

To access the Agenda and Backup Materials electronically, go to [www.gjcity.org](http://www.gjcity.org)



**CITY COUNCIL AGENDA  
WEDNESDAY, FEBRUARY 15, 2017  
250 NORTH 5<sup>TH</sup> STREET  
6:15 PM – PRE-MEETING – ADMINISTRATION CONFERENCE ROOM  
7:00 PM – REGULAR MEETING – CITY HALL AUDITORIUM**

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

**Call to Order, Pledge of Allegiance, Invocation**

Bishop Mike Bench with Melody Lane Ward, Church of Jesus Christ of Later-day Saints

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

**Proclamation**

Proclaiming February 23, 2017 as "National TRiO Day" in the City of Grand Junction

**Appointments**

To the Forestry Board

To the Historic Preservation Board

**Citizen Comments**

**Council Reports**

**Consent Agenda**

**1. Approval of Minutes**

- a. Summary of the January 16, 2017 Workshop
- b. Minutes of the January 18, 2017 Regular Meeting

**2. Set Public Hearing****a. Legislative**

- i. Proposed Ordinance Amending the Grand Valley Circulation Plan, an Element of the Comprehensive Plan, specifically, to Revise the Street Classification of 23 1/2 Road from a Principal Arterial to a Minor Arterial with a Modified Arterial (aka D Road Section Design) Designation and Set a Hearing for March 1, 2017.

**3. Resolutions**

- a. Resolution No. 14-17 - A Resolution Approving the Election Notice for the Regular Election April 4, 2017
- b. Resolution No. 15-17 - A Resolution Amending the Purchasing Manual to Amend the Purchasing Threshold

**4. Other Action Items**

- a. Request Vacating Alley Public Rights-of-Way in Block 84 City of Grand Junction at 310 North 7th Street (R-5 High School Block) - WITHDRAWN

**Regular Agenda**

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

**5. Contracts**

- a. Construction Contract for the 1st Street Reconstruction (Ouray Avenue to North Avenue)

**6. Non-Scheduled Citizens & Visitors****7. Other Business****8. Adjournment**



## Grand Junction City Council

### Regular Session

Item #

---

**Meeting Date:** February 15, 2017

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

**Department:** Admin - City Clerk

**Submitted By:** Colorado Mesa University

---

#### **Information**

#### **SUBJECT:**

Proclaiming February 23, 2017 as "National TRiO Day" in the City of Grand Junction

#### **RECOMMENDATION:**

Read and present proclamation.

#### **EXECUTIVE SUMMARY:**

Proclamation requested by Rafael Orozco, Advisor, and Melissa Calhoon, Director of TRiO, Colorado Mesa University. Student Taylor Bellhouse will accept the proclamation. TRiO is a federally funded program that serves students who are first-generation, low-income, and/or have a documented disability.

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

TRiO refers to the first three programs of this nature that fell under the Higher Education Amendments of 1968, Upward Bound, Talent Search, and a program now known as Student Support Services. The TRiO program, with the help of students, staff, and community members, has grown to eight programs that help students seek higher education. The TRiO programs provide opportunities and access to services that assist students in their academic journey and the TRiO Student Support Services Program at Colorado Mesa University served more than 150 students during the 2015-2016 school year with 78% returning to continue their education. Since 2010, 55% of students that received TRiO services at Colorado Mesa University received their bachelor's degree within six years.

**FISCAL IMPACT:**

NA

**SUGGESTED MOTION:**

NA

**Attachments**

1. Proclamation - National TRiO Day



# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, TRiO, a collection of federally funded programs designated to prepare low-income and first-generation students (students from families whose parents do not have a four-year college degree) for college success, was founded in 1964; and*

*WHEREAS, TRiO refers to the first three programs of this nature that fell under the Higher Education Amendments of 1968, Upward Bound, Talent Search, and a program now known as Student Support Services; and*

*WHEREAS, the TRiO program, with the help of students, staff, and community members, has grown to eight programs that help students seek higher education; and*

*WHEREAS, the TRiO programs provide opportunities and access to services that assist students in their academic journey; and*

*WHEREAS, the TRiO Student Support Services Program at Colorado Mesa University served more than 150 students during the 2015-2016 school year with 78% returning to continue their education; and*

*WHEREAS, since 2010, 55% of students that received TRiO services at Colorado Mesa University received their bachelor's degree within six years; and*

*WHEREAS, National TRiO Day is a day to celebrate its positive impact on local communities and the nation, to reflect on the importance of education, and a time to act to protect further access to higher education*

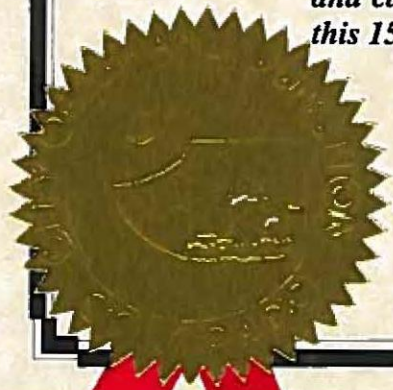
*NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim February 23, 2017 as*

**"NATIONAL TRiO DAY"**

*in the City of Grand Junction and encourage the citizens of Grand Junction to turn its attention to and increase awareness of the needs of disadvantaged young people and adults aspiring to improve their lives.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 15<sup>th</sup> day of February, 2017.*

\_\_\_\_\_  
Mayor







**Grand Junction City Council**

**Regular Session**

**Item #**

---

**Meeting Date:** February 15, 2017

**Presented By:** City Council

**Department:** Admin - City Clerk

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

---

**Information**

**SUBJECT:**

To the Forestry Board

**RECOMMENDATION:**

Appoint applicants recommended by the interview committee.

**EXECUTIVE SUMMARY:**

The interview committee interviewed three applicants on February 2nd and 7th and will put forward their recommendation.

**BACKGROUND OR DETAILED INFORMATION:**

There are three vacancies on the Forestry Board.

**FISCAL IMPACT:**

NA

**SUGGESTED MOTION:**

I move to (appoint/not appoint) the interview committee's recommendations to the Forestry Board for three year terms ending November 2019.

**Attachments**

None



**Grand Junction City Council**

**Regular Session**

**Item #**

---

**Meeting Date:** February 15, 2017

**Presented By:** City Council

**Department:** Admin - City Clerk

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

---

**Information**

**SUBJECT:**

To the Historic Preservation Board

**RECOMMENDATION:**

Appoint the applicant from the interview committee.

**EXECUTIVE SUMMARY:**

The interview committee interviewed two applicants on February 7th and will put forward their recommendation.

**BACKGROUND OR DETAILED INFORMATION:**

There is only one vacancy on the Historic Preservation Board.

**FISCAL IMPACT:**

NA

**SUGGESTED MOTION:**

I move to (appoint/not appoint) the interview committee's recommendations to the Historic Preservation Board for a four year term ending December 2020.

**Attachments**

None

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**January 16, 2017 – Noticed Agenda Attached**

Meeting Convened: 5:30 p.m. in the City Hall Auditorium

Meeting Adjourned: 9:30 p.m.

City Council Members present: All Councilmembers except Councilmember Boeschstein

Staff present: Caton, Shaver, Valentine, Dackonish, Hockins, Lanning, Brinkman, Finlayson, Schoeber, and Tuin

Also: Jon Maraschin, Kristi Pollard, (Grand Junction Economic Partnership) Allison Blevins (Downtown Grand Junction BID), Kalle Greenberg (KKCO), Amy Hamilton (The Daily Sentinel), Richard Swingle, and many others

Broadband Feasibility Study presentation: Nick Whittaker, SiFi CTO (Chief Technical Officer), Ben Bawtree and Mike Harris with SiFi, Duke Horan with Henkels & McCoy, Eric Hager with Forethought, Shawn Park and Scott Stewart with Nokia, Doug Adams, The Think Agency

---

Council President Norris called the meeting to order.

**Agenda Topic 1. Broadband Feasibility Study**

City Manager Greg Caton introduced Ben Bawtree with SiFi

Mr. Ben Bawtree, SiFi/Nokia reviewed the purpose, reason, and process for this study.

Doug Adams, The Think Agency, introduced himself and his background on market research and the demand study. He explained the partnership with 360 Market Reach and explained that neither company has an interest in the outcome of this report. He then introduced Jean Marie of 360 Market Reach who was on the phone to answer technical questions and explained how the Grand Junction Market Demand Study for Household Internet Service was conducted including the background, methodology, the respondents overview, residents versus businesses, potential for a new offering for a residential market, and an impact of City involvement. In conclusion, more than two thirds of Grand Junction households currently receive their internet connection via cable. The majority of respondents (76%) receive service from Charter. Other follow ups were customer satisfaction, potential for new residential offering, and 32% of households say they would definitely would switch if another option was available.

Mr. Adams then covered the same with relation to Business Internet Service and provided those figures. Nearly 73% said they would definitely or probably switch within the next 12 months. He noted their research did indicate some push back on having City involvement.

Mr. Bawtree then explained what they will do with the results of the survey, given the statistics regarding residential units and business units. He also explained the plan to have 7,000 smart city

demand points, 3.6 million feet of construction, a 2 ½ year build schedule with 98% of the network micro trenched, and 100% underground. The cost estimate is \$70 million. Fiber lasts about 50 years; units on the homes get refreshed sooner which has been built into the model, but depending on what other providers come into town will depend on the other service providers. The base access fees will contribute toward the City's costs. He explained the COPs (Certificates of Participation) funding and the 30-year lease. He said the project would exceed the City goals but if they fail to perform, the City can bring another operator in. There was a discussion of other partnerships in other markets, City sponsored COPs, the risk level, debt financing, what surrounding Cities and towns are doing, how to judge if a network performs, having service techs here locally, the economic development component, and the next steps to go to Milestone Two. He explained the over 40% take rate and the cash back to the City. Nick Whittaker with Nokia and Duke Horan with Henkels and McCoy gave Council their references and experience in this industry.

Councilmembers had many questions and voiced several concerns regarding the City's risk and liability.

City Manager Caton said the next step would bring it to a formal meeting agenda tentatively the 15<sup>th</sup> of February, and bring more information to Council in the meantime on the items questioned.

BREAK – 8:10 p.m. returned at 8:18 p.m.

#### Agenda Topic 2. Update on Palisade Plunge

Scott Wynans, President of Colorado Plateau Mountain Bike Trail Association, Inc. (COPMOBA) provided an update of the proposed Palisade Plunge, one of the State's "16 in 16" designations. The application was made by the Town of Palisade with numerous partners including the City of Grand Junction, COPMOBA, the US Forest Service, the Bureau of Land Management, Colorado Parks and Wildlife, Mesa County, and Powderhorn Mountain Resort. Mr. Wynans provided a project overview by addressing the following points:

- project time and criteria
- the Grand Junction watershed
- economic impact of the project
- potential of the bike trails
- success stories COPMOBA has been involved with
- the length of the top (plateau) of the Grand Mesa and the valley floor
- connections to the Riverfront Trail
- recommended route and the environmental survey work
- upcoming grant deadlines
- project benefits along with the economic benefits, safety, signage, connectivity
- having a trail that is engaging to the users
- impacts to the entire region
- impact on the current lessor and their livestock (City owned property)

City Manager Caton advised this is being brought to Council before it is taken out for public input. Council expressed concerns on the proposed route, in particular its impact of the City's lessee, the impact on wildlife and hunting, and the impact on the City's watershed. The Council expressed the desire to have more time to review the proposal.

With no further business the meeting was adjourned.



**GRAND JUNCTION CITY COUNCIL  
MONDAY, JANUARY 16, 2017**

**PRE-MEETING (DINNER) 4:30 P.M. ADMINISTRATION CONFERENCE ROOM  
SPECIAL SESSION – EXECUTIVE SESSION, 5:00 P.M. (SEE SEPARATE AGENDA)  
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. [Broadband Feasibility Study](#)** - SiFi/Nokia and Think Agency, will present the results of milestone one of the exclusive negotiation agreement (ENA) which includes the demand survey results and the preliminary financial analysis for a commercially viable citywide broadband project.
- 2. [Update on Palisade Plunge](#)** - Update on the proposed Palisade Plunge trail connecting the top elevation of the Grand Mesa to the valley floor in the town of Palisade.
- 3. Next Workshop Topics**
- 4. Other Business\**

**GRAND JUNCTION CITY COUNCIL  
MINUTES OF THE REGULAR MEETING  
JANUARY 18, 2017**

The City Council of the City of Grand Junction convened into regular session on the 18<sup>th</sup> day of January, 2017 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. Councilmember Traylor Smith led the Pledge of Allegiance which was followed by an invocation by Father Donald Malin, Mesa Catholic Campus Ministry Coordinator.

**Presentation**

Darcy Johnson, Chair of the Commission on Arts and Culture, provided background on the Champion of the Arts Award program since 1996, and advised that they annually invite the community to nominate local businesses, organizations, and individuals for this Award. These awards are given each year to honor businesses, organizations, and individuals which exemplify outstanding support for the arts, assistance to local art and cultural organizations, commitment to the cultural community, and/or promotion of area artists. Original artwork from premier local artists are presented as the award.

The Grand Junction Commission on Arts and Culture chose Dr. Michael Neste and Family Health West as this year's Champion of the Arts Award recipient. Dr. Neste and Family Health West were nominated by Marnie Warner with High Desert Opera. The original artwork presented, Ascension, was painted by local artist Mary Mansfield.

Ms. Johnson introduced Dr. Michael Neste. Dr. Neste thanked the Commission on Arts and Culture and then described how the Avalon Theatre Project began which inspired him to contribute to the arts in the community. He encouraged the City to continue to support the arts.

**Proclamation**

Councilmember Chazen read the proclamation. Chalane Coit, Crime Stoppers Vice Chair, and Shari Zen, Crimestoppers Board Chair, were present to accept the proclamation. Ms. Coit described how Crimestoppers has helped the community prevent and solve crimes. She thanked the Council for the proclamation.



**Appointments**

Councilmember Taggart moved to appoint Britt Mathwich and Tim Pollard and reappoint Kevin Reimer to the Visitor and Convention Bureau Board of Directors for three year terms expiring December 2019. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

**To the Parks and Recreation Advisory Board**

Councilmember Kennedy moved to appoint Gary Schroen to the Parks and Recreation Advisory Board to fill an unexpired term until June 2018. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

**Certificate of Appointments****To the Horizon Drive Association Business Improvement District Board**

Linda Romer Todd was present to accept her certificate of appointment to the Horizon Drive Association Business Improvement District Board. Ms. Todd thanked Council for the appointment.

**To the Planning Commission**

Bill Wade and Keith Ehlers were present to accept their certificates of reappointment to the Planning Commission. Mr. Wade and Mr. Ehlers thanked Council for their reappointment.

**Citizens Comments**

Bruce Lohmiller, 3032 North 15<sup>th</sup> Street, #208, spoke about the Veteran's Regional Art Show at the Whitman Building and the Governor's announcement relative to drugs and the drug, Marinol. He expressed concern for young people having issues and encouraged them to call 9-1-1 for assistance.

**Council Reports**

Councilmember Taggart stated between January 1<sup>st</sup> through January 18<sup>th</sup> he attended the Grand Junction Regional Airport Task Force meeting; the Visitor and Convention Bureau Board (VCB) interviews for open board positions; the Grand Junction Economic Partners (GJEP) meeting; and the Grand Junction Regional Airport Authority meeting.

Councilmember Traylor Smith provided information for the Fostering Hope forum and foster parent orientation on January 19<sup>th</sup>. She congratulated the Parks and Recreation Department for their inclusion in a State Parks annual calendar. Councilmember Traylor Smith attended a GJEP meeting with the Grand Junction Event Center committee and encouraged dialog regarding the importance of the Event Center to the community.

Councilmember Kennedy thanked Council President Norris for attending the Martin Luther King, Jr. activities on January 16<sup>th</sup>. He encouraged participation in the Women's March on January 21<sup>st</sup>.

Councilmember Chazen attended the VCB meeting on January 10<sup>th</sup>, the Downtown Development Authority (DDA)/Downtown Grand Junction Business Improvement District (DGJBID) meeting on January 12<sup>th</sup>, and the Associated Governments of Northwest Colorado (AGNC) meeting on January 17<sup>th</sup>.

Councilmember Boeschstein announced the Riverfront Commission will be going to a bi-monthly schedule in 2017. He attended a Council senior staff member evaluation on January 6<sup>th</sup> and on January 14<sup>th</sup> he met with Jim Jordan of the Rocky Mountain Railroad Heritage Society regarding the restoration of the City's historic railroad depot.

Councilmember McArthur said on January 10<sup>th</sup> he attended the swearing in of reelected Mesa County Commissioners. He announced the B ½ Road overpass is now open.

Council President Norris attended the Martin Luther King, Jr. celebration and read the proclamation on January 16<sup>th</sup>. She attended an open house with GJEP on January 24<sup>th</sup>.

### **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. Summary of the December 19, 2016 Workshop
- b. Minutes of the December 21, 2016 Regular Meeting
- c. Minutes of the January 6, 2017 Special Session

#### **2. Contracts/Other Action Items**

- a. Lease Agreement for Farming Rights for Matchett Park Property
- b. Lease Agreement for Farming Rights for Saccomanno Park Property

- c. Purchase a 2017 Volvo L-90H 3.5 Cubic Yard Wheeled Front End Loader

### 3. Resolutions

- a. Resolution No. 04-17 – A Resolution Amending the Grand Junction Commission on Arts and Culture Bylaws
- b. Resolution No. 05-17 – A Resolution Amending the Parks and Recreation Advisory Board Bylaws
- c. Resolution No. 06-17 – A Resolution Authorizing the City Manager to Submit a Grant Request to the Mesa County Federal Mineral Lease District for Replacement of Stocker Stadium Turf
- d. Resolution No. 07-17 – A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the 911 System Project
- e. Resolution No. 08-17 – A Resolution Supporting the Grant Application for a Local Parks and Outdoor Recreation Grant from the State Board of the Great Outdoors Colorado Trust Fund and the Completion of Outdoor STEM Classroom and Play Space for the Math and Science Center

**Public Hearing – Ordinance No. 4733 – An Ordinance Adopting Amendments to the 2012 Edition of the International Fire Code and Prescribing Regulations Governing Outdoor Burning Including Prohibited, Restricted and Unrestricted Burning; Providing for the Issuance of Permits for Certain Burning Activities and Defining Extinguishment Authority**

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.

The public hearing was opened at 7:42 p.m.

Fire Chief Ken Watkins introduced Fire Marshall Chuck Mathis and then reviewed the history of this topic. He asked Fire Marshall Mathis to explained the ordinance amendments.

Fire Marshall Mathis clarified the definition of portable and built-in fire pits. He stated Ordinance No. 4733 addresses open burning on larger properties and proposed a one acre cut off for the allowance of open burning. Fire Marshall Mathis gave instructions on how to determine the lot size of a property and if the property is located within the City limits. He then deferred to Chief Watkins.

Chief Watkins said they have been in contact with Mesa County Health Department and recommended the City Fire Department to continue to issue burn permits within the City limits and Mesa County to issue burn permits outside the City limits.

Chief Watkins identified the key changes proposed in the ordinance. He listed the three main categories: prohibited; restricted; and unrestricted burning with different types of burning listed under each section. He said other changes include an allowance for leaf burning up to three cubic feet for larger properties and a shorter burn season. He provided alternate options for removal of green waste. He stated if the proposal passes there will be a slight increase in the fire permit revenue from proposed 2017 budgeted amount due to an increase in number of permits. He noted the ordinance is not designed to improve air quality but to increase public safety and to reduce nuisance burning and community complaints.

Councilmember Kennedy asked how the length of a burn season is determined. Chief Watkins said the burn season is determined by the City of Grand Junction Fire Department and is dependent on weather conditions. Councilmember Kennedy asked what the penalty is for violating the burn ordinance. City Attorney Shaver said the majority of violations will be dealt with proactively and issuing a ticket would be the last resort. He said this is usually approached as an opportunity for education regarding fire safety, however, a fine for a violation could be as high as \$1,000.

Councilmember Kennedy thanked the Fire Department for clarifying the definition of a fire pit.

Councilmember Traylor Smith asked for clarification on the fine potential and the possibility of jail time for violating this ordinance. City Attorney Shaver stated there could be a possibility for jail time for an ordinance violation but it would not be expected.

Councilmember Traylor Smith thanked the Fire Department for clarifying it is a public safety issue and not an air quality issue. She asked if the number of permits will decrease and the number of unpermitted burns will increase. Chief Watkins said there was a possibility the number of issued permits will decrease and the number of unpermitted burns will also increase. Councilmember Traylor Smith said some citizens may have difficulty finding alternatives for green waste disposal. She said it may be an opportunity to educate rather than issue a ticket.

Councilmember Boeschstein thanked the staff for presenting the ordinance. He said the real issue in his neighborhood is fire safety and he will support the ordinance.

Councilmember McArthur said he agrees with the City issuing burn permits for properties located within the City limits.

Councilmember Chazen asked if there are any provisions for properties smaller than one acre that have an abundance of noxious weeds.

Chief Watkins said there are no current exceptions in place for the smaller properties. City Attorney Shaver stated the criteria was not developed for exceptions but there could be a possibility for an appeal of the decision.

Councilmember Chazen asked if there could be an alternative option for smaller properties with a weed abundance. City Attorney Shaver said Council can adjust the break point to a one half acre property size or give direction to develop criteria, but it would be a complicated process. City Attorney Shaver said Council could add a review time frame.

Councilmember Kennedy asked if there is legal recourse a property owner could take with property less than one acre and adjacent to an unmaintained weed-filled larger property. City Attorney Shaver said yes, there are weed controls in place within the City limits.

Council President Norris asked what the cost is for green waste special pickups. Chief Watson stated the fees for loose, bagged, dumpster, and yard container green waste collection.

Council President Norris stated the comment time for public comments will have a limit of three minutes per citizen.

Fredrick Walker, no address provided, said he was a retired internal medicine physician and referred to Dr. Scott's comments from a previous Council meeting. He endorses the efforts to restrict burning on the basis of cleaner air and health issues.

Charlie Post, 653 North Terrace Drive, said his property is just outside the City limits and is affected by poor air quality. He said he does not burn waste and has it removed with his regular trash pick-up. He stated the ordinance is not just an air quality issue but also a fire safety issue. He urged Council to pass the ordinance.

Peggy Rawlins, 519 Liberty Cap Court, stated she is a member of the Citizens for Clean Air (CCA). She urged the Council to remove the approval for leaf burning from the ordinance and thanked the staff and Council for their efforts.

Kristin Winn, 713 Ivanhoe Way, stated she is a member of CCA. She thanked Council for their efforts and asked for the approval of leaf burning be removed from the ordinance. She stated Mesa County has a ban on leaf burning and thanked the staff for their efforts towards cleaner air in the City.

Steven Solvara, 3581 G Road, Palisade, said the air quality during burn season is reduced and the quality of life is lowered due to lack of clean air. He thanked Council.

Jim Baughman, 2579 Patterson Road, said he attended the November Council meeting where the clean air ordinance was discussed and is pleased with the clean air ordinance being proposed. He stated his property is solely accessed from Patterson Road and leaf pickup is not an option for his property. He wanted Council to be aware that there are properties like his that do not have leaf pick-up as an option for green waste disposal.

Bruce Baughman, 2579 Patterson Road, asked if the burn season would be consecutive without a break in the spring. Chief Watkins said the burn season will run the full two months, depending on the weather. He stated the Fire Marshall will announce when the burn season will start.

Karen Sjoberg, 514 Rado Drive, read a statement written by Barbara Lee of 360 Northridge Drive, which urged Council to adopt the burn ordinance (attached).

Charles Pope, 267 Laurel Lee Avenue, Environmental Safety Manager for Mesa County School District 51, stated School District 51 has had to shut down HVAC units due to smoke coming into the buildings from open burns on nearby properties. He expressed concern regarding the air quality in the schools and asked Council to consider not burning during school hours.

Charles Kerr, 888 Quail Run Drive, thanked Council for moving towards clean air quality and gave statistics on air pollution in the City. She encouraged Council to not pass the ordinance section regarding burning leaves.

Michael Day, 1676 Fowler Drive, Fruita, stated his concerns regarding enforcement of the clean air ordinance. He said the current laws are not enforced and believes this ordinance is nothing more than an attempt to eliminate the use of fire pits. He urged Council to not pass this ordinance and provide the Fire Department with the means to enforce the existing laws regarding clean air and burn permits.

There were no other public comments.

The public hearing was closed at 9:03 p.m.

Councilmember Taggart said he would like to see a provision added for review of this ordinance within a two-year period.

City Attorney Shaver said yes, a two-year review could be added as an addendum.

Councilmember Kennedy asked about the discrepancies between the City and the County leaf burning policies. He stated the County does not allow leaf burning and this ordinance allows leaf burning within the City for properties over an acre in size. He asked how the allowance of leaf burning is compliant with fire safety.

City Attorney Shaver said the County ban on leaf burning is specifically in place for air pollution control and this City ordinance is specifically for fire safety. He stated the County resolution is a fundamental legal question; air quality versus fire safety.

Chief Watkins said the Fire Code regarding leaf burning is allowed on the larger properties with the leaf pile being three cubic feet in diameter.

Councilmember Kennedy asked if there could be a motion to remove certain sections from the ordinance. City Attorney Shaver said yes.

Councilmember Kennedy moved to strike the leaf burning language from the proposed ordinance. The motion died as no one seconded the motion.

Councilmember Traylor Smith stated the number of burn permits will be reduced for the City not the County. She emphasized the importance of working with School District 51 on burning when school is not in session. She stated there is a need to keep cost effective alternative green waste disposal as an option for open burning.

Councilmember McArthur stated he appreciates having a burn ordinance that can be enforced. He said he supports this ordinance and committed to continuing to review it.

Councilmember Chazen expressed concerned about enforcement but will support the ordinance. He said the City Fire Department has a responsibility towards public education regarding burn permits and allowable open burning.

Councilmember Taggart moved to adopt Ordinance No. 4733 – An Ordinance Adopting Amendments to the 2012 Edition of the International Fire Code and Prescribing Regulations Governing Outdoor Burning Including Prohibited, Restricted and Unrestricted Burning; Providing for the Issuance of Permits for Certain Burning Activities and Defining Extinguishment Authority on final passage and ordered final publication in pamphlet form. Councilmember McArthur seconded the Motion. Motion carried by roll call vote.

Councilmember Traylor Smith asked if staff can report back to Council once the ordinance is implemented. Council President Norris asked City Manager Caton if staff can report to Council after two burning seasons. City Manager Caton said yes, there will be an annual report back to Council regarding this ordinance.

The Council took a break at 9:28 p.m.

The meeting reconvened at 9:33 p.m.

When Council resumed, Councilmember Taggart had left the meeting due to illness.

**Public Hearing – McHugh Annexation, Located at 115 Vista Grande Road**

A request to annex and 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, located at 115 Vista Grande Road, in order to re-subdivide the existing platted property to create one additional lot.

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

Senior Planner Scott D. Peterson said the property owners 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 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). The request meets the rezone criteria in the Zoning and Development Code.

Councilmember McArthur asked if this request is to divide one lot into two lots on a 1.2-acre site. Mr. Peterson answered yes. Councilmember McArthur stated this property is zoned R-4 and asked if there may be a request for additional division of these lots in the future. Mr. Peterson said re-subdivision is possible, however, it would depend on where the home is built on the property.

Councilmember McArthur asked if the Comprehensive Plan anticipates the surrounding property being rezoned R-4. Mr. Peterson said yes, the property to the west of Vista Grande is anticipated to be zoned R-4. Mr. Peterson stated the surrounding lots are still in the County. The City will need to annex two feet of the Highway 340 right-of-way as well as the entire width of the Vista Grande right-of-way. He said the Persigo agreement requires annexation for development to occur.

Councilmember Chazen asked if the proposed annexation down Broadway will be maintained by Colorado Department of Transportation (CDOT). Mr. Peterson said CDOT will maintain Highway 340 but to bring Vista Grande up to City standards the cost would be about \$16,000.

Council President Norris asked if the County will participate in this expense. City Attorney Shaver said no. City Manager Caton clarified that the maintenance cost to the City is estimated at \$16,000; to bring the roadway up to City standards would cost around \$177,000. She asked if the City turns down the annexation request, could the request go forward under the County jurisdiction. City Attorney Shaver said if this property is to be developed, it has to be done through the City. Council President Norris



noted there will be a cost to the City to annex this property including a reduction in the Rural Fire District payment and a cost for the roadway.

Councilmember Kennedy asked if the annexations figures are calculated into the operation budget and are there any future annexations near this property.

City Attorney Shaver said this was previously done on an annual basis, however the growth and development is not as large as in the past. Mr. Peterson said at this time no surrounding properties have been annexed into the City.

Council President Norris asked for public comments.

There were none.

The public hearing was closed at 9:48 p.m.

Councilmember Traylor Smith moved to adopt Resolution No. 09-17 – 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 McHugh Annexation, Located at 115 Vista Grande Road, is Eligible for Annexation, Ordinance No. 4734 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, McHugh Annexation, Located at 115 Vista Grande Road, Consisting of One Parcel of Land, and 0.49 Acres of Broadway (Hwy. 340) and Vista Grande Road Rights-of-Way, and Ordinance No. 4735 – An Ordinance zoning the McHugh Annexation to R-4 (Residential - 4 du/ac Located at 115 Vista Grande Road on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

### **Public Hearing – Freedom Heights Annexation, Public Right-of-Way for 26 Road, Located North of H Road**

A request to annex 0.640 acres of 26 Road Right-of-Way.

The public hearing was opened at 9:50 p.m.

Senior Planner Scott Peterson explained during the process of reviewing the Freedom Heights Subdivision, located at 818 26 Road, it was discovered that the 26 Road right-of-way adjacent to the property had not been annexed as a part of the Pomona Park Annexation in 1995 as it should have been since the property description extended to the center of the right-of-way. The annexation of approximately 900 feet of the east half of the 26 Road right-of-way corrects the error. The strip of land will be dedicated as right-of-way with the recording of the Freedom Heights Subdivision plat.

Councilmember Kennedy asked if everything on that section of 26 Road is split by jurisdiction. Mr. Peterson said everything west of 26 Road is still in Mesa County's jurisdiction. City Manager Caton stated this is not the only situation that has a split jurisdiction.

Councilmember Chazen stated that this corrects an annexation error on the east side of 26 Road.

Councilmember McArthur asked what the consequences would be if this were not annexed. City Attorney Shaver said there was a defect in the description which should have been to the center of the road and this ordinance will correct the error.

Councilmember McArthur asked if the County has been maintaining the road. City Attorney Shaver said yes.

Councilmember McArthur asked if this past annexation was completed in 1995. City Attorney Shaver answered yes. City Attorney Shaver said the concern is to make sure there is a correct legal description for the development review which currently has a defect.

Councilmember Kennedy asked how this error was discovered. Mr. Peterson said as the survey was completed and researched, the error was discovered.

Council President Norris asked for public comments.

There were none.

The public hearing was closed 9:59 p.m.

Councilmember Kennedy moved to adopt Resolution No. 10-17 – A Resolution Accepting a Petition for the Annexation of Lands to the City of Grand Junction, Colorado, Making Certain Findings, and Determining that Right-of-Way Known as the Freedom Heights Annexation, Approximately 0.640 Acres of Public Right-of-Way for 26 Road Located North of H Road, is eligible for Annexation and Ordinance No. 4736 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Freedom Heights Annexation, Approximately 0.640 Acres of Public Right-of-Way for 26 Road, Located North of H Road, on final passage and ordered final publication in pamphlet form. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

**Resolution No. 11-17 – A Resolution Approving Master Plan 2017 for St. Mary's Hospital and Environs, Located at 2635 North 7th Street**

A request to approve an Institutional and Civic Master Plan for St. Mary's Hospital for properties that they own on a total of 51 +/- acres. The Plan sets forth the vision for

planned upgrades, improvement and expansion to St. Mary's facilities and campus area for the next 5 years.

Senior Planner Scott D. Peterson said in an effort to avoid approving hospital expansions in a piecemeal fashion and at the direction of the Grand Junction Planning Commission, St. Mary's Hospital prepared its first Master Plan in 1995. The purpose of the Plan was 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 Planning Commission an opportunity to consider the proposed improvements in a comprehensive manner. The Master Plan 2017 approved the construction to continue for the interior remodel; demolish the buildings at 2320 and 2323 North 7<sup>th</sup> Street; renovate and add new construction of an additional 40,000 square feet for the Cardiac Center; add new construction of an additional 14,000 square feet for the Hybrid Operating Room; and study the idea of constructing an additional 51,000 square feet for the Laboratory and Pharmacy expansions. There are no additional plans to do a further traffic study. St. Mary's Hospital and Medical Center officials have met with the surrounding neighborhoods. The Planning Commission recommended approval. The applicant was present to answer questions.

Councilmember Boeschstein thanked St. Mary's Hospital and Medical Center for being at the Council meeting and bringing their Master Plan forward. He asked about the future intention of the Life Center building now that it is closed.

Dr. Brian Davidson, President of St. Mary's Hospital and Medical Center, said the Life Center was not closed and is still fully functional. He stated only the gym and therapy pool were closed with the rest of the Life Center in full use.

Councilmember McAuthur thanked St. Mary's for the care he received and commented that several former Life Center members are now attending Golds Gym.

Councilmember Traylor Smith asked why are they tearing down the buildings. Mr. Davidson stated their cost analysis indicated it would be cost effective to demolish buildings rather than remodel.

Councilmember Kennedy asked what the projected economic impact of St. Mary's Hospital and Medical Center is in the next five years. Dr. Davidson said, subject to annual approval, the Cardiac Center is estimated to bring \$48 million and capital improvements are projected to be \$184 million to the community over the next three years.

Council President Norris stated St. Mary's Hospital and Medical Center is a regional draw for the valley.

Councilmember Chazen thanked St. Mary's Hospital for all they have done, the services provided and offered, and their investment in the community.

Council President Norris stated she once served on the Hospital's board of directors, however, based on disclosure, does not believe there is a conflict.

Councilmember Boeschstein moved to adopt Resolution No. 11-17 – A Resolution Approving Master Plan 2017 for St. Mary's Hospital and Environs, Located at 2635 North 7<sup>th</sup> Street. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

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

There were none.

### **Other Business**

The was none.

### **Adjournment**

The meeting adjourned at 10:20 p.m.

---

Stephanie Tuin, MMC  
City Clerk

**BARBARA LEE**  
**360 Northridge Drive**  
**Grand Junction, 81506**

I moved back to GJ recently from the Bitterroot Valley of Montana.

Last Monday afternoon, I observed a young boy carrying sign that he had made for the Martin Luther King symbolic walk in downtown GJ. It read, "Our lives begin to end, the day we are silent about the things that matter."

Ladies and Gentlemen...  
the quality of the air we breathe does matter.

I am ashamed to admit, that I was silent for too long when I lived in what many people believe is one of the most beautiful places in Montana. I was silent while I watched the air quality deteriorate slowly...insidiously, year after year...until it was too late. Too late because, although I knew it was affecting many older folks and children.....eventually, it affected me.

I became the "canary in the mine shaft." Every time there was an inversion or my neighbor burned leaves, I quickly became inflamed and ultimately had to go on supplemental oxygen to breathe.

Despite a very healthy athletic heart and lungs, I developed an acute sensitivity to smoke of any kind, and, had no choice but to leave Montana. Yes, the Bitterroot Mountains are still beautiful, but the air quality is not because no one was paying attention.

I am very happy to have returned to GJ where I have a memories, a history, and wonderful redrock trails to hike...when the air is smoke free.

I am, however, ashamed I was silent about something that mattered before my days in the Bitterroot were over.

I don't want to make that mistake here.

The deterioration in GJ's air quality this fall when folks burned their leaves made it difficult for me to go outside and walk in the sunshine. The smoke from one small burning pile joined that from another...and another, rising in the air until it triggered my personal critical mass, and I needed supplemental oxygen again...right here in Grand Junction. I was so disappointed.

But, my story is not the important one. The real story is the children whose young lungs are slowly, imperceptively being sensitized despite their parents loving efforts to keep them safe and living in healthy environments. The air quality is not something many parents and children have much control over...

BUT, LADIES AND GENTLEMEN...YOU DO.

So despite my absence at this hearing, I urge you to adopt the regulations being requested by the Citizens for Clean Air.

*Barbara Lee*



## Grand Junction City Council

### Regular Session

Item #2.a.i.

---

**Meeting Date:** February 15, 2017

**Presented By:** David Thornton, Principal Planner

**Department:** Admin - Community Development

**Submitted By:** David Thornton, Principal Planner

---

### **Information**

#### **SUBJECT:**

Proposed Ordinance Amending the Grand Valley Circulation Plan, an Element of the Comprehensive Plan, specifically, to Revise the Street Classification of 23 1/2 Road from a Principal Arterial to a Minor Arterial with a Modified Arterial (aka D Road Section Design) Designation and Set a Hearing for March 1, 2017.

#### **RECOMMENDATION:**

The Planning Commission recommended approval of the amendment at their January 24, 2017 hearing.

#### **EXECUTIVE SUMMARY:**

The proposed ordinance addresses the change from a Principal Arterial road classification to a Minor Arterial road classification for 23 1/2 Road between F 1/2 Road and I-70. This change as proposed is being requested now by OneWest, a major land owner along the corridor with support from City, Mesa County and Regional Transportation Planning staff.

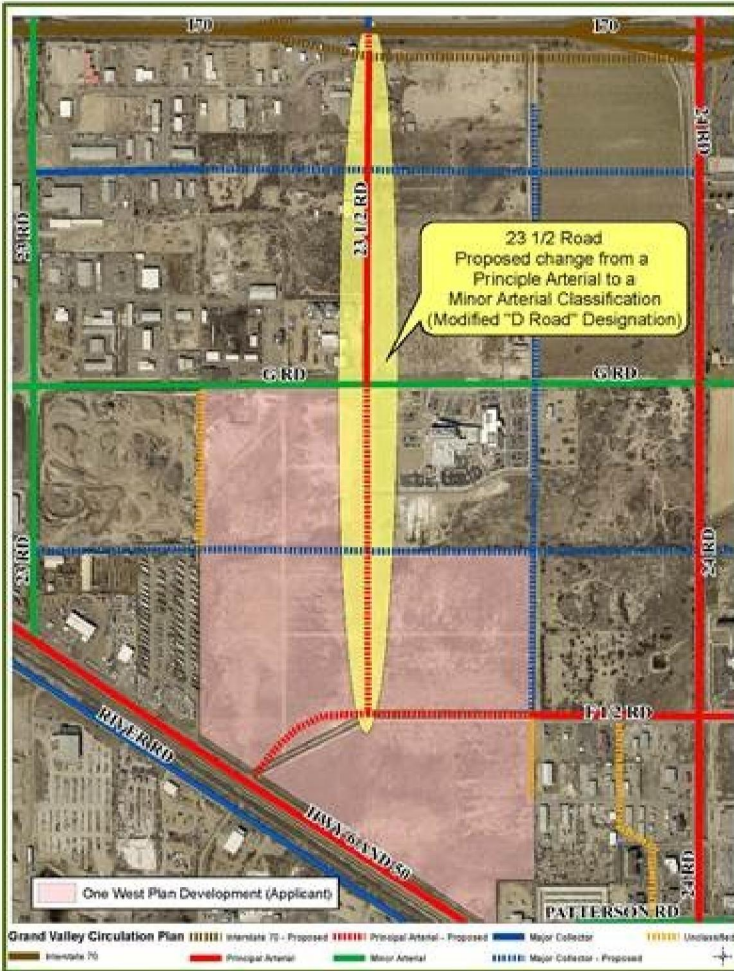
#### **BACKGROUND OR DETAILED INFORMATION:**

The property known as OneWest, located between 23 1/4 Road and 23 3/4 Road from G Road to Highway 6 & 50 was approved for a Planned Development in 2015 (PLD-2014-385). A condition of this plan is the requirement to sign a Development Agreement with the City, stipulating the timing of improvements, including roadways, within the property.

The Grand Valley Circulation Plan bisects the property with proposed major roadways,



including the (future) F ½ Road Parkway and 23 ½ Road (extending north to I-70) as Principal Arterial roads, and major collectors at ¼ mile intervals.



During the course of developing the agreement, the OneWest partnership approached the City about the desired future of 23 ½ Road. As a Principal Arterial, a significant amount of right-of-way would be required in order to develop this roadway. This ROW would need to be set aside now, in order to avoid impacting future development within OneWest. The partnership applied to the City for a change to the classification of 23 ½ Road to a Minor Arterial, specifically to what is known as the “D Road section”, a modified design with the same amount of ROW as a Minor Arterial.

The Grand Valley Circulation Plan was last amended in 2010. The City, in conjunction with its regional partners via the RTPO, has been working toward a broad amendment to the Grand Valley Circulation Plan; however, that effort is not yet completed. This proposal is moving forward without the rest of potential amendments to the Grand Valley Circulation Plan that staff hopes to bring forward at a later date.

If approved, the requested change would apply to the entire stretch of 23 ½ Road, beginning at F ½ Road and continuing north to Interstate 70, a one-mile-long



section. The traffic projected for 2040 is less than 10,000 vehicles per day which is well within the capacity of a three lane street section. The minor arterial classification also fits in well with the overall grid that is projected for the 24 Road area.

The capacity and safety of the street is based on the street width and is also a function of the driveway and intersection spacing. Principal and Minor Arterial streets are intended to provide safe and efficient mobility to the traveling public, they are not intended to provide direct access to individual properties. There is no difference between a Principal Arterial and a Minor Arterial for driveway spacing and speed limit. Properties adjacent to 23 1/2 Road will have access from streets within the area that have less traffic and slower speeds.

**FISCAL IMPACT:**

The amendment calls for reducing the street width for one mile of 23 ½ Road thereby reducing the overall costs to construct the street section and the costs for future maintenance.

**SUGGESTED MOTION:**

I move to adopt the Proposed Ordinance, An Ordinance Amending the Grand Valley Circulation Plan, an Element of the Comprehensive Plan, Specifically to Revise the Street Classification of 23 1/2 Road from a Principal Arterial to a Minor Arterial with a Modified Arterial (aka D Road Section Design) Designation and Set a Hearing for March 1, 2017.

**Attachments**

1. Planning Commission Staff Report
2. Planning Commission Minutes - January 24, 2017 - draft
3. Ordinance



Date: January 10, 2016  
Author: Dave Thornton, AICP  
Title/Phone Ext: Principal Planner/1450  
Proposed Schedule:  
January 24, 2016  
File #: CPA-2016-29

## PLANNING COMMISSION AGENDA ITEM

<b>Subject:</b> 23 ½ Road Circulation Plan Amendment
<b>Action Requested/Recommendation:</b> Forward a recommendation to City Council of an amendment to the Grand Valley Circulation Plan, an element of the Comprehensive Plan, to change the classification of 23 ½ Road between F ½ Road and Interstate 70 from a Principal Arterial to a Minor Arterial with a modified street section.
<b>Presenters Name &amp; Title:</b> Dave Thornton, Principal Planner

### Executive Summary:

This is a request for an amendment to the Grand Valley Circulation Plan for 23 ½ Road between F ½ Road and I-70.

### Background, Analysis and Options:

The property known as OneWest, located between 23 ¼ Road and 23 ¾ Road from G Road to Highway 6 & 50 was approved for a Planned Development in 2015 (PLD-2014-385). A condition of this plan is the requirement to sign a Development Agreement with the City, stipulating the timing of improvements, including roadways, within the property.

The Grand Valley Circulation Plan bisects the property with proposed major roadways, including the F ½ Road Parkway (parallel to the Xcel high-voltage lines), 23 ½ Road as a principal arterial (extending north to I-70), and major collectors at ¼ mile intervals.

During the course of developing the agreement, the OneWest partnership approached the City about the desired future of 23 ½ Road. As a Principal Arterial, a significant amount of right-of-way Regional Transportation Planning Office (ROW) would be required in order to develop this roadway. This ROW would need to be set aside now, in order to avoid impacting future development within OneWest. The partnership applied to the City for a change to the classification of 23 ½ Road to a Minor Arterial, specifically to what is known as the "D Road section", a modified design with the same amount of ROW as a Minor Arterial.

The Grand Valley Circulation Plan was last amended in 2010. The City, in conjunction with its regional partners via the RTPO, has been working toward a broad amendment to the Grand Valley Circulation Plan; however, that effort is not yet completed. This proposal is moving forward without the rest of potential amendments to the Grand Valley Circulation Plan that staff hopes to bring forward at a later date.

If approved, the requested change would apply to the entire stretch of 23 1/2 Road, beginning at F 1/2 Road and continuing north to Interstate 70.

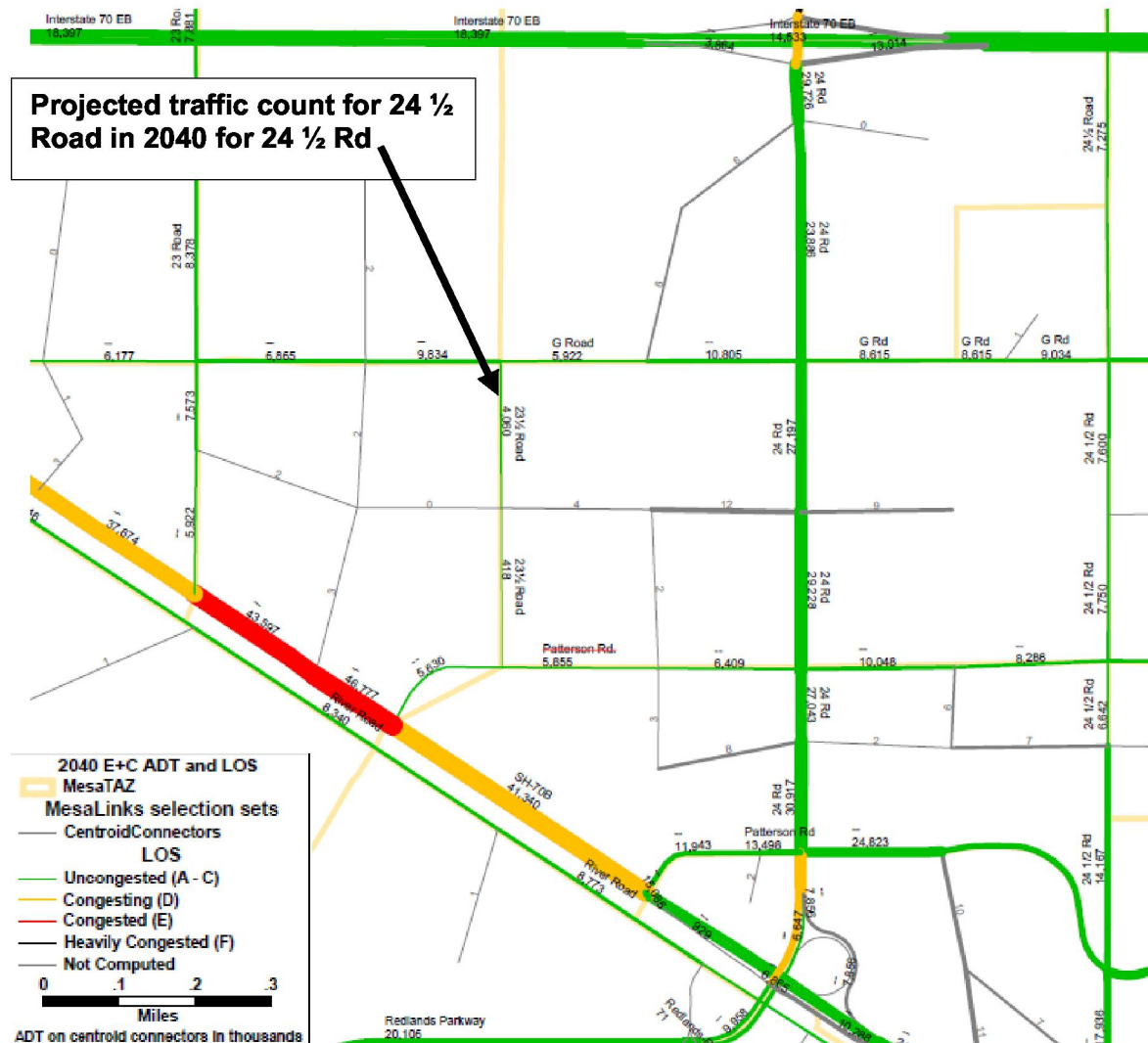
**Neighborhood Meeting:**

N/A

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

**Goal 9:** Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycles, air and freight movement while protecting air, water and natural resources.

Approval of this amendment will provide future road sections that will accommodate projected traffic for the OneWest Planned Development and Community Hospital area as well as for the Grand Junction community at large passing through. Projected traffic counts by the Regional Transportation Planning Office (RTPO) for the year 2040 include less than 1,000 vehicles along this one-mile stretch in Average Daily Traffic (ADT) count, well within the capacity of a 3-lane minor arterial "D Road Section".



### 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 adopted Outline Development Plan is the first step toward development of this property, which is larger than the Mesa Mall property and has over one-half mile of frontage on US Highway 6 & 50. Reclassifying the 23 ½ Road street classification running north and south through the OneWest Outline Development Plan will establish the appropriate 23 ½ Road corridor size needed and with this amendment will reduce the amount of right-of-way currently required with the existing Principal Arterial street classification.

### **Financial Impact/Budget:**

All costs associated with constructing these streets will occur with future development of the approximately 177 acres associated with the OneWest Outline Development Plan. The City is negotiating a Development Agreement that addresses the responsibilities of each party relative to future infrastructure development, including phasing of said infrastructure. It is anticipated that full buildout of the 177-acre Planned Development parcel will be more than 20 years.

### **Attachments:**

1. Background information
2. Staff report
3. Grand Valley Circulation Plan – Map
4. General Project Report from Applicant
5. Ordinance

<b>BACKGROUND INFORMATION</b>		
<b>Location:</b>	23 ½ Road from F ½ Road to I-70	
<b>Applicant:</b>	CFP Estate, Ltd – Owner Gus R and Chris R. Halandras – Owner Andy Peroulis – Owner Tom Pogue – Representative Joe Coleman - Counsel	
<b>Existing Land Use:</b>	Vacant	
<b>Proposed Land Use:</b>	Mixed Use Planned Development along 23 ½ Road corridor	
<b>Surrounding Land Use:</b>	<b>North</b>	Industrial Community Hospital Medical Office
	<b>South</b>	Commercial
	<b>East</b>	Vacant Mixed Commercial/Industrial
	<b>West</b>	Gravel Extraction RV and Mobile Home Park
<b>Existing Surrounding Zoning:</b>	Planned Development (PD) Business Park (BP) Mixed Use (MU) Industrial I-1 and I-2 24 Road Overlay	
<b>Future Land Use Designation:</b>	Commercial Commercial/Industrial industrial	

## STAFF REPORT

**CITY JURISDICTION:** The City’s home rule powers and Section 212 of Article 23 of Title 31 of the Colorado Revised Statutes grants authority to the City to make and adopt a plan for the physical development of streets and roads located within the legal boundaries of the municipality and all lands lying within three (3) miles of the municipal boundary. The location of the proposed amendment is entirely within the City Limits.

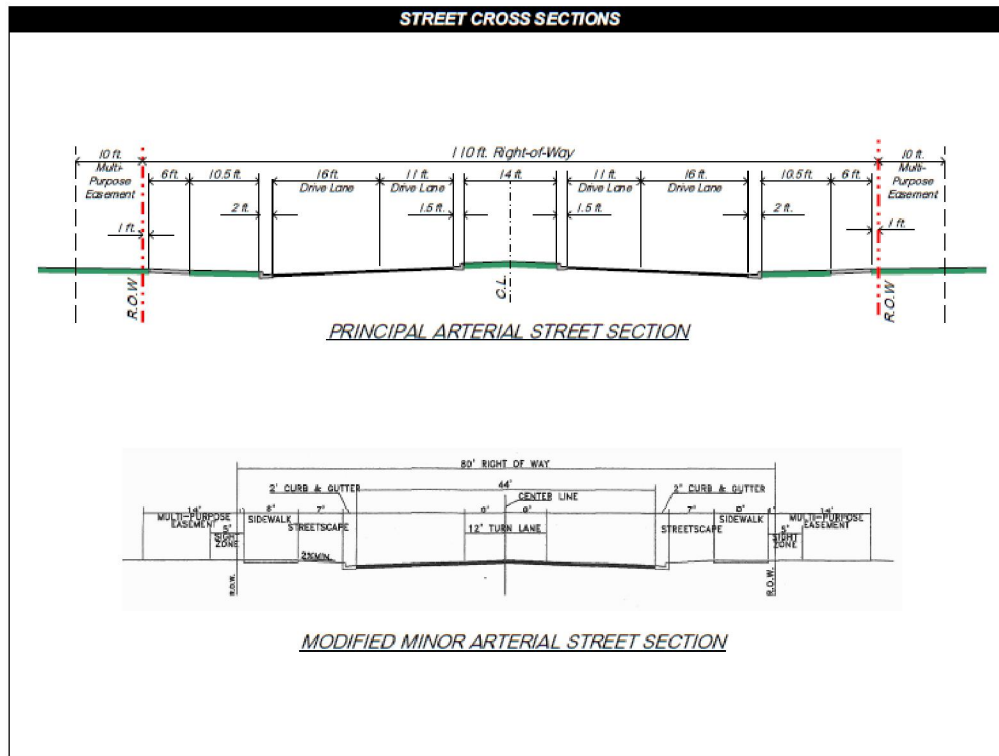
**STAFF ANALYSIS:** The applicant is requesting this change to the Grand Valley Circulation Plan (GVCP) and states in their analysis that besides a cost benefit savings to the city for the construction and ongoing maintenance of a Minor Arterial street versus a Principal Arterial street, there are several reasons that a Principal Arterial street is not needed for 23 ½ Road between F ½ Road and I-70. Staff concurs generally with their analysis and offers the following reasons to support the amendment. These include:

1. The Mesa County/Grand Junction Regional Transportation Plan defines minor arterials as streets that collect and distribute traffic from principal arterials and expressways to streets of lower classification such as collector roads and other minor arterial streets and allow for direct access to properties fronting them. Principal arterial streets limit such direct access. The 23 ½ Road corridor as

proposed will function in a way that matches the Minor Arterial street definition, because it will provide a connection from the future F ½ Road Parkway (Principal Arterial) to the lower classification streets in that area. It will cross and provide full access to G Road (Minor Arterial), the future F ¾ Road (Collector), and the future G ¼ Road (Collector) as established in the Grand Valley Circulation Plan.

2. The GVCP depicts 23 Road as a minor arterial and 24 Road as a major arterial. The 24 Road corridor fits the definition of a Principal Arterial street because of its connection to I-70, limited access along its frontage, and projected traffic volumes that warrant expansion to a 5-lane street (4 travel lanes plus median and left turn lanes). The 23 Road corridor begins from US 6 and 50 (Expressway) and heads north across the Interstate with no access to I-70; which matches the definition of a Minor Arterial street. It continues north of I-70 as a “farm to market” road serving area farms and large lot subdivisions, limiting its need to be reclassified as a principal arterial at this time. However, it does meet the transportation planning standard of one-mile spacing for Principal Arterials in urban settings, whereas the 23 ½ Road corridor does not meet this one-mile spacing standard and terminates at I-70.
3. The current Grand Valley Circulation Plan shows a “split diamond” interchange at I-70 and 24 Road, with 23 ½ Road being a part of that interchange connection. The concept was proposed as a way to accommodate future demand by sharing the traffic volume on both 23 ½ Road and 24 Road. It is for this reason that 23 ½ Road was initially classified as a Principal Arterial. In the split diamond interchange concept, eastbound I-70 traffic would exit at 23 ½ Road and either head south on 23 ½ Road or head east along a new frontage road going to 24 Road. Subsequent to the split diamond concept being added to the GVCP, conditions changed with the construction of the roundabouts at the 24 Road and I-70 Interchange, which increased the capacity of the interchange and its ability to accommodate future traffic. The current Regional Transportation Plan and Travel Demand Model indicate that a 5-lane 24 Road corridor and the existing 24 Road Interchange will accommodate projected traffic volumes at an acceptable level of service through 2040. For this reason, the split diamond interchange concept is very unlikely to be constructed because traffic projections through 2040 do not warrant it, and it would not be cost effective given the new infrastructure and access to I-70 that would be required. The 24 Road corridor as a major entry to Grand Junction with its access to Mesa Mall and Patterson Road as well as the future F ½ Road Parkway will be the preferred choice for motorists coming from I-70 and neighborhoods to the north.





**Sections 21.02.130 - Grand Junction Zoning and Development Code:**

Since the Grand Valley Circulation Plan (GVCP) is considered a part of the Comprehensive Plan, an amendment to the (GVCP) must meet one or more of the following criteria set forth in Section 21.02.130 (c)(2) of the Code:

*(i) There was an error such that then-existing facts, projects, or trends that were reasonably foreseeable were not accounted for; or*

The applicant in their General Project Reports states that this criterion is being met because 23 ½ Road as a Principal Arterial does not meet the definition found in the Regional Transportation Plan, it is one half mile from another Principal Arterial Street (24 Road) and the north end terminates at I-70. Although these seem to be reasonable support for an error, staff believes that since there is a future split diamond interchange at 23 ½ Road/24 Road identified, the original premise that two principal arterials were needed for future traffic coming off the interstate and local traffic coming over the interstate at 24 Road, was justified. Therefore, there was no error in the Grand Valley Circulation Plan at the time of its adoption.

This criterion has not been met.

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

Every five years the City and County update the Regional Transportation Plan and determine future traffic projections for all major roads within the Community. Since the adoption of the current Grand Valley Circulation Plan, future traffic projections now show a reduced demand for a principal arterial street running parallel and within one-half mile of 24 Road, a principal arterial.

This criterion has been met.

*(iii) The character and/or condition of the area have changed enough that the amendment is acceptable;*

Since the GVCP established 23 ½ Road as a principal arterial, 24 Road has seen improvements constructed at the I-70 interchange that enhance and improve traffic circulation and flow as well as increase its ability to accommodate future projected traffic. It is anticipated that even if the split diamond interchange is constructed, the 23 ½ Road corridor as a minor arterial will accommodate traffic demand and does not need to be built as a five lane principal arterial.

This criterion has been met.

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

The width of right-of-way required for 23 ½ Road as a minor arterial is 30 feet less than that required for a principal arterial. This reduces the amount of right-of-way required from the property owners abutting 23 ½ Road. The actual constructed width of a 3-lane road section will further reduce the street as a barrier. As already noted, future traffic projections for this corridor do not warrant a principal arterial street and moving forward to build one will increase the distance of crossing the street east to west creating a larger barrier for pedestrians and those in wheel chairs and on bikes. The required 80 ft. right-of-way for a minor arterial road section reserves the ability to expand 23 ½ Road to 5-lanes if necessary in the future.

This criterion has been met.

*(v) The change will facilitate safe and efficient access for all modes of transportation; and*

The proposed modified minor arterial street section includes detached sidewalk, bike lanes, and a center turn lane like a principal arterial, however with the reduce width of only 3-lanes instead of 5-lanes of traffic, the street is narrower and easier for other modes of transportation such as pedestrians and bicycles to cross. Traffic typically moves at a slower pace on a 3-lane street than a 5-lane street making it more safe as well. The change to a minor arterial 3-lane section also provides for efficient access to properties with frontage on the corridor. Minor arterials generally allow for more access points to adjacent properties than do principal arterials.

This criterion has been met.

*(vi) The change furthers the goals for circulation and interconnectivity;*

See responses to Criterion iii, iv, and v above.



This criterion has been met.

## **FINDINGS OF FACT AND CONCLUSIONS**

After reviewing a Comprehensive Plan Amendment, CPA-2016-29, to amend the Grand Valley Circulation Plan, an element of the Comprehensive Plan, to reclassify 23 ½ Road from F ½ Road to I-70 from a Principal Arterial to a Minor Arterial, and specifically to what is known as the “D Road Section”, a modified design with the same amount of ROW as a Minor Arterial, the following findings of fact and conclusions have been determined:

1. The requested amendment is consistent with the goals and policies of the Comprehensive Plan;
2. The review criteria (ii) through (vi) in Section 21.02.130(c)(2) of the Grand Junction Municipal Code have been met.

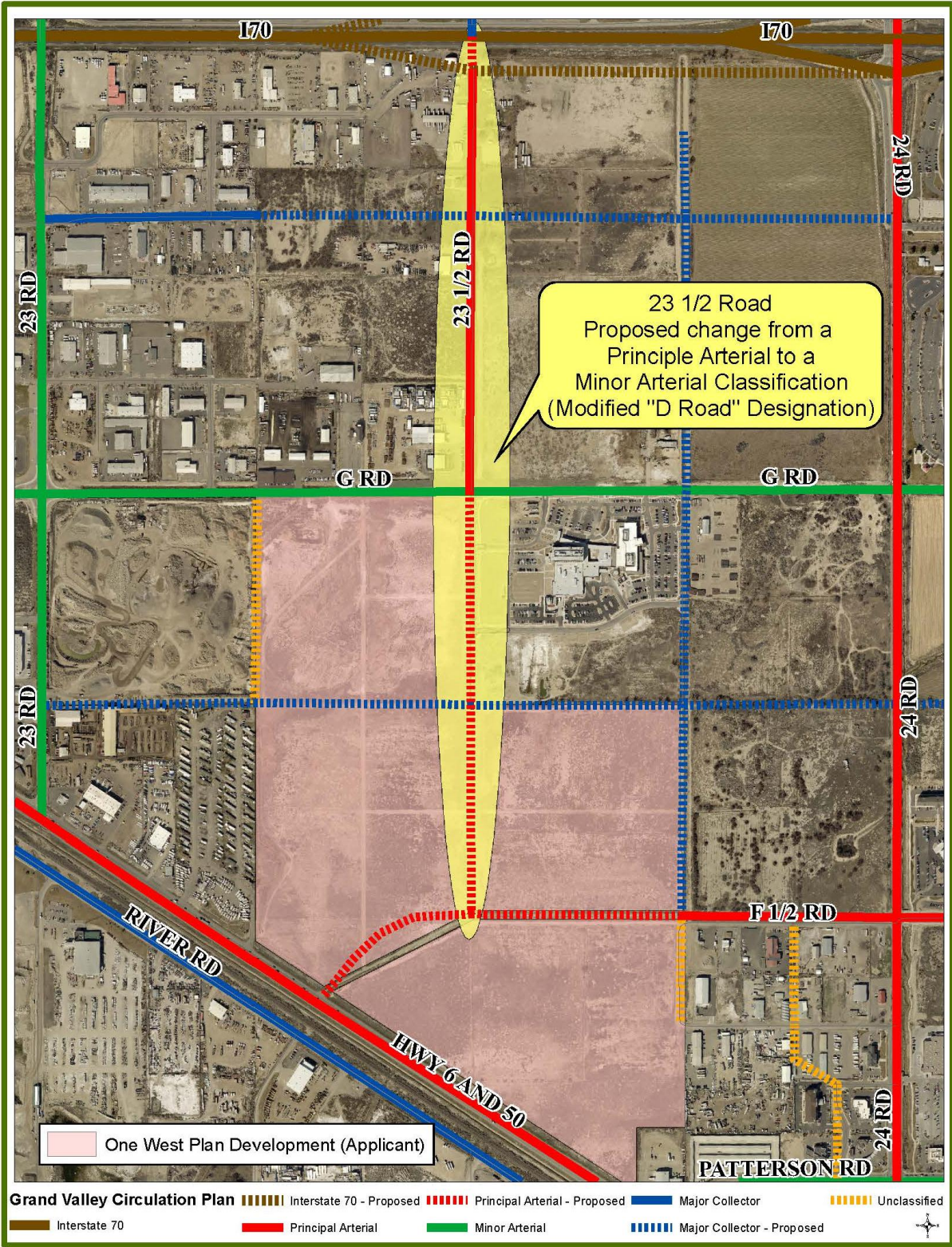
## **STAFF RECOMMENDATION:**

I recommend that the Planning Commission forward a recommendation to the City Council of a Comprehensive Plan Amendment, CPA-2016-29, to amend the Grand Valley Circulation Plan, an element of the Comprehensive Plan, to reclassify 23 ½ Road from F ½ Road to I-70 from a Principal Arterial to a Minor Arterial, and specifically to what is known as the “D Road Section”, a modified design with the same amount of Right-of-Way as a Minor Arterial, with the findings and conclusions listed above.

## **RECOMMENDED PLANNING COMMISSION MOTION:**

Madam Chairman, on the Grand Valley Circulation Plan Amendment, CPA-2016-29, I move that the Planning Commission forward to City Council a recommendation of approval to amend the Grand Valley Circulation Plan, an element of the Comprehensive Plan, to reclassify 23 ½ Road from F ½ Road to I-70 from a Principal Arterial to a Minor Arterial, and specifically to what is known as the “D Road Section”, a modified design with the same amount of Right-of-Way as a Minor Arterial, with the findings and conclusions listed in the staff report.

# GRAND VALLEY CIRCULATION PLAN - Map

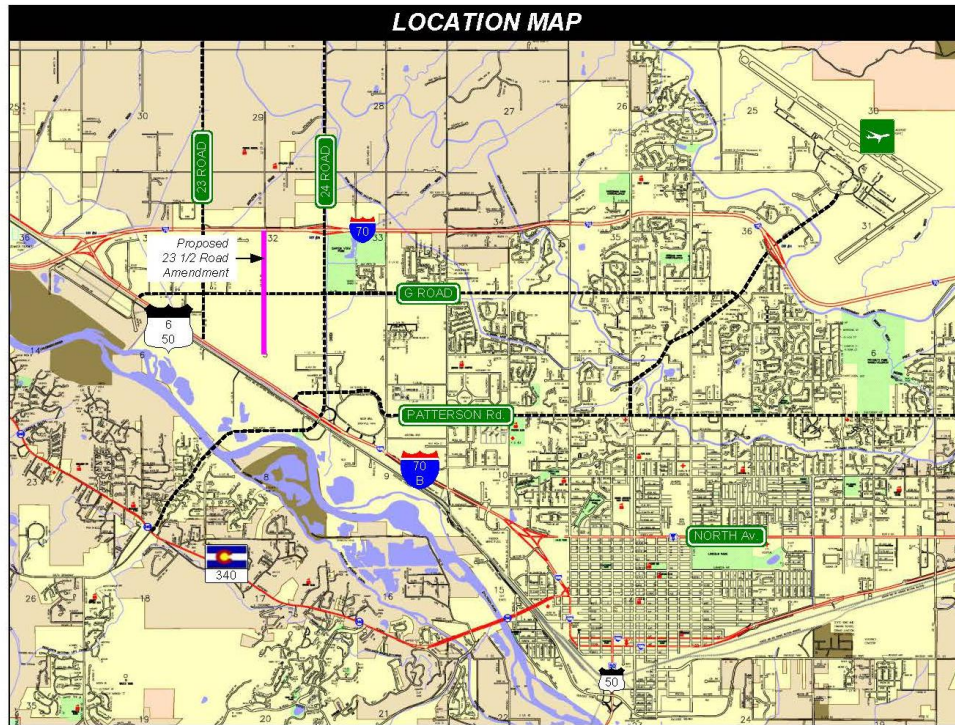




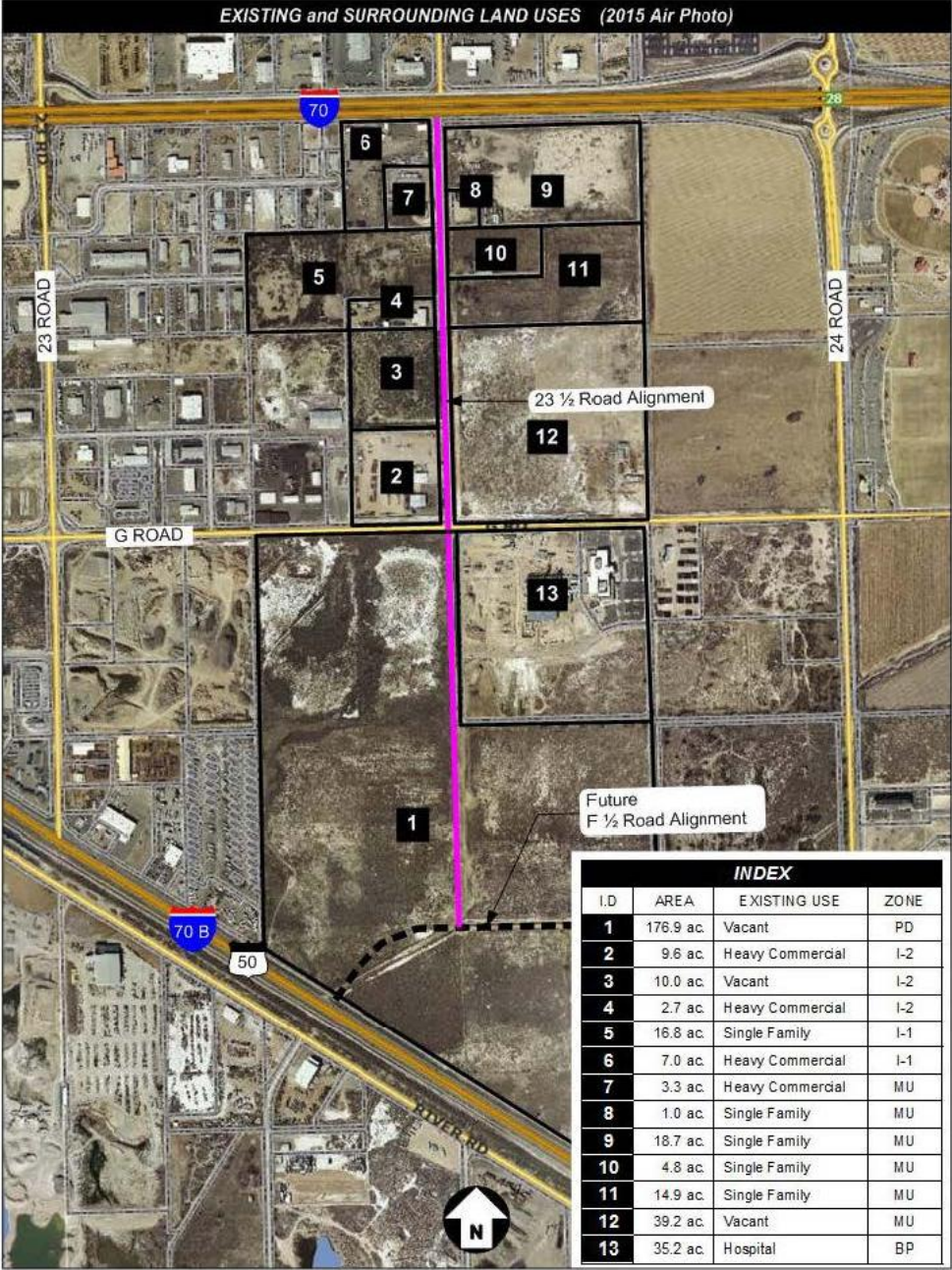
General Project Report  
23 ½ ROAD CIRCULATION PLAN AMENDMENT  
October, 2016  
(Updated January, 2017)

**REQUEST** – This application is a request to amend the Grand Valley Circulation Plan to change the classification of approximately one mile of 23 ½ Road between F ½ Road (future alignment) and Interstate 70 from a Principal Arterial to a Modified Minor Arterial (aka D Road) designation.

**LOCATION** – 23 ½ Road is located in part of the north half of Section 5 and part of the south half of Section 32, Township One South, Range One West of the Ute Meridian.

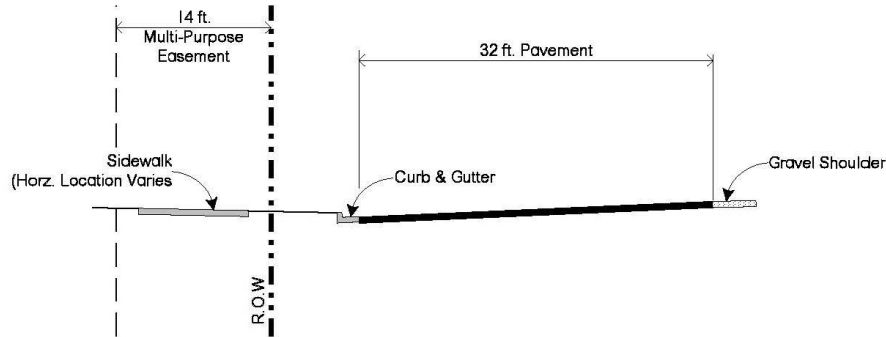


**EXISTING and SURROUNDING LAND USES** – The dominate land uses in the vicinity of 23 ½ Road are non-residential and vacant. Approximately 339.10 acres of land adjoin 23 ½ Road on 13 separate parcels ranging in size from one acre to 176.90 acres. Approximately 67 percent of the land located adjacent to the isolated one mile length of 23 ½ Road between Interstate 70 and the future F ½ Road alignment is vacant. All of the surrounding land is currently zoned for non-residential uses. An Existing and Surrounding Land Use Map can be found on the following page. The map depicts the location of the land uses in relationship to 23 ½ Road.





23 ½ Road north of G Road has a 22 foot wide asphalt surface and gravel shoulders along each side and terminates at the Interstate 70 right-of-way and does not overpass Interstate 70. South of G Road, approximately 930 lineal feet of 23 ½ Road has been recently constructed as depicted on the following illustration:



EXISTING SOUTH BOUND 23 ½ ROAD IMPROVEMENTS

CIRCULATION PLAN – The City has adopted the *Grand Valley Circulation Plan* (GVCP). The primary purpose of the GVCP serves to identify both major and minor routes for circulation and connectivity in the Grand Junction vicinity. The plan designates 23 ½ Road as a Principal Arterial.

The *Mesa County 2035 Regional Transportation Plan* defines a Principal Arterial as, “Principal arterials permit traffic flow through the urban area and between major destinations. They are of great importance in the transportation system since they connect major traffic generator and other major activity centers such as the central business district, university, airport and mall. Principal arterials carry a high proportion of the total urban travel on a minimum of roadway mileage. In urban area, a gridded pattern of arterials is typically recommended with one-mile spacing for principal arterials.”

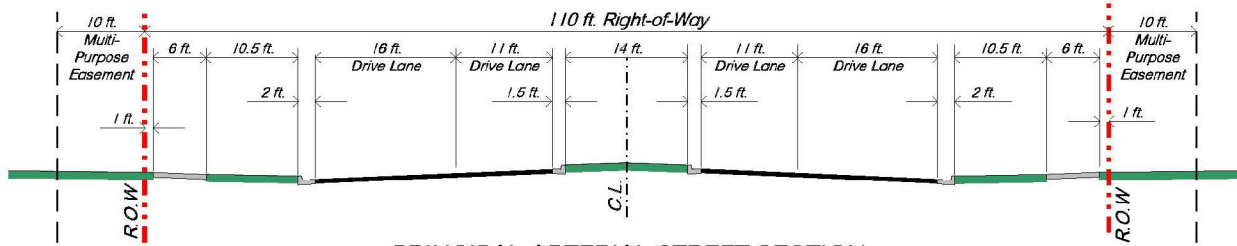
The plan defines a Minor Arterial street as, “minor arterials collect and distribute traffic from principal arterials and expressways to streets of lower classification and, in many cases, allow traffic to directly access destinations. The typically serve secondary traffic generators such as community business center, neighborhood shopping centers, multi-family residential areas, parks, and traffic between neighborhoods. Access to land use activities is generally permitted but should be consolidated, shared, or limited to larger-scale uses. Minor arterial street spacings are typically recommended at ½ mile intervals between principal arterials.”

The GVCP also identifies several other roadway alignments in the vicinity of 23 ½ Road and are depicted on the City’s *Functional Classifications for Roadways*, shown on the next page. Other nearby roadway alignments include: 24 Road, located one half mile east of 23 ½ Road, is classified as a “Principal Arterial” and 23 Road, located on half mile west of 23 ½ Road that is classified as a “Minor Arterial”. The page following the street classification map is a drawing that depicts the standard Street Cross Sections for a Principal Arterials and a Modified Minor Arterial.

**STREET CLASSIFICATION MAP**

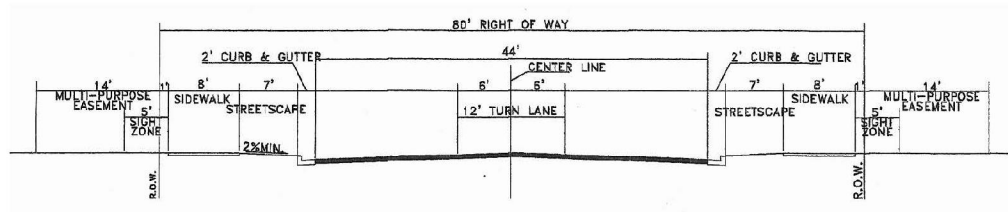


**STREET CROSS SECTIONS**



*PRINCIPAL ARTERIAL STREET SECTION*

5



*MODIFIED MINOR ARTERIAL STREET SECTION*



PUBLIC BENEFITS - A cost analysis was conducted for each of the two street sections. The accompanying cost estimate is based on today's costs and is subject to future economic fluctuations and inflation. This estimate is an opinion without the benefit of final construction documents and is based on previous projects which are similar in nature prior to the estimate date. The purpose of the estimate is to provide an "order of magnitude" of the costs the City may incur and do not include any private participation. The Principal Arterial Street section will be in the range of \$1,046.00 per centerline foot and the Major Collector Street section will be in the range of \$704.00 per centerline foot. The total estimated cost to construct a Major Arterial Street section for 23 1/2 Road is approximately 1.88 million dollars less than the costs for a Principal Arterial section.

**23 1/2 ROAD PRINCIPAL ARTERIAL SECTION**

ITEM	DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL
1	Clear and Grub Right-of-Way	LF	1	\$3.00	\$3.00
2	Excavation	CY	10	\$12.00	\$120.00
3	Sub-Grade Preparation	SY	12	\$9.00	\$108.00
4	Class 6 ABC	TON	12	\$22.00	\$240.00
5	2'-0" Curb and Gutter	LF	4	\$22.00	\$88.00
6	7'-0" Sidewalk	LF	2	\$28.00	\$56.00
7	Grading SX HBP	TON	2	\$98.00	\$196.00
8	Landscaping	SF	35	\$3.00	\$105.00
9	Compliance Testing	LS			\$2.00
10	Engineering Design	LS			\$88.00
11	Construction Management	LS			\$30.00
				Sub-Total	\$1,036.00
12	Contingency	LS			\$10.00
				<b>TOTAL PER FOOT</b>	<b>\$1,046.00</b>

**23 1/2 ROAD MODIFIED MINOR ARTERIAL SECTION**

ITEM	DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL
1	Clear and Grub Right-of-Way	LF	1	\$2.00	\$2.00
2	Excavation	CY	7	\$11.00	\$55.00
3	Sub-Grade Preparation	SY	9	\$9.00	\$63.00
4	Class 6 ABC	TON	9	\$22.00	\$176.00
	2'-0" Curb and Gutter	LF	2	\$22.00	\$88.00
5	8'-0" Sidewalk	LF	2	\$32.00	\$60.00
6	Grading SX HBP	TON	1	\$98.00	\$98.00
7	Compliance Testing	LS			\$2.00
8	Engineering Design	LS			\$65.00
9	Construction Management	LS			\$30.00
				Sub-Total	\$639.00
10	Contingency	LS			\$65.00
				<b>TOTAL PER FOOT</b>	<b>\$704.00</b>

By using the cost estimate as a base line, a comparison for ongoing street maintenance cost to the City can be calculated. It is estimated that the cost for the City to maintain the Major Collector

Section would be approximately 32 percent less than those costs to maintain the Principal Arterial Section.

The Major Collector Section would consume approximately six acres less land than that of a Principal Arterial. Thus, increasing the property tax base since the land not dedicated for a Principal Arterial will be privately owned.

COMPARISON SUMMARY TABLE						
CATEGORY	MODIFIED MINOR ARTERIAL			PRINCIPAL ARTERIAL		
	Positive	Negative	Neutral	Positive	Negative	Neutral
Driveway Accessibility	✓				✓	
Public Acceptance			✓			✓
Construction and Maintenance Cost	✓				✓	
Affect to Future Street Circulation			✓			✓
Affect to Utility Extensions			✓			✓
Loss of Private Land	✓				✓	
Emergency Service Accessibility			✓			✓
Drainage Improvements			✓			✓

### EVALUATION OF REQUEST

Evaluation of the request is accomplished by using criteria contained within the Grand Junction Municipal Code (GJMC) for approval of: Comprehensive Plan Amendments. The following response to each of the applicable criteria illustrates compliance:

#### 21.08.13(c) Criteria for Plan Amendments.

(2) The City and County shall amend the Grand Valley Circulation Plan and Urban Trails Master Plan if:

(i) There was an error such that then-existing facts, projects, or trends that were reasonably foreseeable were not accounted for;

RESPONSE: The following was not accounted for during the adoption of the GVCP:

- The current Principal Arterial designation for 23 ½ Road does not meet the definition contained within the *Mesa County 2035 Regional Transportation Plan*.
- 23 ½ Road is located one half mile from an existing Principal Arterial and an existing interchange with Interstate 70.
- The north end of the corridor terminates at Interstate 70.

(ii) Subsequent events have invalidated the original premises and findings;

RESPONSE: The GVCP identifies a future “diverging triangle” that would allow access to the existing 24 Road interchange with Interstate 70. The *Mesa County 2040 Regional Transportation Plan* does not include plans to construct an interchange, or overpass at 23 ½ Road and Interstate 70 in the foreseeable future. Other changes surrounding the 23 ½ Road corridor includes:

- Establishment of the nearby 24 Road Corridor Neighborhood Plan
- Construction of modern improvements to 24 Road and its interchange with Interstate 70.
- The ongoing development of non-residential uses in the area.
- Acceptance of the Official Development Plan and rezone for the 176.9 acre OneWest development proposal that is split by the 23 ½ Road alignment.

(iii) *The character and/or condition of the area have changed enough that the amendment is acceptable;*

RESPONSE: The significant change in the area is the establishment of an Official Development Plan (ODP) that defines future growth patterns on the largest undeveloped parcels in the vicinity of 23 ½ Road. The ODP for the 176.9 acre property shows the anticipated (and only logical) intersection between the proposed F ½ Road and 23 ½ Road at a location in close proximity to the intersection of the Proposed F ½ Road and the Interstate 70 Business Loop, two Principal Arterials. Designating 23 ½ Road a third Principal Arterial in the immediate area will increase the stacking of cars between the Business Loop and 23 ½ Road by "encouraging" increased traffic that should and could better use 23 Road or 24 Road to access the new Community Hospital on G Road.

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

RESPONSE: See Public Benefit statement on page 3.

(v) *The change will facilitate safe and efficient access for all modes of transportation; and*

RESPONSE: The requested change will not preclude the safe and efficient access for all modes of transportation.

(vi) *The change furthers the goals for circulation and interconnectivity.*

RESPONSE: The requested change will not hinder the goals for circulation and interconnectivity and will facilitate efficient access to the area and avoid potential traffic disruptions at the intersection of the two Principal Arterials at F ½ Road and the Interstate 70 Business Loop.

The following are **justifications** for acceptance of the requested change in classification of 23 ½ Road between F ½ Road and Interstate 70 from a Principal Arterial to a Modified Minor Arterial include:

- The proposal meets or exceeds the Approval Criteria contained within Sections 21.02.130(c)(2) of the GJMC.
- The request change meets the definition of a Major Collector within the *Mesa County 2035 Regional Transportation Plan*.
- The one mile isolated section of 23 ½ Road is not of great importance to the transportation system because it does not connect to major activity centers such as, a central business district, University, airport or mall.
- Given the surrounding and future land uses adjacent to the short segment of 23 ½ Road it will not carry a high proportion of the total urban traffic.
- 23 ½ Road is located within one half mile of a Principal Arterial, thus closer than the anticipated one mile spacing for Principal Arterials.
- The *Mesa County 2040 Regional Transportation Plan* does not identify improvements to 23 ½ Road at its termination point at Interstate 70.
- Future development land uses have been established on the largest tract of land along the 23 ½ Road corridor.
- Benefit to the community is positive.

**GRAND JUNCTION PLANNING COMMISSION**  
**January 24, 2017 MINUTES**  
**6:00 p.m. to 6:45 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, Keith Ehlers, Ebe Eslami, George Gatseos, and Bill Wade (Vice-Chairman).

In attendance, representing the City's Administration Department - Community Development, was Kathy Portner, (Development Services Manager) and Dave Thornton (Principal Planner).

Also present was Jamie Beard (Assistant City Attorney) and Paul Jagim, Transportation Engineer.

Sue Mueller was present to record the minutes.

There were ? citizens in attendance during the hearing.

**Announcements, Presentations And/or Visitors**

None

**Consent Agenda**

**1. Minutes of Previous Meetings**

*Action: Approve the minutes from the December 13, 2016 Meeting.*

[File#VAC-2016-582]

**2. Vacation of Alley Public Rights-of-Way –R-5 High School Block**

Request to vacate alley public rights-of-way in Block 84, Original City Plat, also known as the R-5 High School Block to clear encumbrances for potential redevelopment of the block.

*Action: Recommendation to City Council*

Applicant: DDA – Brandon Stam, Executive Director  
Location: 310 North 7<sup>th</sup> Street. Block 84 Original City Plat – Southeast corner of 7<sup>th</sup> Street and Grand Avenue  
Staff Presentation: Kristin Ashbeck, Sr. Planner

**3. 23 ½ Road Circulation Plan Amendment**

[File#CPA-2016-29]

Request an amendment to the Grand Valley Circulation Plan, an element of the Comprehensive Plan, to change the classification of 23 ½ Road between F ½ Road and Interstate 70 from a Principal Arterial to a Minor Arterial with a modified street section.

*Action: Recommendation to City Council*

Applicant: CFP Estate, Ltd – Owner  
Gus R. and Chris R. Halandras – Owner  
Andy Peroulis - Owner  
Location: 23 ½ Road from F ½ Road to I-70  
Staff Presentation: David Thornton, Principal 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.

Commissioner Ehlers stated that he wanted to pull item number three (3), the 23 ½ Road Circulation Plan Amendment for a full hearing.

With no other amendments to the Consent Agenda, Chairman Reece called for a motion to approve the revised Consent Agenda.

**MOTION: (Commissioner Wade)** “Madam Chairman, I move approve the consent agenda as modified.”

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

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

**Staff Presentation**

Dave Thornton (Principal Planner) displayed a location map of the area and stated that this is a request to amend the Grand Valley Circulation Plan. Mr. Thornton went on to explain that the City’s home rule powers and Section 212 of Article 23 of Title 31 of the Colorado Revised Statutes grants authority to the City to make and adopt a plan for the physical development of streets and roads located within the legal boundaries of the municipality and all lands lying within three (3) miles of the municipal boundary. The location of the proposed amendment is entirely within the City Limits.

Mr. Thornton displayed a map of the proposed amendment location and noted that the applicant, OneWest, owns the property (shaded gray on the graphic) located between 23 ¼ Road and 23 ¾ Road from G Road to Highway 6 & 50.

The Grand Valley Circulation Plan bisects the property with proposed major roadways, including the F ½ Road Parkway (parallel to the Xcel high-voltage lines), 23 ½ Road as a principal arterial (extending north to I-70), and major collectors at ¼ mile intervals.

OneWest partnership approached the City about the desired future of 23 ½ Road. As a Principal Arterial, a significant amount of ROW would be required in order to develop this roadway. This ROW would need to be set aside now, in order to avoid impacting future development within OneWest.

The partnership applied to the City for a change to the classification of 23 ½ Road to a Minor Arterial, specifically to what is known as the “D Road section”, a modified design with the same amount of ROW as a Minor Arterial which is 80 feet in width.

If approved, the requested change would apply to the entire one-mile stretch of 23 ½, beginning at F ½ Road and continuing north to Interstate 70.

The next slide was a zoning map of the 23 ½ Road area and Mr. Thornton stated that the zoning around the corridor area is industrial, commercial and mixed use.

Mr. Thornton then displayed the Future Land Use Map of the area noting that the future land use around the corridor area is Village Center, commercial/Industrial, commercial and higher density Residential/mixed use.

Paul Jagim, City Transportation Engineer, explained that his portion of the presentation was to describe the background of how the Grand Valley Circulation Plan (GVCP) came to being and explain some of the circumstances that have changed, that caused the need to revise the GVCP.

In the late 90s the City looked at planning efforts for the 24 Rd. sub-area to identify what future street capacity improvements would be required. At the time, 24 Rd. was two lane and it was anticipated that traffic volumes would require that the road be widened in addition to improvements to the 24 Rd./ I 70 interchange.

As a result of those planning efforts, 24 Rd. was widened to three lanes in 2000 in a way that could be increased to five lanes in the future. In addition, the split diamond interchange concept was identified for future traffic capacity. This concept shares traffic capacity along two different roadways. In this scenario, 24 Rd. and 23 ½ Rd would share capacity with each having two ramps as shown on the GVCP map.

Mr. Jagim pointed out that traffic planning goes beyond what just the City is looking at and there are other regional partners such as the Metropolitan Planning Organization (MPO) and Colorado Department of Transportation (CDOT) that plan for future capacity as well. Mr. Jagim noted that the split-diamond concept never really caught traction with partners at CDOT and the MPO. CDOT recognized the need to increase capacity at that interchange and in lieu of the split diamond concept, in 2006 they constructed the



roundabouts that are there today. This was done with a 25-year planning horizon and addressed the anticipated traffic volume needs through 2040.

Similar to CDOT, the Grand Valley MPO did not incorporate the split diamond into their Regional Transportation Plan. Mr. Jagim explained that a tool used to create the plan is the Travel Demand Model. Just as the 25-year Regional Transportation Plan is updated every 5 years, the Travel Demand Model is updated as well. Mr. Jagim explained that when the 2040 Regional Plan was updated, the City looked at the GVCP to revise it so that it was still aligned with the assumptions and conclusions of the MPO plan.

Mr. Jagim displayed a slide of a draft of the proposed revisions to the GVCP that was a result of a year-long effort of a committee comprised of City and County staff. The next step in the process would be a public input process and then hopefully adoption of the revisions in 2017.

Mr. Jagim noted that there are approximately 50 revisions needed to align the plan with the MPOs plan. One of the revisions is the removal of the split-diamond at 24 Rd. and associated changes to 23 ½ Rd. Assumptions used in the traffic model was the current and future land use and current and future improvements at 24 Rd. It was determined that these would sufficiently address the future needs in that area through the year 2040. Likewise, it was determined that the need to use 23 ½ Rd. for the interchange was no longer needed and it could serve as a minor arterial for collector streets that will eventually be built along with development.

Mr. Jagim pointed out that the travel demand model is a macro level model so the accuracy of it is limited to the network level. Mr. Jagim also pointed out that the revised network does not consider 23 ½ Rd as a connection to the interstate. Therefore, the traffic projected for 2040 is less than 10,000 vehicles per day which is well within the capacity of a three lane street section.

Mr. Jagim displayed a slide illustrating typical street cross sections for the various street classifications. The primary difference of why the recommendation is for a minor arterial classification instead of major collector is that they would need to preserve an 80-foot width right of way instead of 60 feet in case something should change. Mr. Jagim cautioned that the model is only as good as the assumptions that are plugged into it.

Mr. Thornton referred to the review criteria in Section 21.02.130(c)(2) of the Grand Junction Municipal Code. Noting that at least one of the criteria needs to be met, Mr. Thornton recapped the next slide with the following information.

Specifically, this criterion has been met.

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

- Every five years the City and County update the Regional Transportation Plan and determine future traffic projections. These 5 year updates have never recognized the split diamond interchange at 23 ½ Road /24 Road as a solution to traffic demand nor for its need to accommodate future traffic demand.

- 24 Road has seen improvements constructed at the I-70 interchange that enhance and improve traffic circulation and flow, as well as increase its ability to accommodate future projected traffic.
- Traffic projections for 23 ½ Road without a split diamond interchange show no demand for a principal arterial street running parallel and within one-half mile of 24 Road, a principal arterial.

### **Findings of Fact/Conclusions**

Mr. Thornton stated that after reviewing a Comprehensive Plan Amendment, CPA-2016-29, to amend the Grand Valley Circulation Plan, the following findings of fact and conclusions have been determined:

- The requested amendment is consistent with the goals and policies of the Comprehensive Plan;
- The review criteria in Section 21.02.130(c)(2) of the Grand Junction Municipal Code have been met.

### **Questions for Staff**

Commissioner Eslami asked if staff has plans to update the Grand Valley Circulation this year. Mr. Thornton stated that an update is planned for this year, however the applicant, OneWest has submitted the application for this amendment. Mr. Thornton explained that a member of the public has the right to request to expedite an amendment by going through the proper process, as they did.

Mr. Thornton explained that staff supports this amendment as it is one of the 51 potential amendments that are being considered for the future update.

Referring to the Street Cross Sections example, Commissioner Ehlers stated that he wanted to make sure they weren't unnecessarily restricting access points by choosing a particular street classification. Discussion continued regarding potential scenarios.

Mr. Jagim explained that the width of the surface pavement was the same for the minor arterial D Rd. section and the major collector. Mr. Jagim added that the capacity and safety of the street is not just based on the street width, but it's also a function of the driveway and intersection spacing. The minor arterial classification also fits in well with the overall grid that is projected.

### **Questions for the Applicant**

Tom Logue, representing the applicant OneWest stated that he has read the staff report and is in agreement with the recommendation to move the request forward to City Council. Mr. Logue noted the applicant's development is in a PD zone and the declassification of the 23 ½ Rd. would require less right of way dedication and that the

extra footage for this section add up quickly. Mr. Logue noted that they had started this application about a year ago and are now finalizing the development agreement which is why they chose to make an application for the amendment.

Commissioner Ehlers noted that his questions regarding the alternative classifications were to provide discussion for other possible considerations. Commissioner Ehlers wanted to confirm that the applicant was aware of the access implications of it being a minor arterial compared to a major collector as well as the alignment restrictions.

Mr. Logue explained that during the ODP process, they had discussed their needs for access spacing and decided that with such a large parcel to work with, they were comfortable with this request.

Commissioner Reece asked if there were any other questions or comments from the public regarding this item. Hearing none, Commissioner Reece closed the public comment portion of the meeting.

**MOTION: (Commissioner Gatseos)** “Madam Chairman, on the Grand Valley Circulation Plan Amendment, CPA-2016-29, I move that the Planning Commission forward to City Council a recommendation of approval to amend the Grand Valley Circulation Plan, an element of the Comprehensive Plan, to reclassify 23 ½ Road from F ½ Road to I-70 from a Principal Arterial to a Minor Arterial, and specifically to what is known as the “D Road Section”, a modified design with the same amount of Right-of-Way as a Minor Arterial, with the findings and conclusions listed in the staff report.”

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

#### **4. Other Business**

Kathy Portner, Community Development referred to the new schedule prepared for the Commission that lists the future meeting dates and workshop dates. Noting that there is a pretty full agenda for the February meeting and workshop, Ms. Portner asked if the Commission would like to schedule a special workshop meeting that would include IT support for the I-Pads, one-on-one meetings, or wait until March.

Commissioner Reece asked Ms. Portner to contact Commissioners with dates that may work for most via email.

#### **5. Adjournment**

The Planning Commission meeting was adjourned at 6:42 p.m.

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING GRAND VALLEY CIRCUALTION PLAN,  
AN ELEMENT OF THE COMPREHENSIVE PLAN,  
SPECIFICALLY, TO REVISE THE STREET CLASSIFICATION OF 23 ½ ROAD  
FROM A PRINCIPAL ARTERIAL TO A MINOR ARTERIAL  
WITH A MODIFIED ARTERIAL (aka D ROAD SECTION DESIGN) DESIGNATION**

**LOCATED ON 23 ½ ROAD BETWEEN F ½ ROAD AND INTERSTATE-70**

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of a request to amend the Grand Valley Circulation Plan, an element of the Comprehensive Plan, to revise the street classification of 23 ½ Road between F ½ Road and I-70, finding that it conforms with the goals and policies of the Comprehensive Plan and that the review criteria (ii) through (vi) in Section 21.02.130(c)(2) of the Grand Junction Municipal Code have been met.

After public notice and public hearing, the Grand Junction City Council finds that the requested amendment conforms with the goals and policies of the Comprehensive Plan and that the review criteria (ii) through (vi) in Section 21.02.130(c)(2) of the Grand Junction Municipal Code have been met.

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

The Grand Valley Circulation Plan (GVCP) be revised to reclassify 23 ½ Road from F ½ Road to I-70 from a Principal Arterial to a Minor Arterial, and specifically to what is known as the "D Road Section" found in the Municipal Code Title 37, Chapter 37.12, a modified design with the same amount of Right-of-Way as a Minor Arterial, as shown on attached Exhibit A.

Introduced on first reading this 15<sup>th</sup> day of February, 2017 and ordered published in pamphlet form.

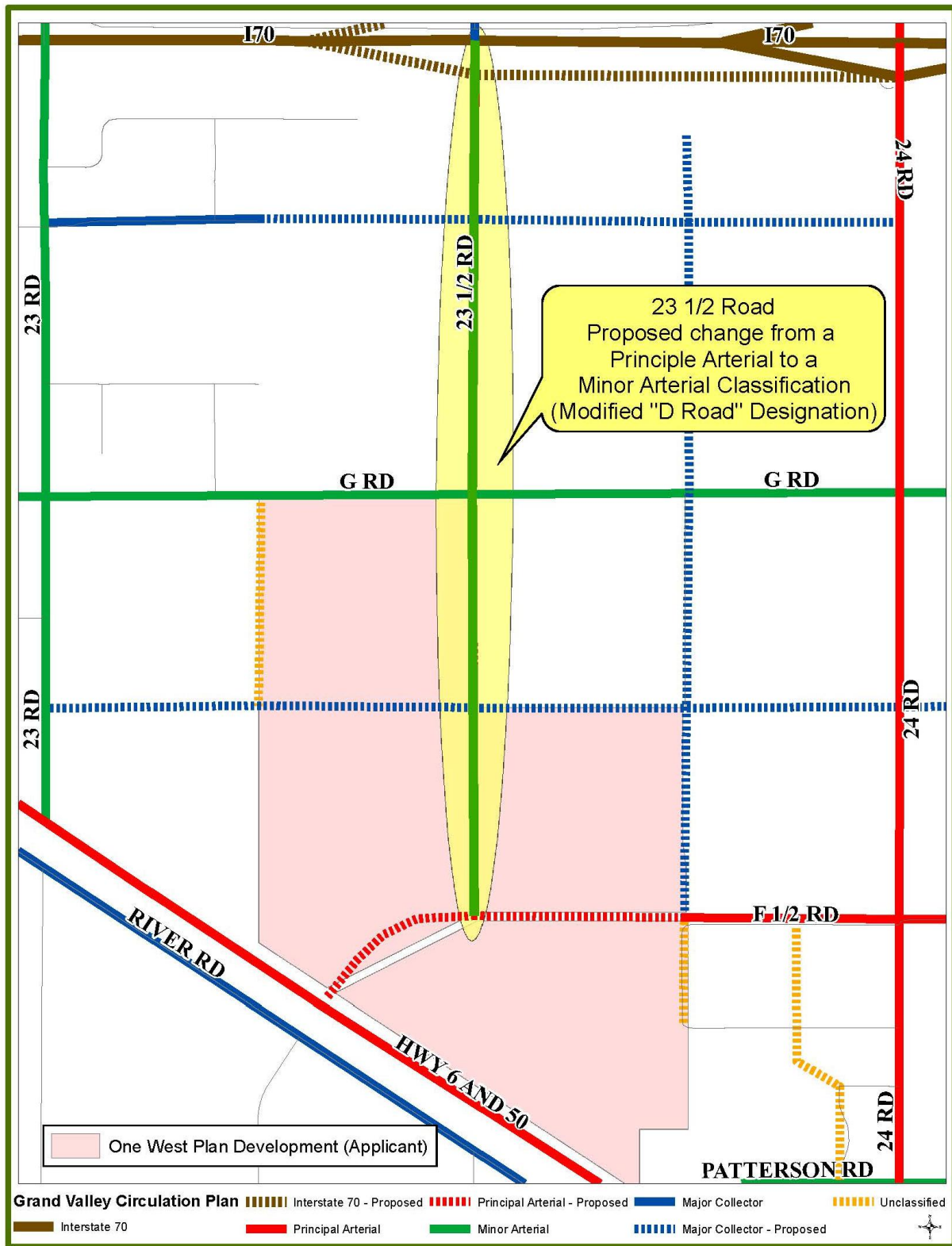
Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2017 and ordered published in pamphlet form.

**ATTEST:**

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

\_\_\_\_\_  
Mayor

# Exhibit A



23 1/2 Road  
 Proposed change from a  
 Principle Arterial to a  
 Minor Arterial Classification  
 (Modified "D Road" Designation)

One West Plan Development (Applicant)

**Grand Valley Circulation Plan**  
 Interstate 70 - Proposed    Principal Arterial - Proposed    Major Collector    Unclassified  
 Interstate 70    Principal Arterial    Minor Arterial    Major Collector - Proposed



**Grand Junction City Council**

**Regular Session**

**Item #3.a.**

---

**Meeting Date:** February 15, 2017

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

**Department:** Admin - City Clerk

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

---

**Information**

**SUBJECT:**

Resolution No. 14-17 - A Resolution Approving the Election Notice for the Regular Election April 4, 2017

**RECOMMENDATION:**

Adopt Proposed Resolution

**EXECUTIVE SUMMARY:**

Both the Charter and the Municipal Election Code have specific content and publication requirements for the election notice. The proposed notice contained within the resolution being presented meets those requirements.

**BACKGROUND OR DETAILED INFORMATION:**

The Charter, Section 17, requires that a notice of election be published three times within the ten days prior to the election. The Mail Ballot Election Act requires that such notice be published at least twenty days prior to the election and that the contents include the voter qualifications. The notice will be published February 24, and in March on March 15, 25, 26, and 27. The proposed notice contained within the resolution includes the pertinent information specific to this election.

**FISCAL IMPACT:**

Publication of these notices is estimated at \$1,600 which is in the budget.

**SUGGESTED MOTION:**

I move to adopt Resolution No. 14-17, A Resolution Setting Forth the Notice of Election



for the Regular Municipal Election to be held on April 4, 2017 in the City of Grand Junction

**Attachments**

1. Proposed Resolution - Election Notice

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

**A RESOLUTION SETTING FORTH THE NOTICE OF ELECTION  
FOR THE REGULAR MUNICIPAL ELECTION TO BE HELD  
ON APRIL 4, 2017 IN THE CITY OF GRAND JUNCTION**

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

The Election Notice hereinafter be the Notice of the Regular Municipal Election to be held in the City on April 4, 2017 and further that the same be published in accordance with election procedures:

**“ELECTION NOTICE**

**CITY OF GRAND JUNCTION, COLORADO  
NOTICE OF REGULAR MUNICIPAL ELECTION  
TO BE HELD ON TUESDAY, THE 4TH DAY OF APRIL, 2017**

PUBLIC NOTICE IS HEREBY GIVEN THAT A REGULAR MUNICIPAL ELECTION WILL BE HELD BY MAIL-IN BALLOT ON TUESDAY, THE 4TH DAY OF APRIL, 2017, IN THE CITY OF GRAND JUNCTION, COLORADO.

That said Regular Municipal Election will be held by mail-in ballot with ballots mailed to all active registered voters in said City of Grand Junction. Ballot packages will be mailed no later than March 20, 2017 and must be returned to the Mesa County Clerk no later than 7:00 p.m. on Election Day, Tuesday, April 4, 2017. Voted ballots may be mailed with proper postage affixed and received by Mesa County Clerk no later than 7:00 p.m. Election Day, or returned to the following locations, also no later than 7:00 p.m. Election Day:

Grand Junction City Hall  
City Clerk’s Office  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

Mesa County Central Services  
Elections Department  
200 S. Spruce Street (West Entrance)  
Grand Junction, CO 81501

Mesa County Central Services  
Clerk & Recorder  
200 S. Spruce Street (Main Entrance)  
Grand Junction, CO 81501

Mesa County Central Services  
Outside Drop Box  
200 S. Spruce St. (by West Entrance)  
Grand Junction, CO 81501

On April 4, 2017, the places designated will be open until the hour of 7:00 p.m. NO voting devices will be provided at any location. The election will be held and conducted as prescribed by law.

The Mesa County Elections Department at 200 S. Spruce Street will be open for issue of ballots to “inactive voters”, or the reissue of ballots to those who have spoiled, lost, moved, or for some reason did not receive a ballot, for the period 25 days prior to the election, Monday through Friday, from 8:00 a.m. to 5:00 p.m. and on Tuesday, April 4, 2017 from 7:00 a.m. to 7:00 p.m. (Election Day).

Registered voters within the city limits of Grand Junction are qualified to vote. Registration of voters for the said election has taken place in the time and manner provided by law.

**Candidates are:**

**CITY COUNCIL DISTRICT A**  
**Four-Year Term**  
**(Vote for One)**

**Jesse Daniels**

**Phyllis Norris**

**CITY COUNCIL DISTRICT D**  
**Four-Year Term**  
**(Vote for One)**

**Martin Chazen**

**C.E. Duke Wortmann**

**CITY COUNCIL DISTRICT E**  
**Four-Year Term**  
**(Vote for One)**

**Duncan McArthur**

**CITY COUNCIL AT-LARGE**  
**Four-Year Term**  
**(Vote for One)**

**C. Lincoln Pierce**

**Rick Taggart**

**Questions on the Ballot:**

**CITY OF GRAND JUNCTION REFERRED MEASURE 2A**

*AUTHORIZING THE CITY TO RAISE SALES AND USE TAXES BY ONE-QUARTER PERCENT AND TO INCUR ADDITIONAL DEBT FOR THE ECONOMIC DEVELOPMENT PROJECT OF CONSTRUCTION AND OPERATION OF AN EVENT CENTER AND MAKING IMPROVEMENTS TO TWO RIVERS CONVENTION CENTER*

**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 EVENT 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/FOR**

**NO/AGAINST**

**CITY OF GRAND JUNCTION REFERRED MEASURE 2B**

*AUTHORIZING THE CITY TO RETAIN AND SPEND THE FUNDS IN THE RIVERSIDE PARKWAY DEBT RETIREMENT FUND (ALREADY RECEIVED AND TO BE RECEIVED UNTIL 2022) FOR ROAD CONSTRUCTION, ROAD REPAIR, AND ROAD IMPROVEMENTS INCLUDING BUT NOT LIMITED TO THE RIVERSIDE PARKWAY*

**WITHOUT ANY INCREASE IN TAXES OR DEBT SHALL THE CITY OF GRAND JUNCTION, COLORADO BE AUTHORIZED TO RETAIN AND SPEND ALL REVENUES, INCLUDING BUT NOT LIMITED TO THE REVENUES DEPOSITED IN THE RIVERSIDE PARKWAY DEBT RETIREMENT FUND AUTHORIZED BY THE VOTERS AS AN APPROVED REVENUE CHANGE IN 2007, NOTWITHSTANDING THE REVENUE LIMITS UNDER ARTICLE X, SECTION 20 (ALSO KNOWN AS THE TABOR AMENDMENT) OF THE COLORADO CONSTITUTION TO PAY ANY PORTION OR ALL OF THE COSTS OF CONSTRUCTION, REPAIR AND/OR REPLACEMENT OF ANY STREET, SIDEWALK OR HIGHWAY TRANSPORTATION IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO REPAIR, RESURFACING AND NECESSARY RECONSTRUCTION OF THE RIVERSIDE PARKWAY AND/OR THE DESIGN, PURCHASE OF RIGHTS OF WAY AND/OR EASEMENTS FOR TRANSPORTATION IMPROVEMENTS IN THE CITY FOR EXISTING STREET(S), SIDEWALK(S) OR HIGHWAY(S) INFRASTRUCTURE UNTIL DECEMBER 31, 2022 AFTER WHICH TIME THE REVENUE LIMITS OF TABOR SHALL AGAIN APPLY TO THE CITY?**

**YES/FOR**

**NO/AGAINST**

---

BY ORDER OF THE CITY COUNCIL

Stephanie Tuin, City Clerk”

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

---

President of the Council

ATTEST:

---

City Clerk





## Grand Junction City Council

### Regular Session

Item #3.b.

---

**Meeting Date:** February 15, 2017

**Presented By:** Greg Caton, City Manager

**Department:** Admin - Finance

**Submitted By:** Jay Valentine, Deputy Finance Director

---

### **Information**

#### **SUBJECT:**

Resolution No. 15-17 - A Resolution Amending the Purchasing Manual to Amend the Purchasing Threshold

#### **RECOMMENDATION:**

Recommend the passage of Resolution No. 15-17

#### **EXECUTIVE SUMMARY:**

Current Purchasing policy requires expenditures in excess of \$50,000 to be presented and approved by City Council regardless of prior Council budgetary authorization. Staff is recommending amending this policy to increase the Council approval for contracts while leaving the threshold for formal solicitations unchanged. These changes are intended to eliminate what can be construed as a redundant approval process while saving time for both staff and Council. In some circumstances, it may also allow staff the ability to react more quickly to time-sensitive pricing opportunities as well. This proposed policy would move the approval threshold to \$50,000 to \$200,000.

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

The purpose of this policy manual is to serve as a reference for employees to maximize the value of public funds in procurement and to maintain an ethical, quality procurement system. It is further intended to provide for the fair and equitable treatment of all persons involved in public purchasing by the City, to maximize the purchasing value of public funds, to codify and standardize the City's purchasing rules and regulations for orderly and efficient administration, to provide safeguards for maintaining a procurement system of quality and integrity, and foster effective, broad-

based competition within the free enterprise system.

This purchasing policy shall apply to the procurement of all materials, equipment, construction and services required by the City. Purchases subject to contracts between the City and other governmental bodies, nonprofits, and utility providers are excluded.

The following table indicates purchasing approval limits for City expenditures. The matrix presents types and methods for expenditures on the top horizontal row; the first vertical row indicates dollars to be expended. The remaining boxes indicate the approving authority required to give expenditure approval.

<b>Type of Purchase</b>	<b>Dollar Amount</b>	<b>Approval</b>
Procurement Card	Up to \$5,000	Division Representative
Department Quotes	\$5,000-\$10,000	Division Manager
Formal Quotes by Purchasing	\$10,000-\$15,000	Division Manager
Formal Quotes by Purchasing	\$15,000 - \$25,000	Department Director
Formal Solicitations	\$25,000 - \$200,000	City Manager
Formal Solicitations	\$200,000 – over	City Council

Awards of at least \$50,000 shall still be approved by City Council action if one of the following conditions are met:

1. There are fewer than two responses to the solicitation.
2. There is a request for a single/sole source vendor.
3. Specific appropriations do not exist for the purchase of the good or service.

Quarterly, a report of all purchasing activity of at least \$50,000 and up to \$200,000 shall be made available to Council for review.

Because it is always our intent to apply “best practice” procedures to our processes, staff reached out to 13 different organizations to gauge what policies exist for other local governments. Although policies differed throughout each entity, the proposed policy is somewhat of a hybrid of what other organizations are doing but is the most beneficial to the City of Grand Junction.

In 2015 there were 38 solicitations that fell between the range of \$50,000 and \$200,000. It is estimated that staff spends between 2 ½ – 3 ½ hours per item drafting reports and presenting these projects to City Council. Aside from the benefit of time savings, this policy change will not diminish nor hinder the integrity of the City’s centralized procurement process. Guided by a strict and ethical purchasing policy, our employees will continue with current procurement practices, constantly evaluating each solicitation to make sure the goods and services being purchased are at the best possible price in order to maximize the value for the tax/rate payer.

**FISCAL IMPACT:**

There is no fiscal impact in implementing this policy change.

**SUGGESTED MOTION:**

I move to adopt Resolution No. 15-17, A Resolution Amending Resolution 04-12 Concerning the Policies and Procedures Manual for Purchasing, Specifically the Purchasing Thresholds for the City Manager

**Attachments**

1. Proposed Resolution





## Grand Junction City Council

### Regular Session

Item #4.a.

---

**Meeting Date:** February 15, 2017

**Presented By:** Kristen Ashbeck, Sr. Planner/ CDBG Admin

**Department:** Admin - Community Development

**Submitted By:** Kristen Ashbeck, Senior Planner

---

### **Information**

#### **SUBJECT:**

Request Vacating Alley Public Rights-of-Way in Block 84 City of Grand Junction at 310 North 7th Street (R-5 High School Block) - WITHDRAWN

#### **RECOMMENDATION:**

The Planning Commission unanimously recommended approval of the alley rights-of-way vacation at its January 24, 2017 meeting on the consent agenda.

#### **EXECUTIVE SUMMARY:**

This is a request to vacate the public alley rights-of-way in Block 84, City of Grand Junction also known as the R-5 High School Block. Vacation of the alley rights-of-way will clear encumbrances for potential redevelopment of the block. Per the attached letter, the applicant has withdrawn this application.

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

The Grand Junction Downtown Development Authority (DDA), as the owner of the property known as the R-5 High School block on the southeast corner of 7th Street and Grand Avenue (Block 84, Original City Plat), is in the process of redeveloping the site. Currently, the east-west and north-south alley rights-of-way bisect the block and are an encumbrance to potential development of the property. Therefore, the DDA requests approval from the City to vacate both the east-west and north-south alley rights-of-way in Block 84, Original City Plat (approximately 11,777 square feet or 0.27 acres). Only portions of the rights-of-way have been improved and the R-5 High School building was constructed on the east-west alley. There are private electrical facilities located on the east end of the east-west alley for which Xcel Energy has stated that retention of an

easement is not required. There is also a public sewer line that runs north-south through the property west of the north-south alley. An easement for this line has already been granted by the property owner, the DDA to the City for the benefit of the Persigo 201 Sanitary Sewer System.

**FISCAL IMPACT:**

None.

**SUGGESTED MOTION:**

I move to accept the request to withdraw the application vacating Public Alley Rights-of-way in Block 84, City of Grand Junction, located at 310 North 7th Street.

**Attachments**

1. Planning Commission Staff Report
2. Letter from Applicant Withdrawing Application





Date: January 4, 2017  
 Author: Kristen Ashbeck  
 Title/ Phone Ext: Senior Planner /1491  
 Proposed Schedule: Planning  
 Commission January 24, 2017; City  
 Council 1<sup>st</sup> Reading – February 1, 2017  
 2nd Reading: February 15, 2017  
 File: VAC-2016-582

**ATTACH 1**

**PLANNING COMMISSION AGENDA ITEM**

<b>Subject:</b> Vacation of Alley Public Rights-of-Way – R-5 High School Block
<b>Action Requested/Recommendation:</b> Forward a recommendation to City Council to vacate alley public rights-of-way in Block 84, Original City Plat, also known as the R-5 High School Block to clear encumbrances for potential redevelopment of the block.
<b>Presenter(s) Name &amp; Title:</b> Kristen Ashbeck – Senior Planner

**Executive Summary:**

Forward a recommendation to City Council to vacate alley public rights-of-way in Block 84, Original City Plat, also known as the R-5 High School Block to clear encumbrances for potential redevelopment of the block.

**Background, Analysis and Options:**

The Grand Junction Downtown Development Authority (DDA), as the owner of the property known as the R-5 High School block on the southeast corner of 7<sup>th</sup> Street and Grand Avenue (Block 84, Original Plat, City of Grand Junction) is in the process of redeveloping the site. Currently, the east-west and north-south alley rights-of-way bisect the block and are an encumbrance to potential development of the property. Therefore, the DDA requests approval from the City to vacate both the east-west and north-south alley rights-of-way in Block 84, Original City Plat (approximately 11,777 square feet or 0.27 acres – see attached vacation exhibit). Only portions of the rights-of-way have been improved and the R-5 High School building was constructed on the east-west alley. There are private electrical facilities located on the east end of the east-west alley for which Xcel Energy has stated that retention of an easement is not required. There is also a public sewer line that runs north-south through the property west of the north-south alley. An easement for this line has already been granted by the property owner, the DDA to the City for the benefit of the Persigo 201 Sanitary Sewer System.

**Neighborhood Meeting:**

Because the rights-of-way have not been improved, a portion of the east-west alley has already been constructed upon (R-5 High School building), and the adjacent property (all owned by the DDA) is the only beneficiary, no neighborhood meeting was held.

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

**Goal 4:** Support the continued development of the downtown area of the City center into a vibrant and growing area with jobs, housing and tourist attractions.

The requested alley vacations will render the entire block unencumbered by the rights-of-way, thereby it will be more conducive to future redevelopment which supports this goal.

**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 vacation of rights-of-way request does not specifically further the goals of the Economic Development Plan, it does make the parcel more attractive for redevelopment for both renovation of the historic school and new development. The vacation also eliminates the responsibility of the City of Grand Junction for construction and maintenance of the alleys.

**Board or Committee Recommendation:**

There is no other committee or board recommendation.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

This request has not previously been presented or discussed.

**Attachments:**

1. Background information
2. Staff report
3. Site Location Map
4. Alley Location Map
5. Survey Exhibit
6. Ordinance

BACKGROUND INFORMATION					
Location:		310 North 7 <sup>th</sup> Street. Block 84 Original City Plat – Southeast corner of 7 <sup>th</sup> Street and Grand Avenue			
Applicant:		DDA – Brandon Stam, Executive Director			
Existing Land Use:		Partially improved rights-of-way for alleys			
Proposed Land Use:		Incorporate into future redevelopment of the block			
Surrounding Land Use:	North	Church, Office and Multifamily Residential			
	South	Office, Duplex and Vacant			
	East	Commercial Services and Office			
	West	Office and Multifamily Residential			
Existing Zoning:		N/A – rights-of-way; Block is B-2 (Downtown Business)			
Proposed Zoning:		B-2 (Downtown Business)			
Surrounding Zoning:	North	PD (Planned Development) and R-O (Residential Office)			
	South	B-2 (Downtown Business)			
	East	R-O (Residential Office)			
	West	B-2 (Downtown Business)			
Future Land Use Designation:		Downtown Mixed Use			
Zoning within density range?		X	Yes		No

Section 21.02.100 of the Grand Junction Municipal Code

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

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

The vacation of the alley rights-of-way will remove encumbrances from the entire block except for a remaining sanitary sewer easement, thereby making the property more attractive for redevelopment. It will also eliminate the City's responsibility for construction and maintenance of the alleys. This does not impact the Grand Valley Circulation Plan and is consistent with the Comprehensive Plan and Greater Downtown Plan. Therefore, this criterion has been met.

- b. *No parcel shall be landlocked as a result of the vacation.*

No parcels are landlocked if the alleys are vacated. Therefore, this criterion has been met.

- c. *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.*

Vacation of the alleys will not change the access or restrict access to any properties, particularly since the entire block is under one ownership. The vacation will increase total developable square footage of the block, maximizing future (re)development potential. Therefore, this criterion has been met.

- d. *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).*

The review of the proposed vacation elicited the following comments:

Development Engineer: No comments.

City Planner: Easement for sanitary sewer line has been recorded. A sanitary sewer easement is being retained in that area of the right-of-way being vacated that is included in the description of the sanitary sewer easement granted by the DDA in the document recorded in the Mesa County Clerk and Recorder's Office with Reception #2784040. Xcel Energy has stated that the private electric facilities in the east-west alley do not require an easement be retained.

City Surveyor: No comments.

As no other adverse impacts on the health, safety, and/or welfare of the general community have been raised and the quality of public facilities and services provided to any parcel of land will not be reduced as a result of this vacation request, this criterion has been met.

- e. *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.*

Except for a sanitary sewer line for which an easement has been dedicated, all existing public facilities or services are located outside of the alleys being considered for vacation. A sanitary sewer easement is being retained in that area of the right-of-way being vacated that is included in the description of the sanitary sewer easement granted by the DDA in the document recorded in the Mesa County Clerk and Recorder's Office with Reception #2784040. Therefore, this criterion has been met.

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

The proposed vacation provides a public benefit by eliminating future construction and maintenance costs for the alleys and creates a full block of real estate that is more attractive to a developer. Therefore, this criterion has been met.

## FINDINGS OF FACT/CONCLUSIONS

After reviewing the Vacation of Public Alley Rights-of-Way – R-5 High School Block, VAC-2016-582 for the vacation of public alley rights-of-way, I make the following findings of fact and conclusions:

1. The requested vacation of alley rights-of-way does not impact the Grand Valley Circulation Plan and is consistent with the Comprehensive Plan and Greater Downtown Plan.
2. The review criteria in Section 21.02.100 of the Grand Junction Municipal Code have all been met.
3. Retain a sanitary sewer easement for the benefit of the Persigo 201 System in that area of the right-of-way being vacated included in the area granted as a sanitary sewer easement by the Grand Junction, Colorado, Downtown Development Authority in the document recorded in the Mesa County Clerk and Recorder's Office with Reception Number 2784040 with the retained and reserved easement having the same covenants, uses and purposes as set forth therein.

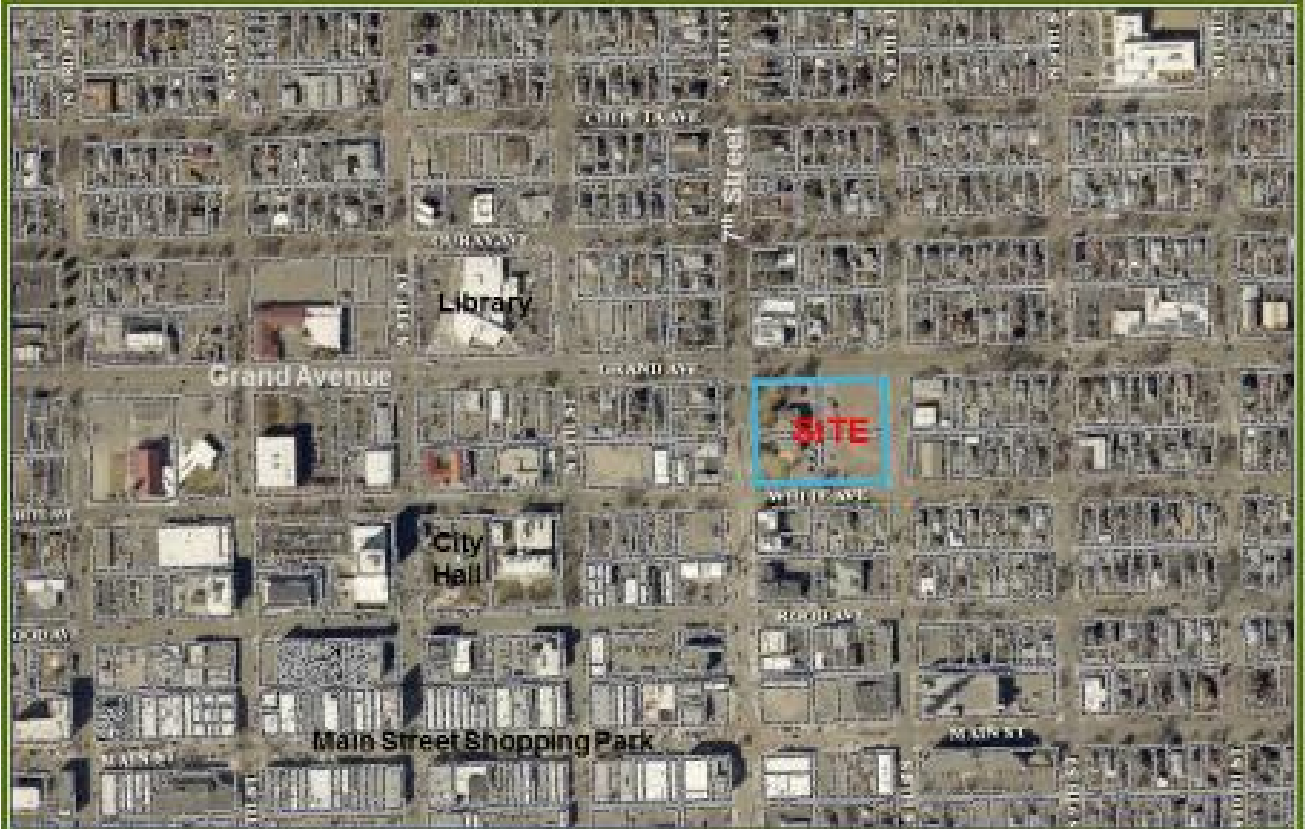
## STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested alley rights-of-way vacation, VAC-2016-582 to the City Council with the findings and conclusions listed above.

## RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on item VAC-2016-582, I move we forward a recommendation of approval to the City Council on the request to vacate the alleys in Block 84, City of Grand Junction located at 310 North 7<sup>th</sup> Street with the findings of fact and conclusions in the staff report.

# Block 84 (R-5) Alley Vacation Location Map



Printed: 12/29/2016

1 inch = 358 feet





# R-5 Alley Vacation

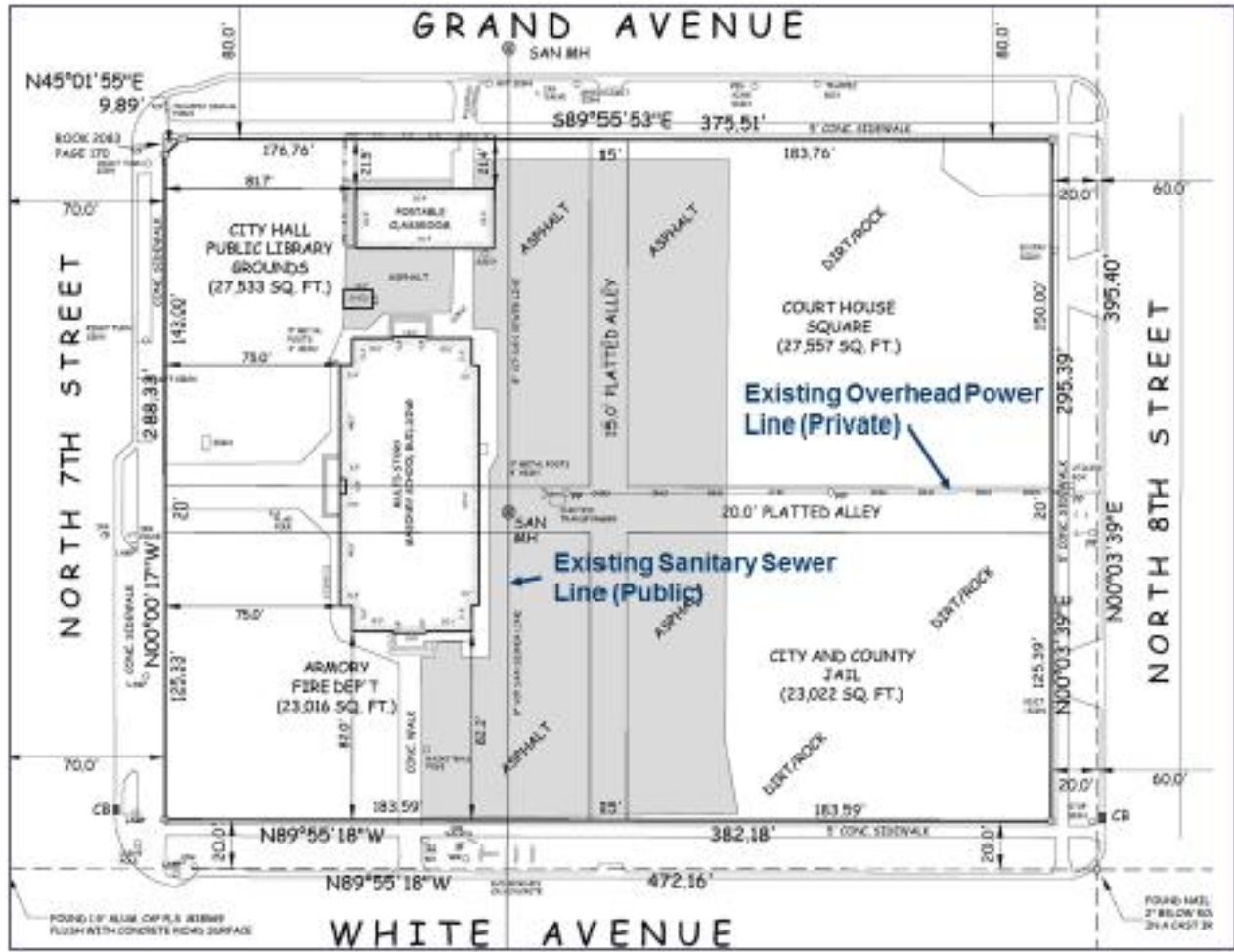


0 0.025 0.05 Miles

Printed: 12/20/2016

1 inch = 90 feet







February 07, 2017

Kristin Ashbeck  
City of Grand Junction-Planning

RE: Alley Vacations for R-5 Site

Dear Ms. Ashbeck

This letter is a formal request to remove the alley vacations application from the City Council agenda. REgeneration Development Strategies initiated this request to cancel the current application and the DDA as a potential development partner decided this was in the best interests of the overall project to comply with their request. If you need additional information please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Stam".

Brandon Stam  
Executive Director, Downtown Development Authority



## Grand Junction City Council

### Regular Session

Item #5.a.

---

**Meeting Date:** February 15, 2017

**Presented By:** Greg Lanning, Public Works Dir, Jay Valentine, Internal Serv. Man.

**Department:** Public Works - Engineering

**Submitted By:** Justin Vensel, Project Engineer  
Trent Prall, Engineering Manager

---

### Information

#### **SUBJECT:**

Construction Contract for the 1st Street Reconstruction (Ouray Avenue to North Avenue)

#### **RECOMMENDATION:**

Authorize the City Purchasing Division to enter into a Contract with MA Concrete Construction from Grand Junction, CO for the 1st Street Reconstruction Project (Ouray Avenue to North Avenue) in the amount of \$2,102,074.60.

#### **EXECUTIVE SUMMARY:**

This construction contract will reconstruct 1st Street from Ouray Ave to North Ave. The reconstruction will replace the existing four lane section with a three lane section complete with 8 foot wide detached sidewalks, 5 foot bike lanes, provide for on-street parking, medians, new LED street lighting as well as drainage and landscaping. The proposed contract is with MA Concrete in the amount of \$2,102,074.60. Construction is scheduled from February 21 through July 14, 2017.

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

The section of 1st Street from Ouray Avenue to North Avenue has a Pavement Condition Index (PCI) between 24 and 39 which requires a complete reconstruction.

The 1st Street project will reconstruct the corridor from Ouray Avenue to North Avenue to a three-lane section with 8' wide detached sidewalks, 5' bike lanes, on-street parking and medians. Additional upgrades include landscaping, drainage improvements and the

conversion of street lighting to LED. The goals of the project are to:

- Provide capacity for up to 14,000 vehicles per day as projected in the 2040 traffic model.
- Provide a safe transportation corridor for all modes, including pedestrians, bicyclists, ADA, transit, vehicles and trucks.
- Address issues identified in the Comprehensive Plan and Greater Downtown Plan such as traffic growth, traffic calming and intensified land uses in a Neighborhood Center.
- Accommodate existing businesses by providing safe access and allow for on street parking.

Reconstruction and reconfiguration of 1st Street will also:

- Provide safer access control,
- Reduce left turn conflicts, and
- Reduce the potential for rear end accidents.

The 1st Street design was presented to City Council on January 18, 2016. The existing undivided four lane roadway will be reconfigured into three lanes, made of two through lanes and a center two-way left turn lane. The project will also include bike lanes, pedestrian crossing islands, detached sidewalks, and/or parking.

Once complete, the new road section is expected to be safer, with reduced vehicle speeds, (especially high-end speeders going more than 5 miles per hour over the limit), reduced conflict points, improved sight distance and reduced collisions and injuries (29% nationally / 34% locally).

Other similar projects (and construction dates) in the city include:

- 1962 – Main Street 1st to 7th – 4 lanes to 2 lanes
- 1995 - 28 ¼ Road – 4 lanes to 3 lanes
- 1999 – 5th Street, Grand to North Ave - 3 lanes to 2
- 2000 – 12th Street, Pitkin to Gunnison - 4 lanes to 3
- 2001 – 4th Street, Ute to North Ave -3 lanes to 2
- 2008 – 7th Street, Pitkin to Grand Avenue – 5 lanes to 3
- 2009 - 5th Street, Ute to Grand – 3 lanes to 2

Primary concern generally raised is about capacity.

The Federal Highway Administration has determined this road configuration does not cause congestion on roads that carry fewer than 20,000 cars daily. Adding center-turn lanes actually increases capacity, because traffic is not stopped for vehicles waiting to make left turns. The current 2040 model projects 14,000 cars/day on 1st Street.

The project is slated to start construction February 21, 2017 with completion by July 14, 2017.

As this corridor is an important commuter route as well as the primary access for many businesses, the corridor will remain open during construction. There are provisions in the contract for the contractor to be in close coordination with adjacent businesses regarding access and weekly newsletters are also required providing information on upcoming work.

The contract has provisions for early completion incentive of \$2,500 per day up to a maximum of \$75,000.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Daily Sentinel. Five companies submitted formal bids, which were found to be responsive and responsible in the following amounts:

<b>FIRM</b>	<b>LOCATION</b>	<b>PRIMARY BID SCHEDULE COST</b>
<b><i>M.A. Concrete Construction, Inc.</i></b>	<b>Grand Junction, CO</b>	<b>\$2,102,074.60</b>
Oldcastle SW Group, Inc.	Grand Junction, CO	\$2,351,464.00
Mountain Valley Contracting, Inc.	Grand Junction, CO	\$2,361,705.60
Hudspeth and Associates, Inc.	Grand Junction, CO	\$2,804,569.12
Dirtworks Construction	Grand Junction, CO	\$3,499,999.99

**FISCAL IMPACT:**

The funding for this project is budgeted in the Transportation Capacity Payment fund 207 and Storm Drainage Improvements Fund 202 which is detailed below:

**Sources**

Transportation Capacity (2017)	\$2,236,344
Storm Drainage Improvements Fund 202	\$ 120,000
<b>Total Sources</b>	<b>\$2,356,344</b>



**Expenditures**

Construction Contract MA Concrete Construction	\$2,102,135
ROW, PE and TE expenditures	\$ 155,409
Consultants, title work, closing costs	\$ 98,800
Total Expenditures	\$2,356,344

**SUGGESTED MOTION:**

I move to Authorize the Purchasing Division to Enter into a Contract with MA Concrete Construction for the 1st Street Reconstruction IFB-4321-17-DH in the amount of \$2,102,074.60.

**Attachments**

1. 1st Street Cross Sections



Date: 1-26  
Citizen's Name: Bruce Tommiller  
Address: 3032 N. 15th Street #208  
Phone Number: \_\_\_\_\_  
Subject: Event Center Whitman Park Travel Fund

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.

Date: 2/15/17  
Citizen's Name: n/uhuf Antod.  
Address: 2111 Desert Hills Rd.  
Phone Number: \_\_\_\_\_  
Subject: Multimedia Event Center

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.

Date: 2/15/17  
Citizen's Name: Andrew Metz  
Address: 2430 Santa Rosalia ST CO  
Phone Number: \_\_\_\_\_  
Subject: Santa Clara County ~~Equipment~~ Surveillance Tech Ordinance

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.

Date: 02/15/17  
Citizen's Name: Richard Swingle  
Address: 443 Mediterranean Way  
Grand Junction, CO 81507-4525  
Phone Number: \_\_\_\_\_  
Subject: 02/13/17 Broadband Workshop observations

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

# City of Grand Junction City Council Meeting February 15, 2017

## 02/13/17 Broadband Workshop Observations

Prepared by: Richard Swingle

## 02/13/17 Broadband Workshop Observations

### City Council Workshop Agenda – February 13, 2017

1. Presentations by Incumbent Providers (15 minutes each)
  - a. Charter Spectrum
  - b. CenturyLink
  - c. Provelocity
  - d. Forethought
  - e. Emery Telecom
  - f. 32 Waves

## 02/13/17 Broadband Workshop Observations

### City Council Workshop Agenda – February 13, 2017

1. Presentations by Incumbent Providers (15 minutes each)
  - ✓ a. Charter Spectrum (actual = 48 minutes)
  - ✓ b. CenturyLink (actual = 39 minutes)
  - c. Provelocity (actual = 28 minutes)
  - d. Forethought (actual = 29 minutes)
  - e. Emery Telecom (actual = 20 minutes)
  - ✓ f. 32 Waves (actual = 8 minutes)

## 02/13/17 Broadband Workshop Observations

### Business Models

- “The Next Generation Network Connectivity Handbook” a guide for community leaders seeking affordable, abundant bandwidth (volume 2.0 – released December 2016)
  - Primary
  - Partial
  - Facilitator
- City Councilmembers are not in agreement on which of the 3 approaches the City should take
- Is there general agreement that broadband speeds need to be addressed?
- Are the incumbents (private business) going to re-wire our community with fiber?

## 02/13/17 Broadband Workshop Observations

- **Inaccuracies**

- **Charter Spectrum**

- Jon Labrum of Provelocity indicated that Spectrum had 100Mbps service in Grand Junction available for an additional \$10.00 per month
    - 100Mbps is only available in California and Texas. Started delivery in those states in the past 90 days
    - In California and Texas this is the standard offering with no additional charge

- **CenturyLink**

- Advertises 20Mbps, but can only deliver 1.5Mbps in the Redlands (definition of broadband is download at 25Mbps and upload at 3Mbps)
    - "We are ready", but has no broadband offerings and no schedule
    - Netflix recommends 25Mbps for 4k streaming (not 16Mbps as the handout lists)

Grand Junction City Council—February 15, 2017

5

## 02/13/17 Broadband Workshop Observations

- **Nokia/Si Fi Milestone 2**

- City currently obligated to repay \$50,000 if we decide not to proceed to Milestone 2
  - Milestone 2 requires a minimum commitment of an additional \$150,000 (timeline of 6 to 8 weeks to complete Milestone 2)
  - Deadline for accepting Milestone 1 and proceeding to Milestone 2 is March 1st
  - \$150,000 represents .001% of the 2017 adopted City budget of \$140,500,000

Grand Junction City Council—February 15, 2017

6

## 02/13/17 Broadband Workshop Observations

### Right-of-way

- Rio Blanco project manager indicated it was the biggest obstacle that they underestimated
- Emery Telcom (5<sup>th</sup> presenter at Monday's meeting) has attempted to get CDOT approval for fiber access along I-70 for past two years from Utah border to Grand Junction (unsuccessful to date – asked for City Council assistance)

Grand Junction City Council-February 15, 2017

7

## 02/13/17 Broadband Workshop Observations

### Mountain Connect

- Will be held on May 22 to 24<sup>th</sup> in Keystone, CO
- Largest gathering of community leaders attempting to speed the deployment of broadband on the Western Slope (400+ registered last year)
- Subject is complex, suggest more than one City Councilmember attend

Grand Junction City Council-February 15, 2017

8



## 02/13/17 Broadband Workshop Observations

### Recommendations:

1. Determine business model (Primary, Partial, or Facilitator)
2. Increase effort to streamline right-of-way
3. Increased familiarization of City Councilmembers with the technology and long-term implications
4. Blake Mobely, IT Director for Rio Blanco has offered to present to City Council about lessons learned and best practices