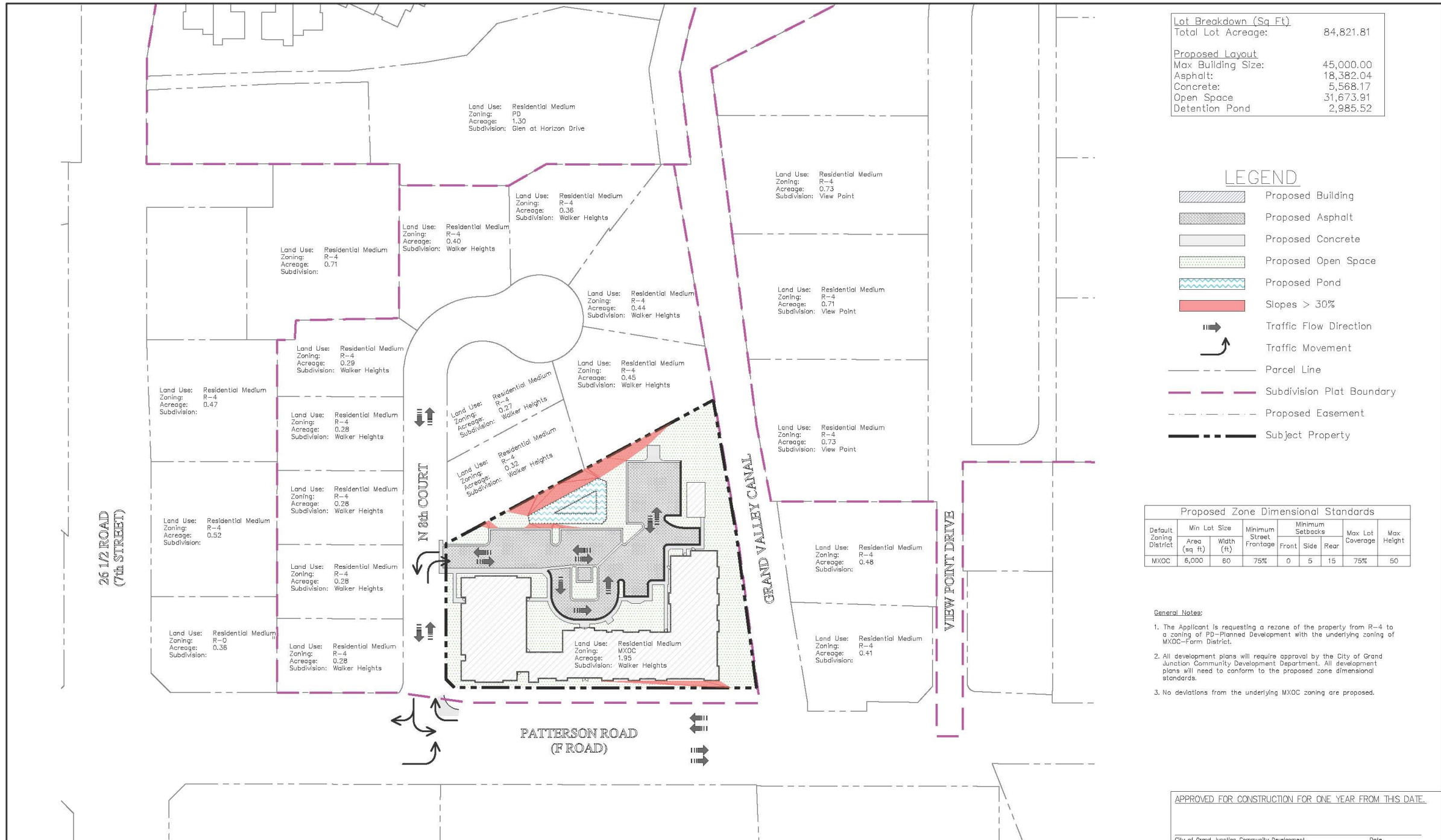
**(c) (2) Mixed Use Opportunity Corridors. Residentially zoned property within a Mixed Use Opportunity Corridor designated on the Future Land Use Map in the Comprehensive Plan that are currently zoned for residential purposes may be rezoned to the Mixed Use Opportunity Corridor form district (MXOC) if 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 early 2017.



**Lot Breakdown (Sq Ft)**

Total Lot Acreage:	84,821.81
<b>Proposed Layout</b>	
Max Building Size:	45,000.00
Asphalt:	18,382.04
Concrete:	5,568.17
Open Space:	31,673.91
Detention Pond:	2,985.52

**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

**Proposed Zone Dimensional Standards**

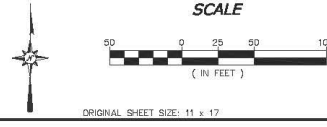
Default Zoning District	Min Lot Size		Minimum Street Frontage	Minimum Setbacks			Max Lot Coverage	Max Height
	Area (sq ft)	Width (ft)		Front	Side	Rear		
MXOC	6,000	60	75%	0	5	15	75%	50

- 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-Farm 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 \_\_\_\_\_

S:\PROJECTS\1010\_Senior\_Lodge - Grand Junction Lodge Senior Living\Design\1010-001\_ODP.dwg, 22-Sep-18 11:32:41



NO.	DATE	REVISIONS DESCRIPTION	BY

**PRELIMINARY**

**RIVER CITY CONSULTANTS**  
744 Horizon Court, Suite 110  
Grand Junction, Co. 81508  
Phone: 875.241.4722  
Fax: 875.241.8941

PROJECT #: 1515-001 DATE ISSUED: 22-Sep-2018  
DRAWN BY: nmr HORIZ: 1" = 100'  
CHECKED BY: jrm VERT: N/A

**GJSL, LLC**  
**Grand Junction Lodge-Senior Living**  
Outline Development Plan

ODP



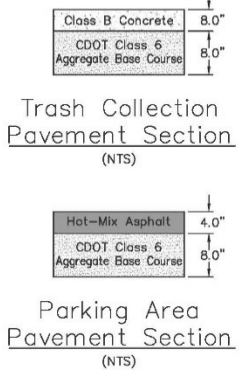
# Site Plan (final version to be approved as part of the Final Plan)

2945-024-10-011  
 TROY A GORMAN  
 PAULINE D GORMAN  
 2712 N 8TH CT  
 Acreage: 0.32  
 Zoning: R-4  
 GRAND JUNCTION CO 81506

2945-024-10-009  
 STEVEN M SCHRAM  
 2720 N 8TH CT  
 Acreage: 0.45  
 Zoning: R-4  
 GRAND JUNCTION CO 81506

**PROJECT BENCHMARK**  
 24" #5 REBAR IN CONCRETE WITH  
 2" ALUMINUM CAP MARKED  
 RIVER CITY CONSULTANTS  
 PLS 18480"  
 Northing: 44790.32  
 Easting: 92479.15  
 Elevation: 4664.58  
 Datum Source: MCLCS Zone "GVA" (NAVD88)

**BASIS OF BEARINGS**  
 THE BEARINGS HEREON ARE GRID BEARINGS OF THE MESA COUNTY SIMS LCS 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 SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN.  
 THE BEARING OF THIS LINE IS SOUTH 89°53'57" EAST.  
**MCLCS ZONE "GVA"**  
 TRANSVERSE MERCATOR PROJECTION  
 POINT OF ORIGIN (SN01) AND CENTRAL MERIDIAN:  
 LATITUDE: 39°06'22.72756"N  
 LONGITUDE: 108°32'01.43463"W  
 NORTHING: 50,000 FT  
 EASTING: 100,000 FT  
 SCALE FACTOR: 1.000218181798  
 PROJECT/SCALE FACTOR HEIGHT: 4644 FT (NAVD88)



**Impervious Area Breakdown**  
 Existing 3,040.63 sf  
 Proposed 50,162.38 sf

**Parcel 2945-024-10-020**

Right of Way (Dedicated)	0.121 ac
Lot 1	1.947 ac
<b>Total</b>	<b>2.068 ac</b>

**Lot 1 Breakdown**

Buildings	26,492.73 sf
Parking Area	23,669.67 sf
Canal Road	4,118.58 sf
Detention Pond	2,985.52 sf
Open Space	27,586.24 sf

**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

**Proposed Zone Dimensional Standards**

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

**ACCEPTANCE BLOCK**  
 The City of Grand Junction reserves the right to require any general contractor with the City's Development Standards, subject to these standards being issued, signed and sealed by the Professional of Record. Failure by the City does not constitute approval of the plan design. The City neither accepts nor assumes any liability for errors or omissions, errors in the design or construction or the responsibility of the Professional of Record. Construction must commence within one year from the date of plan approval.

City Planner \_\_\_\_\_ Date \_\_\_\_\_

**ACCEPTANCE BLOCK**  
 The City of Grand Junction reserves the right to require any general contractor with the City's Development Standards, subject to these standards being issued, signed and sealed by the Professional of Record. Failure by the City does not constitute approval of the plan design. The City neither accepts nor assumes any liability for errors or omissions, errors in the design or construction or the responsibility of the Professional of Record. Construction must commence within one year from the date of plan approval.

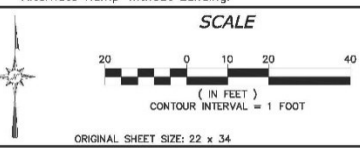
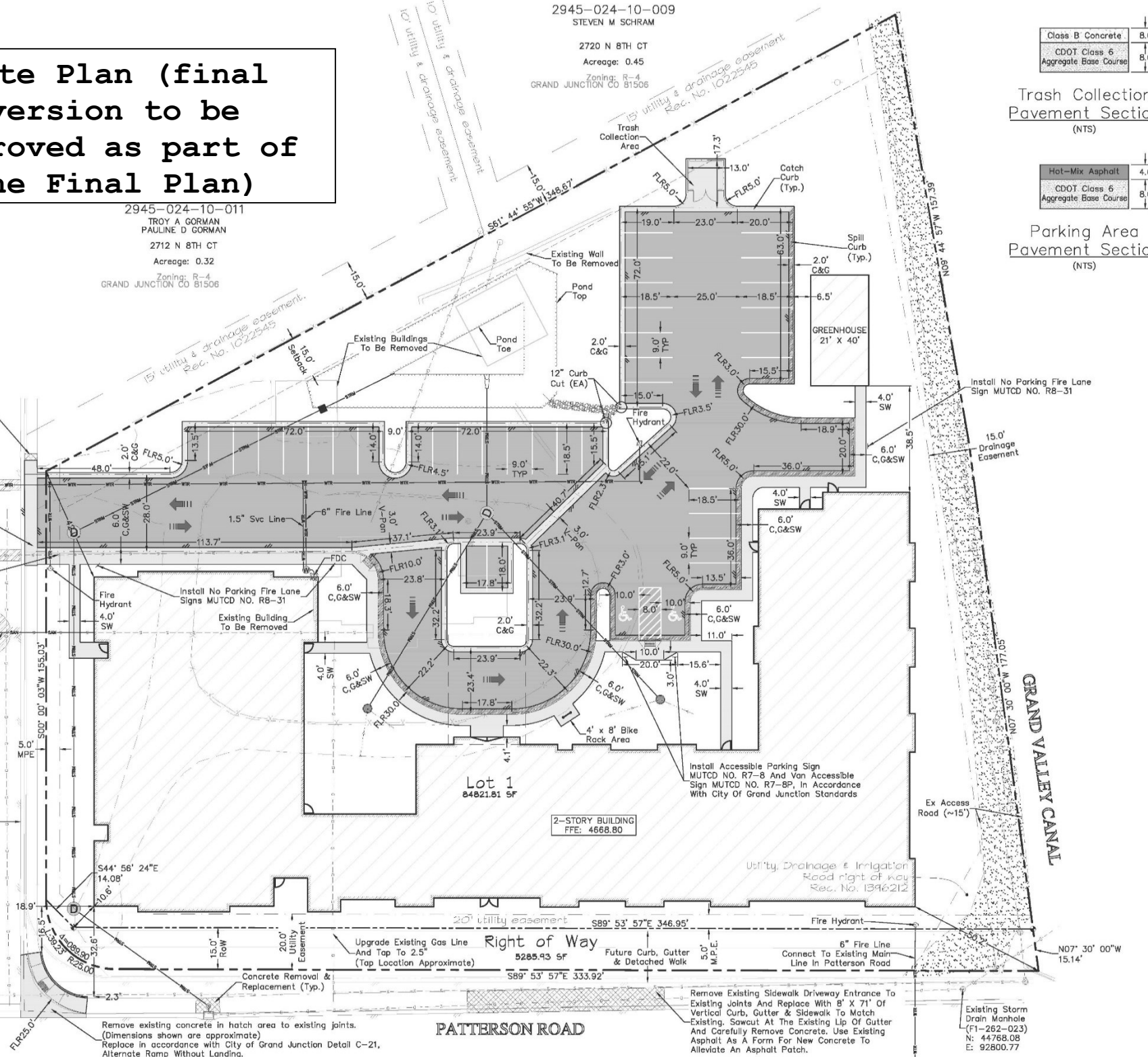
City Development Engineer \_\_\_\_\_ Date \_\_\_\_\_

Remove Existing Sidewalk/Driveway That Does Not Match Proposed Driveway Location And Replace With Drive Over Curb, Gutter & Sidewalk In Accordance With City Of Grand Junction Detail C-03, Drive Over Curb, Gutter & Sidewalk (Residential Streets Only)

Asphalt Removal & Repair (Typ.)  
 Remove Existing Sidewalk/Driveway Entrance And Replace With Driveway Entrance In Accordance With City Of Grand Junction Detail C-08, Driveway - Monolithic Curb, Gutter, & Sidewalk.

Existing Water Tap (To Be Abandoned)  
 N: 44924.70  
 E: 92435.33  
 Existing Water Meter (To Be Removed)  
 N: 44925.12  
 E: 92473.63  
 Existing Sewer Tap And Service (To Be Abandoned)  
 N: 44896.97  
 E: 92448.31  
 48" SSMH - Cast In Place As Per City Of Grand Junction Detail SS-02 (SS-1)  
 N: 44896.97  
 E: 92448.31  
 Rim: 4667.93  
 Sanitary Sewer Service  
 38.00 LF of 6" SDR 35 PVC @ 1.3%

Existing Fire Hydrant  
 N: 44775.29  
 E: 92417.46  
 Existing Sanitary Sewer Manhole (F1-262-017)  
 N: 44765.97  
 E: 92448.80



**REVISIONS**

NO.	DATE	DESCRIPTION	BY

**RIVER CITY CONSULTANTS**  
 744 Horizon Court, Suite 110  
 Grand Junction, Co. 81506  
 www.rcceast.com Phone: 970.241.4722

**PROJECT # 1515-001 DATE ISSUED: 22 Sep 2016**  
**DRAWN BY: DSP** **HORIZ: AS SHOWN**  
**CHECKED BY: JMM** **VERT: N/A**

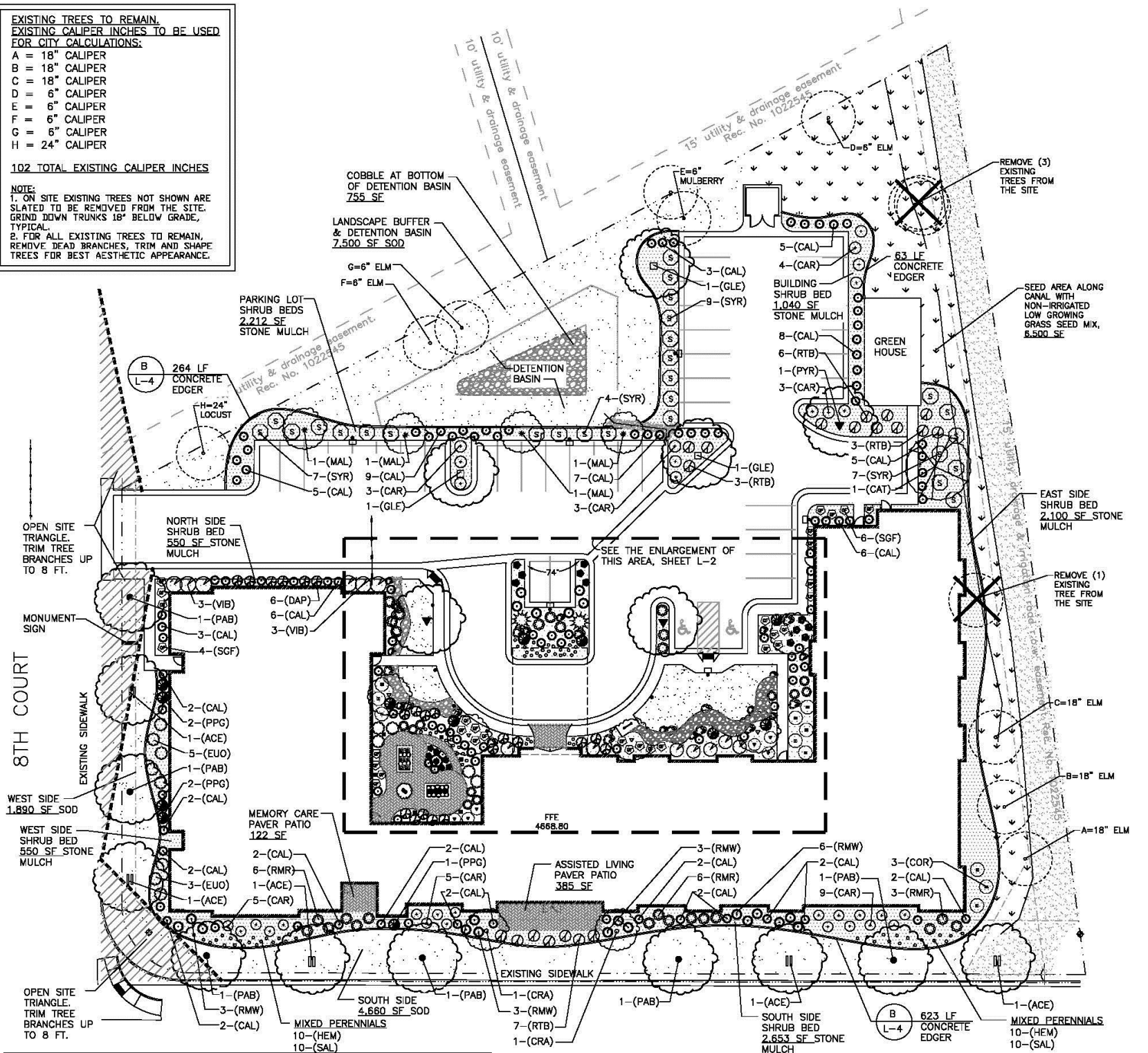
**GJSL, LLC**  
**Grand Junction Lodge-Senior Living**  
 Site Plan C 2

**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.



**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 NOTES:**

- 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.
- 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.
- 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.
- ALL LANDSCAPE SHRUB BEDS SHALL BE INSTALLED WITH WEED BARRIER FABRIC AND TOPDRESSED WITH A MINIMUM OF THREE INCHES OF SPECIFIED MULCH.
- 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.
- SHRUB BEDS SHALL HAVE "DEWIT 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.
- 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 CLODS TO BE GREATER THAN 2" SIZE. INSTALL SOD & ROLL GRASS PER THE SUPPLIERS RECOMMENDATIONS.
- 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.
- 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.
- 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 x .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

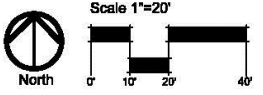
30" CALIPER INCHES EXTRA PER EXISTING TREE SIZE  
 1" CALIPER EXTRA = -3 SHRUBS  
 30 EXTRA INCHES EXISTING TREES X -3 SHRUBS = -90 SHRUBS  
 299 REQUIRED SHRUBS - 90 SHRUBS = 209 SHRUBS REQUIRED

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

**FINAL TOTALS:**  
 29 NEW TREES PROVIDED  
 268 SHRUBS PROVIDED  
 106 ORNAMENTAL GRASS, 83 PERENNIALS

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

PATTERSON



**ACCEPTANCE INFO:**  
 THE CITY OF GRAND JUNCTION REVIEW COULD/NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CITY OF GRAND JUNCTION SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CITY OF GRAND JUNCTION SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CITY OF GRAND JUNCTION SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.

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

Julie Wolvertson,  
 Landscape Architect  
 61945 Nighthawk Road  
 Montrose, CO 81403  
 p: 970.249.5392  
 c: 970.417.1779  
 wolvertson@montrose.net

**LANDSCAPE PLAN, NOTES, AND CALCULATIONS**

100% CD's

REVISIONS	DATE
77	00/00/16

Date: 09/27/16

Project #: GRAND LODGE

Drawn by: JW

Sheet #: L-1



*Grand Junction Lodge Senior Living  
A Village Senior Living Community*

To Homeowners near 2656 Patterson Rd,

We would like to invite you to a neighborhood meeting for public review regarding revised conceptual plans for the Grand Junction Lodge Senior Living Community at 2656 Patterson Road.

This meeting will be held on site at 2656 Patterson Road Thursday, September 1<sup>st</sup>, and will begin promptly at 5PM. Brian Rusche, Senior Planner, from the Grand Junction Planning Department will be available to address any questions or comments regarding the process.

We certainly appreciate the passion the neighborhood has in maintaining the existing residential qualities so we have spent a considerable amount of time and effort addressing the concerns that were raised in the Planning Hearing and with City Council relating to overall size, parking and traffic. All though the project, as presented, required no variances and was approved by the Planning Department and unanimously approved by the Planning Commission as appropriate for this location, we are excited to present a significantly reduced version of our previous design for redevelopment of the existing property to a Senior Living community that addresses all of these concerns. The meeting will be an open forum where we can address any additional comments related to the redesign so we can work more closely with the surrounding neighborhood to create a community that the neighborhood will embrace instead of contesting.

We look forward to seeing you there. Please call me if you have any questions.

Grand Junction Lodge Senior Living

GJSL, LLC

Terry Claassen, Manager

303 549 7111

*Grand Junction Lodge Senior Living*  
*A Vivage Senior Living Community*

To Homeowners near 2656 Patterson Rd,

Grand Junction Lodge Senior Living and Vivage Senior Living thank you for taking time out of your busy schedule to meet with us again. We are willing to make the following modifications and conditions precedent as part of our ongoing attempt to work with the neighborhood groups:

- **Reduce overall units, size and mass by 20%, 60 rooms to 48 rooms**
- **Increase parking ratio from .72 per resident to .80 an increase of over 11% and placing the property well within the averages for assisted living in Grand Junction**
- **We will commit to securing a lease with a nearby parking lot to provide at least 20 additional parking spaces to be used for Holidays and other “potential overflow” events. This can be a condition of our permitting.**
- **Vivage’s staff will be reduced by 2-3 employees as a result of the reduced number of rooms**
- **Vivage Senior Living, as a condition of approval, will commit to “off peak” hours for care giver shift changes:**

**6:00 AM-2:00 AM (5 care givers)**

**2:00 AM-10:00 PM (3-4 care givers)**

**10:00 PM-6:00 AM (3 care givers)**

- **Auto trips will in and out of 8<sup>th</sup> Court with thereby be reduced during peak hours by between 25-50%! 50% fewer trips for employees (5 or 6 total peak car trips) and 15% less residents. This is fewer trips than an 8 unit residential development would have.**

**Please email us or call with any additional questions, comments or concerns.**

**[terryclaassen@yahoo.com](mailto:terryclaassen@yahoo.com), 303 549 7111**

**Thank you**

GJ Lodge Senior Living - Neighborhood Meeting - 9/1/2016 @ 5PM  
Held on-site at 2656 Patterson Road

MARK D. OSWEILER  
323-345-4319

mosweiler@vivage.com

Glacy States  
RCC 241-4722  
tstates@rccwest.com

BRIAN RUSCHE  
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brianr@gjcity.org

JEFF MACE  
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TERRY CLAASSEN  
303 549 7111  
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**GRAND JUNCTION LODGE  
SENIOR LIVING COMMUNITY  
2656 PATTERSON ROAD  
GRAND JUNCTION, COLORADO**

**NEIGHBORHOOD MEETING NOTES  
SEPTEMBER 1, 2016**

In attendance: Brian Rusche, City of Grand Junction, Jeff Mace, River City Consultants, Tracy States, River City Consultants, Eric Fisher and Terry Claassen, Grand Junction Lodge, Mark Osweiler, Vivage Senior Living, Justin Brehm, Owner

NO ONE FROM THE NEIGHBORHOOD ATTENDED

We are attaching a copy of a Handout which we made available at the meeting and a copy of the letter that was mailed to everyone on August 20<sup>th</sup>.

**GRAND JUNCTION PLANNING COMMISSION**  
**December 13, 2016 MINUTES**  
**6:00 p.m. to 8:12 p.m.**

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Christian Reece. The hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

Also in attendance representing the City Planning Commission were Jon Buschhorn, Kathy Deppe, Ebe Eslami and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, was Kathy Portner, Community Services Manager, Greg Moberg, Development Services Manager, Lori Bowers (Senior Planner), Scott Peterson (Senior Planner) Brian Rusche (Senior Planner), and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 21 citizens in attendance during the hearing.

**Consent Agenda**

**1. Minutes of Previous Meetings**

*Action: Approve the minutes from the November 8th, 2016 Meeting.*

**2. Balanced Rock Way Vacation of Public Right-of-Way [File# VAC-2016-407]**

Request to vacate public Right-of-Way, known as Balanced Rock Way, located within Sundance Village Subdivision.

*Action: Recommendation to City Council*

Applicant: Rimrock Landing Apartment Investors LLC, c/o Lynn Rindlisbacher  
Hidden Cove LLC, c/o Nathan Coulter  
24.5 Road LLC, c/o LeAnn B. Maisel  
Location: Between Flat Top Lane and F¼ Road  
Staff Presentation: Lori Bowers, Sr. Planner

**3. McHugh Zone of Annexation [File#ANX-2016-490]**

Request a zone of Annexation from County RSF-4 (Residential Single Family – 4 ac/du) to a City R-4 (Residential – 4 du/ac) on 1.20 +/- acres.

*Action: Recommendation to City Council*

Applicant: Richard and Virginia McHugh, Owners

Location: 115 Vista Grande Road  
Staff Presentation: Scott Peterson, Sr. Planner

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted the item pulled for a full hearing. With no requests to pull an item for full hearing, Chairman Reece asked for a motion.

**MOTION: (Commissioner Wade)** "Madam Chairman, I move that the Consent Agenda be approved as presented."

Commissioner Deppe seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-0.

**\*\*\*INDIVIDUAL CONSIDERATION\*\*\***

**4. Grand Junction Lodge Outline Development Plan** [File#PLD-2016-501]

Request to rezone from R-4 (Residential 4 du/ac) to PD (Planned Development) and approval of an Outline Development Plan to develop a 45,000 square foot Senior Living Facility on 2.069 acres in a PD (Planned Development) zone district.

*Action: Recommendation to City Council*

Applicant: Joe W. and Carol J. Ott, Trustees, Owners  
Sopris Lodge, LLC, Applicant  
Location: 2656 Patterson Road  
Staff Presentation: Kathy Portner, Community Services Manager

**STAFF PRESENTATION**

Kathy Portner, Community Services Manager, stated that this request is to rezone the property at 2656 Patterson Road from R-4 to PD and includes a plan for an assisted living facility, not to exceed 45,000 square feet. The 2.069-acre site is located at the northeast corner of Patterson Road and North 8<sup>th</sup> Court.

Ms. Portner displayed a slide of the area, pointing out that the surrounding land uses include single-family residential to the west and north, as well as across the canal to the east. On the opposite side of Patterson Road are medical complexes associated with St. Mary's Regional Medical Center. The applicants are proposing an assisted living facility, not to exceed 45,000 square feet, covering two (2) stories with no direct access to Patterson Road.

Ms. Portner explained that the Comprehensive Plan adopted in 2010 designated both sides of Patterson Road as a Mixed Use Opportunity Corridor. A "form based" zone of the same name (MXOC) was established in 2014. The proposed ODP will utilize the MXOC zone as the "default zone" and proposes no deviations from its standards.

The impetus for the Planned Development is the fact that the form based zone allows a variety of commercial uses, in addition to group living facilities which is actually what is proposed for the property. By establishing the use of the PD as only an assisted living facility, the future use of the property is known as opposed to a "speculative" rezone.

The next slide Ms. Portner displayed was of the Existing Zoning Map and pointed out that the current zoning of R-4 would permit additional dwelling units, up to 4 per acre, without a rezone. The hospital area is zoned as a Planned Development, reflecting its unique size and function. Two properties within this portion of Patterson Road have been rezoned to Residential Office, which has no maximum residential density. The most prevalent zone is B-1 (Neighborhood Business), which includes offices both east and west of the hospital.

Ms. Portner pointed out that areas within a Mixed Use Opportunity corridor 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. The subject property meets this standard.

The next slide displayed was a schematic of the Outline Development Plan (ODP) which is to be adopted concurrently with the PD zone and will be recorded. This ODP outlines the access locations and building parameters for the future project.

Ms. Portner noted that the long-term community benefits of the proposed project include more effective use of infrastructure, reduced traffic demands when compared with other commercial uses, provision of a needed housing type particularly the memory-care portion, and innovative design through the use of sustainable materials.

A proposed site plan was displayed and it was explained that this constitutes the next step in the process which is a Final Development Plan that is done at a staff level review. Ms. Portner explained that this was included for illustrative purposes.

Similarly, a landscaping plan was displayed and included for illustrative purposes and will be incorporated into the next step in the process, which is the Final Development Plan. Ms. Portner noted that there are six (6) existing trees along the north property line that are to be preserved as part of this plan, along with three (3) on the eastern side of the property. The incorporating of existing landscaping is one of the sustainability and buffering elements proposed as part of this project.

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

Ms. Portner stated that as outlined in the staff report, the request meets the standards for approval of the Planned Development and Outline Development Plan.

#### **APPLICANT PRESENTATION**

Terry Claassen, Manager of GJSL LCC, explained he represents the group that has the property under contract. Mr. Claassen thanked the City Staff and his colleagues in the audience that worked on the project for the past year. Mr. Claassen explained that they are proposing the Grand Junction Lodge Senior Living Community which is a 48 unit assisted living and memory care facility.

Mr. Claassen showed slides listing current similar projects his company is developing in the region. Mr. Claassen noted that a demand/feasibility study was done by The Highland Group before initiating the proposal. Mr. Claassen explained that their plan for this project included the following points:

- High-quality environmentally friendly community.

- Directly across the street from St. Mary's Regional Hospital.
- One main residential "lodge" building.
- Offering only assisted living and memory care-minimum neighborhood impact.
- Designed to blend into the residential neighborhood to the north.
- Community concept to provide a myriad of services.
- Assisted living continuum of care which will cater to older, higher acuity adults who prefer to be in close proximity to a top notch Regional Hospital. No variances are being requested.
- Anticipate synergies of care with St. Mary's, Colorado mesa University Nursing Programs and with the neighborhood.

Mr. Claassen stated that as a result of the City Council meeting, three areas of concern were identified; the size of the facility, parking and traffic. As a result, they have reduced the size of the building 20% to 40,000 square feet. The number of parking spaces remain the same, however because the units have been reduced by 20%, there is a higher ratio of parking spaces per unit. Additionally, the proposed greenhouse has been moved closer to the building to provide a better buffer to the neighborhood to the north. Mr. Claassen emphasized that the location and its proximity to St. Mary's and the resources they provide makes this particular location desirable.

The next slide listed the businesses involved with the project which are primarily Colorado and Western Slope based.

Mr. Claassen explained that the Memory Care component of the project involves 10,000 square feet comprising 12 studio units. There are common areas for dining, living, as well as activity spaces. Also included in this section are indoor/outdoor wandering gardens and multi-functional and administrative space. Mr. Claassen went on to explain the family style or "greenhouse" living. Not to be confused with the actual greenhouse on the grounds, greenhouse living is where the residents live, eat and recreate together which has proven to be an effective model.

Mr. Claassen talked about the assisted living portion of the building which is 15,000 square feet. They have reduced the number of units from 48 to 36. There are 26 studio and 10 one bedroom units proposed. This section will have dining, living, fitness and swimming pool, theatre, large central fireplace, spa and other activity spaces. There is a chef on staff and they will provide multiple dining packages and seating options. The residents will also have access to a 800 square foot greenhouse with personal raised beds.

Mr. Claassen indicated they held a neighborhood meeting on August 1<sup>st</sup> on site to make it as convenient as possible to the neighborhood, however no citizens attended. Two of the concerns the neighbors had expressed at the City Council meeting was the parking ratio and overflow parking onto their streets. Mr. Claassen noted that they had addressed the parking ratio by adjusting down the number of units and they are committing to having a shuttle service for special events to an off-site location to prevent overflow on to the neighborhood to the north.

In addition, Mr. Claassen stated that although there are only 8-12 employees max per shift, the facility operator (Vivage) has agreed to stagger their employee shifts to off-peak hours. Although the residents don't drive, by lowering the amount of units/residents, the trips generated by staff and guests will be decreased.



A slide illustrating various other assisted living facilities in the area was displayed with the number of rooms, parking spaces and ratio of rooms per parking space which was part of the parking study. In this survey, the average parking spaces/unit was .62 and they are proposing .77 which is a higher ratio.

Skip Hudson, President of Turnkey Consulting, 587 Cascade Way, indicated that he will be discussing the Traffic Impact Study that his firm conducted for the proposed project. Mr. Hudson explained that the focus of the traffic study included confirming the existing traffic conditions in the study area especially the two intersections of 7<sup>th</sup> and Patterson and 8<sup>th</sup> and Patterson. The study included traffic counts and video documentation taken on a Thursday and Friday during peak hours in the morning and after school hours thru 6 pm.

Another component of the study was to calculate future traffic conditions with the project traffic included. The study also sought to determine traffic operation for each intersection as a stand-alone and evaluated the need for a westbound right turn lane on Patterson Rd. at 8<sup>th</sup> Court. The last element of the analysis was to evaluate safety consideration of closely spaced intersections. Mr. Hudson noted that there is approximately 300 feet between the intersections.

Mr. Hudson pointed out that this study used conservative assumptions whenever possible. That being said, the applicant has proposed to stagger staff hours to not impact the intersections during peak hours.

Mr. Hudson displayed a slide with an aerial photo of the intersections with the number of turns in each direction to illustrate the existing conditions of traffic volumes. The next slide was an aerial photo of the intersections with the existing conditions of traffic operations and Mr. Hudson explained what the level-of-service (LOS) times illustrated.

The next slide presented illustrated the existing conditions of the westbound queue. It was noted that the peak hour video documentation was two days, three camera angles and covered two peak periods of traffic on Oct. 16 and 17<sup>th</sup>, 2016. The findings included that 8<sup>th</sup> Ct. is blocked an average of 13 times per hour with an average of 144 seconds. The intersection is blocked by westbound traffic an average of 4% of the time with a maximum of 8% of the time. Mr. Hudson noted that this indicated that there are plenty of gaps for people to turn in and out of 8<sup>th</sup> Court in the current conditions even with traffic backing up from the 7<sup>th</sup> Street intersection. Mr. Hudson displayed a slide of the eastbound traffic wanting to turn onto 8<sup>th</sup> Court and noted that the backups occurred only 1 percent of the time and is not considered a concern.

Mr. Hudson displayed a chart of the anticipated traffic generated by the project and noted that the conclusion of this analysis is that the proposed project would generate less traffic than almost any other land use on this property including commercial or institutional land uses.

The future anticipated traffic volumes in the year 2037 indicated that only two seconds would be added to the level-of-service with regards to turning onto 8<sup>th</sup> Court.

Mr. Hudson explained the need for a future westbound right turn lane was based on criteria in the Grand Junction TEDS manual. This criteria indicates that it would be warranted if more than 22 vph would be making the right turn. The anticipated traffic volume for 2037 predicts only 4 vph, therefore he concludes that a right turn lane at 8<sup>th</sup> Court is not warranted now or in the future.

Mr. Hudson presented a slide with the following traffic evaluation conclusions:

- 1) the two intersections in the study area currently operate in a safe and effective manner,
- 2) the additional small amount of project traffic would not create any traffic operations problems at the two intersections,
- 3) and the intersection of Patterson Rd. and 8<sup>th</sup> Ct. would continue to operate well during the next 20 years.

Mr. Claassen then showed a site plan of the project and pointed out that they have scaled back the east portion of the building and brought the greenhouse south to provide a bigger buffer between the facility and the neighborhood of 8<sup>th</sup> Court to the north. The next slide Mr. Claassen showed was the floor plans and pointed out the paths, rooms and common areas. The following slide shown was the landscaping plan.

To conclude the presentation, Mr. Claassen noted that Vivage is a “market leader” and will be a great neighbor, as they plan to be long term owners who care about the area. Also noted was that the project is not skilled nursing and this use will have the lowest possible impact on the neighborhood and traffic. In addition, the project will have a mutually beneficial relationship with Colorado Mesa University and St. Mary’s. It was also noted that the size was reduced significantly from what was unanimously approved by Planning Commission in July 2016, and the three areas of concern voiced by City Council; size, parking and traffic have all been addressed.

#### **QUESTIONS FOR APPLICANT**

Commissioner Wade asked Mr. Hudson for his opinion of the left turn lane on Patterson and 7<sup>th</sup> St. that shares the same space as the left turn lane off Patterson onto 8<sup>th</sup> Ct. Mr. Hudson noted that there are unique situations all up and down Patterson and if he was designing from scratch, one of the alternatives might be an access managed roadway with medians and driveways being right in, right out. Mr. Hudson pointed out that there would need to be a system wide improvement to take the next step in addressing the issues along Patterson that would be costly.

Commissioner Wade then asked if they had looked at any accident statistics in the study area. Mr. Hudson stated that they did not look at accident statistics, and noted that after watching five hours of videos, they were surprised to see people doing maneuvers such as U-turns around Patterson and 8<sup>th</sup> Ct., therefore, they must have felt comfortable with the traffic levels to do the U-turns.

#### **QUESTIONS FOR STAFF**

Commissioner Wade asked Mr. Dorris if there was crash data available for those two intersections. Mr. Dorris stated that he did look at crash data and there were a few crashes, however, none were attributed to 8<sup>th</sup> Court. Mr. Dorris explained that most of the crashes were rear-end crashes at 7<sup>th</sup> street.

With no further questions for staff, Chairman Reese opened the meeting up to public comment.

#### **PUBLIC COMMENTS**

Troy Gorman, 2712 North 8<sup>th</sup> Ct., noted that he has seen three different quotes on the size of the facility including 45,000, 48,000 and approximately 40,000 square feet. Mr. Gorman stated that the card that was sent to the neighbors stated 45,000 square feet but the original plan was 50,000 square feet. Originally he was told there would be 60 units, and now there are 36 proposed. Mr. Gorman questioned how they go from 60 to 36 units and only take out 5,000 square feet.

Mr. Gorman also asked why a second traffic study was conducted if the first study passed. It was Mr. Gorman's understanding the traffic numbers were larger in the second study and questioned how the numbers could have increased with the smaller facility.

Regarding the neighborhood meeting conducted on August 1, 2016, Mr. Gorman stated that there was no one in attendance because not of the neighbors received notification.

Mr. Gorman indicated that there is not a lot of traffic presently to 8<sup>th</sup> Ct., however he anticipates that there will be a lot of traffic generated by the facility. Mr. Gorman noted that the only indication he observed that the traffic study was conducted was a hose running across the street.

Mr. Gorman stated that the applicants had exceeded the amount of parking as compared to other facilities in the area, but asked if they actually asked the people running the facilities if their parking was adequate for their needs. Mr. Gorman questioned the assumption that the residents will not have their own cars.

Concerning the trees noted in the landscaping plan along the north border, Mr. Gorman stated that half of the trees are dead.

Mr. Gorman questioned how the corridor can be called mixed use when it is all commercial from 12<sup>th</sup> to 7<sup>th</sup> along Patterson with the exception of three houses.

Chairman Reece stated that the need for the second traffic study came from comments from the City Council in their review of the proposal. Chairman Reece asked the applicant to speak to the other questions Mr. Gorman brought up.

Regarding the size of the facility, Mr. Claassen clarified that the facility went from 60 units to 48 total units. They reduced the number of assisted living units from 48 to 36, but the number of memory care units has stayed consistently twelve.

Mr. Claassen stated that they are looking at a 40,000 square foot facility, but when they filled out the application, they put down 45,000 to error on the high side if necessary. He noted that the actual construction drawings have not been done and when they go for permitting they anticipate the facility to be around 40,000 square feet. Mr. Claassen explained that they have reduced the number of units by 12 and each unit is about 350 to 400 square feet, therefore the reduction is roughly 5,000 square feet.

Chairman Reece asked the applicant if they had consulted with other facilities regarding their parking needs. Mr. Claassen replied that they had looked at all of the facilities on their list and noted that all but a half of dozen days per year their parking lots are empty other than employee parking. Mr. Claassen went on to explain that the nature of assisted living is that the residents need assistance with daily tasks such as bathing, eating, etc. and are not going to be driving.

Commissioner Wade asked if a resident could have a car if they wanted to. Mr. Claassen stated that the majority of the residents do not even have a driver's license. Commissioner Wade asked if they actually spoke with the other facilities operators. Mr. Claassen stated that Vivage called each facility and asked about the parking, but he is not sure if they specifically asked if they felt like it was enough parking.

Chairman Reece noted that there was some concern about the trees that were shown on the landscaping plan were dead. Mr. Claassen stated that they would certainly check the condition of the trees and make sure they were viable or replaced. Commissioner Eslami noted that the City would not allow for them to have the dead trees on the property anyway, so the point was moot.

Addressing Mr. Gorman's observation that the traffic numbers were higher in the second study (with a smaller facility), Mr. Hudson explained that the first study factored in a vacancy rate for trip generation purposes. Mr. Hudson stated that for the second study, he assumed 100 percent bed occupancy so that the most conservative factor is used and reflects maximum trip generation. Mr. Hudson also noted that the national average for a single family home is ten trips generated per day.

Mr. Hudson pointed out that they did not use tubes for data collection of the intersections. Cameras were mounted on poles and signs at the intersection and video detection is the state-of-the-art way data collection is done today.

Commissioner Deppe asked the applicant how the neighbors were notified of the neighborhood meeting. Mr. Claassen stated that they had sent out meeting notifications ten business days ahead of the meeting and only one card was returned undeliverable out of over 50 cards sent.

Wade Johnson, 2881 B ½ Rd., stated that he has traveled from his home to Horizon Dr. and back for the past 30 years. Mr. Johnson stated that he uses 7<sup>th</sup> and 12<sup>th</sup> Street and making a left turn onto 7<sup>th</sup> off of Patterson is difficult and backed up at the noon hour and after 4 pm. Mr. Johnson has a concern about the safety and the costs that may be involved to improve the situation.

Pauline Gorman, 2712 North 8<sup>th</sup> Ct., stated that she and her neighbors have met multiple times over the year regarding the property. Ms. Gorman stated that none of them have an issue with the building itself, but object to it being shoe-horned onto this property. Ms. Gorman noted that she and her husband are aware of someone expressing interest in purchasing the property to build two to four homes on the property.

One of the concerns she has is that there are four residential senior living facilities being built within a one-mile radius of this property. Ms. Gorman understands the desirability for them to be located in close proximity of St. Mary's hospital, however she does not understand why the Planning Commissioners are not doing more to have these facilities located around Community Hospital where there are more spacious properties available with the same nearby amenities.

Ms. Gorman stated that when "The House" was located on their street, they were told it was for unfortunate teenagers from the area who are by themselves and homeless. Ms. Gorman stated that this was not true and the residents are actually for the most part, 19-21 year olds from out-of-state. She noted that the residents are doing lewd things on the street and parking in front of their homes and scaring their children and their grandparents in their cars. Ms. Gorman stated that she is not bringing it up for the Commission to do anything about that situation, but to

realize it was presented as a good thing for the community, but has brought a "derelict personality" to their street. Ms. Gorman predicted that whatever is done with the proposed property, they will have delinquents running through the property. Ms. Gorman added that "The House" has room to park 4 cars in the driveway, but speculated that the residents are told not to park in the driveway so they park on the street.

Ms. Gorman stated that she and her neighbors feel that as a result of the proposed facility, they will need to ask people to move their parked cars, they will have to listen to food delivery trucks, trash trucks every other day or however often as well as ambulances.

Ms. Gorman stated that there is a lot of traffic and many accidents along Patterson Rd. between 7<sup>th</sup> and 12<sup>th</sup>. Another concern Ms. Gorman expressed is the environmental impact of the development, and noted that they have Peregrine falcons that nest, deer and quail that are present in the neighborhood.

Richard Troester, 2714 N 8<sup>th</sup> Court stated that he observed at the previous Planning Commission hearing the Commissioners questioned validity of the number of parking spaces and the number of rooms and he feels the Commissioners were given "bogus" numbers. He stated that his opinion was that none of the Commissioners believed the project which is why they questioned it. Mr. Troester stated that he was in mortgage business for over 25 years. Mr. Troester implied that developers manipulate the numbers to make the project look good and the Commissioners are to "read through" that and make sense of it. Mr. Troester questioned why the Commissioners are there reviewing the project if the numbers meet the code. He felt that their (Commissioners) job was to read through the number which could be fraudulent but they chose to pass it onto City Council.

Mr. Troester stated that there is a big traffic problem along Patterson between 7<sup>th</sup> and 12<sup>th</sup> and doesn't understand why the Planning Commission would approve a project that would add to the problem. Mr. Troester said it was a nice project, but it is being shoe-horned into a property and asked the Planning Commission to put it somewhere else. Mr. Troester felt the traffic study misrepresents the scenario because of the nature of overflow parking in this area will heavily impact their cul-de-sac compared to other facilities that it was compared to.

Mr. Troester asked if any of the Planning Commissioner read the City Councils response. He does not feel the proposed facility is a good fit for the property. Mr. Troester said the City Council does not want to change the zoning and asked that the Planning Commissioners to not make changes that will impact Patterson between 7<sup>th</sup> and 12<sup>th</sup> St. Mr. Troester then spoke to the improbability that a shuttle during holidays would be a feasible solution to potential traffic overflow.

Commissioner Deppe asked Mr. Troester what he would propose to be put on that corner. Mr. Troester stated that at one time the residents had talked about buying the property and putting two or three homes on it. Now, he thinks a house for St. Mary's like the McDonalds House model. Commissioner Deppe stated that there would still be parking and traffic issues associated with that. Commissioner Deppe also added that the average trips per day for a single family home is ten, therefore four homes would generate 40 trips a day.

Commissioner Wade indicated that he would like to address a statement that Mr. Troester had made. Noting that Mr. Troester said that he had wished the Planning Commissioners studied the proposal before the last meeting, as well as read the City Council minutes, Commissioner Wade stated that that statement was completely erroneous. Commissioner Wade stated that

each one of them had studied the project in detail. He went on to explain that the Planning Commission, as an advisory board, has to review for code issues. Commissioner Wade stated that they can't look at a project and say they don't like it, their job is to see if it complies with the code.

Mr. Troester responded by saying that the Planning Commissioners passed it the first time based on the developer's opinions and that it complied with the code, however that doesn't make it a good fit for the area.

Commissioner Eslami stated that the City Council is bound by their constituents, however the Planning Commission's job is to review the project for compliance with the code. Mr. Troester stated that he agrees with that but the Commissioner 'should not believe the numbers they are being told and they should ask for details and follow-up. Commissioner Eslami stated he is confident of the numbers they were given because he has been in the business for 50 years. Commissioner Eslami added that theoretically, as a developer he could put up to 8 houses on that property. He added that eight houses would create far more traffic, noise and problems for the neighborhood than the proposed project would.

George Jachim, 2715 N 8<sup>th</sup> Ct. noted that he did see Mr. Claassen in the neighborhood in August, but he didn't realize there was a meeting. Mr. Jachim stated that he would like to go on record that he is against the project. Mr. Jachim agreed with the study that there is a small amount of traffic going into and out of N 8<sup>th</sup> Ct. Mr. Jachim stated that he may need more clarification on the study, as it looks like the project could triple or quadruple the amount of traffic going into and out of N 8<sup>th</sup> Ct. Mr. Jachim stated that he would like to see one or two single family residences on the property.

Vicki Bledsoe, 2719 N 8<sup>th</sup> Ct. stated that she has lived in her home for 18 years. Ms. Bledsoe stated that her husband needs to go to the Doctors often. Last week they left their house 35 minutes before the appointment. When they got to the intersection of N. 8<sup>th</sup> Ct. and Patterson, they sat there thru three red lights and subsequently got to their appointment (further down Patterson) ten minutes ahead of the appointment. She stated that the traffic has slowly become unbelievable.

Ms. Bledsoe stated that their neighborhood is unique in that they have deer, raccoon, skunks, squirrels and quail. She expressed concern that if this project is allowed, there will be more commercial development. Ms. Bledsoe said many people don't even know the cul-de-sac is there and she has had people visit who have lived here 30 years and didn't know it existed. She noted that she appreciates its uniqueness and would like it to stay that way.

With no further comments, Chairman Reece closed the public hearing portion of the meeting.

#### **QUESTIONS FOR STAFF**

Commissioner Wade asked Mr. Dorris if during the course of discussions with the applicant and his studies of the traffic, was the limited amount of parking along N 8<sup>th</sup> Ct. ever taken into account. Mr. Dorris noted that Mr. Rusche (Senior Planner) probably dealt with that issue more, however he pointed out that it is legal to park on that street as it is public right-of-way. Mr. Dorris stated that they did a parking analysis of other facilities and there is more parking proposed than there is available at other assisted living facilities.



Ms. Portner stated that as they review any project, there are minimum parking requirements that must be met on site. Whether there is available parking on street or not, the code's requirement is that the required parking must be available on site of the development with no assumption that additional parking is needed. Ms. Portner noted that the proposed project's parking exceeds the requirement.

### **APPLICANT REBUTTAL**

Mr. Claassen, Grand Junction Senior Living LLC, was asked to address a citizens concern that the traffic on N 8<sup>th</sup> Ct. will be tripled or quadrupled. Mr. Claassen referred the question to Mr. Hudson who stated that traffic gap waits will go from two or three seconds to no more than ten seconds for each movement. The base numbers are so low, that a percentage number may seem high, but they are still looking at less than ten trips in the peak hour for any of these movements.

Chairman Reece inquired about the citizens concern about food and trash trucks visiting the facility. Mr. Claassen stated that trash trucks would not be coming more frequently than they do for the neighborhood, probably once every week on average but possible more frequent during peak times such as holidays. Regarding delivery trucks, Mr. Claassen stated that they could work with the neighbors to have the delivery trucks come at hours when it is least disruptive the neighborhood.

Commissioner Wade noted that linen service can have a big impact and asked if they will be doing laundry on-site. Mr. Claassen stated that they will have commercial laundry services on-site.

Commissioner Wade asked Mr. Claassen if any of the other facilities they have worked on have this same situation where there is a major corridor on one side and a small residential neighborhood on the other side. Mr. Claassen stated that he does not know of any facility they have where there is on-street parking utilized when they have provided a parking facility on site.

### **COMMISSIONER DISCUSSION**

Noting that the City Council's concerns regarding the project were size, parking and traffic, Commissioner Deppe stated that after attending the workshop and hearing the applicant tonight, she feels they have addressed the issues adequately. She understands the neighbor's concerns and feels there is a level of distrust due to the building size changes and several of the neighbors stated they had not been notified of the neighborhood meeting.

Commissioner Eslami stated that he has visited several of these types of facilities and has not found parking to ever be a problem even on holidays. Acknowledging that there is a traffic problem along the Patterson corridor, Commissioner Eslami noted that this facility potentially will have minimal impact compared to having four or five houses on the property. He also feels the applicant has made concessions to appease the neighborhood and the facility looks nice in the area.

Commissioner Buschhorn agreed with Commissioner Eslami that the traffic along the Patterson corridor is an issue, but that whether this facility goes in or not, Patterson will still grow at the same rate. Commission Buschhorn stated that the applicant has done an admirable job in changing the size of the building and retaining the same amount of parking as well as changing the scheduling of shift changes to off peak times. Recognizing the neighbors desire to have the

property become single family home(s), Commission Buschhorn does not feel one large home is marketable at that location and several single family homes, even if marketable for the cost of the land, would not lower traffic impact.

Commissioner Wade asked Mr. Dorris if the City could prohibit left turns on Patterson at the location whether there is a median built or not. Mr. Dorris stated that even if they sign it, people will do it anyway. The City has the right to place medians along Patterson and prohibit left in, left out turns, however that will be very costly and if implemented, it would most likely been done after a public process and in sections at a time.

Commissioner Wade talked about the Commissioner's role in the process and reiterated that when a project comes before them and it is in compliance with the Comprehensive Plan and meets current code, it is very difficult not to pass it on the City Council. City Council has more leeway and is able to base approval on whether they think it is a good project for the site. Commissioner Wade stated that he has reservations about the project and understands the neighbor's concerns, but acknowledges that it does meet the code.

Chairman Reece agreed with all of the comments that the other Commissioners had just made. Regarding a comment from the public that the Planning Commission should force development around Community Hospital, Chairman Reece clarified that development is a private market driven process. The Planning Commission's role is to approve or disapprove projects based on whether they comply with the code. Chairman Reece stated that the Commission does not have the power to tell a developer where to develop, nor should they.

Referring to a comment from the public questioning whether the Commissioners even read the project information, Chairman Reece explained that the Commissioners are volunteers, appointed by City Council, and they spend a great deal of time reading hundreds of pages of reports as well as attend pre-hearing workshops and the Planning Commission meetings.

Chairman Reece stated that this project as well as all the projects that come before the Commission are very well vetted and the Commission works hard to act on behalf of the citizens of the City of Grand Junction.

Chairman Reece commented that in her opinion, this project and its developers have bent over backwards to accommodate the neighbors on N 8<sup>th</sup> Ct. Chairman Reece said she applauds the developer for taking into consideration the neighbors' concerns and modifying the project to address the issues.

**MOTION: (Commissioner Eslami)** "Madam Chairman, on item PLD-2016-501, I move that the Planning Commission forward a recommendation of approval to the City Council on the requested Outline Development Plan as a Planned Development Ordinance for Grand Junction Lodge, with the findings of fact, conclusions, and conditions identified within the staff report."

Commissioner Buschhorn seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-0.

The Planning Commission took a five-minute break at this time.

**5. 2017 Master Plan for St. Mary's Hospital**

[File#FMP-2016-486]



Request approval of an Institutional and Civic Master Plan for St. Mary's Hospital for properties on a total of 51 +/- acres.

*Action: Recommendation to City Council*

Applicant: Dan Prinster, St. Mary's Vice-President of Business Development  
Location: 2635 N. 7<sup>th</sup> Street  
Staff Presentation: Scott Peterson, Sr. Planner

### **STAFF PRESENTATION**

Scott Peterson, Senior Planner, gave an overview of the project starting with a slide of the map that highlights all properties that St. Mary's owns which total over 51 acres. Mr. Peterson noted that the St. Mary's campus is zoned Planned Development.

Mr. Peterson explained that St. Mary's Hospital prepared its first Master Plan in 1995 in an effort to avoid approving hospital expansions in a piecemeal fashion and at the direction of the Grand Junction Planning Commission. The purpose of the Plan is to set forth the vision for upgrades, improvements and expansions to St. Mary's facilities and campus area over a 5-year period and to allow the City an opportunity to consider the proposed improvements in a comprehensive manner. Since 1995, St. Mary's has updated and received approval by the City of their Master Plan every five years.

Mr. Peterson then showed a slide that illustrated the Master Plan 2017 that proposes the following construction projects over the upcoming 5-years:

1. Continue with the interior remodeling of several departments in the older areas of the hospital, including electrical infrastructure.
2. Demolish the Farrell Building (2320 N. 7<sup>th</sup> Street) and also the building at 2323 N. 7<sup>th</sup> Street and replace with landscaping improvements.
3. Renovation and new construction of an additional 40,000 sq. ft. (2-floors) for the Cardiac Center of Excellence.
4. New construction of an additional 14,000 sq. ft. for the Hybrid Operating Room.
5. Study the idea of constructing an additional 51,000 sq. ft. (2-floors) for the Laboratory and Pharmacy expansions. The construction is anticipated within 5-years, but an actual date is not yet determined, so this expansion might be delayed until Master Plan 2022.

In looking at the review criteria for a Master Plan, City Staff feels that the Plan complies with the Grand Valley Circulation Plan and Transportation Engineering Design Standards (TEDS).

Mr. Peterson indicated that proper access was previously established by St. Mary's with the design and approval of the patient tower project in 2006 and there are no additional plans to provide for a new traffic study or change current access points to the hospital.

Mr. Peterson stated that St. Mary's has an excess of required parking spaces for all their properties by over 500 spaces.

Also, existing detention facilities can handle the new increase in proposed building expansions, therefore, adequate off-street parking and stormwater/drainage improvements have been addressed.

Mr. Peterson explained that St. Mary's officials have also met with the residential neighborhood to the west to help address their concerns regarding existing and proposed developments for the hospital campus. Master Plan 2017 will also provide numerous community benefits in the continued advancement of health care for the region as St. Mary's continues to add, remodel and update their existing facilities in the coming 5 years.

In conclusion, Mr. Peterson stated that the review criteria of the Zoning and Development Code have all been met or addressed.

### **APPLICANTS PRESENTATION**

Dan Prinster, Vice-President of Planning and Business Development, St. Mary's Hospital, stated that he has been with St. Mary's for 20 years. Mr. Prinster explained that when he first started, one of the project he worked on was the 1999 Master Site Plan that was to be adopted in 2000. Mr. Prinster explained that they wanted to develop their campus and meet their future needs by working collaboratively with the City to create the best outcome for both. Mr. Prinster stated that he feels they have done that and expressed appreciation for the City staff in that area.

Mr. Prinster talked about the market forces in play that changes the nature of healthcare. The Master Plan reflects the changes that they need to make to accommodate modern technology and costs savings where possible. Mr. Prinster noted that the Master Plan is more scaled down than previous plans and prepares the campus for more outpatient services.

Eric Tschertter, Chamberlain Architecture, talked about some of the items proposed in the Master Plan and noted that there are no proposed changes to parking or access.

Chairman Reece opened the public hearing portion of the meeting and asked anyone in favor or opposed to the project to please come forward. Hearing none, Chairman Reece closed the public comment portion of the meeting.

Commissioner Wade thanked the applicant for providing the Planning Commission with the opportunity to review their Master Plan.

**MOTION:** (Commissioner Wade) "Madam Chairman, on the Institutional and Civic Facility Master Plan 2017 for St. Mary's Hospital, FMP-2016-486, I move that the Planning Commission forward to the City Council a recommendation of approval with the findings of facts and conclusions listed in the staff report."

Commissioner Deppe seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-0.

### **6. Other Business**

Greg Moberg, Development Services Manager reminded the Commissioners that there will not be a second workshop or meeting in December.

Chairman Reece thanked Mr. Moberg and Brian Rusche (who was not present at the time) for their service to the City of Grand Junction. Mr. Moberg stated that it was a pleasure to have worked with the Planning Commissioners of the City of Grand Junction.

**7. Adjournment**

The meeting was adjourned at 8:12 pm

DRAFT

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE REZONING THE GRAND JUNCTION LODGE DEVELOPMENT LOCATED AT 2656 PATTERSON ROAD, TO PD (PLANNED DEVELOPMENT) ZONE, WITH A DEFAULT ZONE OF MXOC (MIXED USE OPPORTUNITY CORRIDOR) AND APPROVE AN OUTLINE DEVELOPMENT PLAN**

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 45,000 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 21<sup>st</sup> day of December, 2016 and ordered published in pamphlet form.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017 and ordered published in pamphlet form.

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

ATTEST:

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

<b>Lot Breakdown (Sq. Ft.)</b>	
Total Lot Acreage:	84,821.81
<b>Proposed Layout</b>	
Max Building Size:	45,000.00
Asphalt:	18,382.04
Concrete:	5,568.17
Open Space:	31,673.91
Detention Pond:	2,985.52

**LEGEND**

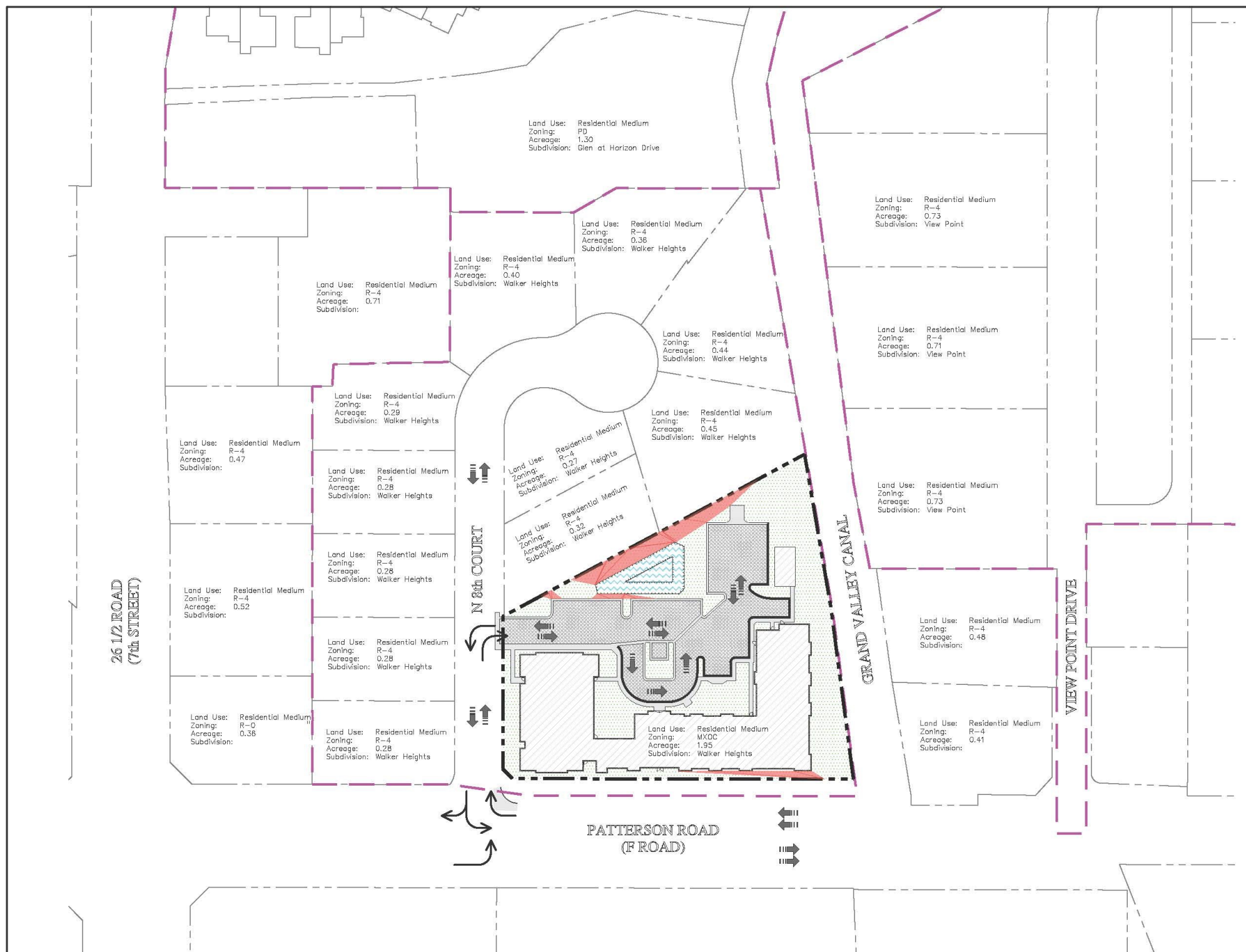
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Open Space
- Proposed Pond
- Slopes > 30%
- Traffic Flow Direction
- Traffic Movement
- Parcel Line
- Subdivision Plat Boundary
- Proposed Easement
- Subject Property

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 \_\_\_\_\_



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 Know what's below.  
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 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

**PRELIMINARY**

**RIVER CITY CONSULTANTS**  
 744 Horizon Court, Suite 110  
 Grand Junction, Co. 81508  
 Phone: 970.241.4722  
 Fax: 970.241.8041

PROJECT #: 1515-001 DATE ISSUED: 22-Sep-2016  
 DRAWN BY: mmv HORIZ: 1" = 100'  
 CHECKED BY: jmm VERT: N/A

**GJSL, LLC**  
**Grand Junction Lodge-Senior Living**  
 Outline Development Plan  
 ODP

S:\PROJECTS\1515-001 - Grand Junction Lodge Senior Living\Drawn\1515-001\_ODP.dwg, 22-Sep-16 11:32:41



**Grand Junction City Council**

**Regular Session**

**Item #7. a. ii.**

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**Meeting Date:** January 4, 2017

**Presented by:** Lori V. Bowers,  
Senior Planner

**Submitted by:** Lori V. Bowers, Senior  
Planner

**Department:** Admin. – Com. Dev.

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**Information**

**SUBJECT:**

Proposed Ordinance Vacating Right-of-Way for Balanced Rock Way, Located Between Flat Top Lane and F ¼ Road.

**RECOMMENDATION:**

The Planning Commission recommended approval at their December 13, 2016 hearing.

**EXECUTIVE SUMMARY:**

This is a request to vacate the entire Right-of-Way of Balanced Rock Way, between Flat Top Lane and F ¼ Road. Balanced Rock Way is a north/south street platted with the Sundance Village Subdivision and is located between vacant parcels that are currently in the Site Plan Review process for an apartment complex. By vacating the right-of-way, this area can be better utilized and designed for access and angled parking between the adjacent properties. The right-of-way to be vacated will be retained as easement for the existing utilities and public access.

**BACKGROUND OR DETAILED INFORMATION:**

Sundance Village Subdivision was platted in 2008 and included Balanced Rock Way as a public street. The properties on either side of Balanced Rock Way are now being planned for an apartment complex. Through the review process it has become apparent that the dedicated public right-of-way is not needed and could be better utilized as a drive aisle and angled parking. As an access easement, Balanced Rock Way would function the same as the other access easements established with the Sundance Village Subdivision and is not needed as a public right-of-way to serve the property to the west even if it didn't develop as one project.

With the vacation of the public right-of-way the City is relieved of any future maintenance responsibilities. A utility easement will be established for the existing utilities, as well as a public access easement.

**FISCAL IMPACT:**

This removes the City from further responsibility of maintenance and repairs of this dedicated right-of-way.

**SUGGESTED MOTION:**

I MOVE to (approve or deny) Ordinance No. 4732 – An Ordinance Vacating Right-of-Way for Balanced Rock Way, Located Between Flat Top Lane and F ¼ Road upon Final Passage and Order Final Publication in Pamphlet Form.

**Attachments**

ATTACHMENT 1 – Planning Commission Staff Report  
ATTACHMENT 2 – Proposed Ordinance w/ Exhibit



Date: October 26, 2016

Author: Lori V. Bowers

Title/ Phone Ext: Senior Planner/x4033

Proposed Schedule:

Planning Commission: October 11, 2016/

Continued to December 13, 2016

City Council: January 4, 2017

File #: VAC-2016-407

## PLANNING COMMISSION AGENDA ITEM

**Subject:** Vacation of Public Right-of-Way, Balanced Rock Way

**Action Requested/Recommendation:** Forward a recommendation to City Council for a request to vacate public Right-of-Way, known as Balanced Rock Way located within Sundance Village Subdivision.

**Presenter(s) Name & Title:** Lori V. Bowers, Senior Planner

### Executive Summary:

This is a request to vacate the entire Right-of-Way of Balanced Rock Way, between Flat Top Lane and F ¼ Road. Balanced Rock Way is a north/south street platted with the Sundance Village Subdivision and is located between vacant parcels that are currently in the Site Plan Review process for an apartment complex. By vacating the right-of-way, this area can be better utilized and designed for access and angled parking between the adjacent properties. The right-of-way to be vacated will be retained as easement for the existing utilities and public access.

### Background, Analysis and Options:

Sundance Village Subdivision was platted in 2008 and included Balanced Rock Way as a public street. The properties on either side of Balanced Rock Way are now being planned for an apartment complex. Through the review process it has become apparent that the dedicated public right-of-way is not needed and could be better utilized as a drive aisle and angled parking. As an access easement, Balanced Rock Way would function the same as the other access easements established with the Sundance Village Subdivision and is not needed as a public right-of-way to serve the property to the west even if it didn't develop as one project.

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

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

The proposed apartment complex, consisting of 216 units, meets Goal 5 of the Comprehensive Plan by providing a broader mix of housing. The requested vacation furthers Goal 5 because converting the right-of-way into parking provides more parking and efficient access producing a better development.

**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 vacation of a dedicated street will result in improved parking and site circulation for a new apartment complex. Generally, apartments are a desirable and attainable type of housing for employees.

**Other issues:**

There appears to be no other issues associated with the proposed vacation.

**Previously presented or discussed:**

This item has not been previously presented or discussed.

**Attachments:**

Background Information  
Site Location with Aerial Photo Map  
Site Map  
Comprehensive Plan Map  
Existing City Zoning Map  
Ordinance with Exhibit

BACKGROUND INFORMATION					
Location:		Between Flat Top Lane and F ¼ Road			
Applicants:		Rimrock Landing Apartment Investors, LLC c/o Lynn Rindlisbacher; Hidden Cove LLC c/o Nathan Coulter; 24.5 Road LLC c/o LeAnn B. Maisel			
Existing Land Use:		Dedicated Right-of-Way			
Proposed Land Use:		Drive aisle and parking area			
Surrounding Land Use:	North	Good Will Store			
	South	GVT Transfer Station			
	East	Vacant Land – pending apartment project			
	West	Vacant Land – pending apartment project			
Existing Zoning:		ROW not zoned / C-1 on West side; PD on East			
Proposed Zoning:		No Changes			
Surrounding Zoning:	North	C-1 (Light Commercial) and R-8 (Residential – 8 dwelling units per acre)			
	South	C-1 (Light Commercial)			
	East	PD (Planned Development)			
	West	C-1 (Light Commercial)			
Future Land Use Designation:		Village Center			
Zoning within density range?		X	Yes		No

The proposed request falls under Section 21.02.100 – Vacation of public right-of-way or easement. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements. This type of request is available for vacation of any street, alley, easement or other public reservation subject to the criteria contained within the section.

**Section 21.02.100 of the Grand Junction Zoning and Development Code**

The vacation of the right-of-way shall conform to the following:

- (1) *The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.*

The requested vacation does not conflict with the Comprehensive Plan, the Grand Valley Circulation Plan or other adopted plans and policies of the City and supports Goal 5 of the Comprehensive Plan by providing a broader mix of housing

Therefore, this criterion has been met.

- (2) *No parcel shall be landlocked as a result of the vacation.*

All parcels adjacent to Balanced Rock Way are owned by the applicants and will be a part of the overall apartment complex development. The provision of a public access easement will ensure that no parcel will be landlocked.

Therefore, this criterion can be met with the recording of adequate easements.

- (3) *Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.*

Both sides of the subject right-of-way are currently vacant and owned by the applicants. The applicants have submitted an application to develop the surrounding lots as an apartment complex. To make sure that no parcel shall be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation, the applicants have agreed to provide easements for public access and utilities.

Therefore, this criterion will be met with the dedication of utility and public access easements.

- (4) *There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).*

Public access, access for police/fire protection and access for all utility providers, existing and future, will be retained.

Therefore, this criterion will be met with the dedication of utility and public access easements.

- (5) *The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.*

The area of the vacated right-of-way will be retained as an easement for existing and future utilities, as well as an access easement for the provision of services.

Therefore, this criterion will be met with the dedication of utility and public access easements.

- (6) *The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.*

The City will be relieved of future maintenance responsibility if the vacation of the subject right-of-way is approved.

Therefore, this criterion has been met.

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

After reviewing the requested vacation of public right-of-way, Balanced Rock Way, file number VAC-2016-407, staff makes the following findings of fact and conclusions:

6. The requested right-of-way vacation is consistent with the Comprehensive Plan.
7. The review criteria in Section 21.02.100 of the Grand Junction Municipal Code have all been met.
8. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
9. The area of the vacated right-of-way shall be retained as an easement for the purpose of public access, public facilities and as a utility easement for existing and future utilities.

## **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission forward a recommendation of approval of the requested right-of-way vacation, file number VAC-2016-407 to the City Council with the findings and conclusions listed above.

## **RECOMMENDED PLANNING COMMISSION MOTION:**

Madam Chairman, on item VAC-2016-407, I move we forward a recommendation of approval to the City Council on the request to vacate the entire right-of-way of Balanced Rock Way and retain a public access and utility easement, with the findings of fact and conclusions listed in the staff report.



## Balanced Rock Way Site Location Map



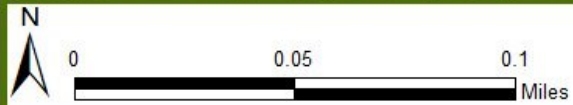
0 0.175 0.35  
Miles

Date: 9/21/2016

1 inch = 458 feet



# Balanced Rock Way Site Map



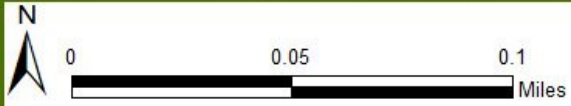
Printed: 9/30/2016

1 inch = 179 feet





# Balanced Rock Way Adjacent Zoning



Printed: 9/30/2016

1 inch = 179 feet





**CITY OF GRAND JUNCTION**

**ORDINANCE NO.**

**AN ORDINANCE VACATING RIGHT-OF-WAY FOR  
BALANCED ROCK WAY  
LOCATED BETWEEN FLAT TOP LANE AND F ¼ ROAD**

RECITALS:

A vacation of dedicated right-of-way for Balanced Rock Way, has been requested by the adjoining property owners.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

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

The following described dedicated right-of-way is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
2. The area of the vacated Right-of-Way shall be retained as an easement for the purpose of public access, emergency responders and as a utility easement for existing and future utilities.

The following right-of-way is shown on "Exhibit A" as part of this vacation description.

Dedicated right-of-way to be vacated:

Commencing at the South Center 1/16th Corner of Section 4, Township 1 South, Range 1 West, Ute Meridian, as shown on that certain subdivision plat known as Sundance Village Subdivision, recorded as Reception Number 2457553, in Book 4727 at Page 587, in the office of the Mesa County Recorder and running Thence, South 00°01'19" West, along the West line of the Southwest quarter of the Southeast quarter of Section 4, a distance of 26.00 feet; Thence, North 89°50'07" East, a distance of 329.84; Thence, South 00°10'15" East, a distance of 25.00 feet to the Point of Beginning for this description; Thence, North 89°50'07" East, a distance of 34.50 feet; Thence, South 00°10'15" East, a distance of 95.31 feet; Thence, South 45°11'07" East, a distance of 21.21 feet; Thence, South 00°10'15" East, a distance of 40.00 feet; Thence, South 44°50'33" West, a distance of 21.21 feet;

Thence, South 00°10'15" East, a distance of 149.24 feet; Thence, South 44°50'13" East, a distance of 21.34 feet; Thence, South 00°10'15" East, a distance of 39.80 feet; Thence, South 44°50'33" West, a distance of 21.21 feet; Thence, South 00°10'15" East, a distance of 163.66 feet; Thence, South 89°50'27" West, a distance of 34.50 feet; Thence, North 00°10'15" West, a distance of 548.17 feet to the Point of Beginning.

Contains 0.472 Acres, or 20,560 Square Feet, more or less

Introduced for first reading on this 21<sup>st</sup> day of December, 2016 and ordered published in pamphlet form.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017 and ordered published in pamphlet form.

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

ATTEST:

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



SD

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: Jan 4 2017

Citizen's Name: Doreice Holmiller

Address: 3032 W 15<sup>th</sup> St #208

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

Subject: Second Wind Fund Ect.

*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.*

# Counseling partnership aims to cut suicide rate

By AMY HAMILTON

[Amy.Hamilton@gsentinel.com](mailto:Amy.Hamilton@gsentinel.com)

More counseling is on the way for youth at risk of suicide, thanks to a cooperative agreement between the Western Colorado Suicide Prevention Foundation and the Second Wind Fund.

Western Colorado Suicide Prevention Foundation had offered up to eight sessions of counseling for youth who have no insurance or are under-insured through its Bridges Program.

Starting Tuesday, those counseling services will be available through Second Wind Fund, and youth who qualify can receive up to 12 counseling sessions. Second Wind Fund works to match youth at risk for suicide with local licensed therapists.

Second Wind Fund will work closely with schools in District 51. Parents who wish to have their children referred to the Second Wind Fund program can request a referral from a

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See **SUICIDE**, page 10A >

# Consideration of Ballot Question for Event Center and Two Rivers Convention Center

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CITY COUNCIL MEETING

JANUARY 4, 2017

GREG CATON, CITY MANAGER



## Timeline

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- Discussion in the Community for several years with several feasibility studies
- Council authorized a new feasibility study to be conducted by industry consultant starting in 2015
- Added analysis of Two Rivers Convention Center operations
- Report at Council Meeting in February 2016
- Council and Community trip to evaluate an event center in Boise, Idaho
- Council direction to revisit feasibility of event center in Summer 2016
- Additional work by consultant regarding potential optional downtown site
- Community Focus Group
- December 5<sup>th</sup> Workshop Report by Hunden Strategic Partners (HSP)
- Council direction to draft ballot question



# HSP Feasibility Study

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- Event and Convention Center
  - Connected to Two Rivers Convention Center
  - New 5,000+ seat event center and arena
  - Improvement and expansion of existing convention center
  - Operational efficiencies with Two Rivers Convention Center
- Regional
  - Market covers a regional geographic area attractive to concert and event promoters
  - Minor league sports teams
  - Larger conferences, corporate events, trainings, and conventions
- Downtown Location
  - Proximity to existing restaurants and hotels
  - Walkable
  - Visitors stay after event



# HSP Feasibility Study (continued)

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- Summary of 30 Year Economic Impact Event Complex (Event and Convention Center)
  - 401 new jobs (200-240 direct)
  - Net new earnings \$318 million (\$10 million per year)
  - Net new spending \$999 million (\$30 million per year)
  - Additional City Sales Tax at 2.75% is \$10 million (\$300,000 per year)
  - Additional Lodging Tax at 3% is \$5 million (\$150,000 per year)
  - One-time construction impacts on an estimated \$60 million total project
    - New material spending \$25 million
    - New labor spending \$37 million
    - Construction jobs created
- Annual Visitors
  - Day trips 78,000 new day trips to Grand Junction
  - 47% from outside of the Grand Junction area with 16% staying overnight
  - Equates to additional 13,000 rooms



# Financial

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- Source of revenues
  - Sales tax is the City's major source of revenue for operations and capital
  - City households pay 22% of sales tax
- Comparable Sales Tax Rate
  - Average sales tax rate of 25 comparable cities in Colorado including neighboring communities is 3.3%
  - Fruita and Delta sales tax rates are 3%
  - Montrose sales tax rate is 3.3%
- ¼% sales tax projected to cover debt service and operating subsidy if necessary
  - First full year of revenue is projected at \$4 million (will increase with annual growth of retail sales)
  - Average annual debt service is projected between \$3.5 and \$3.9 million
  - Assumed term is 30 years, debt issuance in 2017
  - Based on projections from Municipal Financial Advisor average coupon rate ranges between 3.48% and 3.99%