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**CITY COUNCIL AGENDA  
WEDNESDAY, MAY 17, 2017  
250 NORTH 5<sup>TH</sup> STREET  
5:15 PM – PRE-MEETING – ADMINISTRATION CONFERENCE ROOM  
6:00 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**

Pastor Jim Hale, Spirit of Life Christian Fellowship Church

(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.)

**Presentation**

Presentation of Appreciation Plaque to Outgoing President of the Council/Mayor  
Phyllis Norris

**Proclamation**

Proclaiming the Week of May 15 - May 21, 2017 as "National Police Week" in the City of Grand Junction

Proclaiming May 20, 2017 as "Public Lands Day" in the City of Grand Junction

Proclaiming the Week of May 21 - May 27, 2017 as "Emergency Medical Services Week" in the City of Grand Junction

Proclaiming the Week of May 27th through June 3rd as "Junior College World Series Week" in the City of Grand Junction

**Certificate of Appointments**

Certificate of Appointment to New Commission on Arts and Culture Member

Certificate of Appointment to the At-Large Member to the Grand Junction Regional Airport Board

**Citizen Comments**

**Council Reports**

**Consent Agenda**

**1. Approval of Minutes**

- a. Summary of the May 1, 2017 Workshop
- b. Minutes of the April 19, 2017 Regular Meeting
- c. Minutes of the May 3, 2017 Executive Session

**2. Set Public Hearings**

- a. Quasi-judicial
  - i. Ordinance Adopting a Civic and Institutional Master Plan for Colorado Mesa University and Conditional Right-of-Way Vacation in Accordance with the Master Plan and Setting a Hearing for June 7, 2017
  - ii. Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Properties Known as Las Colonias, into the Boundaries of the Downtown Development Authority and Setting a Hearing for June 7, 2017
  - iii. Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Properties Known as Jarvis Subdivision Filing 1, in the Boundaries of the Downtown Development Authority and Setting a Hearing for June 7, 2017
  - iv. Ordinance Expanding the Boundaries of and Including Property Known as Las Colonias into the Downtown Grand Junction Business Improvement District and Setting a Hearing for June 7, 2017

**3. Contracts**



- a. Contract for Persigo WWTP Raw Sewage Wet Well Rehabilitation Project
- b. Purchase of One Side Load Refuse Truck

#### **4. Resolutions**

- a. Resolution Authorizing an Outdoor Dining Lease for 436 Main Street (Twisted Turtle)
- b. Resolution Assigning Councilmembers to Various Boards, Commissions and Authorities
- c. Resolution Issuing a Revocable Permit for the Construction of a Grease Interceptor in the Bookcliff Avenue Right-of-Way for the 7th Street Deli Located at 2232 North 7th Street

#### **5. Other Action Items**

- a. Prohibition of Parking along Main Street during Grand Junction Off-Road & Downtown Music Festival, May 19-21, 2017

#### **Regular Agenda**

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

#### **6. Other Action Items**

- a. Hold a Public Hearing to Consider Funding the 2017 CDBG Program Year, Including Amendments to Action Plans for Previous Program Years, and Set a Public Hearing for Adoption of the 2017 One-Year Action Plan for July 5, 2017

#### **7. Resolutions**

- a. Resolution Issuing a Revocable Permit to the Downtown Development Authority for a Parklet in the 5th Street Right-of-Way Adjacent to the Property Located at 126 S. 5th Street

#### **8. Public Hearings**

- a. Quasi-judicial
  - i. Ordinance Rezoning the Fountain Hills Subdivision to R-5, Located at 3495 N. 15th Street

- ii. Ordinance Approving an Amended Planned Development (PD) and Outline Development Plan (ODP) for Lot 2, Block 9 and Lot 1, Block 8 of The Ridges, Filing Two.

- b. Other Ordinances

- i. Ordinance Concerning the Salary of the Municipal Court Judge
- ii. 2017 Supplemental Appropriation Ordinance

**9. Contracts**

- a. Bonsai Design Incentive Agreement - Authorization of the City Manager to Execute an Economic Development Incentive Agreement to Retain and Expand an Existing Business

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

**11. Other Business**

**12. Adjournment**



## Grand Junction City Council

### Regular Session

Item #

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**Meeting Date:** May 17, 2017

**Presented By:** City Council

**Department:** City Clerk

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

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### **Information**

#### **SUBJECT:**

Presentation of Appreciation Plaque to Outgoing President of the Council/Mayor Phyllis Norris

#### **RECOMMENDATION:**

Present former Council President Norris with a plaque expressing appreciation for her service as President of the Council and ex officio Mayor.

#### **EXECUTIVE SUMMARY:**

Councilmember Phyllis Norris served as President of the Council/ex officio Mayor for three terms, since 2014.

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

N/A

#### **FISCAL IMPACT:**

N/A

#### **SUGGESTED MOTION:**

N/A

### **Attachments**

None



**Grand Junction City Council**

**Regular Session**

**Item #**

---

**Meeting Date:** May 17, 2017

**Presented By:** City Council

**Department:** City Clerk

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

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**Information**

**SUBJECT:**

Proclaiming the Week of May 15 - May 21, 2017 as "National Police Week" in the City of Grand Junction

**RECOMMENDATION:**

Read and present the proclamation.

**EXECUTIVE SUMMARY:**

This is an annual request to recognize National Police Week.

**BACKGROUND OR DETAILED INFORMATION:**

N/A

**FISCAL IMPACT:**

N/A

**SUGGESTED MOTION:**

N/A

**Attachments**

1. Proclamation Police Week

# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, there are more than 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of our local law enforcement agencies, to include the Mesa County Sheriff's Office, the Grand Junction Police Department, the Palisade Police Department, the Fruita Police Department and the Colorado State Patrol; and*

*WHEREAS, nearly 60,000 assaults against law enforcement officers are reported each year, resulting in approximately 16,000 injuries; and*

*WHEREAS, since the first recorded death in 1791, more than 20,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty, including three from local law enforcement agencies. Deputy Edward Innes was killed on September 27, 1906, during an inmate jail escape. Fruita Police Department lost Acting Chief Dan Dalley in June 2001. Most recently, Deputy Derek Geer, of the Mesa County Sheriff's Department, died after being shot by an armed suspect in February 2016; and*

*WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and*

*WHEREAS, 135 officers killed in the line of duty in 2016, three of which were fallen Colorado heroes; Deputy Derek Geer, of the Mesa County Sheriff's Office, Corporal Nathan Carrigan, of the Park County Sheriff's Office, and Trooper Cody Donahue, of the Colorado State Patrol. These officer will have their names added to the National Law Enforcement Officers Memorial located in Washington, D.C. this year; and*

*WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored locally during the candlelight vigil, on the evening of May 19, 2017; and*

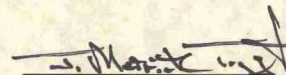
*WHEREAS, May 15 is designated as Peace Officers Memorial Day and the week of May 15 through May 21, 2017, is National Police Week.*

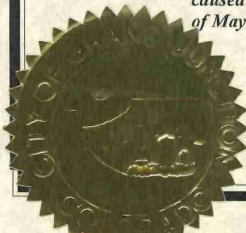
*NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 15-21, 2017 as*

### "POLICE WEEK"

*in the City of Grand Junction, and publicly salute the service of law enforcement officers in our community and in communities across the nation.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 17<sup>th</sup> day of May, 2017.*

  
Mayor





## Grand Junction City Council

### Regular Session

Item #

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**Meeting Date:** May 17, 2017

**Presented By:** City Council

**Department:** City Clerk

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

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### **Information**

#### **SUBJECT:**

Proclaiming May 20, 2017 as "Public Lands Day" in the City of Grand Junction

#### **RECOMMENDATION:**

Read and present the proclamation.

#### **EXECUTIVE SUMMARY:**

Brien Webster, Field Organizer with Conservation Colorado in Grand Junction, is asking for this for their inaugural Colorado Public Lands Day on May 20, 2017.

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

N/A

#### **FISCAL IMPACT:**

N/A

#### **SUGGESTED MOTION:**

N/A

### **Attachments**

1. Proclamation Colorado Public Lands Day



# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, Colorado has established the nation's first state-based Public Lands Day, and this May 20<sup>th</sup> will be the inaugural celebration; and*

*WHEREAS, Governor John Hickenlooper is coming to the Grand Valley to mark the occasion, and the Grand Valley and City of Grand Junction has a compelling story to share of communities embracing and connecting to surrounding public lands; and*

*WHEREAS, the Grand Valley's public lands are diverse and provide many benefits to our residents from recreational pursuits to other multiple uses. Public lands play a significant role in economic development, clean water supplies, and wildlife; and*

*WHEREAS, citizens and visitors to the City of Grand Junction enjoy the recreational, health, scenic, and economic benefits from nearby public lands, including the Colorado National Monument, McInnis Canyons National Conservation Area, the Lunch Loops, the Tabeguache Trail System, and the Bookcliffs; and*

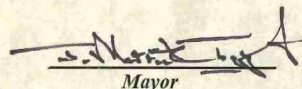
*WHEREAS, Colorado Public Lands Day recognizes the significant and positive contributions that public lands within Colorado and the Grand Valley make to our quality and way of life. This day will encourage Coloradans to celebrate our public lands that support the vitality of our communities; and*

*Now, therefore, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 20, 2017 as*

### *"Colorado Public Lands Day"*

*in the City of Grand Junction and call upon all citizens to help recognize the Grand Valley's public lands and enjoy the diverse benefits to our citizens.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 17<sup>th</sup> day of May, 2017.*

  
Mayor





## Grand Junction City Council

### Regular Session

Item #

---

**Meeting Date:** May 17, 2017

**Presented By:** City Council

**Department:** City Clerk

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

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### **Information**

#### **SUBJECT:**

Proclaiming the Week of May 21 - May 27, 2017 as "Emergency Medical Services Week" in the City of Grand Junction

#### **RECOMMENDATION:**

Read and present the proclamation.

#### **EXECUTIVE SUMMARY:**

This is an annual request to recognize Emergency Medical Services Week.

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

N/A

#### **FISCAL IMPACT:**

N/A

#### **SUGGESTED MOTION:**

N/A

### **Attachments**

1. Proclamation EMS



# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, emergency medical services are a vital public service; and*

*WHEREAS, the members of emergency medical service teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and*

*WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and*

*WHEREAS, emergency medical service providers have traditionally served as the safety net of America's health care systems; and*

*WHEREAS, emergency medical service teams consist of emergency medical technicians, paramedics, firefighters, emergency nurses, emergency physicians, administrators and others; and*

*WHEREAS, the members of emergency medical service teams engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and*

*WHEREAS, the citizens of Grand Junction benefit daily from the knowledge and skills of these highly trained individuals; and*

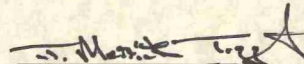
*WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical service providers by designating Emergency Medical Services Week.*

*NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the week of May 21 through May 27, 2017 as*

### **"EMERGENCY MEDICAL SERVICES WEEK"**

*in the City of Grand Junction, and encourage the community to observe this week with appropriate programs, ceremonies and activities.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 17<sup>th</sup> day of May 2017.*

  
Mayor





## Grand Junction City Council

### Regular Session

Item #

---

**Meeting Date:** May 17, 2017

**Presented By:** City Council

**Department:** City Clerk

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

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### **Information**

#### **SUBJECT:**

Proclaiming the Week of May 27th through June 3rd as "Junior College World Series Week" in the City of Grand Junction

#### **RECOMMENDATION:**

Read and present the proclamation.

#### **EXECUTIVE SUMMARY:**

The last two years the City has been asked to issue a proclamation bringing attention to the Junior College World Series (JUCO). This is JUCO's 60th anniversary and the request is coming forward again.

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

The Alpine Bank Junior College World Series, also known as JUCO, comes to Grand Junction at this same time each year and is played at the beautiful Sam Suplizio Field at Lincoln Park. The JUCO World Series provides an opportunity for young baseball players across America to compete and demonstrate their outstanding athletic abilities, to develop lasting friendships, and to create life-long memories. The ten teams that take part in this series, regardless of where they end up in the final standings, are all winners just by virtue of being here. The first game gets underway at 9:00 a.m. Saturday morning, May 27th and the Grand Junction community looks forward to this every year as an opportunity to come together to support the players and their families by scheduling activities and gatherings specifically incorporating the JUCO games.

#### **FISCAL IMPACT:**

N/A

**SUGGESTED MOTION:**

N/A

**Attachments**

1. Proclamation - JUCO





# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, the Alpine Bank Junior College World Series, also known as JUCO, comes to Grand Junction at this same time each year and is played at the beautiful Sam Suplizio Field at Lincoln Park; and*

*WHEREAS, the JUCO World Series, which Grand Junction has hosted for 59 of the 60 years, provides an opportunity for young baseball players across America to compete and demonstrate their outstanding athletic abilities, to develop lasting friendships, and to create life-long memories; and*

*WHEREAS, the ten teams that take part in this series, regardless of where they end up in the final standings, are all winners just by virtue of being here; and*

*WHEREAS, this year's tournament will be kicked off Friday night at the Hall of Fame banquet, with the first game getting underway at 9:00 a.m. Saturday morning; and*

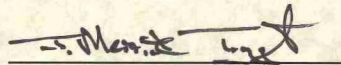
*WHEREAS, the Grand Junction community looks forward to this every year as an opportunity to come together to support the players and their families by scheduling activities and gatherings specifically incorporating the JUCO games.*

*NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 27 through June 3, 2017 as*

### *"JUNIOR COLLEGE WORLD SERIES WEEK"*

*in the City of Grand Junction and encourage all JUCO fans, young and old, near and far, to commemorate this outstanding long-held tradition by taking part in some way.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 17<sup>th</sup> day of May, 2017.*

  
\_\_\_\_\_  
Mayor





## Grand Junction City Council

### Regular Session

Item #

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**Meeting Date:** May 17, 2017

**Presented By:** City Council

**Department:** City Clerk

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

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### **Information**

#### **SUBJECT:**

Certificate of Appointment to New Commission on Arts and Culture Member

#### **RECOMMENDATION:**

Present the certificate of appointment to newly appointed Sandie Nadelson.

#### **EXECUTIVE SUMMARY:**

A City Council subcommittee interviewed applicants to fill a vacancy on the Commission on Arts and Culture. The subcommittee recommended the appointment of Sandie Nadelson which the City Council accepted and made the appointment at the May 3, 2017 meeting.

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

The Commission on Arts and culture is a nine- to thirteen-member board with members serving three year (staggered) terms. At least five members must have acknowledged accomplishment as either amateurs or professionals in one or more of the following fields: architecture, art criticism, art education, art history, choreography, dance, communicative arts, crafts, folk and ethnic arts, literature, media arts, music, opera, painting, photography, sculpture, theater (including community theater), and urban design.

The mission of the Commission on Arts and Culture is to help create and nurture a climate and conditions in Grand Junction in which the arts and culture can thrive and grow.

**FISCAL IMPACT:**

N/A

**SUGGESTED MOTION:**

N/A

**Attachments**

None



## Grand Junction City Council

### Regular Session

Item #

---

**Meeting Date:** May 17, 2017

**Presented By:** City Council

**Department:** City Clerk

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

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### **Information**

#### **SUBJECT:**

Certificate of Appointment to the At-Large Member to the Grand Junction Regional Airport Board

#### **RECOMMENDATION:**

Present Certificate of Appointment to the newly appointed At Large member of the Airport Authority - Charles McDaniel.

#### **EXECUTIVE SUMMARY:**

City Council to present certificate of appointment to newly appointed At-Large member of the Grand Junction Regional Airport Authority. His appointment was ratified at the May 3, 2017 City Council meeting.

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

Pursuant to the GJRAA bylaws, "The Directors appointed by the Mesa County Commissioners and the Grand Junction City Council shall advise the County Commissioners and the City Council as to the person they identified as the seventh Director (hereinafter "At-Large Director") and the County Commissioners and the City Council will determine whether they consent to that person serving as the At-Large Director. The At-Large Director shall be a resident and taxpaying elector of Mesa County at the time of his or her appointment."

#### **FISCAL IMPACT:**

N/A

**SUGGESTED MOTION:**

N/A

**Attachments**

None



## **GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**

### **May 1, 2017 – Noticed Agenda Attached**

Meeting Convened: 5:32 p.m. in the City Hall Auditorium

Meeting Adjourned: 7:35 p.m.

City Council Members present: All Councilmembers present

Staff present: Caton, Shaver, LeBlanc, Valentine, Portner, Ashbeck, Lanning, Allen, and Tuin

Also: Kathy Hall

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#### Agenda Topic 1. Discussion Topics

##### **Introduce Candidate for the At-Large Position for the Grand Junction Regional Airport Authority**

Council President Phyllis Norris introduced the first topic and asked Councilmember Taggart to introduce the new At-Large position member. He introduced Charles (Chuck) McDaniel and described his affiliation with him.

Councilmember Boeschstein asked Mr. McDaniel if he knew of the Master Plan and what to do with the unfinished building. Mr. McDaniel gave a brief idea of what he currently knows as issues at the Airport.

##### **2017 Program Year Community Development Block Grant (CDBG) Funding Requests**

Greg Caton, City Manager, introduced this topic and explained that CDBG falls under the Community Development Department.

Kristen Ashbeck, Senior Planner/CDBG Administrator explained the process and the allocation requests. The estimated appropriation is \$375,000 and the unexpended funds from prior years is \$14,938 for a total of \$389,938. There was discussion on spending funds on City projects versus other community projects. After further discussion and explanation from staff, the following recommendation were made:

- City of Grand Junction – Program Planning, Administration, and Las Colonias Business Park Design and Engineering - \$8,400, \$25,000, \$50,000 respectively
- Karis, Inc. – Integrated Mental Health Services - \$10,400
- HomewardBound of the Grand Valley – Community Homeless Shelter - Purchase Food - \$13,165
- Western Colorado Suicide Prevention Foundation – Outreach Expansion Initiative - \$0
- St. Mary's Foundation – Senior Companion Program – \$0
- St. Mary's Foundation – Foster Grandparent Program - \$0
- St. Mary's Foundation – Gray Gourmet – Purchase Food - \$16,000
- Counseling and Education Center – Low Income Counseling Program - \$6,000
- Marillac Clinic – Purchase Dental Diagnostic Equipment - \$10,685
- Hilltop Community Resources, Inc. – Hilltop Resource Center Lighting Upgrade - \$0
- Grand Valley Catholic Outreach – Outreach Day Center Renovation - \$55,788

- Habitat for Humanity of Mesa County – New Housing Development Fees - \$0
- Housing Resources of Western Colorado – Critical Home Repair Program - \$22,500
- Karis, Inc. – Purchase the Fourth House – \$0
- City of Grand Junction Parks and Recreation – Riverside Park Improvements - \$50,000
- City of Grand Junction Public Works – Bookcliff Middle School/Community Center Pedestrian Improvements - \$42,000
- City of Grand Junction Public Works – Nisley Elementary Safe Routes to School - \$80,000

**Agenda Topic 2.** Next Workshop Topics

May 15, 2017 – Broadband update; Council assignments; and City rates and fees.

June 5, 2017 – The PLACE Feasibility study.

A general conversation regarding the historical district, the greater downtown plan overlay, with community negativity ratcheting up. A meeting or workshop can be in the future.

City Manager Caton reminded Council of the May 11, 2017 joint meeting with the County and May 12, 2017 Strategic Planning Session at the Avalon Theatre. City Manager Caton said some agenda topics for the May 11<sup>th</sup> agenda are moving the Persigo boundary to align with the Urban Development Boundary and an alternative to flagpole annexations.

With no further business the meeting was adjourned.



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**GRAND JUNCTION CITY COUNCIL  
MONDAY, MAY 1, 2017**

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

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

- 1. Discussion Topics**
  - a. Introduce Candidate for the At-Large Position for the Grand Junction Regional Airport Authority
  - b. 2017 Program Year Community Development Block Grant (CDBG) Funding Requests
- 2. Next Workshop Topics**
- 3. Other Business**

**GRAND JUNCTION CITY COUNCIL**  
**MINUTES OF THE REGULAR MEETING**  
**APRIL 19, 2017**

The City Council of the City of Grand Junction convened into regular session on the 19<sup>th</sup> day of April, 2017 at 6:00 p.m. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Chris Kennedy, Duncan McArthur, Barbara Traylor Smith, Rick Taggart, 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 Kennedy led the Pledge of Allegiance which was followed by a moment of silence.

Council President Norris announced that item #6a will be moved to the beginning of the Regular Agenda. It is not a public hearing but Council will take public comments.

**Presentations**

**Plaque to Outgoing Councilmember and Mayor Pro Tem Marty Chazen**

Council President Norris presented a plaque of appreciation to Councilmember and Mayor Pro Tem Chazen. Everyone had kind words of appreciation for his service and being an asset to Council.

Councilmember Chazen thanked Council President Norris and the rest of Council. He said the plaque will be proudly displayed and serving on Council has been an honor and privilege. He thanked staff and citizens for the opportunity to serve. Councilmember and Mayor Pro Tem Chazen said being on Council has been rewarding and fulfilling. He encouraged citizens to step forward to become a member of Council. He said he now plans to retire and again expressed his thanks.

Councilmember McArthur thanked Councilmember Chazen's wife, Jeanie Chazen, for her support of Councilmember and Pro Tem Chazen.

**Proclamations**

**Proclaiming April 23-29, 2017 as National Medical Laboratory Professionals Weeks in the City of Grand Junction**

Councilmember Kennedy read the proclamation. Dr. Aaron Long, Medical Director of St. Mary's Hospital, was present along with many medical professionals. Dr. Long introduced the medical professionals in attendance and explained the responsibilities of laboratory scientists. He thanked Council for the proclamation.

**Proclaiming April 23-30, 2017 as Days of Remembrance in the City of Grand Junction**

Councilmember Chazen read the proclamation. David G. Eisner, Lay Leader for Congregation Ohr Shalom, was present. Mr. Eisner read a quote that demonstrates the somberness and importance of this remembrance. It memorializes those who were killed but also how they may have stopped it. Mr. Eisner read another poem and thanked Council.

**Proclaiming April 22, 2017 as Arbor Day in the City of Grand Junction**

Councilmember Boeschstein read the proclamation. Randy Coleman, Forestry/Horticulture Supervisor, and Kamie Long, Chair of the Forestry Board, were present. Ms. Long thanked Council and expressed excitement about Arbor Day Saturday, April 22<sup>nd</sup>, at Lincoln Park. She said to increase the tree population and as part of the celebration there will be free trees given out and a class on planting. Mr. Coleman thanked the Council and thanked Councilmember Chazen for coming to their board meetings. He described a talk the board had with a group of 5<sup>th</sup> grade students informing them about trees, announced the winner of the poster contest, and invited the community to a tree planting on May 6<sup>th</sup> beginning at 8 a.m. at Las Colonias Park.

Council President Norris encouraged people to come to the Arbor Day Celebration.

**Appointment to the Historical Preservation Board**

Councilmember Boeschstein moved to appoint Priscilla Mangnall to the Historic Preservation Board for a partial term until December 2017. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

**Certificates of Appointments**

Councilmember Chazen invited new appointees to the podium to receive their certificates of appointments to the Commission on Arts and Culture.

Honora Thompson, Sarah Meredith-Dishong, and Andy Hamilton thanked Council.

Ellen Moore thanked Council and said she is delighted to be part of the Commission on Arts and Culture.

Merritt Kinsey said he is a firm believer that art is a vital part of life and is looking forward to serving on the Commission on Arts and Culture Board.

**Citizens Comments**

There were none.

**Council Reports**

Councilmember Kennedy said he attended a digital summit for the Southwest United States in Phoenix, Arizona. He stated there were several rural communities trying to solve broadband delivery problems and he will provide more information regarding this topic at a later date.

Councilmember Traylor Smith announced good news from Grand Junction Economic Partners (GJEP) who continue to have several prospects. She said next weekend there will be collegiate and para-cycling events for the Road National Championships. Councilmember Traylor Smith congratulated the Greater Grand Junction Sports Commission for facilitating that event. She announced there will be a Grand Junction Economic Summit on June 6<sup>th</sup>.

Councilmember Taggart had nothing to report.

Councilmember McArthur said between April 5<sup>th</sup> and April 19<sup>th</sup> he attended the Club 20 Annual Spring Conference, the Grand Junction Area Chamber of Commerce meeting, the Chamber Leadership Academy luncheon, toured the Air Force commemorative torpedo plane, and toured the new amphitheater at Las Colonias Park.

Councilmember Boeschstein said between April 5<sup>th</sup> and April 19<sup>th</sup> he toured the R-5 facility which is slated for downtown housing, attended the Las Colonias Amphitheater tour, attended the Museum of Western Colorado open house and met with business owner Dustin Manzeras who recently purchased the depot.

Councilmember Chazen had nothing to report.

Council President Norris attended the National Telecommunicators Recognition celebration.

**Consent Agenda**

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

**1. Approval of Minutes**

- a. Minutes of the March 29, 2017 Special Meeting

- b. Summary of the April 3, 2017 Workshop

## **2. Set Public Hearing**

- a. Legislative

- i. Ordinance Amending Ordinance No. 4728 and Section 3.12.070 of Title 3 of the Grand Junction Municipal Code Deleting the Sunset Provision for the Exemption from Sales Tax of Seller Installed Aircraft Parts.
  - ii. Ordinance Amending Chapter 3, Section 3.12.100 of the Grand Junction Municipal Code Concerning the Sales Tax Vendor's Fee.

- b. Quasi-judicial

- i. Ordinance Rezoning the Las Colonias Park Property to Planned Development (PD), Approval of an Outline Development Plan on 147 Acres, Located on the North Bank of the Colorado River Between Highway 50 and 27 1/2 Road, and Setting a Hearing for May 3, 2017.
  - ii. Ordinance Approving a Rezone to I-O (Industrial/Office Park) and Comprehensive Plan Future Land Use Map Amendment to Commercial/Industrial for Lot 241, Heritage Heights, Filing One, Located at 637 25 Road and Set a Hearing for May 3, 2017.

## **3. Contracts**

- a. Persigo WWTP Incoming Electrical Switch Gear Replacement Project.

### **Resolution Granting Conditional Approval of Private Streets, Pinnacle Ridge Subdivision**

The applicant, Two R & D, LLC, requests approval of certain items under City Codes and regulations that require either Planning Commission or Council action regarding their proposed Preliminary Plan application. These actions include Council approval of proposed private streets and subdivision lots and public streets traversing greater than 30% slopes.

Scott D. Peterson, Senior Planner, presented this item and background information. The applicant has submitted for a Preliminary Plan subdivision review in order to develop 72 single-family detached lots to be developed in five phases/filings. Proposed residential density would be 1.59 dwelling units to the acre. The applicant and owner is Two R & D, LLC.

The property is located east of Mariposa Drive in the Redlands and contains 45.11 +/- acres. The property consists of both not platted and platted properties. The platted properties are remnants of the old Energy Center Subdivision, Phase 1, that were platted in 1955. Today these lots have no legal access and are not developed. Nine of the 28 total platted lots from the Energy Center Subdivision, Phase 1, are currently not owned by the applicant and are not included within the proposed Preliminary Plan application, however, the applicant is providing access to the nine existing lots as part of their Filing Five for Pinnacle Ridge Subdivision. As a condition of approval of the Preliminary Plan, the applicant will need to request vacation of a portion of the subdivision plat that is owned by the applicant for existing right-of-way and utility easements located within Blocks 1 and 2. This will need to occur prior to final plan approval for Filing 5. Zoning for the property is R-2 (Residential - 2 du/ac).

Under the Preliminary Plan application, the applicant has proposed to utilize the cluster provisions of the Zoning and Development Code (Section 21.03.060) to utilize and preserve existing open space in order to be able to have smaller lot sizes than what the Zoning Code requires for the R-2 zone district. The applicant is proposing 15.06 +/- acres (33% of the area) for open space within the development, which under the clustering provision would allow lot sizes of a minimum 7,125 sq. ft. and bulk standards found in the R-4 zone district. Without clustering, the minimum required lot size in the R-2 zone district is 15,000 sq. ft. Utilization of the cluster development provisions of the Code is to encourage the preservation of environmentally sensitive areas and open space lands.

Only Council may authorize a subdivision to be served by private streets, however, there are two private streets in the subdivision to be developed in later filings with neither street meeting public street standards. The burden of maintenance is on the private owners. There will need to be a Home Owner's Association (HOA) to maintain the streets. A number of other observations were stated by the planner.

A number of conditions need to be met and a minimum number of hillside cuts need to be completed regarding the development on slopes greater than 30%. The applicant is proposing a ring road configuration to minimize those cuts with the exact conditions being recorded at final plat. Use of retaining walls is being considered to minimize hillside cuts which will not to exceed 6 feet. The impact of the slopes is minimal as the steep slopes are only a small part of the development. Units with a walk-out configuration can accommodate such grade changes. Mr. Peterson then introduced Rick Dorris, Project Engineer.

Mr. Dorris said they have adopted all their street standards and have a process for exceptions. He stated an alternative street design has been agreed upon and this approach does eliminate the cross movement between asphalt and concrete. He said Mariposa Drive is classified as a Major Collector on the Grand Valley Circulation Plan,



collecting traffic from neighborhoods and moving it to a higher classification street; in this case Monument Road which is classified as a Minor Arterial. He said Mariposa Drive, south of the existing median near the West Ridges Boulevard entrance is 28 feet of asphalt width with attached curb and gutter with a detached 10 feet wide concrete path located on the west side. Mr. Dorris stated Mariposa Drive was intentionally built narrower than the standard collector street to keep speeds lower.

Mr. Dorris said the City conducted traffic counts on Monument Road and Mariposa Drive. Monument Road had less than 4,700 Average Daily Trips (ADT) measured northeast of the Mariposa Drive intersection and less than 4,200 ADT measured southwest of the Mariposa Drive intersection. He said Mariposa Drive itself had less than 1,100 ADT, south of the intersection with West Ridges Boulevard. Mr. Dorris said given its width and lack of driveways, Mariposa Drive has a capacity of 3,000 ADT in this area and Monument Road has a capacity of 10,000 ADT. He stated the Pinnacle Ridge project will add approximately 720 ADT at full build-out which is well within the capacity of both Mariposa Drive and Monument Road.

Mr. Dorris said the intersection of Monument Road and Mariposa Drive will eventually need to be improved with right and left turn lanes on Monument Road and possibly a left turn lane on Mariposa Drive, however, because both streets are classified as Collector or above, the City is responsible for these improvements.

He then addressed public versus private streets and Ute Water Conservancy District. He said Ute Water Conservancy District will not allow their water mains in private streets and, therefore, the City has agreed to accept the streets with a seven-year warranty. He said the justification is due to soil conditions and site grading designs, however, the applicant has objected as it is unprecedented. Mr. Dorris showed pictures to reinforce the recommendation. He said the applicant hired a geotechnical engineer who said it is difficult to predict what will happen in the next ten years in the soils. Mr. Dorris wants to minimize costs to the City and said this presents the possibility of expensive street repairs. He said City policy states that development should pay its own way and typically, a street is only warrantied for one year.

Mr. Dorris showed pictures of Spyglass Ridge and explained the extensive efforts to minimize the problems due to four inches of vertical movement despite mitigation efforts. He then showed pictures from Shadow Lake Court and Shadow Lake Circle where the intersection failed almost immediately and was rebuilt by the developer. He said it is currently in poor condition and is in need of repair. Mr. Dorris said Mariposa Drive, the primary access to the subdivision, was paved in 2005, distressed in 2010, and had substantial failure in 2012. He said the reason for the seven-year warranty is that it may take 5 to 7 years for problems to show up. City Manager Caton expressed concerns and supports the City's request for the extended warranty.

Mr. Peterson read the findings of fact and conclusions with all criterion met for Section 21.06.100 of the Zoning and Development Code. In addition, staff made the following conclusions: After reviewing the Pinnacle Ridge Preliminary Plan subdivision application, a request for review of private streets, and also public streets and residential lots traversing greater than 30% slopes, City staff makes the following findings of fact/conclusions and conditions of approval:

1. A final design, perform an in depth geotechnical engineering investigation and report with proper slope stability, rock fall, and earthwork analysis and requirements. This can be incremental to the phases where final design approval is being requested; however, if slope stability and/or rock fall analyses prove problematic, the Preliminary Plan could be nullified or may need to be redesigned and reapproved.
  - a. The geotechnical report must design the earthwork and streets to minimize vertical movement and construction must strictly adhere to the report and be documented by daily observations and proper testing during construction.
  - b. A secured seven-year warranty will be required.
  - c. Landscaping shall be limited to low water requirement plants and irrigation systems. The details will be defined in conjunction with the geotechnical engineer at final design.
  - d. A site specific slope and rock fall analysis (based on field investigation) in the areas of concern will be required with each filing.
  - e. Lot specific grading and drainage plans will either be required with the final design for each filing or with each planning clearance.
2. Perfect an intermediate connection to Hidden Valley Drive, with Filing 4 according to the current phasing plan, as required by the January 2007 TEDS exception.
3. Perfect the ability to loop water lines, if needed, and provide sanitary sewer to portions of the project via the Hidden Valley Drive connection with Filing 4 according to the current phasing plan.
4. The HOA is required to remove snow along the north facing slope on Elysium Drive. Provide proper language and assessments in the CC & R's and signs must be conspicuously placed on the street stating such.

5. Approval of the request to use private streets in two areas of the subdivision, Talus Court and Hillock Court. The Developer is proposing appropriate engineering measures to minimize the impact of cuts, fills, erosion, and storm water by incorporating retaining walls, detention and water quality basins, and proper site grading in their design, based on Preliminary Geotechnical Investigation. If subsequent Geotechnical Investigation reveals significant slope instability issues, as determined by City staff based on input from the Colorado Geologic Survey (CGS), redesign of the Preliminary Plan will be required. If a minor revision is required, the review of the revised preliminary subdivision plan may, at the discretion of the Director, proceed concurrently with final plat review. Nullification/revocation of this approval shall require review by the Planning Commission.

The Planning Commission recommended approval of the conditions and the two requests. Mr. Peterson then introduced Robert Jones the applicant.

Mr. Robert Jones II, Vortex Engineering and Architecture, Inc., 2394 Patterson Road, Suite 201, accompanied by Tom Volkmann, Attorney for Vortex Engineering and Architecture, Inc., entered their power point into record. Mr. Jones said the Old Energy Subdivision was never developed. The request is for the use of two private streets and use of slopes greater than 30%. There are goals of the Comprehensive Plan that supports the application. He said they are trying to provide environmentally sensitive open space by preserving rock outcroppings, setting aside 18 acres for open space, keeping development standards when the project was designed for steep slopes, and taking responsible steps to minimize and mitigate impacts. The hillside development standards specify how development happens on steep slopes by limiting slopes greater than 30% with a final grade of 13%. Lots with a grade greater than 30% will be built upon with custom homes that can take advantage of the topography. Grand Valley Housing said there are many examples of housing built on steep slopes with a benefit to the aesthetics of the subdivision with regards to the TEDS exceptions, granted previously, being honored on the application. Mr. Jones displayed and described the alternate street sections being proposed to minimize impacts of the slopes and stated the private streets will be signed and snow removal will be handled by the subdivision. They have also designed the subdivision to protect the ridgeline which meets the Code provisions for ridgeline development. He addressed the other areas with street failures and showed the differences with those and this development. He stated that he did not feel any extraordinary steps were taken for Mariposa Drive to prevent failure. Mr. Jones introduced their engineer, Mike Berry.

Mike Berry, 640 White Avenue, Geotechnical Consultant with Huddleston-Berry Engineering, provided his background and stated he completed a report on expansive

soils in the area. He addressed the issue of expansive soils in the area and said the top of the mesa is extremely flat with a sandy gravel type of material on bentonite. He said there are type-A lots which direct stormwater to the front and they will be separating the sidewalk from the pavement section. He described how the streets will be designed so as to not allow surface moisture to penetrate under the street section. He said they continue to research and design solutions for this type of application. Mr. Berry noted that CGS looked at site in 2005 and made similar comments on the property, however, CGS did not visit the site this time and made their assessment without a site visit. He concluded the comments were beyond CGS's expertise, as it was lacking understanding regarding stability and rock fall hazards. He said he will be out on the site and assess the hazards after grading. CGS overreached on the material raveling comment and the ten-year warranty with no evidence that the street sections will fail. He attributed the problems of Shadow Lake Court to the adjacent golf course (watering). He then addressed best practices for stormwater, wastewater, and radiation safety.

Mr. Jones displayed a typical street section and compared the Ledges Subdivision to Pinnacle Ridge and argued that the same conditions for development should be applied. Mr. Jones outlined the steps to form the HOA which will be seeded with \$5,000 in funding and have a professional property manager. He said there have been two requests for private streets built on greater than 30% slopes and the Planning Commission recommended approval. He objects to the seven-year warranty requirement as being overly cautious with no empirical evidence supporting the requirement. He said typically a one-year warranty is implemented, however, they are willing to post a secured two-year warranty and provide the City with a three-year observation time; after the one-year warranty runs out. The City will be able to inspect the street construction. He feels the requirement is arbitrary and a hardship which if imposed upon developers will stop development. He requested a reduction to a one-year warranty plus the developer's offer of a two-year warranty which he said is a reasonable compromise. He then presented Tom Volkmann, attorney for Vortex Engineering and Architecture, Inc.

Tom Volkmann, attorney for Vortex Engineering and Architecture, Inc., 225 North 5<sup>th</sup> Street (business), quoted the maintenance warranty wording from the Code "shall guarantee for a period of one year, not subject to change". He urged the City to consider the guarantee length of one year and stated both the applicant and City are bound by the Code.

Councilmember McArthur asked about the layout of Tract F and if it is to access the two lots and why it is not a private street. Mr. Jones said it is a shared driveway and stated that private streets do not meet public street requirements. Councilmember McArthur asked if parking will be on one side of the street only. Mr. Jones said yes, the alternative street size has a narrowed street width to minimize cuts. Councilmember

McArthur asked if sprinkler systems will be required. Mr. Jones stated the highest lots in Filing 5 will have sprinkler systems and there will be a turnaround for a fire truck. Councilmember McArthur asked if there will be any emergency access to the subdivision. Mr. Jones said no, however, they looked at other configurations and this is the optimal design. Councilmember McArthur asked about the water flow. Mr. Jones said there is adequate flows due to the increased line size.

Councilmember McArthur asked if the HOA is establishing requirements for minimal reserves. City Attorney Shaver said he cannot confirm and deferred to the applicant. Councilmember McArthur said \$5,000 doesn't seem sufficient for subgrade preparation for street construction and ledges undercut by more than two feet. Councilmember McArthur asked if staff had considered concrete streets for these private streets. Mr. Jones said they have determined that asphalt would be better. Councilmember McArthur noted asphalt is also cheaper. Mr. Jones said there is a separate maintenance agreement with homeowners on private streets. Councilmember McArthur asked if all owners were advised. Mr. Jones said yes.

Councilmember Boeschstein asked if the use of geotechnical fabric was considered. Mr. Berry said the purpose is to thin the pavement and geotechnical fabric does not help with movement. Mr. Berry said it had been used in another subdivision and performed well, but is no longer manufactured. Councilmember Boeschstein asked who will manage the open space in the subdivision. Mr. Jones said with rock outcroppings and the natural landscape, maintenance will be minimal. Councilmember Boeschstein asked who will maintain the trails. Mr. Jones said the trails will be maintained by the HOA.

Councilmember Chazen stated the staff report mentioned an administrative exception process. Mr. Dorris said TEDS is an exception process which is separate from the Code. City Manager Caton said this is a method put in place which is designed as an administrative exception process by a board including several disciplines in the organization. City Attorney Shaver said these are transportation standards and the warranty is a separate issue.

Councilmember Kennedy said, regarding the standard warranty versus the seven-year warranty, there is a national trend to move from a five to a ten-year warranty. He said he has not seen an example of seven-year warranty and said he is siding with the developer on this issue. He asked staff to provide background on the decision-making process.

City Attorney Shaver addressed the Code and said it allows a project to proceed without having all the infrastructure completed by having a Development Improvements Agreement (DIA). He said the date of acceptance is key, therefore, it is not an automatic one-year period, it is a rolling period, dependent on acceptance of the

improvements by the City. He said if the City could build streets in advance and perform an evaluation later it would be a reasonable consideration. He stated the City could proceed with private streets but Ute Water Conservancy District would not allow their water mains in private streets. Councilmember Kennedy asked for other examples of similar issues with Ute Water Conservancy District. City Attorney Shaver said this is the first time this issue has occurred.

Councilmember Taggart said this is a unique project with more extensive cuts and fills than the others cited. He said paving and landscaping appear to be challenging in some areas and it will be extremely difficult to tell what problems might surface in the next five years. He said if the developer could provide a seven-year guarantee, it would protect the City.

Councilmember Kennedy said he appreciates the staff's efforts to protect taxpayer dollars, however, the developer is going to great lengths to try to mitigate the problem.

City Manager Caton said the City is relying on the comments that came back from the CGS which looked at problems that occurred in other similar developments.

Councilmember Kennedy said this situation is subjective on the counterpoints for what the CGS reported. He said Council needs to do what is best for the City and taxpayers by handling things right from the beginning.

Councilmember Traylor Smith asked if CGS made a site visit. Mr. Dorris said he did not know if a site visit was completed, however, the City relies heavily on the report which in the past has been shown to be extremely reliable. City Manager Caton said yes, there was a site visit completed. Councilmember Traylor Smith asked what Ute Water Conservancy District's requirements are. Mr. Dorris said Ute Water Conservancy District has followed their policy for this project. Councilmember McArthur said this is standard practice.

Councilmember Traylor Smith asked Mr. Berry if he has built streets this way before. Mr. Berry said no he has not, however, there is a need to keep the water out because it would not have expansion. Councilmember Traylor Smith asked if this is in use in other areas. Mr. Berry said yes, it has been used and is common practice.

Further discussion continued regarding the street construction design to prevent failure, the issues brought up by CGS (a City review agency), public versus private streets due to Ute Water's requirements, and protecting the City from future loss if the streets fail.

Council President Norris opened up the meeting to public comments.

Don Pettygrew, DGP Engineering, 2764 Compass Drive, said he has lived in Grand Junction 38 years and completed a lot of road work. He said he is concerned about the precedent of more than a one-year street warranty. He said engineering is not an exact



science and a vast majority will be indicated by samples. He stated a one-year warranty is typical and needs to be the standard.

Richard Wihera, 2427 Bella Pago Drive, said he has serious concerns about the project. He said he has been studying this property for two years and it is important to get CGS and the developer working together. He presented a detailed slide show that included him listing Codes not being met by the developer including: hillside development, minimal lot sizes for this terrain, and sensitive land and ridgeline protection codes. It puts the taxpayers at risk. It is a hazard area according to CGS, and will be cutting off the ridge line and moving 160,000 cubic feet of fill. Mr. Wihera said this is not how to preserve the character while protecting taxpayers and homeowners. He said the road is one symptom of what is wrong with this proposed development and this does not seem to be a plan that complies with the Development Code.

Eric Tyler, 818 Colorado Boulevard, Glenwood Springs, said he is the attorney on behalf of a group of Redlands homeowners. He addressed concerns of the precedent on the seven-year warranty with substantial risk. He said this could have a chilling effect on future growth with the flat developable land consumed, it would be an improper imposition to require this warranty.

Janice Burtis, 2052 Spur Cross Road, engineer and a realtor, said she needs a project like this. She stated the cost of lots has increased and she has developed three different subdivisions. She stated a seven-year warranty would have prevented those developments and the City needs to let the engineers do their job.

Kim Kerk, 564 S Commercial Drive, land consultant, said this is a difficult project, but a seven-year warranty should not be imposed. She said predictability is key and asked Council not to set the precedent of longer warranties on infrastructure.

C.J. Rhyne, Grand Junction Area Chamber of Commerce, said he is concerned with the precedent relative to economic development. He said the flat areas are already developed and the City needs to move toward the more challenging projects.

There were no additional public comments.

The meeting was closed to public comments at 9:17 p.m.

Councilmember Kennedy said he can support everything but the seven-year warranty. He said he is inclined to go with a two-year warranty as offered by the developer and requested the two-year warranty language to be placed in the motion. He said he understands staff's concerns for protecting the taxpayer dollars.

Council President Norris said she agrees with Councilmember Kennedy and asked if the Code needs to be changed to address this type of situation. She does have concerns about the seven-year warranty.

Councilmember Chazen said he concurs and understands the balance of protecting the taxpayers but not stopping development. He said it comes down to the design standards and he would like to see the City and applicant review them. He asked if the request can be sent back to staff. City Attorney Shaver said Council can accept or reject the Planning Commission recommendations, or amend the resolution.

Councilmember Boeschstein said the CGS recommendations should be followed. He said he will not be in favor of this resolution because it opens the City up to lawsuits.

Councilmember McArthur agreed that the economic development would be affected by imposing longer warranties. He said there is more work to be done and the CGS issues will be worked out during the final design.

Councilmember Taggart supported a one year plus the two-year warranty for this resolution.

Councilmember Kennedy moved to adopt Resolution No. 21-17 – A Resolution Granting Conditional Approval of Private Streets and also Public Streets and Residential Lots Traversing Greater than 30% Slopes for the Proposed Pinnacle Ridge Subdivision, Located East of Mariposa Drive in the Redlands amending the warranty to a two-year warranty. The motion was then refined to say the one-year standard warranty with the addition of one-year as offered by the developer. Councilmember Traylor Smith seconded the amended motion. Motion carried by roll call vote with Councilmember Boeschstein voting NO.

The Council took a break at 9:25 p.m.

The meeting reconvened at 9:33 p.m.

### **Contract – Replace Synthetic Turf Surface at Stocker Stadium**

Synthetic turf was initially installed at Stocker Stadium in Lincoln Park, in 2007 with a life expectancy of eight (8) years under normal use of a single team. Usage at the stadium far exceeds that amount and includes four local high schools, Colorado Mesa University (CMU), City of Grand Junction programs, and multiple community events. The current condition of the turf is deteriorating quickly and has required significant repairs during the past year.

In addition to the City of Grand Junction, funding for this project will come from multiple stadium partners including the Parks Improvement Advisory Board, School District #51, and Colorado Mesa University. Additionally, the project has received funding through a grant from the Mesa County Federal Mineral Lease District. If approved, this project will be scheduled to be completed after the Special Olympics State Meet (mid-June), and



prior to the first football game (mid-August). The project will include a two-layer synthetic turf system and replacement of both goal posts.

Rob Schoeber, Parks and Recreation Director, presented this item and gave the background. The existing turf is beyond its useful life, The Parks Improvement Advisory Board (PIAB) made a \$200,000 funding commitment to get this project moving. In partnership with a CMU bid, the two projects together bid a better price of \$516,934. They then partnered on a grant request to Mesa County Mineral Lease District which awarded the full grant request for another \$200,000. That left \$116,000 to be split between the University, the School District, and the City.

Councilmember Taggart and Councilmember Traylor Smith congratulated Mr. Schoeber on doing a great job.

Councilmember McArthur asked if Mr. Schoeber was aware of a controversy regarding recycled tire granules causing cancer. Mr. Schoeber said there have been several studies and the Turf Council regards safety as the top priority. The Turf Council found no scientific data that this turf is a cause of cancer.

Councilmember Taggart moved to authorize the Purchasing Division to enter into a contract with FieldTurf in the amount of \$516,934 for the replacement of synthetic turf at Stocker Stadium. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Council President Norris thanked the partners.

### **Public Hearing – Ordinance Amending Sections of the Zoning & Development Code Regarding Nonconforming Signage**

This proposed ordinance amends the existing sign code, clarifying that sign face changes are allowed for nonconforming outdoor advertising signage (billboards) in addition to other nonconforming commercial signage. Changing sign faces to digital are currently not allowed for nonconforming billboards, but will be with this code amendment. With the proposed changes, sign face changes will be allowed and not require a permit for both conforming and non-conforming signs, including converting from static display to digital/electronic display, if no other changes are made to the sign size, height or structure.

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

David Thornton, Principal Planner, presented this item and provided the background. He said recent changes to the Sign Code have included content neutrality and digital electronic signage. As part of those discussions, he said an area of concern was raised

by the outdoor advertising sign industry that relates to nonconforming billboards located within zoning overlay districts.

Mr. Thornton stated the Code allows for face changes to conforming signs, including changes from static display to digital/electronic display without a permit. He stated, Section 21.06.070(e) of the Code, Nonconforming Signs, is not specific as to whether a face change, including to digital/electronic, is allowed for nonconforming signs. Mr. Thornton said past practice has been to not allow it without bringing the sign into conformance. He said while the issues were brought up by the outdoor advertising industry, the interpretation applies to all nonconforming signs. The proposal includes deletion of the amortization provision and adding text to section 21.06.070 (e)(3): Sign face changes are allowed without a permit, including converting from static display to digital/electronic display, if no other changes are made to the sign size, height or structure.

The following text is proposed for deletion: Any outdoor advertising sign on or near the Riverside Parkway that becomes nonconforming due to the adoption of this section may continue only in the manner and to the extent that it existed at the time of the adoption of the ordinance codified in this title. The sign must not be re-erected, relocated, or replaced unless it is brought into conformance. If a sign is nonconforming, other than because of the adoption of the ordinance codified in this title, then the sign shall be discontinued and removed on or before the expiration of three years from the effective date of the ordinance codified in this title.

The Planning Commission has recommended approval.

C.J. Rhyne, Grand Junction Area Chamber of Commerce, returned to the podium and said he supports the adoption of this ordinance and gave the staff an A +.

There were no further public comments.

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

Councilmember Traylor Smith moved to approve Ordinance No. 4745 – An Ordinance Amending a Section of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Nonconforming Signage on final passage and ordered final publication in pamphlet form. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

### **Change in Use Incentive Grant Request**

Thai Number Nine, a proposed restaurant located at 126 N. 7th Street, has submitted an application for consideration of \$2,714.50 from the Change in Use Incentive Grant

program. The amount is 25% of the sewer wastewater Plant Investment Fee (PIF) required for the conversion of the existing building to a restaurant use.

Kathy Portner, Planning Manager, presented this request and background. On January 4, 2017 Council established the Change in Use Incentive Grant Pilot Program to fund 25% of the sewer wastewater Plant Investment Fee (PIF), up to \$10,000 for the conversion of an existing building in the Greater Downtown Area to a restaurant use. The purpose of the program is to maintain and enhance the viability of downtown and encourage the reuse of existing buildings as restaurants.

Thai Number Nine is a proposed restaurant reusing the building located at 126 N. 7th Street that was previously used as retail and recently remodeled. One side is the Lego Store, and the other side is being remodeled for this restaurant. The total Plant Investment Fee (PIF) for the conversion is \$10,858.02, based on the additional impact to the sewer system of a restaurant use. The request meets the requirements of the Change in Use Incentive Grant Program. Ms. Portner listed previous grants committed from the fund.

Councilmember Chazen moved to approve the Change in Use Incentive Grant request from Thai Number Nine, LLC, located at 126 N. 7th Street, in the amount of \$2,714.50. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

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

There were none.

### **Other Business**

There was none.

### **Adjournment**

The meeting adjourned at 9:50 p.m.

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Stephanie Tuin, MMC  
City Clerk

## **GRAND JUNCTION CITY COUNCIL**

### **SPECIAL SESSION MINUTES**

**MAY 3, 2017**

The City Council of the City of Grand Junction, Colorado met in Special Session on Wednesday, May 3, 2017 at 5:00 p.m. in the Administration Conference Room, 2<sup>nd</sup> Floor, City Hall, 250 N. 5<sup>th</sup> Street. Those present were Councilmembers Chris Kennedy, Duncan McArthur, Barbara Traylor Smith, Rick Taggart, Duke Wortmann, and President of the Council Phyllis Norris.

Staff present were City Manager Caton, City Attorney Shaver, Finance Director Romero, and Deputy Finance Director Valentine.

Councilmember Taggart moved to convene into Executive Session to Discuss the Purchase, Acquisition, Lease, Transfer, or Sale of Real, Personal, or Other Property Interest under Colorado Revised Statutes Section 24-6-402(4)(a) of the Open Meetings Law and said they will not be returning to open session. Councilmember Kennedy seconded the motion. Motion carried.

The City Council convened into Executive Session at 5:03 p.m.

Councilmember Boeschstein arrived at the meeting at 5:12 p.m.

Councilmember Taggart moved to adjourn. Councilmember Kennedy seconded. Motion carried.

The meeting adjourned at 5:35 p.m.

Stephanie Tuin, MMC  
City Clerk



## **Grand Junction City Council**

### **Regular Session**

**Item #2.a.i.**

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**Meeting Date:** May 17, 2017

**Presented By:** Kathy Portner, Planning Manager

**Department:** Community Development

**Submitted By:** Kathy Portner, Planning Manager

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### **Information**

#### **SUBJECT:**

Ordinance Adopting a Civic and Institutional Master Plan for Colorado Mesa University and Conditional Right-of-Way Vacation in Accordance with the Master Plan and Setting a Hearing for June 7, 2017

#### **RECOMMENDATION:**

Planning Commission will make a recommendation at their May 23, 2017 hearing.

#### **EXECUTIVE SUMMARY:**

A request to approve an Institutional and Civic Master Plan for Colorado Mesa University and approval of an administrative process for future vacations of right-of-way interior to the campus once certain conditions are met.

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

Section 21.02.190 of the Zoning and Development Code sets forth a process to consider Master Plans for major institutional and civic facilities that provide a needed service to the community. The Colorado Mesa University (CMU) Campus Facilities Master Plan (attached) provides an overview of CMU's future long term objective to expand the existing main campus westward toward N. 7th Street.

In conjunction with the Master Plan, CMU is requesting an administrative review process for future vacations of right-of-way interior to the campus, shown within the red outlined area on the following map, once certain conditions are met. Colorado Mesa University requests the vacation of alley and street right-of-ways in order to aid in the continued westward expansion efforts planned for the campus. Currently, the requests

occur piecemeal as CMU acquires properties on both sides of any given right-of-way. CMU owns the vast majority of the property shown within the “2017 Master Plan” boundary, outlined in red and sections of right-of-way have already been vacated. All past vacations required that CMU own on both sides of the right-of-way, provide for general circulation, emergency access, private access easements, if necessary, and compliance with Xcel Energy easement requirements. All City utilities are subject to the terms and conditions of the Colorado Mesa University and City of Grand Junction Utility Easement and Maintenance Agreement-CMU Main Campus.

#### Neighborhood Meeting:

A Neighborhood Meeting was held on March 6, 2017 with 24 area residents along with representatives from Colorado Mesa University and City staff were in attendance. President Foster presented an overview on the growth of the CMU campus. Most questions were on current projects being built on campus and on property acquisition timelines. A concern was raised about maintaining access to private property when right-of-way on either side was vacated. President Foster indicated that access is required to be maintained by CMU.

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

Colorado Mesa University’s Master Plan helps to maintain and enhance the Grand Valley as a regional center and supports infill and redevelopment focused in the City Center. CMU supports the following goals of the Comprehensive Plan:

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

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

Section 21.02.190 of the Zoning and Development Code sets forth a process to consider Master Plans for major institutional and civic facilities that provide a needed service to the community. The Colorado Mesa University (CMU) Campus Facilities Master Plan (attached) provides an overview of CMU’s future long term objective to expand the existing main campus westward toward N. 7th Street.

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

After reviewing the Colorado Mesa University application, FMP-2017-118 for an Institutional and Civic Facility Master Plan, the following findings of fact and conclusions have been determined:

1. The requested Institutional and Civic Facility Master Plan, including the vacation of right-of-way, is consistent with the goals and policies of the Comprehensive Plan, specifically Goals 4 and 12.
2. The applicable review criteria in Section 21.02.190 (c) and 21.02.100 of the Grand Junction Zoning and Development Code have been met or addressed.
3. The foregoing Recitals are incorporated herein and made a part hereof.
4. Right-of-way vacation in the identified planning area (Exhibit A) is presumed and conditionally approved on condition that CMU petitions for vacation(s), which shall be reviewed and approved administratively subject to the Director finding that CMU has met all of the following conditions:
  - a. CMU must own properties on both sides of the right-of-way (streets and/or alleys) to be vacated; and,
  - b. Private easement agreements must be provided to benefit any remaining privately owned property(ies) where access to the property(ies) is or may be claimed by the owner(s) to be compromised by the vacation; and,
  - c. CMU shall plan for and propose circulation and emergency access to standards mutually acceptable and agreed to by the City and CMU, to establish and preserve public safety and legal access for both public and private users; and,
  - d. All City utilities shall be subject to the terms and conditions of the Colorado Mesa University and City of Grand Junction Utility Easement and Maintenance Agreement-CMU Main Campus; and,
  - e. CMU shall dedicate as applicable necessary utility easements to Xcel Energy and/or other utility providers.
5. Notice shall be given of all vacation petition decisions right-of-way vacations in the designated Master Plan area and exceptions to the Director's decision shall be forwarded to the City Council for record review as provided in this Ordinance and the Recitals thereto.

**FISCAL IMPACT:**

Council has directed staff to evaluate on a case by case basis the value of selling Right-of-Way (ROW) at the time of a vacation request. ROW recently acquired by the City has been valued at \$5.00 to \$6.00 per square foot. The value of ROW will be determined at the time each vacation request is made; however, based on past City Council direction, the City has not been compensated for vacated ROW.

**SUGGESTED MOTION:**

I move to introduce a Proposed Ordinance Adopting a Civic and Institutional Master Plan for Colorado Mesa University and Conditional Right-of-Way Vacation in Accordance with the Master Plan, Located in the Colorado Mesa University Area (Generally 7th to Cannell Streets and North to Orchard Avenue) and Set a Hearing for June 7, 2017.

**Attachments**

1. PC Staff Report
2. Proposed Ordinance





Date: April 12, 2017  
Author: Kathy Portner  
Title/ Phone Ext: Community Services  
Manager/1420  
Proposed Schedule: Planning Commission  
Meeting: May 23, 2017  
File #: FMP-2017-118

## PLANNING COMMISSION AGENDA ITEM

**Subject:** Civic and Institutional Master Plan and Right-of-Way Vacation Request for Colorado Mesa University, Located at 1100 North Avenue

**Action Requested/Recommendation:** Forward a Recommendation to City Council of an Institutional and Civic Master Plan and Right-of-Way Vacation Request for Colorado Mesa University

**Presenter(s) Name & Title:** Kathy Portner, Community Services Manager

### Executive Summary:

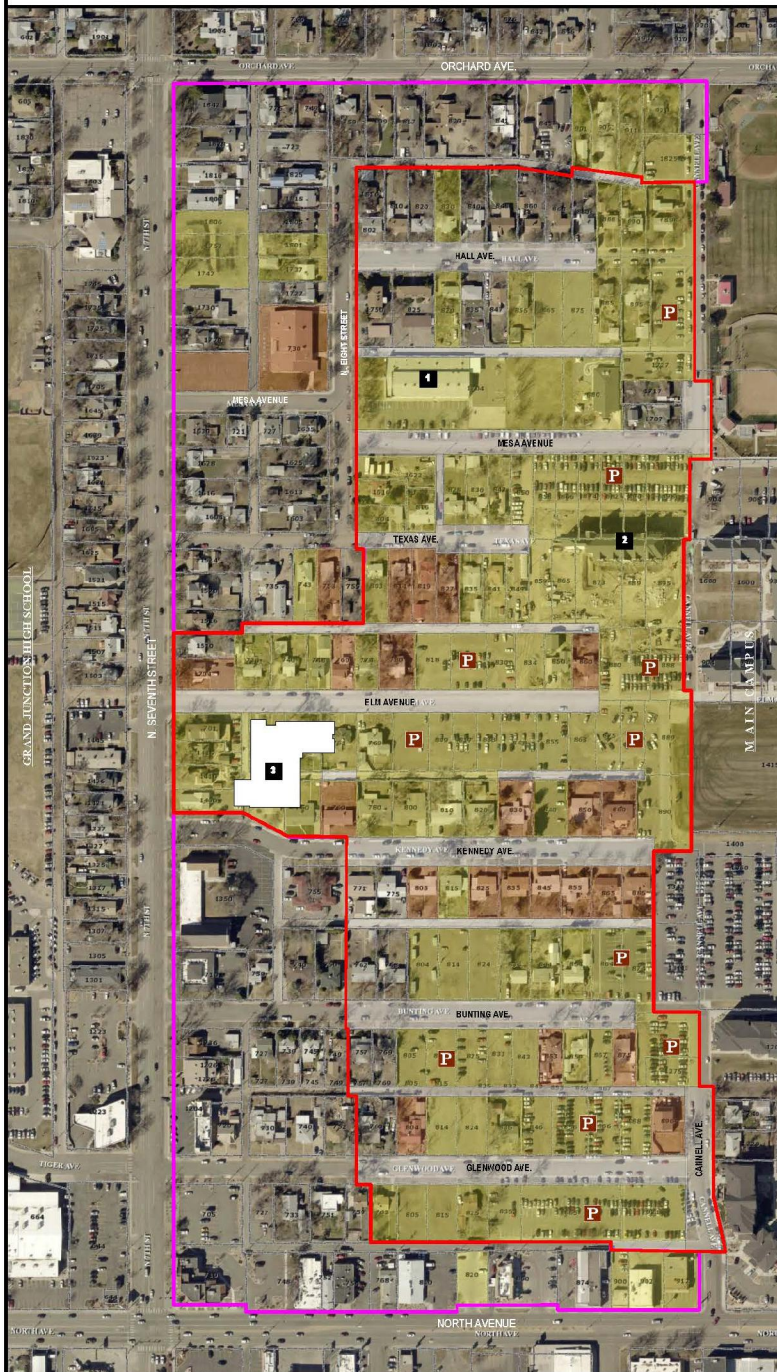
A request to approve an Institutional and Civic Master Plan for Colorado Mesa University and approval of an administrative process for future vacations of right-of-way interior to the campus once certain conditions are met.

### Background, Analysis and Options:

Section 21.02.190 of the Zoning and Development Code sets forth a process to consider Master Plans for major institutional and civic facilities that provide a needed service to the community. The Colorado Mesa University (CMU) Campus Facilities Master Plan (attached) provides an overview of CMU's future long term objective to expand the existing main campus westward toward N. 7<sup>th</sup> Street.

In conjunction with the Master Plan, CMU is requesting an administrative review process for future vacations of right-of-way interior to the campus, shown within the red outlined area on the following map, once certain conditions are met. Colorado Mesa University requests the vacation of alley and street right-of-ways in order to aid in the continued westward expansion efforts planned for the campus. Currently, the requests occur piecemeal as CMU acquires properties on both sides of any given right-of-way. CMU owns the vast majority of the property shown within the "2017 Master Plan" boundary, outlined in red and sections of right-of-way have already been vacated. All past vacations required that CMU own on both sides of the right-of-way, provide for general circulation, emergency access, private access easements, if necessary, and compliance with Xcel Energy easement requirements. All City utilities are subject to the terms and conditions of the *Colorado Mesa University and City of Grand Junction Utility Easement and Maintenance Agreement-CMU Main Campus*.

# COLORADO MESA UNIVERSITY 2017 WEST CAMPUS MASTER PLAN



- 2017 Master Plan Boundary
- Future Master Plan Amendment(s) Boundary
- Property Owned by CMU
- Short Term Property Acquisitions by CMU
- Existing Street and Alley To Be Vacated
- P Parking  
(Subject to Future Change)
- 1 Predicted Development Leader  
(Under Consideration)
- 2 Wingate Hall
- 3 Engineering Building  
(Under Consideration)

USE	AREA (Sq. Ft.)	% of TOTAL
Property Owned by CMU <sup>1</sup>	22.0	91.3
Short Term Property Acquisitions	5.0	9.0
Existing Street & Alley To Be Vacated	7.6	9.0
Property Not Owned by CMU	5.5	19.3
2017 Master Plan Boundary	26.5	100.0
Future Master Plan Area	23.9	

<sup>1</sup> Does include 2.5 ac. in Future Master Plan Area

<sup>2</sup> Approximate Area Calculation

**Neighborhood Meeting:**

A Neighborhood Meeting was held on March 6, 2017 with 24 area residents along with representatives from Colorado Mesa University and City staff were in attendance. President Foster presented an overview on the growth of the CMU campus. Most questions were on current projects being built on campus and on property acquisition timelines. A concern was raised about maintaining access to private property when right-of-way on either side was vacated. President Foster indicated that access is required to be maintained by CMU.

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

Colorado Mesa University's Master Plan helps to maintain and enhance the Grand Valley as a regional center and supports infill and redevelopment focused in the City Center. CMU supports the following goals of the Comprehensive Plan:

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

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

**Board or Committee Recommendation:**

There is no other committee or board recommendation.

**Financial Impact/Budget:**

Council has directed staff to evaluate on a case by case basis the value of selling Right-of-Way (ROW) at the time of a vacation request. ROW recently acquired by the City has been valued at \$5.00 to \$6.00 per square foot. The value of ROW will be determined at the time each vacation request is made; however, based on past City Council direction, the City has not been compensated for vacated ROW.

**Other issues:**

There are no other issues identified.

**Previously presented or discussed:**

This has not been previously discussed by the Planning Commission.

**Attachments:**

1. Staff Report/Background Information
2. Letter of Opposition
3. Applicant Project Report/CMU Master Plan
4. Ordinance

BACKGROUND INFORMATION				
<b>Location:</b>		1100 North Avenue		
<b>Applicant:</b>		Colorado Mesa University		
<b>Existing Land Use:</b>		CMU Campus and Residential		
<b>Proposed Land Use:</b>		CMU Campus expansion		
<b>Surrounding Land Use:</b>	<b>North</b>	Commercial & Residential		
	<b>South</b>	Commercial & Residential		
	<b>East</b>	Commercial & Residential		
	<b>West</b>	Residential & Residential		
<b>Existing Zoning:</b>		CSR (Community Services and Residential); R-8 (Residential, 8 units per acre)		
<b>Proposed Zoning:</b>		N/A		
<b>Surrounding Zoning:</b>	<b>North</b>	PD (Planned Development); R-8 (Residential, 8 units per acre)		
	<b>South</b>	C-1 (Light Commercial)		
	<b>East</b>	B-1, (Neighborhood Business); R-12 and R-16, (Residential – 12/16 du/ac); C-1; CSR		
	<b>West</b>	R-O (Residential Office); B-1		
<b>Future Land Use Designation:</b>		Business Park Mixed Use		
<b>Zoning within density range?</b>		X	Yes	No

**Section 21.02.190 (c) of the Grand Junction Zoning and Development Code:**

In reviewing a Master Plan, the decision-making body shall consider the following:

- (1) Conformance with the Comprehensive Plan and other area, corridor or neighborhood plans;

The Plan complies with the goals and policies of the Comprehensive Plan, specifically, Goals 4 & 12 by supporting the continued development of the City Center into a vibrant and growing area with jobs and also by being a regional provider of goods and services.

Therefore, this criterion has been met.

(2) Conformance with the Grand Valley Circulation Plan and general transportation planning requirements;

The Master Plan complies with the Grand Valley Circulation Plan and Transportation Engineering Design Standards (TEDS). Access to and through the campus is provided for in the Master Plan and interim access will be maintained with the phased expansion.

Therefore, the criterion has been met.

(3) Adequate parking, adequate stormwater and drainage improvements, minimization of water, air or noise pollution, limited nighttime lighting and adequate screening and buffering potential;

CMU provides for all parking, as well as stormwater and drainage improvements needed as development occurs. The campus setting and surrounding perimeter streets provides for large areas of separation of the CMU facilities and surrounding community.

Therefore, this criterion has been met.

(4) Adequacy of public facilities and services; and

Adequate public facilities and services are available to serve the campus.

Therefore, this criterion has been met.

(5) Community benefits from the proposal.

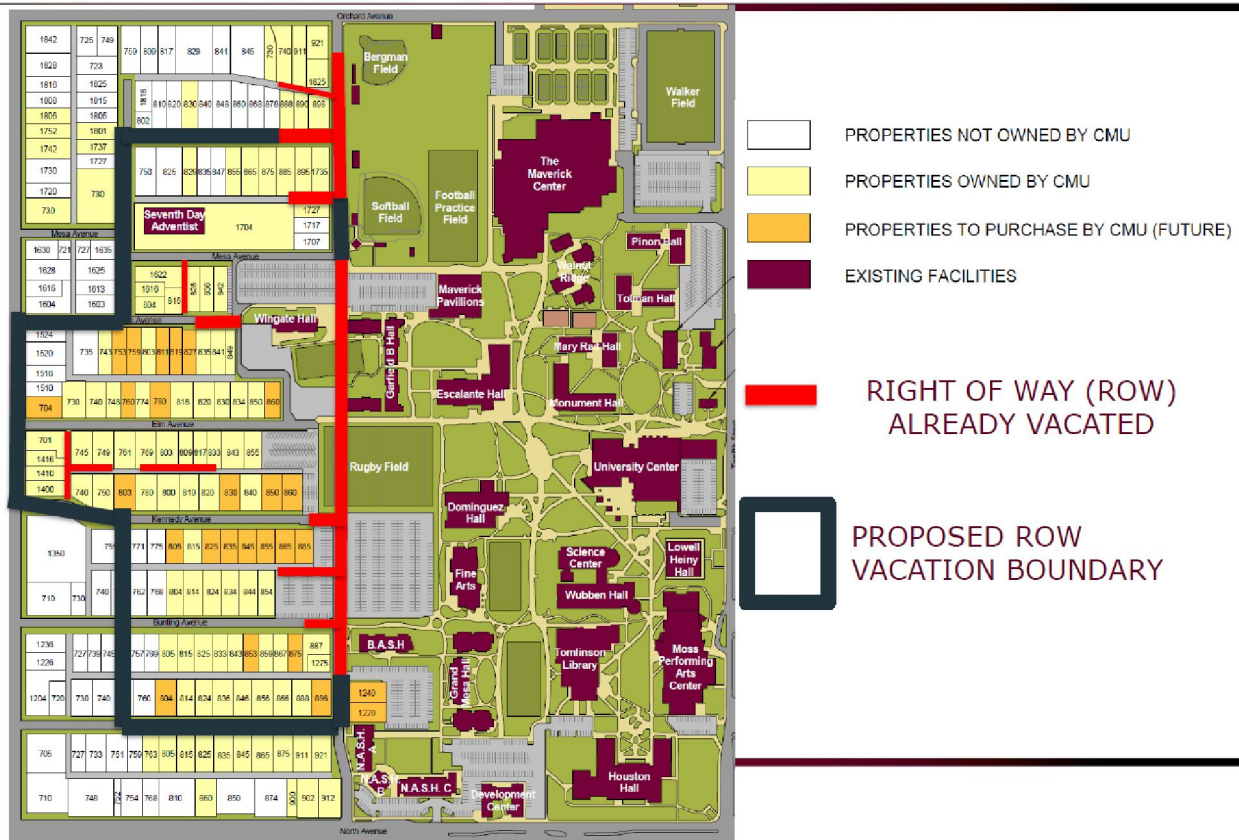
CMU provides multiple community benefits as an educational institution and economic driver.

Therefore, this criterion has been met.

One of the purposes of the Institutional and Civic Master Plan review is to take a comprehensive look at the right-of-way to be vacated and incorporated into the overall campus expansion plan. To date, right-of-way has been vacated on a piecemeal basis as CMU acquires property. Each request must be approved by separate ordinance by the City Council. Rather than continuing to take each request forward as separate ordinances, the proposal is to allow the right-of-way within the identified boundary to be reviewed and approved administratively once certain conditions have been met.



# Campus Master Planning



## Sections 21.02.100 of the Grand Junction Zoning and Development Code:

The vacation of portions of the existing alley and street right's-of-way shall conform to the following:

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

Granting the request to vacate existing alley and street right-of-way meets Goal 12, Policy A of the Comprehensive Plan by supporting the University in their facilities and building expansion projects, enhances a healthy, diverse economy and improves the City as a regional center of commerce, culture and tourism. The requested vacation also does not conflict with the Grand Valley Circulation Plan and other adopted plans and policies of the City.

Therefore, this criterion has been met.

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



A condition of vacating right-of-way is that CMU must own the property on both sides of the ROW and adequate and legal access must be maintained to any surrounding private property.

Therefore, this criterion will be met.

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

All properties abutting the proposed portions of any alley or street requested for vacation must be under the control of CMU and access to any adjoining properties not owned by CMU must be provided through a private "Easement Agreement" across CMU property(s) for the benefit of the remaining property owners. This recorded easement will ensure that the remaining residents will continue to be provided adequate and reasonable access to their properties.

Therefore, this criterion will be met.

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

All past vacations required that CMU own on both sides of the right-of-way, provide for general circulation, emergency access, private access easements, if necessary, and compliance with Xcel Energy easement requirements. All City utilities are subject to the terms and conditions of the *Colorado Mesa University and City of Grand Junction Utility Easement and Maintenance Agreement-CMU Main Campus*.

All requested vacations will be reviewed for compliance with the above provisions assuring 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.

Therefore, this criterion will be met.

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

All City utilities are subject to the terms and conditions of the *Colorado Mesa University and City of Grand Junction Utility Easement and Maintenance Agreement-CMU Main Campus*.

Therefore, this criterion will be met.

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

Maintenance requirements for the City will be reduced as a result of alley and street right-of-way vacations. The vacated right-of-way will be incorporated into the overall CMU campus expansion, thereby strengthening the University as an important asset to the City as a Regional Center.

Therefore, this criterion will be met.

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

After reviewing the Colorado Mesa University application, FMP-2017-118 for an Institutional and Civic Facility Master Plan, the following findings of fact and conclusions have been determined:

1. The requested Institutional and Civic Facility Master Plan, including the vacation of right-of-way, is consistent with the goals and policies of the Comprehensive Plan, specifically Goals 4 and 12.
2. The applicable review criteria in Section 21.02.190 (c) and 21.02.100 of the Grand Junction Zoning and Development Code have been met or addressed.
3. The foregoing Recitals are incorporated herein and made a part hereof.
4. Right-of-way vacation in the identified planning area (Exhibit A) is presumed and conditionally approved on condition that CMU petitions for vacation(s), which shall be reviewed and approved administratively subject to the Director finding that CMU has met all of the following conditions:
  - a. CMU must own properties on both sides of the right-of-way (streets and/or alleys) to be vacated; and,
  - b. Private easement agreements must be provided to benefit any remaining privately owned property(ies) where access to the property(ies) is or may be claimed by the owner(s) to be compromised by the vacation; and,
  - c. CMU shall plan for and propose circulation and emergency access to standards mutually acceptable and agreed to by the City and CMU, to establish and preserve public safety and legal access for both public and private users; and,
  - d. All City utilities shall be subject to the terms and conditions of the *Colorado Mesa University and City of Grand Junction Utility Easement and Maintenance Agreement-CMU Main Campus*; and,

- e. CMU shall dedicate as applicable necessary utility easements to Xcel Energy and/or other utility providers.
- 5. Notice shall be given of all vacation petition decisions right-of-way vacations in the designated Master Plan area and exceptions to the Director's decision shall be forwarded to the City Council for record review as provided in this Ordinance and the Recitals thereto.

**STAFF RECOMMENDATION:**

I recommend that the Planning Commission forward a recommendation of approval of the Institutional and Civic Facility Master for Colorado Mesa University, FMP-2017-118 to the City Council with the findings of facts and conclusions and conditions listed above.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Madam Chairman, on the Institutional and Civic Facility Master Plan for Colorado Mesa University, FMP-2017-118, I move that the Planning Commission forward to the City Council a recommendation of approval with the findings of facts and conclusions and conditions stated in the staff report.

From: Clark L Carroll  
1220/1240 Cannell  
Grand Jct. CO 81501

To: Planning Commissions  
City Council  
Members of Community

April 19, 2017 pg. 1 of 6

Re: FMP-2017-118 CMU Opposition to Special element of proposal

My family has resided and are stakeholders on Cannell Ave for approx 65 years . I graduated at Mesa in 1984 and since the early 50s my family has been involved with raising funds for CMU and I have continued the tradition to current. Even though I support much of the university efforts, I cannot agree with the ideology of special element, or the proposed deannexation map boundaries CMU proposes.

Page 1 and 2 an effort is made to focus on key elements of this proposal that warrants my opposition against the special element, suggesting to eliminate public hearings. Pages 3-6 are random pro/ con related research and thoughts regarding public hearings which I included as part of this.

Regardless of a person or institution issue's, once they are not willing to go before the historically successful inclusive Public Hearing process we have in Grand Jct, to put up or shout up,, then it poses concern and raises red flags in my world. When are public hearings required? Does the University know? I would suggest every step of such university expansion be part of public hearing process. Beyond a shadow of a doubt.

In an Industry where universities and governments are involved with, receiving and spending public money, exchanges of public and private properties and zoning changes obviously impacting citizens then historically this is partly why public hearings are the body and soul or example of due process, law making and democratic debate, and any proposal that suggest to eliminate or call it something else, may lead to discussion of key words like Bureaucrats, Totalitarianism and concluding towards the end of conversation with Fascism. Because of many different philosophy's ,, various levels of government are constructed and exist especially the city to maintain order in a civil constitutional society among-st the different cultures, factions and individuals by a public hearing process. Weekly on national news I hear of at least a few Universities, professors and students activities across the nations campuses that may suggest an eliminating or regulating public speech. Is that what we have here locally? If not in Public hearing where can a person speak before the public at??? University safe zones????

If the City wants to and lets call it what it is, a deannexation process by Relinquishment of Authority to CMU that can handle it better, then, their is very little I can do about it now, other then to say,, our campus demonstrates the success of CMU and planning dept. The system is not broke, it doesn't need fixing. They get what they want? It doesn't need to be HANDLED(whatever that means) by CMU. I knew it would come time for many for paying for open enrollment campus expansion but I did not think it would cost a single citizen the benefits of the public hearing and free speech opportunity,, in a traditionally proven due process that provides order to our civilized community. CMU will do what is good for them understandably, however this proposal seems to be more of a bad thing for the city. That is,, to be part of any system that seeks to undermine, decay, make less, or reword and divert the public process potentially knowing this is where it starts. How long will it be before the University does not need Planning or City Council? Perhaps where close.

The Proposal introduction is narrowly defined and none inclusive of impacted or soon to be impacted residents and businesses in my vision. The public notices mailed indicate location of between 7th and Cannell, Orchard and North Ave. However on maps presented the red boundary lines of this proposal decision area may be none inclusive, meaning I do not know if all the people area described above have

received the Notices. Since CMU has purchased and is expanding East across 12th street(I believe eventually expanding to 15th street,) N of Orchard to just south of Tope Elementary and this is a proposal to completely rework the established planning process these people should be included. Perhaps all our citizens should be involved in an overall change to our planning process. Please note on maps lower right area how the boundary line is drawn in front of my properties. It is different then the one drawn in front of Ken Harris property W from soft ball field and others. Also note my neighbor W or across street is also private property 896 Glenwood. No part of Glenwood and Cannell intersection nor from me S to North Ave has been vacated therefore this area should not even be included and I recommend boundary lines be drawn correctly. Cannell should not be included in this proposal. CMU has taken over or exercised dominance by controlling parking in front of the private residence at 896 Glenwood and Houston Ave Vacations(Darrel Miller Property)in front of my residence I would ask "What are CMU objectives for drawing the boundary lines in front of my properties in this way?? causes concern. When I look a boundary lines " Boundary line should go right down the middle of Cannell Ave to just 30 feet N to behind my property. Once Cannell is vacated the owners of 1220 1240 and 896 Glenwood would control that portion of Cannell Ave not CMU if that's not the case then this could be a bigger issue. What if above private property owners make a motion to vacate Cannell Ave for a Hotel or Dormitory? Do we propose to the City or CMU. At some point these properties may be developed other then residential will this decrease my ability to sell my properties without access. Why did not CMU draw boundary line to Hwy 6? I assume they did not want to include DOT. I did and spoke with DOT because Cannell Ave is my access to Hwy 6. After all access easement, access permits come up in these types of conversation. When Mrs Kadwick was city manager the city council directed here with motion passing to define my access easements . I have made that request to each city manager since that time. I have received no info to date.

With some level of entertainment I ponder with proposal passage of CMU handling my streets if thats some kind of landlord tenant lease agreement where if I live on state ground I wont have to pay taxes anymore. CMU currently suggest they own my properties on Google Maps on occasion my mail is delivered to them,, its based on who the mail carrier is that day.

In conclusion with current proposal written as is. From my experience CMU will narrate and view this proposal passing as we are in charge of the streets and and most likely would rejoice from elimination of public accountability standards found in public hearings. CMU may conclude they control the front of the street for my or others homes. This at extremes may lend itself to turmoil, jurisdictional confusion and elements of anarchy for all parties. defined in Google search as "A state of disorder due to absence of nonrecognition of authority. Also absence of government and absolute freedom of the individual. I ask our city,,not to drink of this water,, to abrogate its authority or processes to CMU. It not a waste of time or money for our tax paying stakeholder citizens.

If we want to save time and money limit citizens comments to 1 minute and have meetings at 2pm in the afternoon. This is far more constitutional in my mind compared to proposal by CMU to eliminate public hearings. Feels like a form of censorship.

Respectfully , Clark L.Carroll

Following pages are misc related research and comments if reader chooses to continue past the jest of this letter.

I conducted several random samples allowing others to read Introduction to gain an impression from others on CMU Introduction regarding Notice of Application 2017-118. Not surprisingly approx 90% of the response was unfavorable to eliminating public hearings. Most asked, "Whats this mean"? My standard answer was, "I don't know". Its sold as an effort to save time and money. It must be good for the ones that know whats best.

A brief history. Approx. 10 years ago. CMU, State, County and City of Grand Jct entered into a partnership to support CMU land locked campus to expand in the spirit of economic development and enrichment to many community members. CMU has developed a fantastic campus, increased diversity, programs and enrollment of students. CMU is known across the nation and many places in the world as contending University for good education. It is successfully competing for state, county, local, alumni, investment and student dollars.

I assume some level of debt may of been incurred. It is my understanding that more the a few Universities across the nation have expanded incurring some kind of billions of debt. In an article in Forbes Magazine titled "The Hidden College Problem: When Universities, Not Just Students , Take on Debt" indicated how and why "Moody's downgraded University of California from Aa1 to Aa2"rating(?????) I hope in 10-15 years with changes in society (with computers and artificial intelligence) the regionally operated university industry will still exist as it may become cost prohibitive to operate, attend and compete with other known and not yet known ways to educate and train people. I remain optimistic CMU will continue to contribute to successful efforts of current and future society.

CMU completed a massive expansion efforts which was forecast to last 15 years it was completed in 5. Saving ten years of meetings. Had it not been the successful public hearing process perhaps they could of done it in 2.5 years. What reasonable impacts would home owners of experienced? I have not heard of one formal appeal of decisions in our current process on CMU expansion leading to the idea, our planning system is working well in fact CMU rapid expansion could indicate our planning dept is not only working but extremely efficient.

I have attempted in the past, to facilitate the goals of the state , county, city and CMU as was demonstrated in the Carroll Rezone Plan. Perhaps people gain more awareness when I speak of the importance of the CMU to our community and students while comparing and contrasting the importance of being a private property owner , stakeholder, in USA experiencing the unique and special impacts of elite capture, university expansion, exemptions and decreased leverage as a stakeholder.

Participedia\\ Public Hearing, author Czimmerman, June 2, 2010. Notes the following "The public hearing is perhaps the most widespread venue for public participation in the United States, used by all levels of government for a variety of purposes." [1] A public hearing is a type of public meeting, and much literature refers to it as such, however there are some distinctive aspects that make a hearing different. Abigail Williamson and Archon Fung define a public hearing as "an open gathering of officials and citizens are permitted to offer comments, but officials are not obliged to act on them or typically, even to respond publicly" [2] The main purpose of a public hearing is to allow citizens the chance to voice opinions and concerns over a decision facing a legislature, agency , or organization. More then 97% of local governments hold public hearings, and this high percentage is largely because the under most state and federal laws, government agencies are required to hold public hearings before making a final decision that will use government funds and effect general public. [1] Public hearings are comparable with Direct Representation.



According to Forester, the use of public hearings began following the process of the enclosure of public lands that occurred in Britain in the 18th and 19th centuries. This use of commissions to hear public concerns over the enclosure of land was one of the first examples of a public hearing, and emphasizes how most public hearings today are used when dealing with public lands as well as private properties[3] While many officials and citizens cringe at the idea of holding or attending a public hearing, there are many aspects that make it a good example of a deliberative process. First, by allowing citizens to present their views on issues, officials are able to get a better sense of the public support or opposition to a particular issue.[2] The chance to speak can also provide an opportunity for citizens to change the behavior of their elected representatives by providing information, making a show of support, delaying decisions, shaming, and agenda setting[1] However, although the ideal public hearing would have those deliberative aspects outlined above, that is usually not the case, and much of the literature published on the subject has outlined three major issues with public hearings. the first problem with public hearings is timing, since most hearings are held later in the decision-making process. (Webster and Renn) This timing invites more complaints from citizens, rather than a discussion of pros and cons, and causes those citizens to "perceive that those hearing their input have already chose to ignore it[4] The second problem is the structure of the meeting. Citizens are usually only able to give brief statements, which does not provide the appropriate speaking time to develop different opinions. The testimonial format does not give a chance for citizens to develop and exchange ideas and solutions, and instead causes them to take on an Activist role advocating their cause.[1] A third problem that was exposed in a study by Cook, Delli, Carpini, and Jacobs found that the percentage of the public that attends public meetings is only at 25%.[5] Similarly, the majority of people who attend the meetings tend to be more educated and wealthy, leading to a disproportionate representation of view points. As Williamson argues, those who attend public meetings tend to be those with the most interest and economic stake in the outcome of the decision. Furthermore, those who speak tend to be those with the most intense opinions, whereas most people who attend a hearing do not speak at all. This disproportionately high level of extreme positions can make it difficult to arrive at any kind of consensus[1]"

Beyond Intractability, Sept. 2005, author Heidi Burgess and Cate Malck indicate, "The most common (but often most least effective) form of public participation is the public hearing. Here, government representatives give a presentation on a proposed decision, and then the public is asked to stand up and give a short (1-3 Minute) speeches indicating their thoughts on the proposal. Typically, only critics come to such hearings. Although the government agency can get a feel for the extent and nature of the opposition, public hearings rarely give a good indication of overall public opinion, nor do they yield good information about why people feel the way they do. Thus they do not contribute effectively to problem solving or mutual cooperation.

The International Association for Public Participation lists seven standards for public participation.

1. The public should have a say in decisions about actions that affect their lives.
2. Public participation includes the promise that the public's contribution will influence the decision.
3. The process communicates the interests and meets the process needs of all participants.
4. The process seeks out and facilitates the involvement of people potentially affected by the proposed decision.
5. The process involves participants in defining how they will participate thus how the process will be structured.

6. The public participation process provides participants with the information they need to participate in a meaningful way.

7. The public participation process communicates to participants how their input affected the decision"

The same article used Boulder CO Open Space Department as examples of consensus-process planning of not using or reducing public participation. Burgess and Malck state, "Even though public participation can slow the decision making process down, it is often legally required and can avoid costly lawsuits at the other end if unpopular decisions are made without adequate public input."

Hart, Democratic Constitution Making, July 2003 suggest, "Genuine public participation requires social inclusion, personal security, and freedom of speech and assembly. A strong civil society, civic education, and good channels of communication between all levels of society facilitate this process. Only a considerable commitment of time and resources will make genuine public participation possible." [9]

Public hearings are a way by which citizens may receive benefits from participation. In a study Evaluating public inputs in National Park Management Plan reviews. Table 1. Benefits of public participation, from CNPPAM(2002) identify s the following as benefits.

- \* Improved understanding of client expectations and user group needs.
- \* Improved agency understanding of conservative issues.
- \* Improved agency understanding of the role and contribution of the community.
- \* Greater continuity in knowledge.
- \* Ability to build community support for a project and to improve stakeholder relationships.
- \* Improved public understanding of the agency responsibilities.
- \* Improved staff and community technical knowledge.
- \* Improved agency credibility within the community.
- \* Improved quality of decision-making by agencies.
- \* Enhancement of social capital and flow on social and economic benefits.
- \* Enhanced and informed political process.
- \* Greater compliance through increased ownership of a solution.
- \* Greater community advocacy for biodiversity protection.
- \* Greater access to community skills and knowledge.
- \* Improved community understanding of conservation issues and responsibility for outcomes.

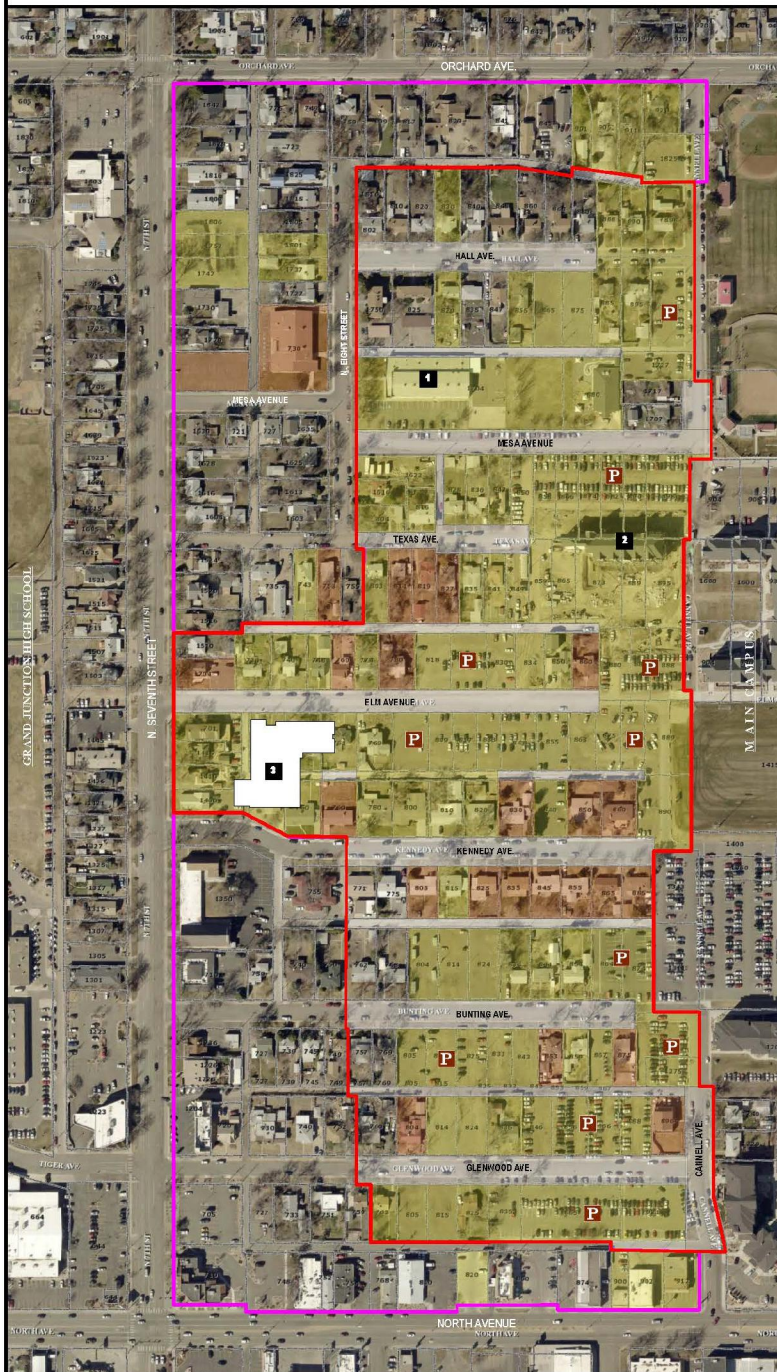
In related research a letter was titled: Eliminating public hearings for CAFOs a mistake, written by Jean Terpstra in Columbus Ohio on June 19, 2016. A portion of this letter states, "Removing the hearing requirement is the opposite of government transparency and will blind-side the community and silence those most directly affected by these massive, resource-intensive and polluting, concentrated livestock operations". She partly concludes, "The individualized conditional use review process is the best way to deal with those special circumstances".

Is the idea of eliminating public hearings or reducing requirements for them something many lawmakers wrestle with, it appears so. For example an article titled, "**Lawmakers speak out against proposal to ease public-hearing requirements,**" Here journal staff writer Patrick Anderson writes, "A hearing on whether the state's transportation planning process should have fewer hearings has brought out complaints from some state lawmakers. Reps. Sherry Roberts, R-West Greenwich, and Jared Nunes ,D-Coventry, on Tuesday wrote separately of their concerns that a proposal to streamline the planning process would badly curtail public involvement". CMU Notice of Application seems not only to suggest curtailing but outright elimination of public hearings in an unbroken planning process, potentially eliminating the benefits of public-hearings unlike other officials in other areas.

#### Public Hearings DO

- Provide a demonstration democracy.
- Provide a place for appropriate free speech
- Provide environment for all voices to be heard.
- Provide a formal meeting environment whereby countering view points can be.
- Provide environment to reach mutual understanding.
- Provides opportunity to get the pulse of the issue.
- Provide opportunity for appropriate protest.
- Provide opportunity to provide ethics
- Provides and accountability process for community members

# COLORADO MESA UNIVERSITY 2017 WEST CAMPUS MASTER PLAN



- 2017 Master Plan Boundary
- Future Master Plan Amendment(s) Boundary
- Property Owned by CMU
- Short Term Property Acquisitions by CMU
- Existing Street and Alley To Be Vacated
- P Parking  
(Subject to Future Change)
- 1 Predicted Development Leader  
(Under Consideration)
- 2 Wingate Hall
- 3 Engineering Building  
(Under Consideration)

2017 MASTER PLAN LAND USE SUMMARY			
USE	AREA <sup>1</sup> (Sq-ft)	Acres	% of TOTAL
Property Owned by CMU <sup>2</sup>	22.0	0.7	0.7
Short Term Property Acquisitions	5.0	0.0	0.0
Existing Street & Alley To Be Vacated	7.6	0.0	0.0
Wingate Hall Complex by CMU	5.5	0.0	0.0
2017 Master Plan Boundary	36.5	1.0	1.0
Future Master Plan Area	22.9		

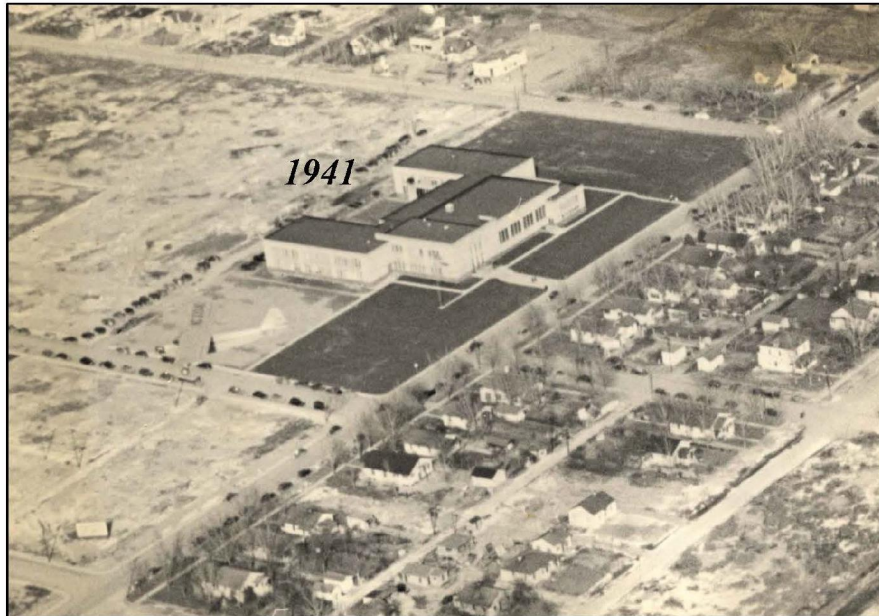
<sup>1</sup> Does include 2.5 ac. in Future Master Plan Area

<sup>2</sup> Approximate Area Calculation





General Project Report  
2017 WEST CAMPUS MASTER PLAN  
Institutional Civic Master Plan Application  
March, 2017







## INTRODUCTION

REQUEST – This application is a request in accordance with Section 21.02.190, Institutional and Civic Facility Master Plans, contained within the Grand Junction Municipal Code (GJMC) by Colorado Mesa University (CMU). According to the GJMC, “The purpose of a master plan review process is to provide an opportunity for the early review of major institutional and civic facilities that provide a needed service to the community, but might impact the surrounding community.” A specific element of this application includes a provision to allow CMU to handle future street and alley vacation requests as an administrative review process, thus, eliminating the need for public hearings resulting in a considerable processing and City staff time savings.

GENERAL – The information contained within this narrative statement is intended to provide an overview of CMU's future long term objective to expand the existing main campus westward towards North 7<sup>th</sup> Street. Because of the nature of the future expansion efforts, this 2017 Master Plan area is broken into two areas; 2017 and Future Master Plan area. The Future Master Plan area will be submitted as a separate public review process, in the distant future, once CMU can forecast their long terms needs.

## EXISTING CONDITIONS

EXISTING and SURROUNDING LAND USE – The dominate land uses in the 2017 West Campus Master Plan area is single family dwellings on small lots that are interspersed with various CMU activities. 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 the 2017 West Campus Master Plan.



LAND USE ZONING – An examination of the Grand Junction Zoning Map reveals that the majority of the property within the Master Plan boundary is zoned: R-8, (Residential Multi Family). A patchwork of “CSR” (Community Services Recreational) zone designation for the main CMU campus can be found east of the master plan area.





**FUTURE LAND USE PLAN** – In 2010 the City adopted a Comprehensive Land Use Plan. According to the plan, “it is an Outline document but not a regulatory document; it is a basis for other actions and regulations, such as zoning and subdivision regulations. While zoning is regulatory and is applied to parcels, the future land use map designation of the Comprehensive Plan respond to topography and other context-sensitive considerations to give direction on how uses should be arranged on the land and what types of zoning may be appropriate”. The plan indicates several future land use designations that are designated as:

Residential Medium/High

Residential Medium

Neighborhood Center

The plan also includes a Business Park Mixed Use for the adjoining main CMU campus.

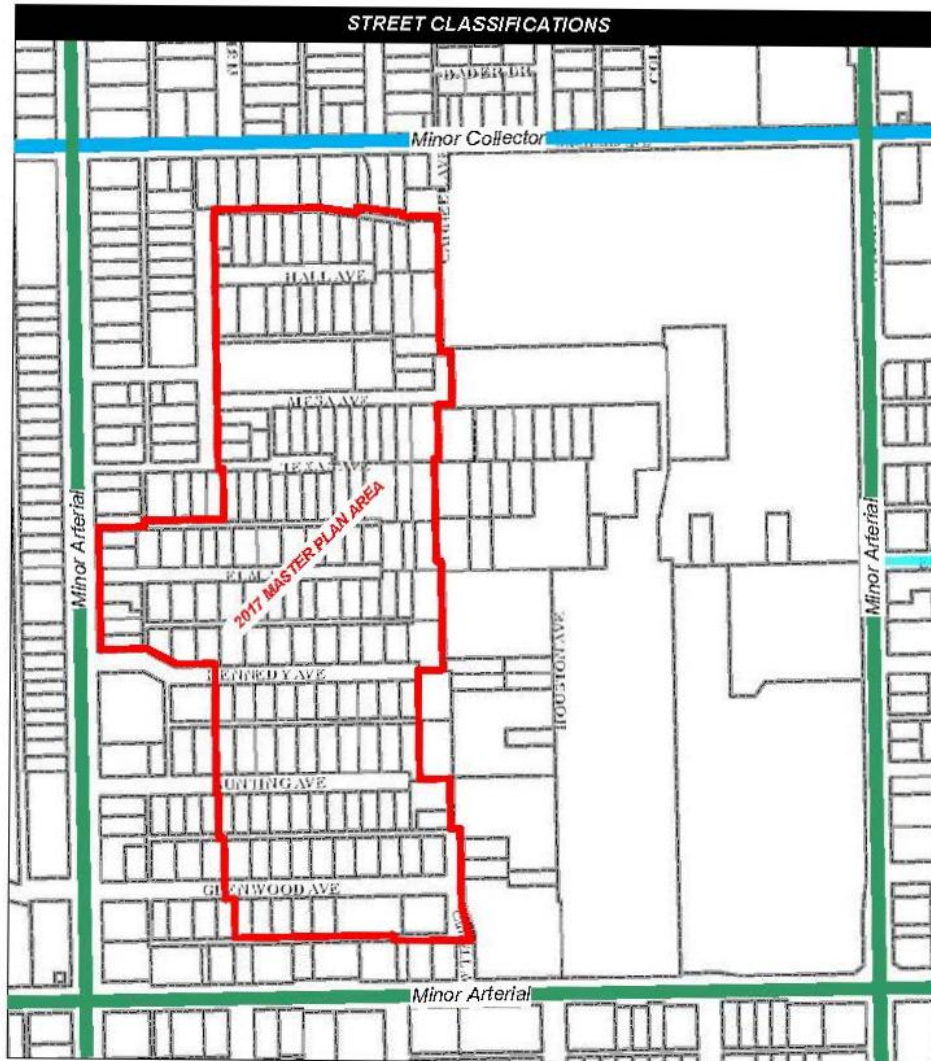


**ACCESS** – Since the Master Plan area is bounded by public roadways on three sides there are numerous access points to the property. All of the existing streets are fully improved and as is the case with most roadways in the City they are well maintained and in good condition. Because North Avenue is also a State highway, access onto and off of the street is administered by the Colorado Department of Highways.

The City has adopted a *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. All of the streets within the master plan boundary are designated as “Local”. The plan indicates the following classifications for the adjoining streets:

North Avenue - Minor Arterial  
North 12<sup>th</sup> Street - Minor Arterial  
Orchard Avenue - Major Collector

North Avenue is a primary east/west link across the City's core area. North 12<sup>th</sup> Street services as an important connection between downtown Grand Junction the Horizon Drive area and Interstate 70.



## WEST CAMPUS MASTER PLAN

A study of the accompanying 2017 West Campus Master Plan boundary revealed the following:

- CMU owns, or will own, approximately 66.9 percent of the land area at this time.
- Approximately 5.5 areas remain to be acquired in the future.
- The largest single parcel in the boundary area, owned by CMU, is approximately 1.5 acres.

<b>2017 West Campus Master Plan LAND USE SUMMARY</b>				
TOTAL MASTER PLAN PARCELS	PARCELS OWNED BY CMU	SHORT TERM CMU PARCEL ACQUISITIONS	PARCELS OWNED BY OTHERS	AREA IN STREETS and ALLEYS
152/39.5 ac.	108/22.6 ac.	22/3.8 ac.	22/5.5 ac.	7.6 ac.

A specific element of this application includes a provision to allow CMU to handle future street and alley vacation requests as an administrative review process, thus, eliminating the need for public hearings resulting in a considerable processing and City staff time savings. The existing criteria within the GJMC will continue to be used for the evaluation of the future vacation request. The surrounding land owners will continue to be notified of requested vacations by mail and on-site signage.

Since 2014 the university has processed and received City acceptance of five separate street and alley vacation requests within the master plan area. A summary of the prior requests follows:

YEAR	DESCRIPTION	AREA
Jan. 2014	Parts of: Cannell Av., Elm Av., 2 alleys	1.2 ac.
Apr. 2015	Parts of: Cannell Av., Hall Av., Elm Av., Kennedy Av., Bunting Av., 5 alleys	2.9 ac.
Feb. 2016	Parts of: 1 alley	0.1 ac.
Jul. 2016	Parts of: 2 alleys	0.1 ac.
Aug. 2016	Parts of: Texas Av., 1 alley	0.3 ac.

An estimated time comparison between the current vacation process for CMU and the requested administrative review process follows:

During 2011 Mesa State College (now known as: Colorado Mesa University) prepared a *Program Plan, West Expansion Project* in accordance with the Colorado Commission on Higher Education guidelines. The plan provided an overview of demographics, past and future enrolment growth, anticipated facility needs forecasted to 2035. An abridged version of the plan can be found in APPENDIX "A".



## EVALUATION OF REQUEST

Evaluation of the request is accomplished by using the criteria in Chapter 21.02.19, Institutional Civic Facilities Master Plan, in the *Grand Junction Municipal Code*. The following responses to each of the criteria illustrate compliance:

(c) *Approval Criteria. In reviewing a master plan, the decision-making body shall consider the following:*

(1) *Conformance with the Comprehensive Plan and other area, corridor or neighborhood plans;*

RESPONSE: The Comprehensive Plan states, "CMU as a key component of Grand Junction's status as a Regional Center that helps train workers for local employment, attracts students that contribute to the local economy, is a significant employer in its own right and brings recreational and cultural activities that appeal to the whole community." The plan also includes Special Use Overlay for CMU that is intended to allow adequate space around the college to accommodate school facility expansion as well as associated businesses (book stores, retail establishments, offices, etc.), restaurants and residential uses. The West North Avenue Corridor Plan will serve a guiding document for future growth within the West Campus area adjacent to the roadway.

(2) *Conformance with the Grand Valley Circulation Plan and general transportation planning requirements;*

RESPONSE: According to the major street plan the subject streets within the master plan boundary are classified as: local streets. The ultimate elimination of the existing local street and alley connections to the surrounding arterial roadways will enhance the capacity and improve safety along them.

(3) *Adequate parking, adequate stormwater and drainage improvements, minimization of water, air or noise pollution, limited nighttime lighting and adequate screening and buffering potential;*

RESPONSE: Other than the current construction of the Engineering Building, specific future improvements with the West Campus area have not be determined at this time. It is anticipated that the future improvements will be accomplished in the same manner as those that exist in the main campus area where the items included in this criteria have been historically met.

(4) *Adequacy of public facilities and services; and*

RESPONSE: The master plan area lies with the "City Center" area identified within the Comprehensive Plan. Because of this all public facilities and services exist and have available capacity to accommodate the anticipated growth within the West Campus Master Plan.

(5) *Community benefits from the proposal.*

RESPONSE: In addition the response in Approval Criteria (1) above, a primary benefit to the community is CMU's positive economic impact to the community. In 2017 CMU conducted an economic impact analysis (APPENDIX "B"). The analysis concluded a profound positive impact not only to the City. But, a major portion of the Western Colorado region. Results of the study revealed that the direct and indirect spending conservatively approaches \$450.0 million on an annual basis.

## APPENDIX



**APPENDIX "A".**



**MESA STATE COLLEGE**

PROGRAM PLAN

WEST EXPANSION PROPERTY ACQUISITION PROJECT

APRIL 8, 2011



C H A M B E R L I N  
A R C H I T E C T S

## **PREFACE**

The project described herein continues the activities associated with the main campus land acquisition project begun in 1999. Since then, the Mesa State College Foundation has been acquiring property and, beginning in 2004 with the approval of the “House Demolition and Ground Recovery Project” program plan, began gifting the properties to the College. Originally the 2004 program plan was expected to take 15 years to complete; however, with only five remaining properties to be acquired, it is approaching its successful completion in half the time. This coupled with the unprecedented enrollment growth that has occurred during this time period places the College in a position where it needs to proceed with phase two its land expansion plan. Approval of this program plan will authorize the Foundation to acquire the additional properties described herein.

Coordinators for this project were Pat Doyle, Vice President, Finance and Administrative Services, Derek Wagner, Director, Strategic Initiatives, Kent Marsh, Director of Facilities Services; and Andy Rodriguez, Director of Purchasing. Program plan documentation was accomplished by Ed Chamberlin, Chamberlin Architects, Campus Architect. This document has been approved by Tim Foster, President of Mesa State College, as well as by the senior administration of the College.

This document responds to the outline requirements of CCHE policy Section III.E, *Guidelines for Facilities Program Planning* last revised April 5, 2001. Some outline sections have been omitted because the project does not deal with new capital construction or building renovation.

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## EXECUTIVE SUMMARY

It is the purpose of this project to consolidate activities associated with the main campus land acquisition project begun in 1999. Since then, the Mesa State College Foundation has been acquiring property and giving it to the College through Foundation, Trustee, Colorado Commission on Higher Education, and Legislative actions. The College now needs to be able to accept the gift of additionally acquired properties and to consolidate those and prior associated properties into useful capital construction expansion sites.

This project is necessitated by the continued growth of Mesa State College. In the past ten years, unduplicated fiscal year FTE has increased from 4302 to 6555 or 52.4%. Likewise, unduplicated fiscal year headcount has grown from 5212 to 8131 or 56.0%. These figures indicate a growth rate of almost 4.5% per year.

The specific additional property being considered by the College by its Foundation consists of 214 residential lots, 2 churches, and 21 commercial properties comprising a total of 77.3 acres. Other property that is being given to the College consists of city streets and alleys that will become within the College boundaries.

The land gifts are part of the Land Acquisition Project begun in 1999 with donations from the City of Grand Junction, Mesa County, and numerous community organizations, institutions, leaders, and individuals. The original acquisition project was identified in the 1999 *Mesa State College Facilities Master Plan*. This project will allow for the acceptance of gifted properties within specified boundaries which have yet to be acquired by the College, the Mesa State College Foundation, or through subsequent capital construction projects. The boundaries for the main campus will be North Avenue on the south, Orchard Avenue on the north, Seventh Street on the west, and with the addition of one block east of 12<sup>th</sup> Street, 12<sup>th</sup> Street on the east. There are also two other large tracts that, if they become available, will be valuable additions to the campus. These are at the northwest and southeast corners of 12<sup>th</sup> and Orchard.

Consolidation of the properties into useful sites will consist of demolition of the existing structures and surveying and replatting of the individual lots, streets, and alleys into one parcel that belongs to the College. Existing structures include those being donated to the College under this project as well as those yet to be acquired by the Foundation. The consolidated parcel will then be available for construction of temporary parking lots and green spaces, provide ongoing revenue sources and sites for significant campus expansion projects.

The project will be self-financed over time by the College through the use of cash exempt funds and donations. As those funds become available, parts of the project will be finished. No endowment is included with the gifted properties. It is understood that the College will maintain them within its own budgeted resources.



## **PROGRAM INFORMATION**

### **DESCRIPTION OF THE PROGRAM**

For the past several years, Mesa State College has been increasing its enrollment. In 1996, it was recognized that this enrollment growth would require additional land and facilities, placing its main campus in need of a significant boundary expansion. Since approval of the *Mesa State College Facilities Master Plan* in 1999, the Mesa State College Foundation with the help of the City of Grand Junction, Mesa County, and numerous community organizations, institutions, leaders, and individuals, has acquired several properties to help meet expansion needs. The Foundation has already gifted many of these to the college. The project described herein continues this gifting process that began in 2004. The project gives additional properties to the college in accordance with current and future facilities master plan needs.

### **HISTORY, ROLE AND MISSION, NEEDS AND TRENDS**

Mesa State College's current role and mission:

There is hereby established a college at Grand Junction, to be known as Mesa state college, which shall be a general baccalaureate and specialized graduate institution with moderately selective admission standards. Mesa state college shall offer liberal arts and sciences, professional and technical degree programs and a limited number of graduate programs. Mesa state college shall also maintain a community college role and mission, including career and technical education programs. Mesa state college shall receive resident credit for two-year course offerings in its commission-approved service area. Mesa state college shall also serve as a regional education provider.<sup>1</sup>

As regional education provider, Mesa State College serves 14 counties in western Colorado. The region's population continues to grow, providing the College with additional students every year. According to the State's Demographic Office, all of the counties in Mesa State's region have grown and will continue to grow.<sup>2</sup> (The period in question is from 2000 to 2040 for 15 to 25 year olds. These dates are the period analyzed for the *Mesa State College Facilities Master Plan*.) Historically, well over half of the College's enrollment comes from this region.<sup>3</sup> However, recent enrollment growth from outside Mesa County and outside Colorado has been dramatic. Non-resident student FTE has grown from 438 to 614 since 2007 – a 40% increase confirming the College's need for additional land to support its mission.

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<sup>1</sup> Colorado Revised Statutes 23-53-101, College Established – Role and Mission.

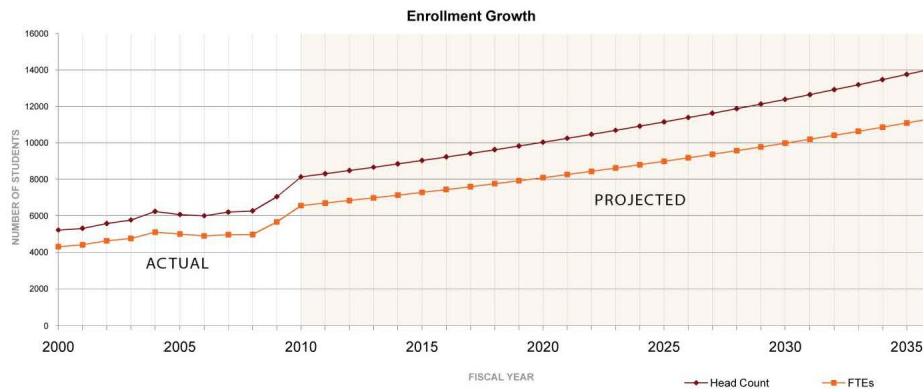
<sup>2</sup> Rather than reprint the demographic information within this document, the reader is referred to <http://dola.colorado.gov/demog/demog.cfm> for backup information from the Colorado Demography Office on the population trends for each county.

<sup>3</sup> See Appendix A of this document for student demographic information.

## RELATION TO ACADEMIC/STRATEGIC PLANS

Mesa State College anticipates continued enrollment growth. The *Mesa State College Strategic Plan*<sup>4</sup> recognizes the need to balance sustainable growth with maintaining the institution's role as a regional education provider for 14 counties in western Colorado. With a focus on enhancing quality in the institution's programs, faculty, students, technology and facilities, sustainable enrollment growth is likely over the life of the plan. As financial support from the State of Colorado continues to dwindle, the institution is focused on strategic growth initiatives that enhance our competitiveness and strengthen our financial position.

The following graph presents enrollment growth, actual and projected, for the thirty-five year period from 2000 to 2035.



Using 2000 as the base year, the graph shows that for fiscal year 2010, the actual FTE of 6555 and actual headcount of 8131 represent a growth rate of over 2.1% and 4.5% respectively. The trend for both FTE and headcount is continued growth especially among out of town students who will need on-campus housing. The projection anticipates a growth rate of 2.125% per year.

The College is reevaluating its strategic planning documents in the light of the current economic climate in its current role and mission. However, it is known that, because of its designation as regional education provider for 14 counties, the College will need to be able to respond to the increasing educational needs of a growing western Colorado

<sup>4</sup> <http://www.mesastate.edu/president/documents/StrategicPlan01-27-11.PDF>

population. It is anticipated that College growth and the subsequent need for additional land will continue.<sup>5</sup>

#### **RELATION TO OTHER PROGRAMS OR AGENCIES**

This program is integral to the college being able to fulfill its role and mission. Without the ability to expand the campus boundaries, the college will be limited in its ability to provide access to students outside of its immediate geographic location i.e. Mesa county. Having the capacity to continue to grow enrollment throughout Colorado and surrounding Western Undergraduate Exchange (WUE) states is key to the long term financial stability of the institution.

#### **PROGRAM ALTERNATIVES**

The only alternative to this project is to cap enrollment. This is not acceptable and contrary to the College's role and mission.

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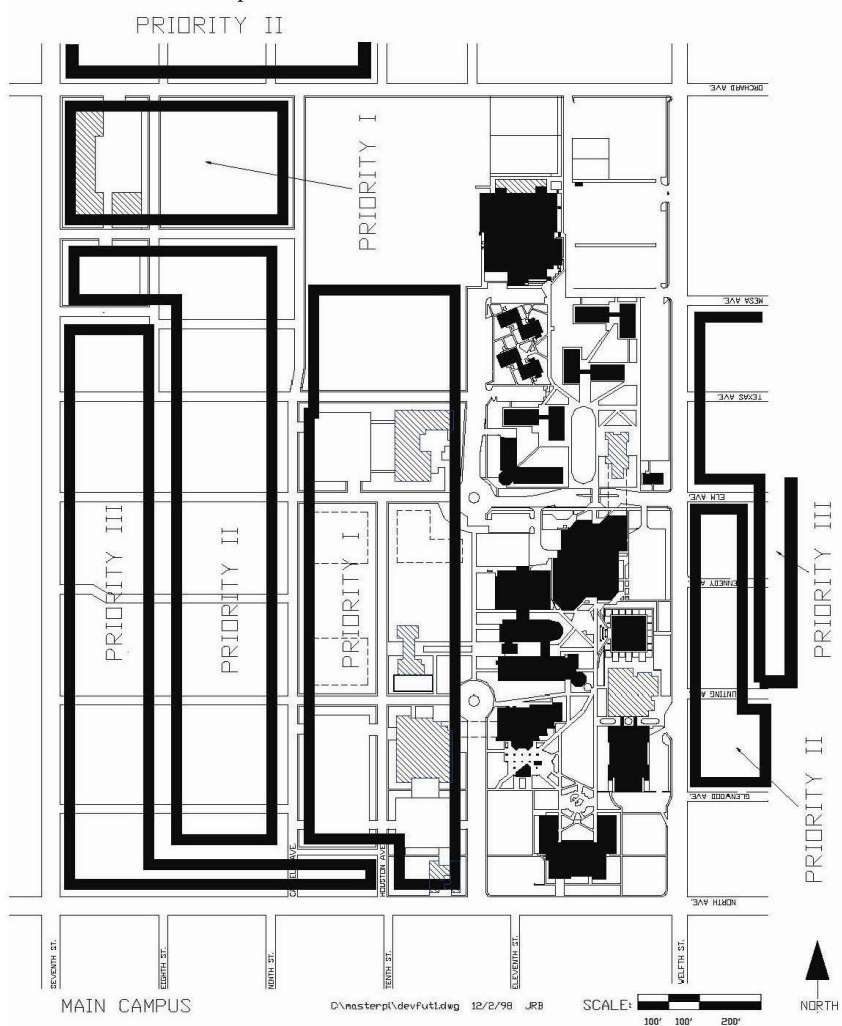
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<sup>5</sup> It should be noted that this Program Plan discusses only the needs of the main campus. Enrollment growth with subsequent land and facility needs are also anticipated for the UTEC and Montrose campuses.

## FACILITIES NEEDS

### TOTAL SPACE AND SITE REQUIREMENTS

Prior to the 2004 acquisition project, the main campus contained approximately 45 acres of land. The 1999 Facilities Master Plan identified several areas of potential expansion in accordance with the map shown below.<sup>6</sup>



<sup>6</sup> This map is a reprint of that in the 1999 *Mesa State College Facilities Master Plan*, page 113.

The background of this map shows concepts developed for the 1999 Facilities Master Plan. Several of the capital building projects indicated with diagonal lines on the map have already occurred.

The 2004 House Demolition & Ground Recovery project added most of the property between Cannell and Houston. All but 5 lots within this area have been acquired as shown on the inserted graphic titled Property Acquisitions 2004-2011.

The second inserted graphic titled Acquisition Priorities shows the new priority areas. Priority I areas are those the college is actively trying to purchase. Priority II areas are those the college will pursue if they become available.



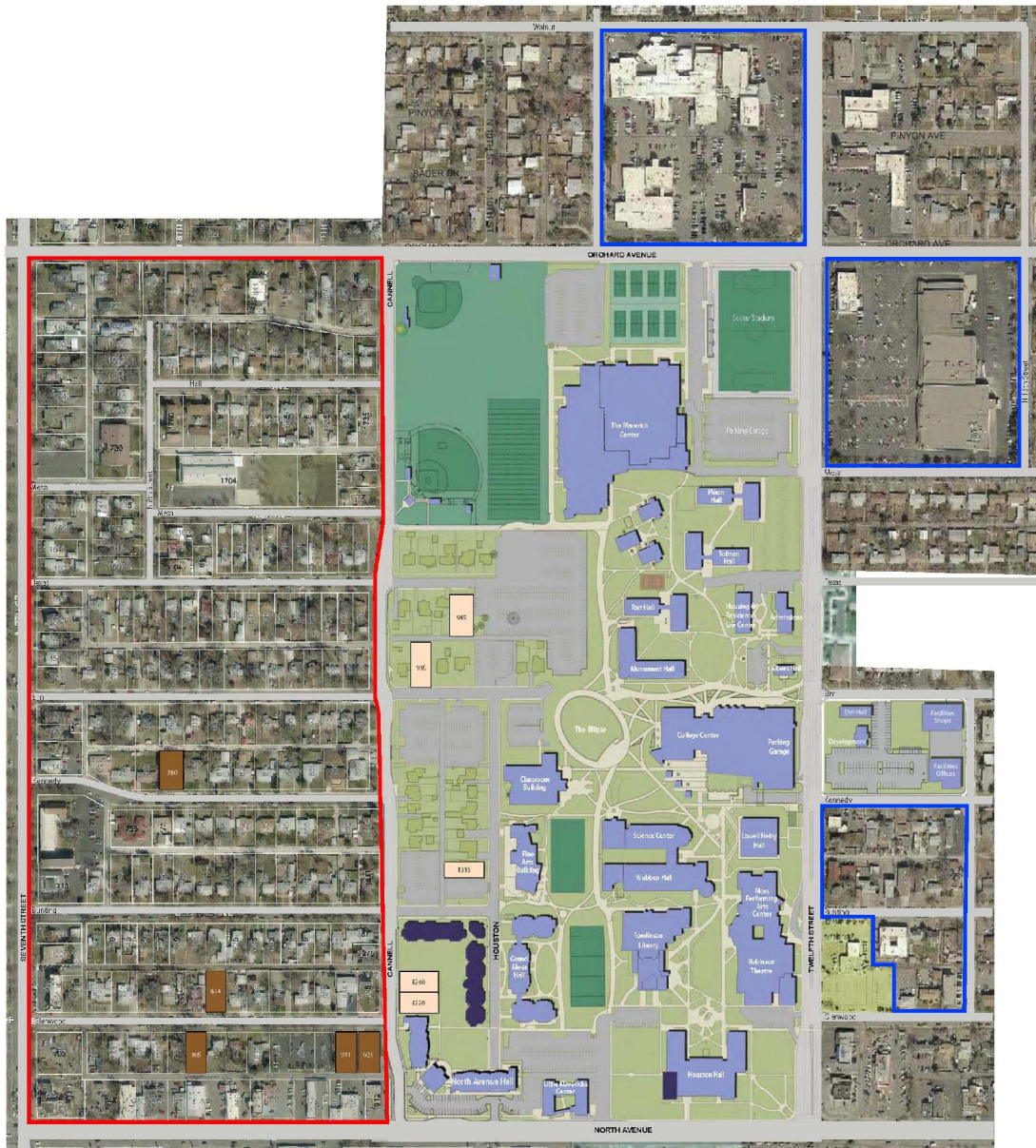




**MESA STATE COLLEGE**  
CAMPUS FACILITIES MASTER PLAN  
CAMPUS EXPANSION DRAFT  
ACQUISITION PRIORITIES

C H A M B E R L I N  
A R C H I T E C T S

April 6, 2011



  Priority I (59 Acres)

  Under contract April 12, 2011

  Priority II (27 Acres)

  To be acquired w/in campus area

## **ACQUISITION OF REAL PROPERTY**

Appendix B includes a listing of properties under consideration by the College. The list indicates the street address and parcel number.

The property locations are shown by their street address number. Within the Priority I area there are 214 single family houses most of which were constructed in the 1950's and 1960's. Some are vacant while others are rentals. There are also 20 commercial and church properties.

Following discussion with the City of Grand Junction the streets and alleys will be vacated and deeded to the College in sections at different times where property ownership surrounding the various rights-of-way has been completed.

## **PROJECT DESCRIPTION**

### **Improvements:**

As stated, it is the intention of this phase of the land acquisition project to establish complete new boundaries for the main campus of Mesa State College. The western boundary from North Ave. to Orchard Ave. will move from Cannell Ave to Seventh Street. The southern boundary of North Ave. will not change. The eastern boundary of 12<sup>th</sup> Street will also not change except for the area bounded by Orchard Ave., 13<sup>th</sup> Street, and Glenwood Ave. The northern boundary may include the Community Hospital property if it becomes available.

Once acquired, it is the intention of the College to replat the land parcels into one parcel belonging to the College, remove structures, and to prepare the ground for construction of College related facilities, parking areas, and green space in accordance with the *Mesa State College Facilities Master Plan*.

The first part of this project will consolidate all properties between Cannell Street, North Avenue, Seventh Street and Orchard Avenue, and within the block shown east of 12<sup>th</sup> Street. The maps on the next several pages show the campus after completion of incremental consolidation work on a five year basis. Once all structures have been demolished, the lots, streets, and alleys will be surveyed and replatted to identify one parcel belonging to the College.

Initially, the area will become either green space or temporary parking. Green space work will consist of leveling the ground and providing dust and weed control. As more houses are removed and large areas become available, the area will be covered with grass and sprinklered. Lights and appropriate sidewalks will also be provided. Temporary parking work will consist of leveling the ground and providing a gravel surface with dust and weed control, parking bumpers, parking control equipment, and appropriate lighting. Mature trees in good condition will be flagged and protected during construction.

## Mesa State College – Program Plan, West Expansion Property Acquisition Project

It will take a period of time to acquire all properties, remove all structures, and convert all areas to either parking or green space. All work under this program plan, whether designated as parking or green space, should be viewed as temporary, as all areas will serve as sites for future capital construction projects.<sup>7</sup>

The building areas, parking and land area requirements are based on projected enrollment by prorating approximate facilities in use today. A spreadsheet showing these projections follows.

Mesa State College														
Campus Expansion Projection														
CHAMBERLIN ARCHITECTS														
April 7, 2011														
2010-11 Factor				Growth	2015-16	Growth	2020-21	Growth	2025-26	Growth	2030-31	Growth	2035-36	
Student Enrollment														
Main Campus only														
Headcount														
On Campus	1624	11%	5-year		180	1,804	200	2,004	222	2,226	247	2,473	274	2,747
Off Campus	6486	11%	5-year		719	7,205	799	8,004	887	8,891	986	9,877	1,095	10,972
Total	8,110				899	9,009	999	10,008	1,109	11,117	1,232	12,350	1,369	13,719
Buildings														
Main Campus only														
Academic	688,000	85 sf	per Student		76,272	764,272	84,727	848,999	94,120	943,119	104,554	1,047,673	116,145	1,163,818
Residence Halls	402,500	62 sf	per Student		44,621	447,121	49,568	496,689	55,063	551,752	61,167	612,919	67,948	680,867
Non-Academic	91,500	11 sf	per Student		10,144	101,644	11,268	112,912	12,517	125,429	13,905	139,334	15,447	154,781
Total	1,182,000	158	per Student		131,037	1,313,037	145,563	1,458,600	161,700	1,620,300	179,626	1,799,927	199,540	1,999,466
Parking														
Main Campus only														
Residential	1,056	65%	On Campus		117	1,173	130	1,303	144	1,447	160	1,607	178	1,786
Commuter	1,881	29%	Off Campus		209	2,089	232	2,321	257	2,578	286	2,864	318	3,182
Reserved														
Total					326	3,262	362	3,624	402	4,025	446	4,472	496	4,967
Land Area														
Main Campus only														
Total SF	3,189,330				353,569	3,542,899	389,719	3,932,618	432,588	4,365,206	480,173	4,845,379	532,992	5,378,370
Acres	73				8	81	9	90	10	100	11	111	12	123

<sup>7</sup> Program Plans for future capital construction projects within the revised boundary areas will be submitted to CCHE for consideration and approval.

**Project Cost Estimate:**

Each property will be independently appraised to determine a fair acquisition price. Based on the results of the 2004 House Demolition and Ground Recovery project, the average purchase price over the past seven years was \$180,000. However, with the housing market somewhat depressed this may be higher than what the market currently reflects but can serve as a conservative estimate. In the end, each house will be based on its unique characteristics. Total estimated average recovery costs per parcel:

Property Acquisition (projected average):	\$180,000
Testing, Abatement, Demolition	\$ 36,000
Temporary Parking Improvements	\$ 16,500
Planning and Approvals	\$ 500

PER RESIDENTIAL LOT TOTAL	\$233,000
---------------------------	-----------

The initial consolidation work includes environmental assessments and removal of hazardous material in accordance with current laws and regulations. Acquisition will be accomplished by the College or the Mesa State College Foundation through donation, nonexempt funds, or through other capital construction projects.

Projected acquisition cost for the residential lots is based on the average of 17 recently purchased in the neighborhood. The projected acquisition cost for commercial property is an average of the values on a per acre basis considering comparable sales, lease rates and other factors. Projected testing, abatement, demolition, lighting, grading and gravel cost is based on the average of 67 lots recently completed.

**Financial Analysis:**

The project will be self-financed by the College through the use of cash exempt funds and donations. The Board of Trustees will be requested to authorize the transfer of funds to the Mesa State College Foundation for property acquisition identified in this program plan. This request will be part of the annual budget process. It should be noted that funds to accomplish the entire project are not currently available.

**Project Schedule:**

It is anticipated that the project will be completed incrementally over the next ten years. Parts of the project will be completed as money becomes available and as the final properties become available for acquisition. In addition, many of the properties will become rentals providing a revenue stream that can assist in the funding of the acquisition program.

**RELATION TO THE MASTER PLAN / OTHER PROJECTS**

This project is part of “Project A1 – Land Acquisition, Main Campus” as described in the 1999 *Mesa State College Facilities Master Plan*, Volume 1, pages 114 – 116. In coordination with CCHE and the State of Colorado, Mesa State College has already accepted other properties under this project and will quite probably be working to accept additional properties as they become available within the priority areas established in this plan.

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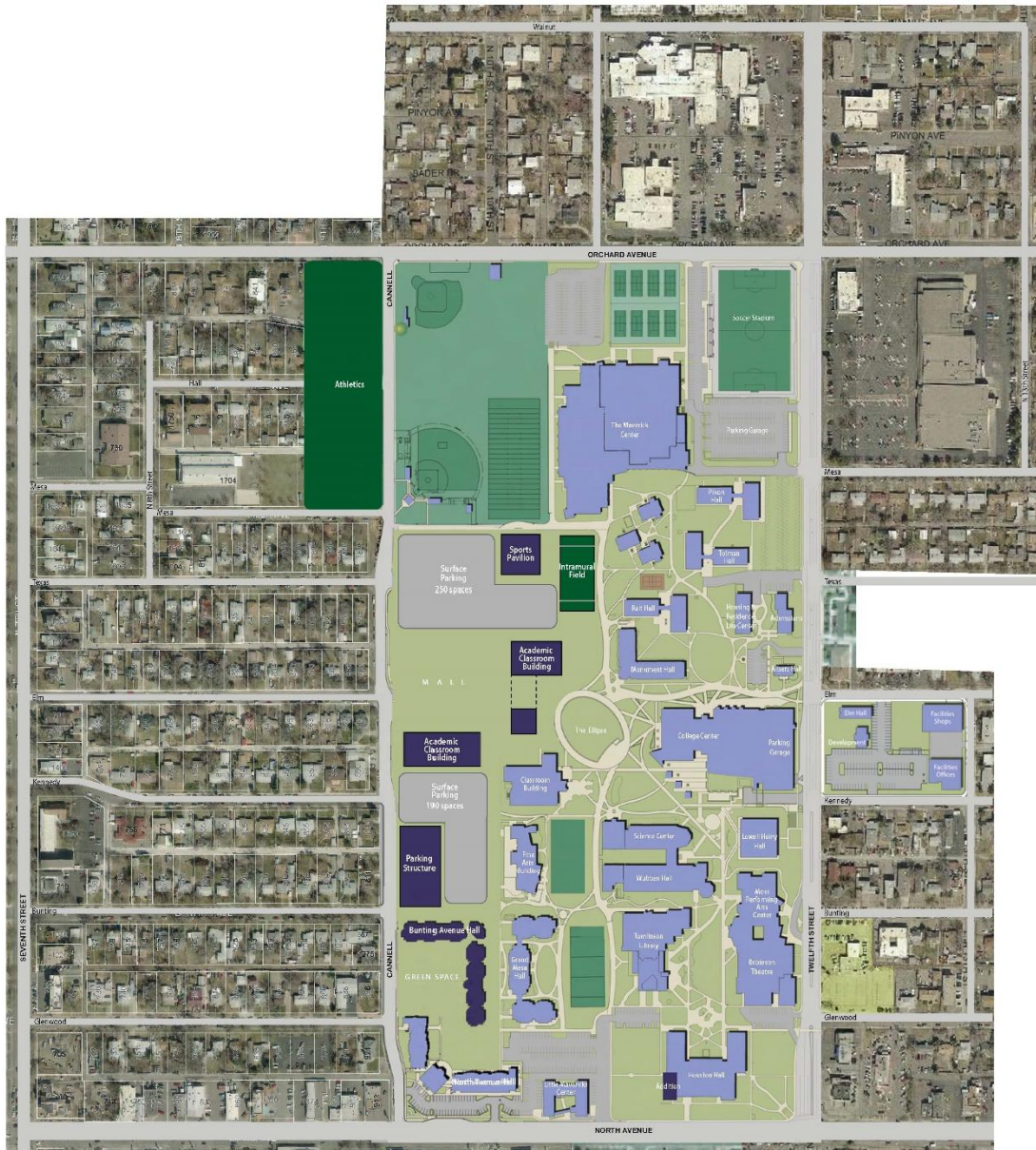




**MESA STATE COLLEGE**  
 CAMPUS FACILITIES MASTER PLAN  
 CAMPUS EXPANSION DRAFT  
 2015-16

C H A M B E R L I N  
 A R C H I T E C T S

April 6, 2011



- Building Future Construction
- Sports Field Future construction
- Green Space
- Surface Parking



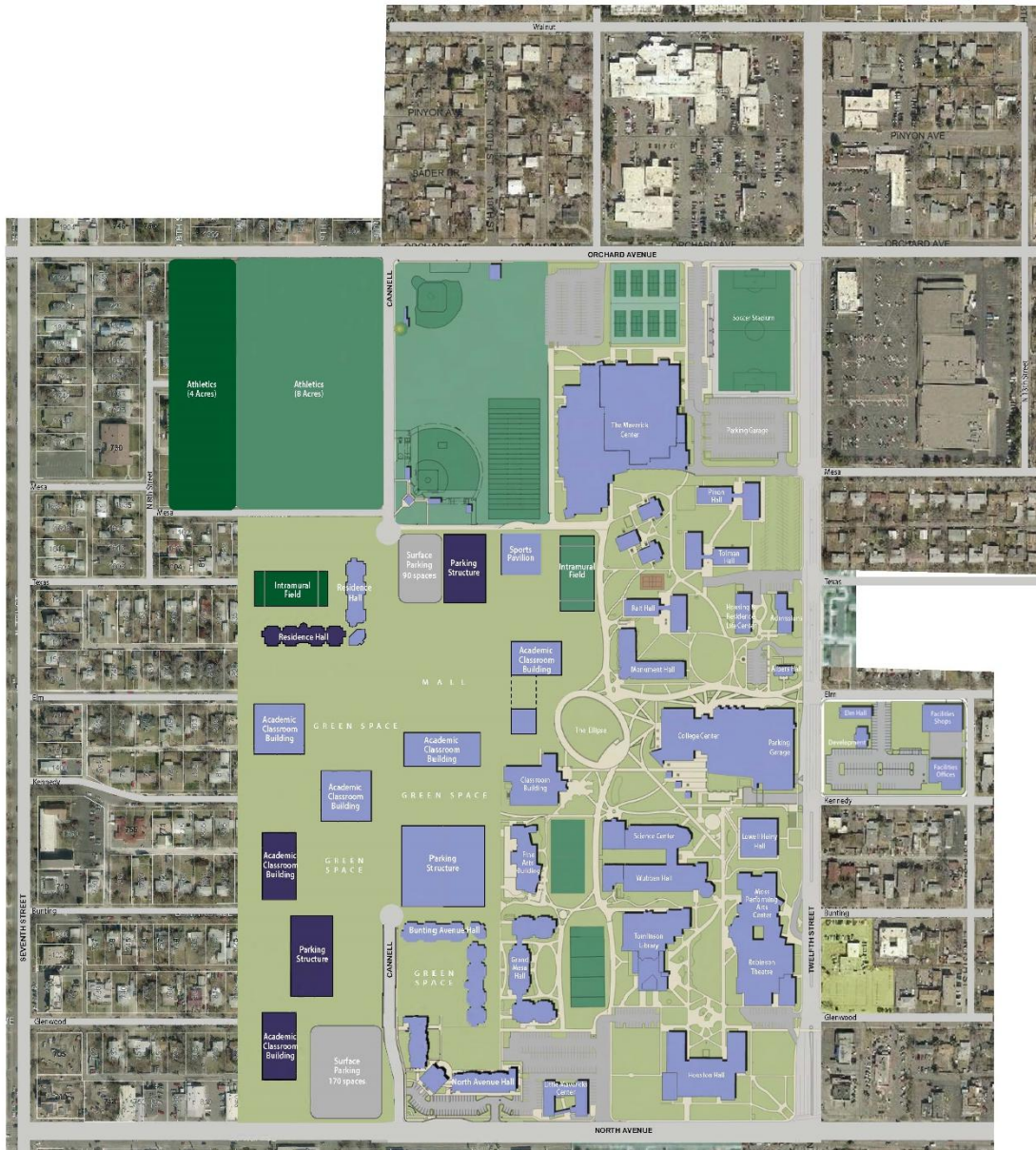




**MESA STATE COLLEGE**  
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2025-26

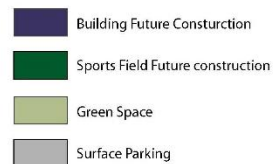
C H A M B E R L I N  
A R C H I T E C T S

April 6, 2011



- Building Future Construction
- Sports Field Future construction
- Green Space
- Surface Parking



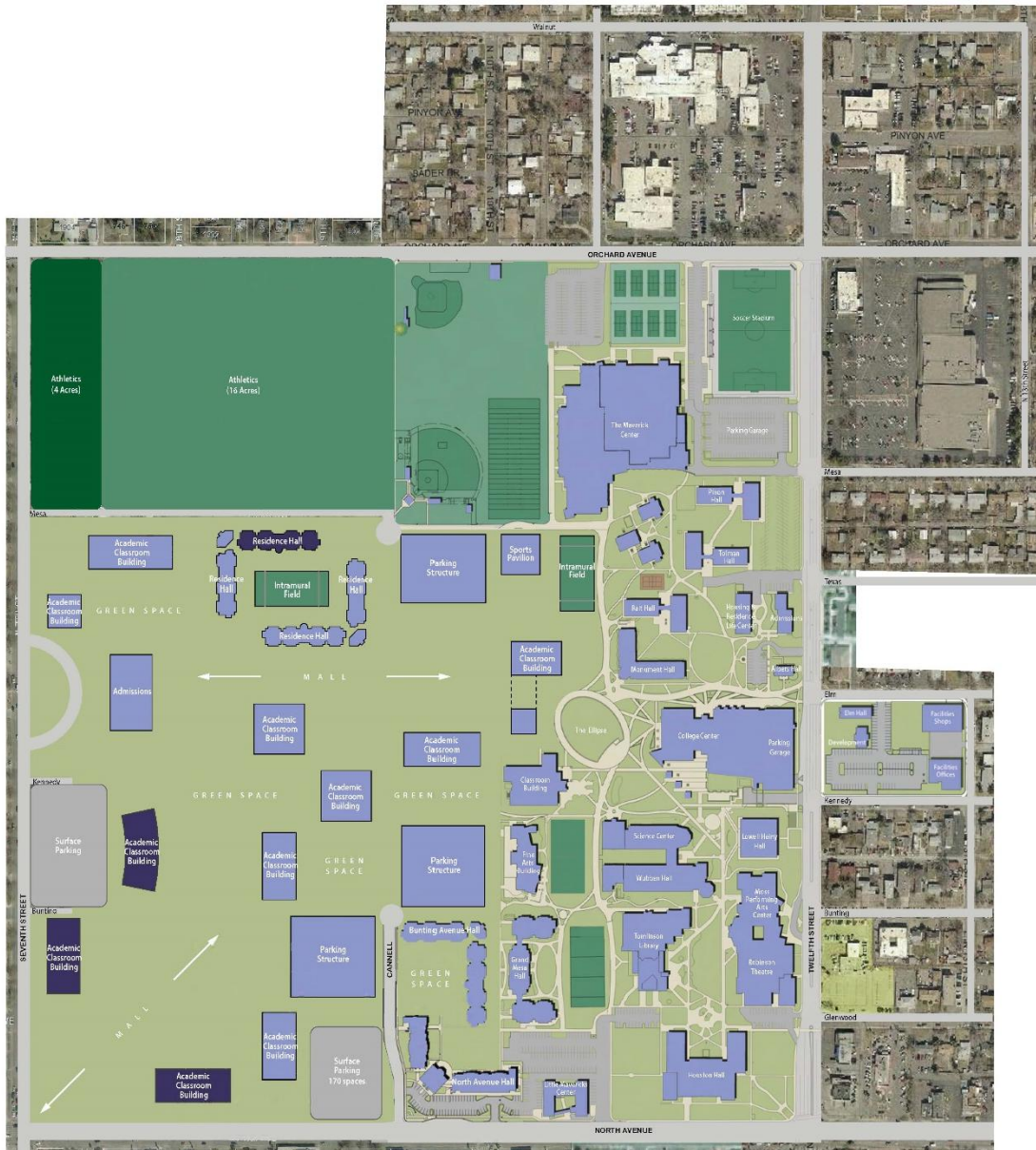




**MESA STATE COLLEGE**  
CAMPUS FACILITIES MASTER PLAN  
CAMPUS EXPANSION DRAFT  
2035-36

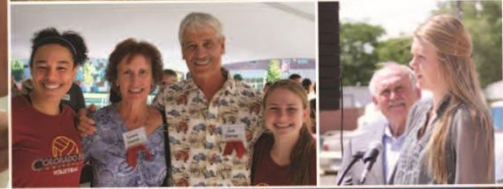
C H A M B E R L I N  
A R C H I T E C T S

April 6, 2011

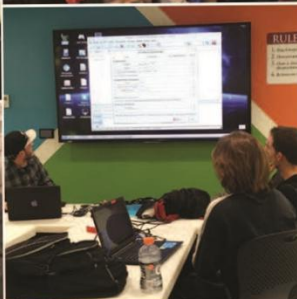


- Building Future Construction
- Sports Field Future construction
- Green Space
- Surface Parking





# REGIONAL IMPACT STUDY 2017





**9,481**

Total student enrollment  
(Preliminary Fall 2016)

**78.1%**

Full-time

**85.3%**

In-state students

**27.7%**

From under-represented  
groups

**55%**

From western Colorado's  
14 counties

**45%**

From elsewhere in Colorado/  
out-of-state/out-of-country



**87%**

CMU seniors who rated  
their overall experience as  
"Excellent" or "Good"

**84%**

Rocky Mountain Public  
Peers\* who rated their overall  
experience as "Excellent" or  
"Good"

\*CO School of Mines, Dixie State  
Univ, Metropolitan State Univ of  
Denver, Montana State Univ - Billings,  
Montana State Univ - Havre, Southern  
Utah Univ, Univ of CO Boulder, Univ of  
CO - CO Springs, Univ of CO - Denver,  
Univ of Montana, Univ of Utah, Utah  
Valley Univ, Weber State Univ

Source: National Survey of  
Student Engagement, 2016

Note: Data based on Academic Year  
2015-16 unless noted otherwise.



**\$75.6 million**

Financial aid awarded

**947**

Number of students in AY  
2015-16 awarded MavScholars  
Academic Merit Scholarships



**1,842**

Number of degrees and  
certificates awarded in  
Academic Year 2015-16

**Most popular majors:**

Business Administration  
Biological Sciences  
Criminal Justice  
Kinesiology  
Nursing  
Psychology

**Only Colorado public  
institution** offering awards  
from technical certificates  
through the doctoral degree



**NCAA, Division II,  
Varsity Sports:**

Baseball (M); basketball (M, W);  
beach volleyball (W); cheerleading  
(M, W); cross-country (M, W);  
football (M); golf (M, W); lacrosse  
(M, W); soccer (M, W); softball  
(W); swimming and diving (M, W);  
tennis (M, W); track and field (M,  
W); volleyball (W);  
and wrestling (M)



**87.5%**

Proportion of classes with  
fewer than 40 students

**46%**

Proportion of classes with  
fewer than 20 students



**72.6%**

Percentage of student credit  
hours taught by full-time faculty

**87.9%**

Percentage of student credit  
hours taught by full-time  
faculty and staff



**Tomlinson Library**

190,784 books

79,755 e-books

218,253 journals

101 journal databases

465,011 government documents

57 million+ items through  
Prospector and Mobius



**2,518**

Beds available in  
residence halls





### **Institution Accreditation:**

Higher Learning Commission

### **Programs with accreditation and/or approval by their respective professional organizations:**

Athletic Training, Emergency Medical Services, Mechanical Engineering Technology (candidate status), Music, Nursing, Peace Officer Standards and Training (POST), Radiologic Technology, Social Work (candidate status), Teacher Education, Transportation Services



**3,279**

Computer workstations

**850**

Wireless access spots

**297**

Technology-enhanced classrooms



### **Facilities Certifications for Environmentally-sustainable Construction and/or Renovations:**

LEED Gold - Dominguez Hall and Wubben-Science addition; Three Green Globes - Houston Hall, Tomlinson Library; Two Green Globes - Escalante Hall



# **REGIONAL IMPACT STUDY 2017**

by

**Carol Futhey**

Provost, Colorado Mesa University

This publication is an update of the study, *Achieving a Higher Degree of Leadership in Western Colorado*, by Carol Futhey, Colorado Mesa University (then Mesa State College), Grand Junction, Colorado (2004). The original publication and the updates focusing on the institution's regional impact, are available online at [coloradomesa.edu/president/impactstudy](http://coloradomesa.edu/president/impactstudy).

### **Acknowledgments**

Appreciation is extended to the following individuals who contributed to this study: Katlin Birdsall, Laura Bradley, Sonia Brandon, Annette Callaway, Krista Collins, Bryan Davis, Belinda Flynn, Tim Foster, Kandis Gillespie, Cindy Lueb, Ian Marks, Curt Martin, Breanne Meier, Jared Meier, Dana Nunn, Kelly O'Connell, Michael Poll, Sylvia Rael, Andy Rodriguez, Bryan Rooks, Derek Wagner and Kim Williams. Special thanks to Lisa Smith for the report's design.

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## INTRODUCTION

Colorado Mesa University (CMU) is a regional public institution, part of a sector of higher education that enrolls more students than research universities and community colleges. CMU is geographically accessible across the country and offers a wide range of academic degrees, majors, and technical programs. CMU frequently serves a significant number of middle- and low-income students as well as those who are first generation to college and has pricing that is among the most affordable levels of tuition and fees. Regional public institutions like CMU often are major employers in their communities, help stabilize regional economies particularly during an economic downturn and serve as social and cultural centers that improve the communities' quality of life. Yet the financial situation of regional public institutions is very challenging as state funding has declined significantly over the past decade to the point that two-thirds of the cost to attend college is now borne by students and their families.

Since regional public institutions typically do not have large endowments from which to draw funds and they place greater emphasis on faculty teaching rather than on competition for external research support, partnerships with local and regional businesses and agencies play a key role in the ability of these institutions to advance their missions. This is particularly true of Colorado Mesa University. CMU continues to be a responsive, nimble, and creative collaborator with a wide range of external private and public partners who, together, have leveraged resources in ways that have benefited both the University and its partners. These relationships have contributed to CMU's capacity to update existing academic and technical programs and add new ones, offer student internships and other applied learning opportunities, seek solutions to regional problems, support regional economic development and, most importantly, educate an informed citizenry and prepare a skilled workforce.

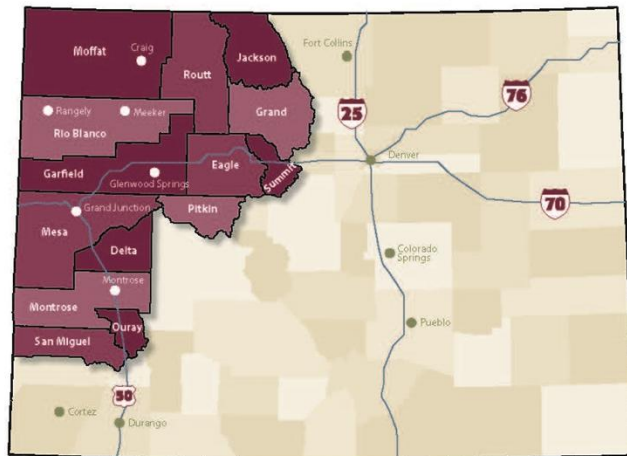
## COLORADO MESA UNIVERSITY IN 2016

In Fall 2016, CMU enrolled nearly 9,500 students, building on a 91-year tradition of being the primary provider of higher education to residents of Colorado's West Slope. Approximately 55% of CMU undergraduates come from one of the 14 statutorily-defined counties comprising CMU's service region,<sup>1</sup> an area that spans nearly 30,000 square miles or approximately 30% of the State of Colorado (Figure 1). In Fiscal Year (FY) 2015-16, the University awarded 1,842 degrees and certificates, a 63.7% increase over the number of awards made five years earlier. Those completions are essential to meeting the state's human capital and workforce needs.

Among Colorado's 12 public four-year higher education institutions,<sup>2</sup> Colorado Mesa has a distinctive role and mission. At its core, CMU's goal is to raise the educational attainment of western Coloradans at all degree levels. Its focus is primarily at the baccalaureate

level with an expanding set of graduate programs. Workforce training also is offered through CMU's two-year division, Western Colorado Community College (WCCC). Both campuses are in Grand Junction, with

**Figure 1: Map of Colorado Mesa University Service Region**



<sup>1</sup> The service region for CMU includes the following counties: Delta, Eagle, Garfield, Grand, Jackson, Mesa, Moffat, Montrose, Ouray, Pitkin, Rio Blanco, Routt, San Miguel and Summit. Western Colorado Community College's service region is a subset of that group: Delta, Mesa, Montrose, Ouray and San Miguel Counties.

<sup>2</sup> CMU has a statutory four-year role and mission, as well as for two-year transfer and vocational education and graduate programming. Source: Colorado Revised Statutes § 23-53-101.

**51% of CMU's alumni remain in the region, increasing the educational level of the workforce and attracting new businesses to the region.**

selected programs and courses also available at CMU's Montrose Campus and through its Office of Distance Education.

Approximately 14,100 (or 51%) of the University's 27,750 alumni live in the 14-county western Colorado region served by CMU. The largest share of that total – approximately 10,700 graduates – are found in Mesa County and another 1,000 in Montrose County. An additional 9,100 graduates reside elsewhere in Colorado. With so many CMU graduates remaining in the region, they increase the educational level of the workforce, which is attractive to new businesses being recruited to the region.

Finally, CMU's students, faculty and staff members have created long-lasting partnerships with

community-based organizations through volunteer efforts.

For Fiscal Year 2015-16, CMU estimated its community service was valued at more than \$1.8 million,<sup>3</sup> an amount not reflected in the calculations for this study.

What follows is a view of Colorado Mesa University from the perspective of its relationships with a variety of partners across western Colorado and has two broad components. It begins by examining some of the many contributions that the University makes while engaging with its partners. Not only does CMU gain from the arrangements but the relationships also enhance the region's quality of life and serve as an attraction for businesses. As an employer and purchaser of goods



**63.7%**

Increase in the number of awards made five years earlier

**14,100**

CMU alumni live in western Colorado

**\$1.8 million**

Estimated value of volunteer services by students, faculty and staff in FY 2015-16

and services, CMU's economic impact is more obvious and more readily quantifiable. That regional connection is the basis of the report's second section.

## PROGRESS THROUGH PARTNERSHIPS

CMU has partnered with numerous state, local, and regional businesses, nonprofits, government agencies and private donors. In this section of the report, the relationships are grouped into four broad categories by which the University engages with its partners. First, the institution is an active supporter of the region's economic development efforts. Second, faculty members bring their expertise, not only to the education of CMU students, but also apply their knowledge to projects across the West Slope. Third, many of CMU's academic and technical programs offer the preparation needed for the region's 21st century workforce and fourth, an extensively renovated campus is a facility shared with many organizations and individuals beyond the University's students, faculty and staff. While examples of each are presented, the list is merely a sampling of the productive collaborations. In short, the partnerships are beneficial and crucial to the mutual progress of Colorado Mesa University and Colorado's West Slope.

### Promoting Economic Development

The goal of economic development is to improve the economic well-being and quality of life for a region's residents by creating and/or retaining jobs, increasing revenues and growing the tax base. A key component to encourage companies to make a capital investment in a region is the availability of an educated and skilled workforce. In that context, Colorado Mesa University and Western Colorado Community College make a significant contribution to the recruitment package for the West Slope. Thus, for economic development efforts to effectively achieve their goals, they often require partnerships with universities.

### Rural Jump-Start Program

CMU has been an active member of Grand Junction Economic Partnership (GJEP), the region's official economic development agency for the recruitment and retention of businesses in the Grand Valley. Among the most significant recent accomplishments of this collaboration has been the Rural Jump-Start program, whose goal is to make the region more competitive

<sup>3</sup> Downloaded on November 28, 2016 from [http://www.independentsector.org/programs/research/volunteer\\_time.html](http://www.independentsector.org/programs/research/volunteer_time.html).



in attracting permanent, high-paying jobs to the region. Representatives from CMU were instrumental in conceptualizing the program and leading lobbying efforts that culminated in the 2015 passage of the Rural Jump-Start Act<sup>4</sup> to assist economically-distressed areas like Mesa and Montrose counties. To date, seven new companies have established operations in Mesa County that range from agricultural production to geo-spatial mapping to chemical analytics with nearly a dozen students landing internships and two securing full-time employment with these new companies.

### Maverick Innovation Center

As a complement to this initiative, Colorado Mesa opened the Maverick Innovation Center in Fall 2015 to encourage and develop creativity and encourage entrepreneurial thinking in CMU students. Among the resources available to University students, faculty and staff are workshops, an annual student business plan competition, support for an "entrepreneur in residence" mentoring program as well as space, technology, equipment, and supplies. CMU also offers courses and a certificate program in Entrepreneurship and co-sponsors Entrepreneurship Day each spring. By developing the next generation of innovators, CMU contributes to the region's attractiveness to potential new businesses.

### Campus Expansion

In the mid 1980's, the campus found itself landlocked and unable to grow. The City of Grand Junction and Mesa County committed \$300,000 per year to assist the University in buying homes to enable the campus to grow within an area bounded by Orchard and North Avenues and Seventh and 12th Streets. After a decade, both entities doubled their commitment to \$600,000 annually which continues to this day. Supporting campus expansion has benefited the city by enabling CMU to serve as an economic anchor and stimulant to revitalizing the surrounding Grand Junction neighborhoods.

A similar, more recent, agreement began in 2014 between the University and the City of Montrose and Montrose County. Patterned after the main campus relationship, both the city and the county support the CMU-Montrose Campus through funding for scholarships and capital construction. The collaboration with these agencies led to closing a half-block of South Cascade Street, thereby expanding student support spaces and creating a campus mall.



A ceremonial groundbreaking was held September 6, 2016 at 1410 N. Seventh Street for CMU's newest academic building which will house CMU's engineering programs and the John McConnell Math & Science Center.

### Engineering Programs

An academic program that is especially attractive in recruiting business and industry in many communities is Engineering. An expensive program to implement, CMU has partnered since 2008 with the University of Colorado Boulder (CU Boulder) to deliver a baccalaureate-level program in mechanical engineering, and, in 2016, the partnership expanded to include civil engineering. The degrees are conferred by CU Boulder but all coursework can be completed in Grand Junction. Thus far, 64 students have completed the blended CMU/CU Boulder Engineering Program. Graduates are expected to successfully pass the Fundamentals of Engineering (FE) Exam, a national test of the minimum student capabilities and knowledge an engineering graduate should have at the time of program completion. Pass rates on the FE exam for partnership students have been favorable. This success is due, in part, to the significant laboratory and project components required in each of the partnership courses. Because students must demonstrate both the discipline's knowledge and its applications, program graduates are more competitive with potential employers.

The instructional partnership in engineering has led to other regional connections. The Industry Advisory Council, representing 16 Grand Junction industries, provides feedback for program improvements, hires graduates, teaches courses as needed and ensures comparability and coordination between the Boulder and Grand Junction programs. Yet another relationship is the Rural Engineering Education Program (REEP) which promotes preparation of K-12 students for study

<sup>4</sup> Through its Economic Development Commission, the Colorado Office of Economic Development and International Trade must approve company applications to the Jumpstart Program. Legislation specifies that qualifying businesses cannot compete with existing operations, but rather must offer a product or service not already available in the region, create at least five new jobs, and partner with a higher education institution. They are exempt from paying state income taxes for four years and receive refunds on sales and use taxes on specific purchases if used exclusively in the tax-friendly zone. Employees of those businesses also are entitled to an income tax credit of all of their wages for the four-year period. Local communities can offer additional tax incentives.

in science, technology, engineering and mathematics (STEM) disciplines. REEP is supported by multiple organizations, with funding from private gifts through CU Boulder, work-study students from CMU's Teacher Education program and staff supervision from the John McConnell Math & Science Center. Elementary and middle school students participate in on-site, after-school and summer programs in STEM fields.

#### **Greater Grand Junction Sports Commission**

The Greater Grand Junction Sports Commission is a collaborative effort among Colorado Mesa University, the City of Grand Junction, Mesa County, the City of Fruita, and the Town of Palisade. Its purpose is to promote sport tourism by enhancing current sporting events and attracting new ones that capitalize on the region's assets. Events with which the commission has been involved include the Special Olympics Colorado Summer Games, Colorado Master's Swim Association Short Track State Championships, the Rim Rock Marathon, and the USA Cycling Collegiate and the Para Road national championships.



The torch was lit to open the Special Olympics Colorado Summer Games at Colorado Mesa University. More than 1,000 athletes participated in the event managed by the Greater Grand Junction Sports Commission.

#### **Building a Future Workforce with 21st Century Knowledge and Skills**

One of the most challenging University responsibilities is preparing students to be successful for their initial employment and their entire career. Numerous studies document that, regardless of major or degree level, graduates need to develop skills in thinking critically, evaluating information, applying their knowledge to real-world scenarios, working in a team, making ethical choices and communicating in writing and orally. Experiential learning is an important component of an undergraduate education at Colorado Mesa that helps students develop these skills. The opportunities for CMU students to combine practical experience with academic learning are quite diverse and can take

several forms, including participation in undergraduate research, student teaching, internships, capstone projects and service learning. Many of these options come about through CMU's relationships with its partners.

Colorado Mesa University offers a variety of majors in some of the key fields and subfields that will drive economic growth and/or policy discussions in upcoming years. Among them are Biochemistry, Computer Science, Emerging Business Markets, Sustainability, Applied Mathematics (under development), and Watershed Science, along with the Engineering programs delivered with CU Boulder. Additionally, students may select from seven foreign languages to study - French, German, Greek, Italian, Japanese, Latin, and Spanish. In sum, these and many other programs and courses ensure that graduates are prepared for the challenges of a fast-changing economy as part of developing the human capital of western Colorado.

Graduates from some academic and technical programs are particularly critical to the future of rural western Colorado communities. The West Slope is a region of small communities spread across a vast area, each with needs in healthcare, education, law enforcement, and business sectors. Because of the challenge of attracting employees in some of these high-demand careers, CMU adopted a "grow your own" philosophy in academic programs, wherever possible, to attract students from the region who intend to return to their home communities after graduation and address employment needs there. This scenario is perhaps best illustrated by four areas of study: Nursing, Public Safety, Teacher Education and Career and Technical Education.

#### **Nursing and Allied Health**

The nation-wide shortage of nurses is particularly acute in rural areas like western Colorado. During the past decade, Colorado Mesa University and area healthcare providers, such as St. Mary's Medical Center, Community, Montrose Memorial, and Delta County Memorial hospitals, have collaborated to significantly expand the University's offerings in nursing from a one-year certificate program to the clinical doctorate. Area agencies, such as the Colorado Health Foundation and the San Juan Healthcare Foundation, have also offered additional financial support, expertise, time and facilities to offset part of the cost of implementing the nursing programs at the master's and doctoral levels.

This shared support has led to a substantial number of awards over the past decade — 265 practical nursing certificates, 368 Associate of Applied Science/Registered Nurse degrees (AAS/RN) and 748 Bachelor of Science in Nursing degrees. CMU added a two-year nursing program in Montrose in 2006 and 157 students





CMU Health Sciences students train with St. Mary's Medical Center and other regional healthcare providers. Here, they gather at St. Mary's helipad.

(included in the above total) have earned an AAS/RN degree at that campus to date.

Equally noteworthy is the fact that for all undergraduate programs, the pass rate for the past five years on the National Council Licensure Exam (NCLEX) has averaged 86%. Most of these nurses have entered the workforce in one of the West Slope's hospitals, increasing the availability of medical care in these rural areas.

The greatest emphasis has been on preparing nurses at various degree levels. CMU and WCCC also have been active in expanding other health sciences programs recently that include Health Information Technology Systems, Medical Laboratory Technician, Medical Office Assistant, Paramedic, Radiologic Technology and Surgical Technology.

### Law Enforcement

The Western Colorado Peace Officers Academy came about in 2006 through the efforts of CMU, WCCC, the Grand Junction Police Department, the Mesa County Sheriff's Office and the 21st Judicial District Attorney's Office. The academy is certified by the state and prepares students to pass the Colorado Peace Officer



Fall 2016 graduates of the Western Colorado Peace Officers Academy. The program is administered by Western Colorado Community College.

Standards and Training (POST) examination. Placement of the academy's graduates has not been limited to the 14 western Colorado counties making up CMU's service region but extends to positions across the State. Additionally, the academy now has relationships with numerous other West Slope law enforcement agencies.

The impact and the success of this coordinated effort is reflected in the following: 332 students have completed the training, with 95% either employed in law enforcement or continuing their education; 99.4% of those who have taken the state exam have passed, usually on their first attempt.

### Education

To assist students in the transition from high school to college, Colorado Mesa has developed partnerships with local school districts. In partnership with Mesa County Valley School District 51, for example, CMU developed the Alpine Bank Student of the Month program which recognizes outstanding middle- and high school students monthly. Each is awarded a \$500 scholarship if they enroll at CMU. So far, 1,872 students have received awards. In conjunction with Grand Junction High School, CMU initiated RISE, a college prep course designed for students who might not otherwise pursue higher education. At CMU's Montrose Campus, the Montrose County School District is expanding concurrent enrollment opportunities for students in partnership with WCCC in career and technical education. The partners are exploring additional program needs at Montrose and Olathe High Schools.

CMU has joined with both school boards to provide financial assistance to teachers pursuing graduate coursework in their teaching fields. The University awards scholarships to teachers who deliver courses to students enrolled concurrently for high school and college credit. Another illustration of university/school district connections is through the Center for Teacher Education as a result of Mathematics and Science Partnership Grants from the Colorado Department of Education. Two districts are grant partners: Mesa County Valley School District 51 and Garfield District 16 in Rifle. Each is a multi-year grant in excess of one million dollars.

### Career and Technical Education (CTE)

Through an arrangement between Western Colorado Community College and Mesa County Valley School District 51, career and technical education is available to college and high school students. The relationship is overseen by the Grand Valley Board of Cooperative Educational Services (GVBOCES) and prepares students for entry directly into the workforce in a variety of specialized fields that range from Electric Linework to Manufacturing Technology, Nurse Aide,



Culinary Arts, Transportation Services, and Computer Networking. Among the newer programs now available are Aviation Technology and Viticulture and Enology.

### Applying Expertise to Regional Issues

The collective professional knowledge of faculty members at Colorado Mesa University and Western Colorado Community College is a resource that serves western Colorado through a mix of group and individual efforts. Faculty members are employees of the institution and residents of the region's communities so they frequently invest their expertise and time regionally.

### The Redifer Institute

This institute works closely with local, state and federal governments and stakeholders to strengthen public policy through data collection and analysis. Four units – the Ruth Powell Hutchins Water Center, the Natural Resource Center, the Center for Unconventional Energy, and the Social Research Center – support the institute's work. The applied research conducted through these centers provides a way for the University's expertise to have a positive impact on some of the region's most pressing problems.

- **Ruth Powell Hutchins Water Center**

This center coordinates research, delivers education and facilitates dialogue on issues facing communities in the Upper Colorado River Basin. The Center brings experts to the Grand Valley each year for events such as the Upper Colorado River Basin Water Forum to promote proactive thinking about potential solutions to future water challenges.

- **Natural Resource Center**

Through this center, a number of public lands projects contribute to an understanding of how the economic and community benefits of the public lands can be expanded in western Colorado. Recent projects include recreation and community engagement planning for the Grand Junction and Royal Gorge field offices of the Bureau of Land Management and the Grand Staircase-Escalante National Monument. The Natural Resource Center has also recently worked with Mesa County and Mesa County Valley School District 51 to involve more children in outdoor activities.

- **Unconventional Energy Center**

Managing a \$3.2 million endowment funded primarily by the University and the Mesa County Federal Mineral Lease District, the energy center invests annual proceeds in applied research and workforce development initiatives that have a regional and/or statewide impact. Partnerships



Tom Hutchins attended the naming of the Ruth Powell Hutchins Water Center. The center performs and supports research, education, outreach and discussion regarding water issues.

include collaborating with Garfield County to host the Fourth Annual Energy Symposium to exchange of ideas about how to responsibly develop natural resources across Colorado. A partnership with the Grand Junction Economic Partnership resulted in the white paper "Piceance to the Pacific Rim," which became the basis for the region to coalesce behind the Jordan Cove liquefied natural gas export terminal project.

- **Social Research Center**

The Social Research Center is the institute's newest partnership and involves the Center for Opinion Research at Franklin & Marshall College and Rocky Mountain PBS. The center conducted its inaugural Colorado Mesa University-Rocky Mountain PBS statewide political poll in September 2016 and plans a "State of Western Colorado" poll that examines the region's social, political, cultural and economic conditions in early 2017.

### Joint Appointments

Another way partnerships facilitate sharing expertise is through hiring employees who are shared by the University and other local organizations. These appointments are an attractive recruiting tool. Examples include the Grand Junction Symphony Orchestra where the principal oboist also holds a faculty position in CMU's Music Department. Additionally, the conductor teaches coursework in music theory and some full-time faculty hold principal chairs in the symphony. The University's Mass Communication program shares an appointment with Rocky Mountain PBS, a producer/correspondent-in-residence who teaches and provides students with story opportunities to create content for Rocky Mountain PBS and its affiliates. Another example is the joint hire of a paleontologist by the Museum of the West and CMU's Geosciences Program who teaches a course and offers summer internships for CMU students in addition to responsibilities for the museum.



CMU's hockey team raised \$10,000 for St. Mary's Cancer Survivorship Program at their Pink the Rink event.

### Individual Faculty Activities

CMU faculty members engage with leaders across the West Slope through a variety of interactions and collaborations. As referenced earlier, businesses and agencies often provide opportunities for students to apply their learning and community leaders frequently serve in an advisory capacity for curriculum development and review. Similarly, faculty members bring their expertise to a diversity of contributions and conversations. The ways in which faculty members volunteer their expertise span a wide range of activities that include making presentations to K-12 students, serving on boards of public companies and nonprofit agencies, mentoring high school students, participating as parent representatives on school committees and serving as judges in competitions.

### Sharing Facilities

Higher education campuses are a mix of general purpose spaces that can be used for a variety of activities and specialized spaces designed for a singular use, such as science labs, painting studios and clinical labs. Both types of spaces represent significant investments by the University, just as facilities built by other organizations do. When multiple users can share in use and expense of the same spaces, the pooling of these resources is a more efficient and cost effective use of space and resources and can free up funds for investing in a wider range of facilities than could otherwise be built. This section summarizes how CMU and some of its partners have leveraged their investments for the benefit of the partners and the community.

### Lincoln Park

Four other entities manage and financially contribute to Lincoln Park along with Colorado Mesa University – the City of Grand Junction, Mesa County, the Alpine Bank Junior College World Series and Mesa County Valley School District 51. Additionally, CMU makes many of its athletic facilities available to the School

District at no cost, including the swimming pool; softball, soccer and lacrosse fields; and the basketball and volleyball courts. CMU recently paid for the track renovation at Grand Junction High School for use by area schools.

### Downtown Art Gallery

In 2014, Colorado Mesa partnered with the Grand Junction Downtown Development Authority (DDA) to share the cost of renovating a space on Colorado Avenue that became CMU's art gallery, 437CO. While a part of the building is occupied by DDA offices, the gallery space is home to exhibits and presentations by CMU and visiting artists and has supported CMU's participation in the community-wide, "gallery hopping" First Friday event.

### KRMJ

Thanks to a \$400,000 grant, RMPBS equipped the local PBS station located on the CMU campus, KRMJ, with high-definition, digital equipment that enables students to learn video production in a state-of-the-art studio and control room. In addition to using the equipment for producing material for distribution through Rocky Mountain PBS, the studio also is available to elementary school students who write and present their own newscasts, with CMU students staffing the cameras and control room.

### Engineering Building

The newest facility partnership is the engineering building that will serve as the home to the Mechanical and Civil Engineering Programs co-delivered by CMU and CU Boulder as well as the John McConnell Math & Science Center. The 68,700 square-foot building will include engineering labs, classrooms and project spaces for use by University students and the center will have space to offer a wide range of STEM-related activities for K-12 students.



Students at the John McConnell Math & Science Center conducted an experiment at the engineering building groundbreaking.



# CONTRIBUTING TO THE REGIONAL ECONOMY OF WESTERN COLORADO

The second part of this report focuses on the estimated impact of Colorado Mesa University on the region's economy by describing the components of the model used in the estimation. As will be shown in this section, most of the University's and individuals' spending was done locally, so when various expenditure estimates were limited to western Colorado and direct spending was coupled with the effects of indirect spending, CMU's estimated economic impact in FY 2015-16 was \$447.5 million. Further, an estimated 2,892 regional jobs came about due to CMU's spending.

## Model Overview and Methodology

The calculations for estimating the economic impact of Colorado Mesa University on western Colorado are based on a short-term approach examining the impact on local economic activity from the presence of an institution. Economic impact is " ... the difference between existing economic activity in a region given the presence of the institution and the level that would have been present if the institution did not exist."<sup>5</sup> The model for estimating the economic impact of Colorado Mesa University during FY 2015-16 relies heavily on one developed by the American Council on Education by Caffrey and Isaacs.<sup>6</sup> The model examines CMU's direct spending in five categories and then applies a multiplier to calculate indirect spending, thereby producing an estimated total economic impact.<sup>7</sup>

## Direct Expenditure Categories

The Caffrey and Isaacs model examines five

expenditure categories – the University's purchase of goods and services, employees' salaries, students' spending as well as that by visitors, and capital construction. Thus it encompasses the institution's non-payroll spending on everything

from furniture to utilities to computers to food service to research lab equipment. CMU's employee contribution is analyzed in terms of its payroll, while the student component accounts for that sector's purchases in a separate category. Visitor spending is based on campus visits of many types along with athletic competitions, while capital expenditures reflect major campus construction and renovation projects as well as investments in technology.

### DIRECT EXPENDITURE CATEGORIES

- College Expenditures
- Employee Salary/Wage Expenditures
- Student Expenditures
- Visitor Expenditures
- Capital Expenditures

## College Expenditures

To determine the University's spending in the surrounding region, budgets for all departments and auxiliary accounts were analyzed and then adjusted to exclude out-of-state companies without a regional presence. The estimate is based on the myriad products and services that Colorado Mesa purchases from the surrounding region ranging from furniture to

**Table 1: Colorado Mesa University Expenditures in Colorado, FY 2015-16**

Goods and Services Purchased (excluding construction)	Amount	Percent
In Western Colorado	\$33,899,057	80.5%
Elsewhere in Colorado	\$8,218,717	19.5%
<b>Total</b>	<b>\$42,117,774</b>	

<sup>5</sup> Roger Beck and Donald Elliott, "Economic Impact Study of Regional Public Colleges and Universities," Growth and Change, Spring 1995, Volume 26, Issue 2, p. 245.

<sup>6</sup> John Caffrey and Herbert Isaacs, Estimating the Impact of a College or University on the Local Economy, Washington: American Council on Education, 1971.

<sup>7</sup> The limitations of the estimates should be noted. They do not measure the economic contributions of organizations associated with CMU, such as the Alumni Association and the CMU Foundation; the economic impact of faculty and staff earnings from private consulting and intellectual property nor that of faculty and staff expertise used by businesses and organizations; volunteer activities; and other collateral economic activities. CMU offers health care benefits and insurance for faculty and staff, and these insurance plans help bolster the local health care community. The study also excludes the economic contributions by alumni living anywhere in Colorado who, when they enter the job market, earn salaries well above those of high school graduates. With these exclusions in mind, the economic impact of Colorado Mesa reported in this study understates its overall financial effect.

**Table 2: Colorado Mesa University Employee Salaries, Taxes, and Benefits, FY 2015-16**

Wages	Total
<b>Gross Wages</b>	<b>\$43,102,255</b>
Federal and State Taxes	\$5,404,390
Benefits	\$7,085,433
Other Adjustments	\$386,663
<b>Net Wages</b>	<b>\$30,225,769</b>
Less 10% non-local spending	\$3,022,577
<b>Estimated Total Employee Local Spending</b>	<b>\$27,203,192</b>

office supplies to utilities. Total in-state expenditures for FY 2015-16 exceeded \$42.1 million (Table 1). Further analysis documented that more than \$33.9 million, or 80.5%, of the amount spent on goods and services stayed in western Colorado, while most of the balance was spent elsewhere in the state.

#### Employee Salary/Wage Expenditures

For this category, all monies budgeted for salaries and wages for all University offices and auxiliary accounts — \$43.1 million — were reviewed to calculate employee salary/wage expenditure dollar amounts (Table 2). The total takes into account items purchased by CMU employees, from food to housing to entertainment to education to transportation. Employees contributed approximately \$5.4 million in federal and state taxes, which represented 12.5% of the total payroll, and benefits — including retirement, medical insurance, and life insurance — that amounted to another 16.4% of the total. Once taxes and benefits were deducted, net wages amounted to approximately \$30.2 million.

This calculation assumes that CMU employees spend most of their net income in the area's economy, given the University's location in western Colorado. The Bureau of Labor Statistics' Consumer Expenditure Survey reports that housing and transportation are the

two largest areas of consumer expenditures, and this direct spending multiplies through the economy. Thus it is appropriate to assume that there is little dollar leakage out of the region. Some activities, such as vacations and entertainment, however, are examples of dollars that might leave the regional economy, so the model assumes that 10% adequately accounts for leakage out of the region. This results in an estimated \$27.2 million in employee disposable income that was added to the western Colorado economy.

#### Student Expenditures

Spending by CMU students represents the single largest component of the University's economic impact. Because a significant share of the institution's students is from western Colorado, this model assumes most of their spending stays in the local economy. To calculate student spending, a mean monthly expenditure was determined by the CMU Financial Aid Office for purchases such as room, board, personal expenses, transportation, and entertainment. This produced an average expenditure of \$1,498 per month while enrolled during FY 2015-16. No distinction was made between on-campus and off-campus students.

Table 3 presents the amount of student expenditures estimated to stay in the regional economy, based

**Table 3: Estimated Colorado Mesa University Student Spending, FY 2015-16**

Term	Student Enrollment	Term Length (in months)	Average Student Monthly Expense	Total
Fall 2015 Enrollment	9,448	4	\$1,498	\$56,612,416
Spring 2016 Enrollment (including January Term)	8,872	5	\$1,498	\$66,451,280
Summer 2016 Enrollment	1,954	1	\$1,498	\$2,927,092
<b>Estimated Annual Student Spending</b>				<b>\$125,990,788</b>
Less 10% non-local spending				\$12,599,079
<b>Estimated Total Student Local Spending</b>				<b>\$113,391,709</b>

**Table 4: Colorado Mesa University Estimated Visitor Expenditures, FY 2015-16**

Visitors	Per Diem	Amount
<b>Visitors from Western Colorado</b> 311,278 visitors	\$51/day	\$15,875,177
<b>Visitors from outside Western Colorado</b> 153,316 visitors	\$140/day	\$21,464,243
<b>Estimated Total Visitor Spending Locally</b>		<b>\$37,339,420</b>

on the assumption that 90% of the total remained in western Colorado. At that rate, students infused approximately \$113.4 million into the local economy for items that include groceries, entertainment, and transportation. This amount is in addition to their spending at CMU for tuition, goods, or other services. While many of these students have chosen to forego earnings during their college years, the payback on their educational investment is financially worthwhile.<sup>8</sup>

#### Visitor Expenditures

Spending by visitors to Colorado Mesa contributes to the vitality of the local economy. This component of the model is based on CMU's draw of a significant number of individuals to Grand Junction to participate in a highly varied mix of activities. Families visit the campus for admissions visits, orientations, and graduations. Other visitors come for conferences, while many attend athletic events and arts and music performances. In so doing, these visitors — frequently from communities outside Grand Junction — purchase food, entertainment, lodging, and fuel. Because these dollars are out-of-area dollars, they are “new” dollars to the community and increase overall economic activity.

Based on estimates from academic, student, and athletic departments for the past year, nearly 12,000 individuals attended the University's Music and Theatre Programs and more than 71,000 fans attended athletic

events as part of an estimated visitor total of nearly 464,600 individuals. Assuming that 33% of the visitors — or approximately 153,000 individuals — came to the campus from outside the region, and spent at least the daily average of \$140 for at least one day,<sup>9</sup> while the remaining 67% spent the estimated per diem for meals, shopping, and transportation, the estimated value to the regional economy from visitors is \$37.3 million (Table 4).

#### Capital Expenditures

CMU has been a major participant in the redevelopment and revitalization of the Grand Junction neighborhoods adjacent to the campus. The University's acquisition of older properties has been important to the expansion of its footprint, making way in recent years for new residence halls, academic buildings, other campus life activities, and outreach programs, thereby enabling the institution to fulfill its mission. This component of the model varies significantly from year to year since capital expenditures are dependent on the availability of funding for construction. Because of that variability, these expenditures typically are separated from all other University spending. That said, these investments not only create and sustain jobs in the region during construction periods, but their multiplier effects reach manufacturers, suppliers, and retailers throughout the region and the state.

**Table 5: Colorado Mesa University Capital Expenditures in Colorado, FY 2015-16**

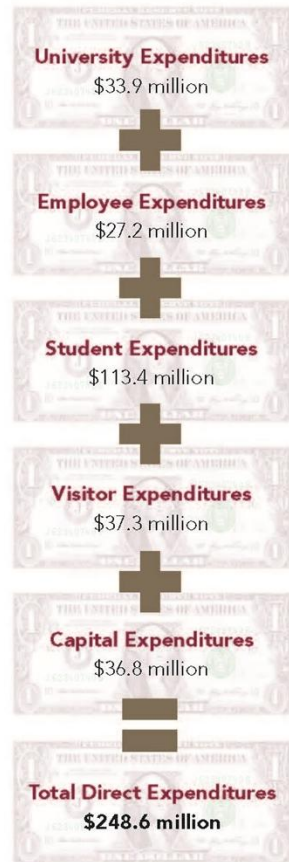
Project	Expenditure	Percent Spent Locally
Expenditures in Western Colorado	\$36,801,160	88.0%
Expenditures elsewhere in Colorado	\$5,040,327	12.0%
<b>Total</b>	<b>\$41,841,487</b>	

<sup>8</sup> It should be noted that the above estimate of student spending excludes other ways that Colorado Mesa students affect the local economy. Approximately 45% of Colorado Mesa students come to the University from outside the region, thereby bringing money into western Colorado.

<sup>9</sup> An estimated standard destination per diem within the continental U.S. of \$140 (\$89 for lodging and \$51 for meals and incidental expenses) was obtained from the U.S. General Services Administration. Source: <http://www.gsa.gov/portal/category/100120>. Downloaded November 28, 2016.



**Figure 2: Summary of Colorado Mesa University Estimated Direct Expenditures, FY 2015-16**



During FY 2015-16, CMU initiated, continued, and/or completed an extensive series of projects that resulted in this expenditure category exceeding \$41.8 million (Table 5). The funds were spent on construction projects — such as the expansion and renovation of Tomlinson Library — in addition to spending on residence halls; technology upgrades for classrooms, labs, and the TV studio; parking; and controlled maintenance. Of that amount, the proportion spent locally averaged 88% though the proportion differed from project to project due to the University's emphasis on buying within the region. Adjusting for a 10% leakage from the West Slope, total dollars spent in the regional economy on capital projects for the last year approximated \$36.8 million.

#### Direct Expenditures Summary

By combining the five expenditure categories, Colorado Mesa University infused over \$248.6 million directly into the regional economy in FY 2015-16 (Table 6 and Figure 2). The largest proportion of that year's spending was associated with students enrolled at Colorado Mesa University (45.6%), with the balance spread relatively evenly across the remaining four expenditure categories. To more accurately reflect the total economic contribution of Colorado Mesa on western Colorado, however, indirect expenditures also must be considered and are discussed in the next section.

#### Multiplier Effects

A multiplier captures the relationship between the dollars spent by one individual that then becomes the income of another person to be spent. The initial dollar, since it is being "re-spent," has a greater impact on the economy than just the original dollar so dollars, "grow" as they circulate through the economy. For example, the ripple effect of the wages paid to Colorado Mesa University faculty and staff members is the employees' "re-spending" on housing, food, clothing, entertainment, etc. The remainder of the earnings is withheld from the local economy in the form of savings, taxes and spending on goods and services outside the region, adjusted for in this study by their exclusion.

The multiplier effect magnifies the economic impact of the initial Colorado Mesa expenditures, with a large multiplier indicating a greater regional economic impact than a smaller one. Similarly, the revenues generated by area businesses from supplying goods and services to Colorado Mesa are paid out in wages and material purchases, which in turn are spent on living costs. In theory, this process continues through several rounds of activity with diminishing increments at each stage. This study, however, was limited to the secondary effects of spending.

**Table 6: Estimated Economic Impact of Colorado Mesa University by Expenditure Category, FY 2015-16**

Expenditure Category	Direct Impact	Multiplier (indirect impact)	Total Impact	Percent of Total
College	\$33,899,057	1.8	\$61,018,302	13.6%
Employees	\$27,203,192	1.8	\$48,965,746	10.9%
Students	\$113,391,709	1.8	\$204,105,076	45.6%
Visitors	\$37,339,420	1.8	\$67,210,956	15.0%
Capital	\$36,801,160	1.8	\$66,242,088	14.8%
<b>Total</b>	<b>\$248,634,538</b>	<b>1.8</b>	<b>\$447,542,168</b>	<b>100.0%</b>



Generally speaking, higher education studies that include multipliers reflect that the re-spending factor varies widely. For this study, a multiplier of 1.8 was chosen, one which is conservative compared with many other studies.<sup>10</sup> Applying this multiplier to the University's direct expenditures, the total addition to the FY 2015-16 economy was estimated to be \$447.5 million due to the presence of Colorado Mesa University (Table 6 and Figure 3). Put differently, without the spending by CMU — including its faculty, staff, students, visitors, and all others affected by what the University does — the income flowing to western Colorado would be \$447.5 million less each year.

The money CMU spends on goods and services generates jobs in western Colorado in several ways. First is the direct employment of faculty, staff, and students in positions at the University and their accompanying spending. Last year there were 2,066 people who owed their jobs to the existence of CMU. Second, non-payroll regional expenditures create other jobs for workers who supply the goods and services to Colorado Mesa. A labor multiplier estimates the number of jobs created by the influx of Colorado Mesa's spending into the surrounding community. Again, when other impact studies were reviewed, a range of labor multipliers were found. Using a conservative labor multiplier of 1.4 to estimate the additional number of jobs due to Colorado Mesa expenditures, an approximately 2,892 full- and part-time jobs are estimated.

**Figure 3: Estimated Impact of Colorado University's Direct and Indirect Spending, FY 2015–16**



## CONCLUDING COMMENTS

Colorado Mesa University's primary mission is to serve western Colorado by delivering excellent teaching, applying scholarly activity to the region's challenges and reaching out to residents to help them lead more productive lives. Without its many partners, CMU's ability to deliver the quality educational experience it does, in addition to sharing expertise and cultural opportunities with agencies, organizations, and individuals, would be seriously compromised.

As documented in the first section of this study, the numerous arrangements between CMU and a host of public and private partners have yielded a collective progress benefiting numerous businesses, households, nonprofits, and local governments in western Colorado. The University's most significant contribution is to educate graduates who are prepared and competitive for employment in the ever-changing work environment they will enter in the 21st century. Additionally, the institution shares in the leadership for the region's economic development,

makes its expertise available to a wide range of audiences and has facilities that are used by individuals and groups beyond the campus community.

It is equally well-documented that CMU has a profound impact on the economy of western Colorado. This study estimates that in FY 2015-16, CMU was responsible for spending more than \$248.6 million directly in the regional economy; when indirect

spending is considered, the total exceeds \$447.5 million. Further, there were approximately 826 additional jobs beyond the 2,066 employed by Colorado Mesa University due to the

institution's spending in the region. Because this study used a conservative approach in its calculations and multipliers to estimate the total economic impact of CMU, some other community contributions are not included, such as the value of volunteerism to the region. As a result, it is highly likely that the economic impact of Colorado Mesa University is greater than the total estimated in this study.

**The University's most significant contribution is to educate graduates who are prepared for employment.**

<sup>10</sup> A major criticism of economic impact studies that are produced internally is the temptation to inflate numbers, use larger multipliers than appropriate, and thus overstate the impact of an institution on its surrounding region. Source: Roger Beck and Donald Elliott, "Economic Impact Study of Regional Public Colleges and Universities," *Growth and Change*, Spring 1995, Volume 26, Issue 2, p. 245.



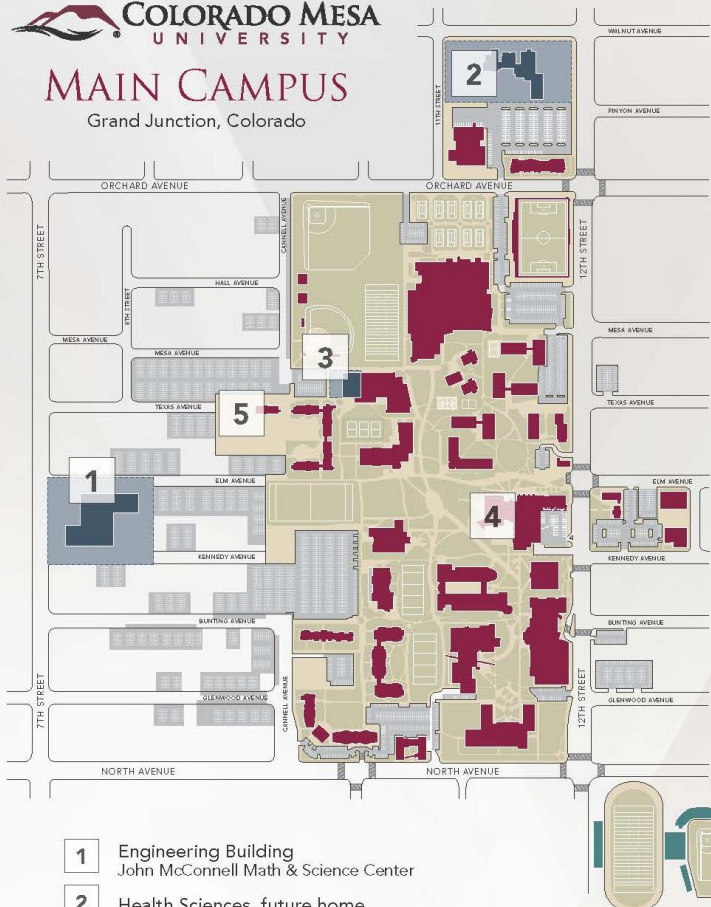
#### PHOTOS ON FRONT COVER:

1. The Alpine Bank Student of the Month program recognizes excellent middle and high school students monthly. Each is awarded a \$500 scholarship if they enroll at CMU, and to date, 1,872 students have received an award.
2. Maverick Center
3. Colorado Mesa University collaborates with the Greater Grand Junction Sports Commission to promote and attract sport tourism, such as the Rim Rock Marathon, that capitalize on the region's assets.
4. Students meet with donors to thank them for scholarships.
5. The John McConnell Math & Science Center will share space and offer STEM-related activities for K-12 students in the new engineering building in Fall 2017.
6. See #4
7. Mesa County Commissioner John Justman at a press conference announcing a grant from the state to assist Mesa County students who live on campus.
8. The first graduates in CMU's doctoral program for Nurse Practitioners.
9. University Center
10. Governor John Hickenlooper visits CMU to sign the Rural Jump-Start Act, which CMU officials helped create and pass.
11. Elementary students at the Spacetacular event in the University Center spoke with NASA astronaut Scott Kelly while he was aboard the International Space Station.
12. Culinary students from WCCC placed first in the American



## MAIN CAMPUS

Grand Junction, Colorado



- 1 Engineering Building  
John McConnell Math & Science Center
- 2 Health Sciences, future home
- 3 Maverick Pavilion (expanded)
- 4 University Center (dining services remodeled Fall 2016)
- 5 Wingate Hall (opened Fall 2016)

13. The renovated John Tomlinson Library re-opened January 2016.
14. The Ruth Powell Hutchins Water Center dedication was attended by Hutchins' sons, Tad and Will.
15. The CMU cycling center was named Chamberlin Cycling Center in recognition of his support from local architect Ed Chamberlin.
16. The Maverick Innovation Center promotes and supports entrepreneurial spirit in CMU students.
17. CMU and WCCC host a variety of summer camps for local children.
18. CMU's marching band performs en route to Stocker Stadium, a facility CMU helps to manage and financially support. CMU makes many of its athletic facilities available to the School District at no cost.

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ADOPTING A CIVIC AND INSTITUTIONAL MASTER PLAN FOR  
COLORADO MESA UNIVERSITY AND CONDITIONAL RIGHT-OF-WAY VACATION  
IN ACCORDANCE WITH THE MASTER PLAN**

**LOCATED IN THE COLORADO MESA UNIVERSITY AREA  
(Generally 7<sup>th</sup> to Cannell Streets and North to Orchard Avenue)**

**RECITALS:**

Section 21.02.190 of the Zoning and Development Code (Code) sets forth a process to consider Master Plans for major institutional and civic facilities that provide service to the community. The Colorado Mesa University (CMU) Campus Facilities Master Plan (attached) provides an overview of CMU's future long term objective to expand the existing main campus westward toward N. 7<sup>th</sup> Street.

In conjunction with the Master Plan, CMU is requesting approval of an administrative review process for future vacations of right-of-way interior to the campus, (shown within the red outlined area on Exhibit A to CMU Master Plan) upon satisfaction of the conditions established in the Master Plan and this ordinance.

In accordance with the development of the campus anticipated in the Master Plan, CMU requests the vacation of alley and street right-of-ways in order to aid in the continued westward expansion planned for the campus. Currently, right of way vacations requests occur in a piecemeal fashion, generally as CMU acquires properties on both sides of any given right-of-way. That process is unwieldy and tends to be confusing because the vacations may not be understood in the context of the overall plan of development. Presently CMU owns the majority of the property shown within the "2017 Master Plan" boundary, outlined in red on Exhibit A, and sections of right-of-way have already been vacated. Consistent with the terms of all prior vacations all vacations pursuant to this ordinance shall require that CMU own the property on both sides of the right-of-way, provide for general circulation, emergency access, private access easements, if necessary, and compliance with Xcel Energy easement requirements. City utilities will be addressed pursuant to the terms and conditions of the *Colorado Mesa University and City of Grand Junction Utility Easement and Maintenance Agreement-CMU Main Campus*. Upon application by CMU for a vacation(s) that is supported by the Master Plan and if the conditions provided in the Ordinance are met or are not met, as reasonably determined by the Community Development Director, in her sole discretion, the Director shall provide written notice to CMU of her findings; if no protest is made to the findings then the vacation will be approved (or denied) after the 20<sup>th</sup> business day after notice. As further provided in the Ordinance, CMU shall provide written notice of the Director's findings of satisfaction of the conditions to the property owners 500 feet of the area of the petitioned vacation

within 10 days of the date of the Director's notice to CMU finding satisfaction of the conditions.

If any owner takes exception to the Director's findings of satisfaction of the conditions, he/she may request in writing, stating with particularity the finding(s) to which exception is taken, that the Director's decision be considered by City Council.

If CMU takes exception to the Director's findings that conditions are not satisfied, it may request in writing, stating with particularity the finding(s) to which exception is taken, that the Director's decision be considered by City Council. The City Council shall schedule a review of the Director's decision, on the record, within 20 days of the property owner's request.

Upon finding of full and complete satisfaction of the conditions, whether by the Director or the City Council, the Director shall affect the vacation(s) by recording her findings, which shall include reference to the authority granted her by this Ordinance.

The City Council finds that the request to allow conditional approval of vacations of rights of way consistent with the CMU Master Plan is appropriate to and supported by the Comprehensive Plan, the Grand Valley Circulation Plan and Sections 21.02.190 (c) and 21.02.100 of the Grand Junction Zoning and Development Code.

The Planning Commission, having heard and considered the requests, found the criteria of the Code to have been met, and recommends approval of the Institutional and Civic Master Plan and conditional right-of-way vacation subject to full and complete satisfaction of the conditions set forth.

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

The Colorado Mesa University Institutional and Civic Facility Master Plan is approved subject to the following findings and conditions:

1. The requested Institutional and Civic Facility Master Plan, including the vacation of right-of-way, is consistent with the goals and policies of the Comprehensive Plan, specifically Goals 4 and 12.
2. The applicable review criteria in Section 21.02.190 (c) and 21.02.100 of the Grand Junction Zoning and Development Code have been met or addressed.
3. The foregoing Recitals are incorporated herein and made a part hereof.
4. Right-of-way vacation in the identified planning area (Exhibit A) is presumed and conditionally approved on condition that CMU petitions for vacation(s), which shall be reviewed and approved administratively subject to the Director finding that CMU has met all of the following conditions:



- a. CMU must own properties on both sides of the right-of-way (streets and/or alleys) to be vacated; and,
  - b. Private easement agreements must be provided to benefit any remaining privately owned property(ies) where access to the property(ies) is or may be claimed by the owner(s) to be compromised by the vacation; and,
  - c. CMU shall plan for and propose circulation and emergency access to standards mutually acceptable and agreed to by the City and CMU, to establish and preserve public safety and legal access for both public and private users; and,
  - d. All City utilities shall be subject to the terms and conditions of the *Colorado Mesa University and City of Grand Junction Utility Easement and Maintenance Agreement-CMU Main Campus*; and,
  - e. CMU shall dedicate as applicable necessary utility easements to Xcel Energy and/or other utility providers.
5. Notice shall be given of all vacation petition decisions right-of-way vacations in the designated Master Plan area and exceptions to the Director's decision shall be forwarded to the City Council for record review as provided in this Ordinance and the Recitals thereto.

Introduced for first reading on this      day of                      , 2017 and ordered published in pamphlet form.

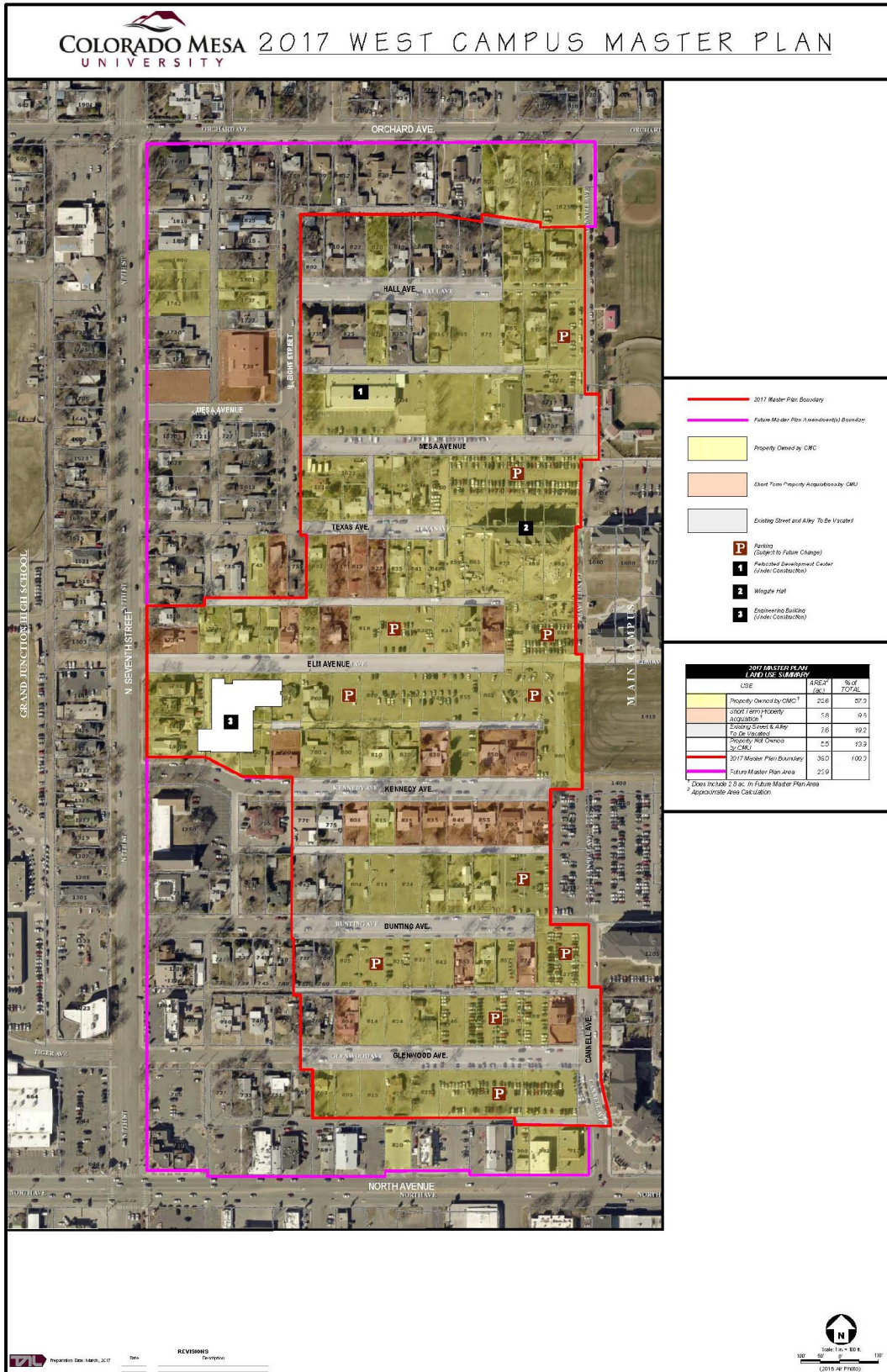
PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017 and ordered published in pamphlet form.

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

ATTEST:

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

# Exhibit A





## **Grand Junction City Council**

### **Regular Session**

**Item #2.a.ii.**

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**Meeting Date:** May 17, 2017

**Presented By:** Brandon Stam, DDA Executive Director

**Department:** Downtown Development Authority

**Submitted By:** Brandon Stam, DDA Director

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### **Information**

#### **SUBJECT:**

Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Properties Known as Las Colonias, into the Boundaries of the Downtown Development Authority and Setting a Hearing for June 7, 2017

#### **RECOMMENDATION:**

The DDA Board recommended approval at their May 11, 2017 meeting.

#### **EXECUTIVE SUMMARY:**

The City of Grand Junction has submitted a petition to include properties, known as Las Colonias, in the boundaries of the Downtown Development Authority. In reviewing the Las Colonias properties the City found gaps within DDA boundaries and this petition would remove those gaps by including the entire property within the DDA boundary and TIF District. Property would be subject to all obligations and privileges arising therefrom.

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

The DDA boundaries were originally set with the creation of the DDA but have been expanded many times since that initial boundary was determined. In order to be added to the Authority, an entity must present a petition requesting inclusion and, upon recommendation of approval by the DDA Board, the petition is forwarded to the City Council for consideration.

The City of Grand Junction has submitted a petition to include all of the properties

known as Las Colonias, generally located on the north bank of the Colorado River between Highway 50 and 27 1/2 Road. The majority of the property had been included previously, but some gaps exist, so this petition clarifies the boundaries to be all inclusive of the City-owned property. The property was recently rezoned to PD (Planned Development) and a Business Park is proposed to be integrated into the Park development.

**FISCAL IMPACT:**

The properties will be subject to the DDA mill levy and be a part of the TIF district.

**SUGGESTED MOTION:**

I move to introduce an Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include the Las Colonias Properties and Set a Public Hearing for June 7, 2017.

**Attachments**

1. Las Colonias DDA Petition
2. Ordinance Las Colonias



PETITION TO INCLUDE PROPERTY IN THE BOUNDARIES OF THE GRAND JUNCTION,  
COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY AND TIF DISTRICT

WHEREAS, the City of Grand Junction, Colorado has established the Grand Junction, Colorado, Downtown Development Authority and TIF District, and

WHEREAS, the boundaries of said Downtown Development Authority and TIF District have been previously established and include part but not all of the below described property owned by the Petitioners, and

WHEREAS, the Petitioner desires that the below described property be included within the boundaries of the Grand Junction, Colorado, Downtown Development Authority and TIF District and be subject to all obligations and privileges arising therefrom.

The Petitioner submits that:

1. The property to be included within the boundaries of the Downtown Development Authority and TIF District is:

A certain parcel of land lying in the East three-quarters (E 3/4) of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian and lying in the West-half (W 1/2) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the intersection of the North line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 24 and the East right of way for Riverside Parkway; thence Easterly along said North line to the Northwest corner of the Replat of Pleasant View Subdivision, as same is recorded in Plat Book 8, Page 63, Public Records of Mesa County, Colorado; thence Southerly along the West line of said subdivision to the Southwest corner of said subdivision; thence Easterly along the South line of said subdivision to a point on the West right of way for 27-1/2 Road; thence Southerly along said West right of way to a point on the South line of the SE 1/4 NW 1/4 of said Section 24; thence Westerly along said South line to a point being the Northwest corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter (NE 1/4 NE 1/4 SW 1/4) of said Section 24; thence Southerly along the West line of the NE 1/4 NE 1/4 SW 1/4 of said Section 24 to a point on the centerline (thalweg) of the Colorado River; thence Westerly along the centerline of the Colorado River to a point on the East right of way for Highway 50; thence traversing Northeasterly along the East right of way for Highway 50 to a point being the Southwest corner of that certain parcel of land currently assigned Mesa County Parcel Number 2945-233-00-022; thence Southeasterly along the South line of said parcel to a point being the Southeast corner of said parcel; thence Northerly along the East line of said parcel to a point on the South right of way for Struthers Avenue; thence Easterly along said South right of way to a point on the Northerly extension of the West line of Arcieri Subdivision, as same is recorded in Plat Book 12, Page 260, Public Records of Mesa County, Colorado; thence traversing the entire exterior boundary of said Arcieri Subdivision, Southerly, Easterly and Northerly to a point being the intersection of the Northerly extension of the East line of said Arcieri Subdivision with the South right of way for said Struthers Avenue; thence Easterly along said South right of way to a point being the Northwest corner of the certain parcel of land currently assigned Mesa County

Parcel Number 2945-234-00-029; thence Southerly along the West line of said parcel to a point being the Southwest corner of said parcel; thence Easterly along the South line of said parcel to a point being the Southeast corner of said parcel and lying on the West line of Edgewater Subdivision, as same is recorded in Book 4986, Page 257, Public Records of Mesa County, Colorado; thence Southerly along said West line to a point being the Southwest corner of said Edgewater Subdivision; thence Easterly along the South line of said Edgewater Subdivision and the Easterly extension of the South line of Jeffryes Simple Subdivision, as same is recorded in Plat Book 18, Page 393, Public Records of Mesa County, Colorado to a point on the East line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 23; thence Northerly along said East line to a point on the South right of way for Riverside Parkway; thence Easterly, Northeasterly and Northerly traversing the South and East right of way of said Riverside Parkway to the Point of Beginning.

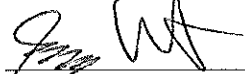
CONTAINING 160 Acres, more or less, as described.  
Known as the Las Colonias property. (Exhibit A)

2. The Property is adjacent to the existing boundaries of the Grand Junction, Colorado, Downtown Development Authority and TIF District. The boundaries of the TIF District are depicted on the attached Exhibit B.
3. The Petitioner desires and understands that once the Property is included into the DDA boundaries and into the TIF District, it shall be subject to the obligations and privileges thereof.
4. The Petitioner is the legal owners in fee simple of the Property.
5. Petitioner is aware that the Grand Junction, Colorado, Downtown Development Authority has adopted a Plan of Development and understand that the Property, once included, will be subject to said Plan.

WHEREFORE, the Petitioner requests that the Board of Directors of the Grand Junction, Colorado, Downtown Development Authority approve this Petition for inclusion of the Property within the boundaries of the Grand Junction, Colorado, Downtown Development Authority and in the TIF District and request Grand Junction City Council to approve the inclusion.

DATED this 26 day of April, 2017

City of Grand Junction (Petitioner)

By:   
City Manager

STATE OF COLORADO )

) ss:

COUNTY OF MESA )

Subscribed and sworn to before me this 20<sup>th</sup> day of April, 2017 by City  
Manager

Debra M. Kemp  
Notary Public

My commission Expires: 3/13/2021

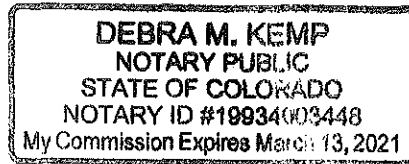
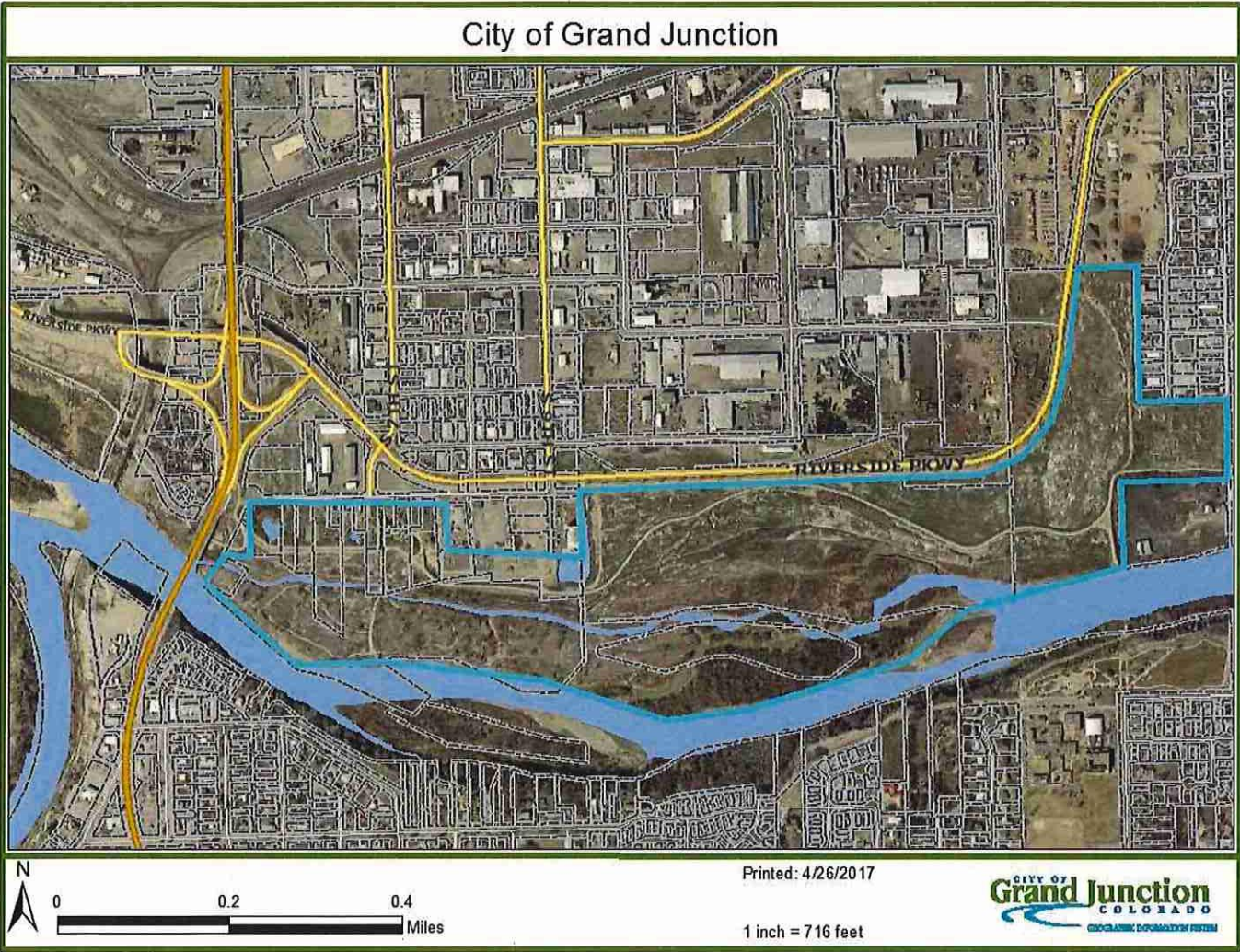


EXHIBIT A

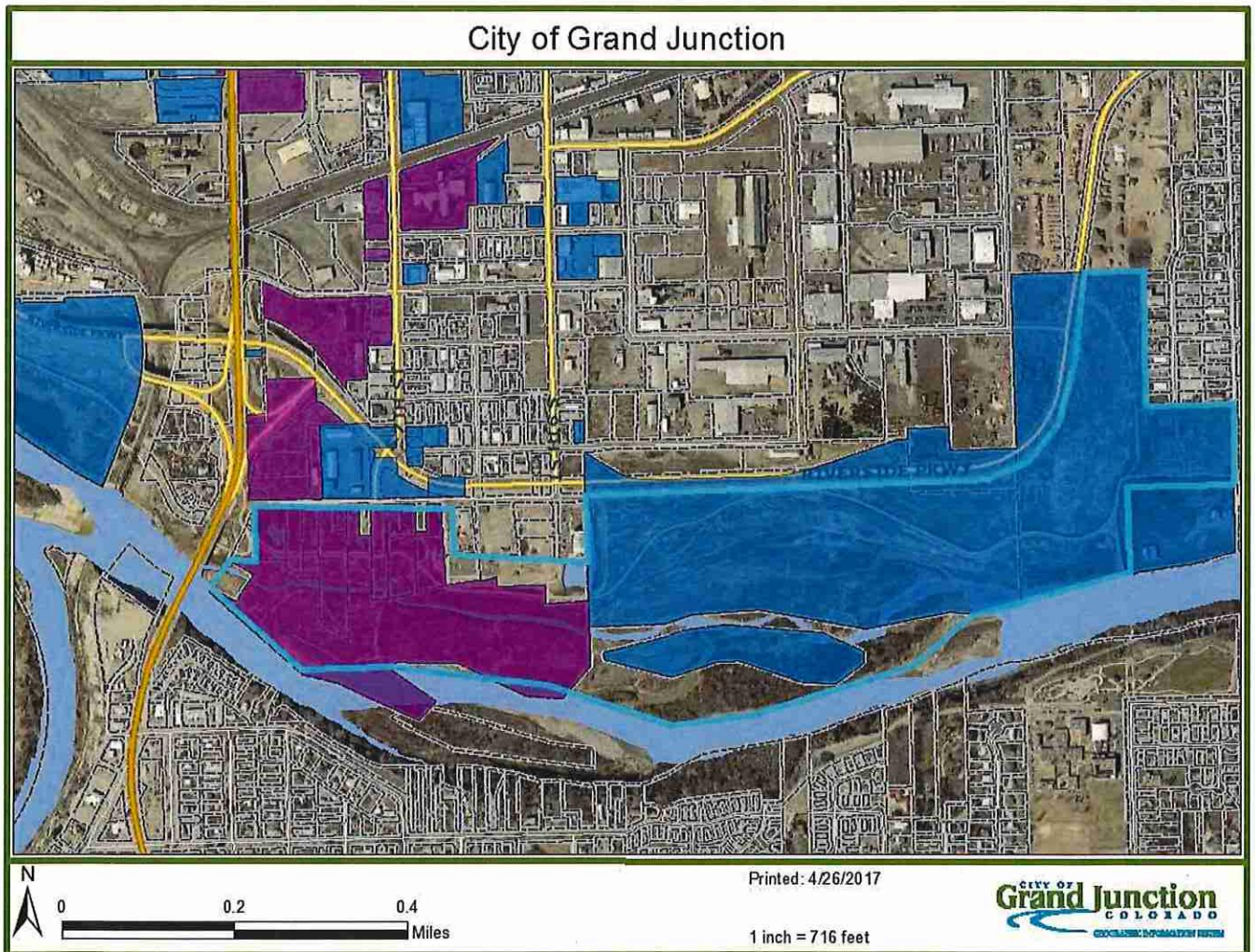
LAS COLONIAS BOUNDARY





# EXHIBIT B

## DDA BOUNDARY



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

**AN ORDINANCE EXPANDING THE BOUNDARIES OF THE GRAND JUNCTION,  
COLORADO DOWNTOWN DEVELOPMENT AUTHORITY TO INCLUDE THE LAS  
COLONIAS PROPERTIES**

The Grand Junction, Colorado, Downtown Development Authority ("the Authority" or "DDA") has adopted a Plan of Development ("Plan") for the boundaries of the Authority. The Plan and boundaries were initially approved by the Grand Junction, Colorado, City Council ("the Council") on December 16, 1981.

Pursuant to Section 31-25-822, C.R.S. and Article X of the Authority's Plan, the City of Grand Junction has petitioned for inclusion of certain properties adjacent to the Authority's boundaries that were part of a replatting process.

The Board of the Authority reviewed the proposed inclusions and has determined that the boundary of the DDA should be expanded. With the expansion the Tax Increment Financing ("TIF") district will be coterminous with the Authority boundary.

The Board of the Authority requests the Council's approval to expand the Authority's boundaries to include all properties included by reference in this ordinance and to expand the Authority to receive a portion or increment of ad valorem and sales taxes collected with the Plan area in accordance with State law, the Plan and other applicable law, rules or regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY  
OF GRAND JUNCTION, COLORADO, that**

1. The Council finds the existence of blight within the boundary of the Authority, within the meaning of Section 31-25-802(1.5), C.R.S.
2. The Council hereby finds and determines that the approval of the expansion of boundaries for the uthority and the Plan, as shown on the attached Exhibit A, will serve a public use; will promote the health, safety, prosperity, security and general welfare of the inhabitants of the City and of its central business district; will halt or prevent the deterioration of property values or structures; will halt or prevent the growht of blighted area; will assist the City and the Authority in the development and redevelopment of the district and in the overall planning to restore or provide for the continuance of the economic health; and will be of specific benefit to the property to be included within the amended boundaries of the Authority and the TIF district.
3. The expansion of the Authority's boundaries, as shown on the attached Exhibit A, is hereby approved by the Council and incorporated into the Plan for TIF purposes. The Authority is hereby authorized to undertake development projects as described in the Plan and to act consistently with the Plan including, but not necessarily limited to, receiving and expending for development and

redevelopment efforts a portion or increment of ad valorem and sales taxes generated in the area in accordance with Section 31-25-801, C.R.S.

4. The Council hereby request that the County Assessor certify the valuation for the assessment of the new property included by this Ordinance within the Authority's boundaries and the TIF district as of the date of the last certification. The City Financial Director is hereby directed to certify the sales tax receipts for the properties included in an described by the Attached Exhibit A for the twelve (12) months prior to the inclusion.
5. Adoption of this Ordinance and amendment to, or expansion of the boundary of the Authority and the TIF District, does not, shall not and will not provide for or allow of authorize receipt or expenditure of tax increments without requisite statutory and Plan compliance.
6. In any provision of the Ordinance is judicially adjudged invalid or unenforceable, such judgment shall not affect the remaining provisions hereof, it being the intention of the City Council that the provisions hereof are severable.

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

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

---

President of the Council

ATTEST:

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City Clerk

## Exhibit A

The property to be included within the boundaries of the Downtown Development Authority and TIF District is:

A certain parcel of land lying in the East three-quarters (E 3/4) of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian and lying in the West-half (W 1/2) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING. at the intersection of the North line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 24 and the East right of way for Riverside Parkway; thence Easterly along said North line to the Northwest corner of the Replat of Pleasant View Subdivision, as same is recorded in Plat Book 8, Page 63, Public Records of Mesa County, Colorado; thence Southerly along the West line of said subdivision to the Southwest corner of said subdivision; thence Easterly along the South line of said subdivision to a point on the West right of way for 27-1/2 Road; thence Southerly along said West right of way to a point on the South line of the SE 1/4 NW 1/4 of said Section 24; thence Westerly along said South line to a point being the Northwest corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter (NE 1/4 NE 1/4 SW 1/4) of said Section 24; thence Southerly along the West line of the NE 1/4 NE 1/4 SW 1/4 of said Section 24 to a point on the centerline (thalweg) of the Colorado River; thence Westerly along the centerline of the Colorado River to a point on the East right of way for Highway 50; thence traversing Northeasterly along the East right of way for Highway 50 to a point being the Southwest corner of that certain parcel of land currently assigned Mesa County Parcel Number 2945-233-00-022; thence Southeasterly along the South line of said parcel to a point being the Southeast corner of said parcel; thence Northerly along the East line of said parcel to a point on the South right of way for Struthers Avenue; thence Easterly along said South right of way to a point on the Northerly extension of the West line of Arcieri Subdivision, as same is recorded in Plat Book 12, Page 260, Public Records of Mesa County, Colorado; thence traversing the entire exterior boundary of said Arcieri Subdivision, Southerly, Easterly and Northerly to a point being the intersection of the Northerly extension of the East line of said Arcieri Subdivision with the South right of way for said Struthers Avenue; thence Easterly along said South right of way to a point being the Northwest corner of the certain parcel of land currently assigned Mesa County Parcel Number 2945-234-00-029; thence Southerly along the West line of said parcel to a point being the Southwest corner of said parcel; thence Easterly along the South line of said parcel to a point being the Southeast corner of said parcel and lying on the West line of Edgewater Subdivision, as same is recorded in Book 4986, Page 257, Public Records of Mesa County, Colorado; thence Southerly along said West line to a point being the Southwest corner of said Edgewater Subdivision; thence Easterly along the South line of said Edgewater Subdivision and the Easterly extension of the South line of Jeffryes Simple Subdivision, as same is recorded in Plat Book 18, Page 393, Public Records of Mesa County, Colorado to a point on the East line of the Northwest Quarter of the Southeast



Quarter (NW 1/4 SE 1/4) of said Section 23; thence Northerly along said East line to a point on the South right of way for Riverside Parkway; thence Easterly, Northeasterly and Northerly traversing the South and East right of way of said Riverside Parkway to the Point of Beginning.

CONTAINING 160 Acres, more or less, as described. Known as the Las Colonias property.



## **Grand Junction City Council**

### **Regular Session**

**Item #2.a.iii.**

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**Meeting Date:** May 17, 2017

**Presented By:** Brandon Stam, DDA Executive Director

**Department:** Downtown Development Authority

**Submitted By:** Brandon Stam, DDA Director

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### **Information**

#### **SUBJECT:**

Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Properties Known as Jarvis Subdivision Filing 1, in the Boundaries of the Downtown Development Authority and Setting a Hearing for June 7, 2017

#### **RECOMMENDATION:**

The DDA Board recommended approval at their May 11, 2017 meeting.

#### **EXECUTIVE SUMMARY:**

The City of Grand Junction has submitted a petition to include properties, known as Jarvis property in the Boundaries of the Downtown Development Authority. In reviewing the Jarvis Subdivision properties, the City found gaps within DDA boundaries and this petition would remove those gaps by including the entire property within the DDA boundary and TIF District. The property would be subject to all obligations and privileges arising therefrom.

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

The DDA boundaries were originally set with the creation of the DDA and have been expanded many times since then. In order to be added to the Authority, an entity must present a petition requesting inclusion and, upon recommendation of approval by the DDA Board, the petition is forwarded to the City Council for consideration.

The City of Grand Junction has submitted a petition to include all of the properties known as the Jarvis Subdivision, Filing 1, generally located on the north bank of the

Colorado River between Highway 50 and the Riverside neighborhood. The majority of the property had been included previously, but some gaps exist, so this petition clarifies the boundaries to be all inclusive of City-owned property. The property is zoned BP (Business Park) and includes a greenbelt along the River and the opportunity to redevelop as a business park.

**FISCAL IMPACT:**

The properties will be subject to the DDA mill levy and be a part of the TIF district.

**SUGGESTED MOTION:**

I move to introduce an Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include the Jarvis Subdivision Filing 1 and Set a Public Hearing for June 7, 2017.

**Attachments**

1. Jarvis DDA Petition
2. Ordinance Jarvis

PETITION TO INCLUDE PROPERTY IN THE BOUNDARIES OF THE GRAND JUNCTION,  
COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY AND TIF DISTRICT

WHEREAS, the City of Grand Junction, Colorado has established the Grand Junction, Colorado, Downtown Development Authority and TIF District, and

WHEREAS, the boundaries of said Downtown Development Authority and TIF District have been previously established and include part but not all of the below described property owned by the Petitioners, and

WHEREAS, the Petitioner desires that the below described property be included within the boundaries of the Grand Junction, Colorado, Downtown Development Authority and TIF District and be subject to all obligations and privileges arising therefrom.

The Petitioner submits that:

1. The property to be included within the boundaries of the Downtown Development Authority and TIF District is:

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 15, the Northeast Quarter (NE 1/4) of Section 22 and the Northwest Quarter (NW 1/4) of Section 23, all in Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the lands lying within the boundary of Jarvis Subdivision Filing One, as same is recorded with Reception Number 2790938, Public Records of Mesa County, Colorado, TOGETHER WITH, those five (5) recorded Public rights of way within said Jarvis Subdivision Filing One that are labeled as Not-Included AND all of those certain Public rights of way created and dedicated by said Jarvis Subdivision Filing One.

CONTAINING 133.96 Acres, more or less, as described. (Exhibit A)

These parcels have recently been replatted as Jarvis Filing 1 Subdivision. Petitioner expects that new parcel numbers will be established by the Mesa County Assessor, but have not yet been assigned.

2. The Property is adjacent to the existing boundaries of the Grand Junction, Colorado, Downtown Development Authority and TIF District. The boundaries of the TIF District are depicted on the attached Exhibit B.
3. The Petitioner desires and understands that once the Property is included into the DDA boundaries and into the TIF District, it shall be subject to the obligations and privileges thereof.
4. The Petitioner is the legal owners in fee simple of the Property.
5. Petitioner is aware that the Grand Junction, Colorado, Downtown Development Authority has adopted a Plan of Development and understand that the Property, once included, will be subject to said Plan.



WHEREFORE, the Petitioner requests that the Board of Directors of the Grand Junction, Colorado, Downtown Development Authority approve this Petition for inclusion of the Property within the boundaries of the Grand Junction, Colorado, Downtown Development Authority and in the TIF District and request Grand Junction City Council to approve the inclusion.

DATED this 22 day of February, 2017

City of Grand Junction (Petitioner)

By: [Signature]  
City Manager

STATE OF COLORADO )

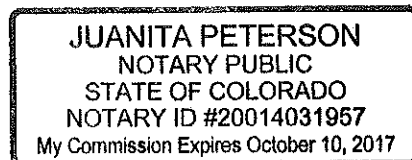
) ss:

COUNTY OF MESA )

Subscribed and sworn to before me this 22 day of Feb., 2017 by City Manager

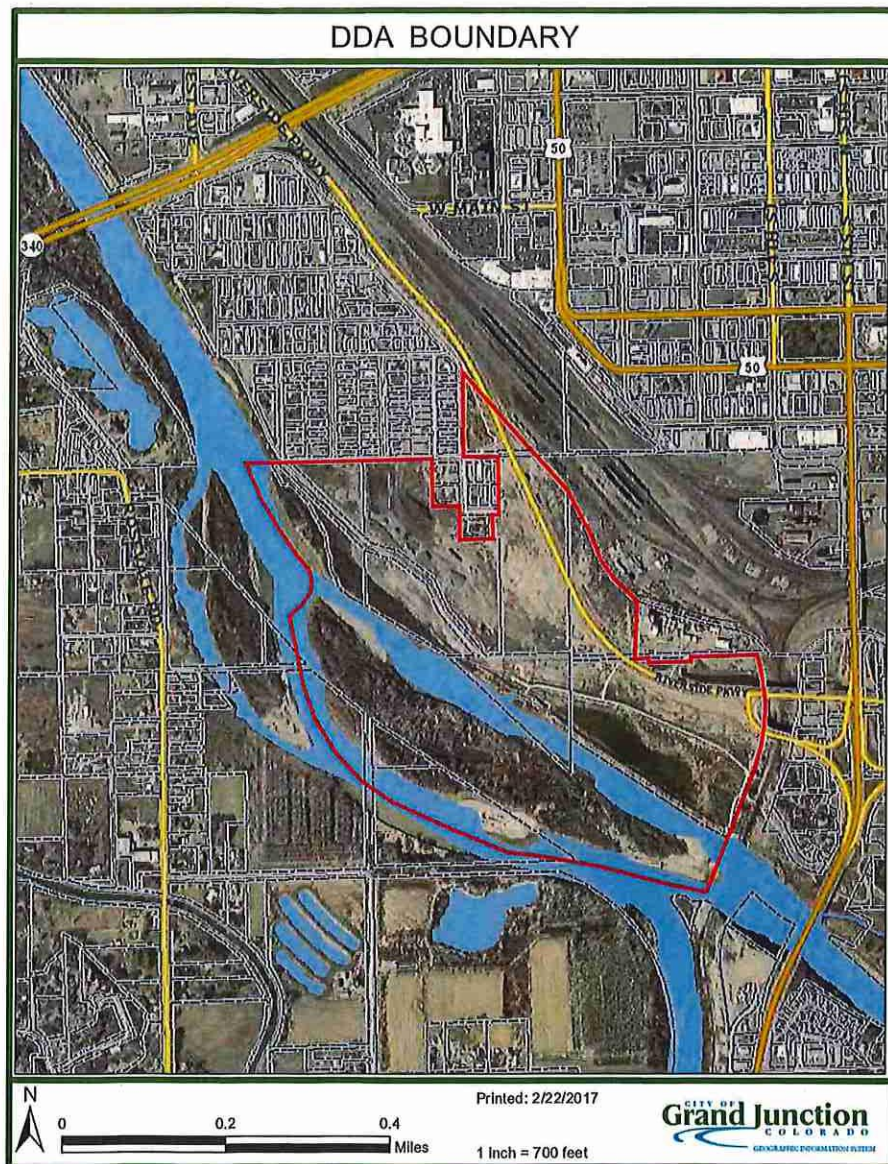
[Signature]  
Notary Public

My commission Expires: 10-10-2017



# EXHIBIT A

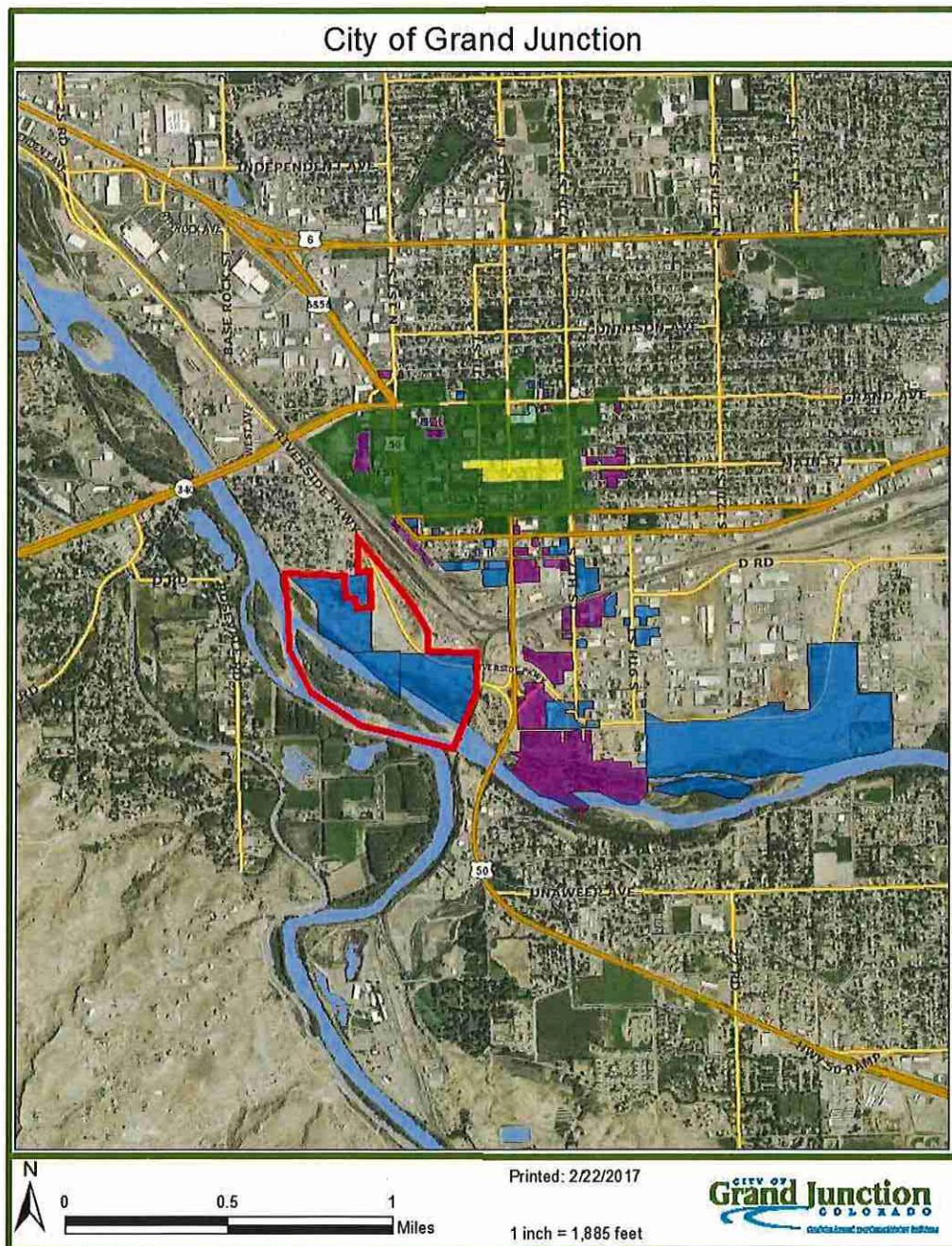
## JARVIS FILING 1 SUBDIVISION BOUNDARY





# EXHIBIT B

## DDA BOUNDARY



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

**AN ORDINANCE EXPANDING THE BOUNDARIES OF THE GRAND JUNCTION,  
COLORADO DOWNTOWN DEVELOPMENT AUTHORITY TO INCLUDE THE JARVIS  
SUBDIVISION, FILING 1**

The Grand Junction, Colorado, Downtown Development Authority ("the Authority" or "DDA") has adopted a Plan of Development ("Plan") for the boundaries of the Authority. The Plan and boundaries were initially approved by the Grand Junction, Colorado, City Council ("the Council") on December 16, 1981.

Pursuant to Section 31-25-822, C.R.S. and Article X of the Authority's Plan, the City of Grand Junction has petitioned for inclusion of certain properties adjacent to the Authority's boundaries that were part of a replatting process.

The Board of the Authority reviewed the proposed inclusions and has determined that the boundary of the DDA should be expanded. With the expansion the Tax Increment Financing ("TIF") district will be coterminous with the Authority boundary.

The Board of the Authority requests the Council's approval to expand the Authority's boundaries to include all properties included by reference in this ordinance and to expand the Authority to receive a portion or increment of ad valorem and sales taxes collected with the Plan area in accordance with State law, the Plan and other applicable law, rules or regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY  
OF GRAND JUNCTION, COLORADO, that**

1. The Council finds the existence of blight within the boundary of the Authority, within the meaning of Section 31-25-802(1.5), C.R.S.
2. The Council hereby finds and determines that the approval of the expansion of boundaries for the uthority and the Plan, as shown on the attached Exhibit A, will serve a public use; will promote the health, safety, prosperity, security and general welfare of the inhabitants of the City and of its central business district; will halt or prevent the deterioration of property values or structures; will halt or prevent the growht of blighted area; will assist the City and the Authority in the development and redevelopment of the district and in the overall planning to restore or provide for the continuance of the economic health; and will be of specific benefit to the property to be included within the amended boundaries of the Authority and the TIF district.
3. The expansion of the Authority's boundaries, as shown on the attached Exhibit A, is hereby approved by the Council and incorporated into the Plan for TIF purposes. The Authority is hereby authorized to undertake development projects as described in the Plan and to act consistently with the Plan including, but not necessarily limited to, receiving and expending for development and

redevelopment efforts a portion or increment of ad valorem and sales taxes generated in the area in accordance with Section 31-25-801, C.R.S.

4. The Council hereby request that the County Assessor certify the valuation for the assessment of the new property included by this Ordinance within the Authority's boundaries and the TIF district as of the date of the last certification. The City Finance Director is hereby directed to certify the sales tax receipts for the properties included in an described by the Attached Exhibit A for the twelve (12) months prior to the inclusion.
5. Adoption of this Ordinance and amendment to, or expansion of the boundary of the Authority and the TIF District, does not, shall not and will not provide for or allow of authorize receipt or expenditure of tax increments without requisite statutory and Plan compliance.
6. In any provision of the Ordinance is judicially adjudged invalid or unenforceable, such judgment shall not affect the remaining provisions hereof, it being the intention of the City Council that the provisions hereof are severable.

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

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

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

ATTEST:

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



## Exhibit A

The property to be included within the boundaries of the Downtown Development Authority and TIF District is:

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 15, the Northeast Quarter (NE 1/4) of Section 22 and the Northwest Quarter (NW 1/4) of Section 23, all in Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the lands lying within the boundary of Jarvis Subdivision Filing One, as same is recorded with Reception Number 2790938, Public Records of Mesa County, Colorado, TOGETHER WITH, those five (5) recorded Public rights of way within said Jarvis Subdivision Filing One that are labeled as Not-Included AND all of those certain Public rights of way created and dedicated by said Jarvis Subdivision Filing One.

CONTAINING 133.96 Acres, more or less, as described.



## **Grand Junction City Council**

### **Regular Session**

**Item #2.a.iv.**

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**Meeting Date:** May 17, 2017

**Presented By:** Allison Blevins, DGJBID Executive Director

**Department:** Downtown GJ Business Improvement District

**Submitted By:** Allison Blevins, Executive Director, Downtown Grand Junction  
Business Improvement District

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### **Information**

#### **SUBJECT:**

Ordinance Expanding the Boundaries of and Including Property Known as Las Colonias into the Downtown Grand Junction Business Improvement District and Setting a Hearing for June 7, 2017

#### **RECOMMENDATION:**

The Downtown Grand Junction BID recommended approval at their May 11, 2017 meeting.

#### **EXECUTIVE SUMMARY:**

The City of Grand Junction has submitted a petition to include properties known as Las Colonias, generally located on the north bank of the Colorado River between Highway 50 and 27 1/2 Road, into the Downtown Grand Junction Business Improvement District.

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

The Downtown Grand Junction Business Improvement District (District) was formed by the City Council on August 17, 2005 by Ordinance No. 3815, in accordance with the Business Improvement District Act, Part 12 of Article 25 of Title 31 of the Colorado Revised Statutes (the Act). It was first formed for a term of ten years, and then extended to a term of twenty years by Ordinance No. 4651 on December 17, 2014. The District consists of certain taxable real property that is not classified for property tax purposes as either residential or agricultural (see district map, attached). The District was formed to provide resources to promote business activity and improve the economic vitality and overall commercial appeal of the Downtown area. Since its

inception the District has operated in compliance with the Act.

The City of Grand Junction is the owner of that certain real property known as the Las Colonias Property, which property is described in the attached Verified Petition (the Property) executed by the City of Grand Junction. The Property is within the boundary of the District and is not classified for property tax purposes as either agricultural or residential. The City of Grand Junction desires to be included in the District and to be subject to the rights and obligations thereof. The Board of Directors of the District (Board) desires to include the Property into the boundary. A map of the District's current boundaries is attached.

Section 31-25-1220 of the Colorado Revised Statutes provides that the boundaries of a business improvement district can be changed to include property upon the property owner's request so long as the inclusion will not impair the organization or its rights, contracts, obligations, liens or charges. The BID Board has found that inclusion of the Property will not impair the rights, contract, obligations, liens or charges of the District, and that the District will benefit from inclusion of the Property. City Staff concurs and recommends inclusion of the Property into the District boundaries.

At the public hearing, any person having objections can appear and show cause why the verified petitions for inclusion of property into the BID should not be granted.

**FISCAL IMPACT:**

There is no current fiscal impact as the property is vacant and under City ownership.

At the time the property is developed the BID special assessment will be assessed on commercial property only.

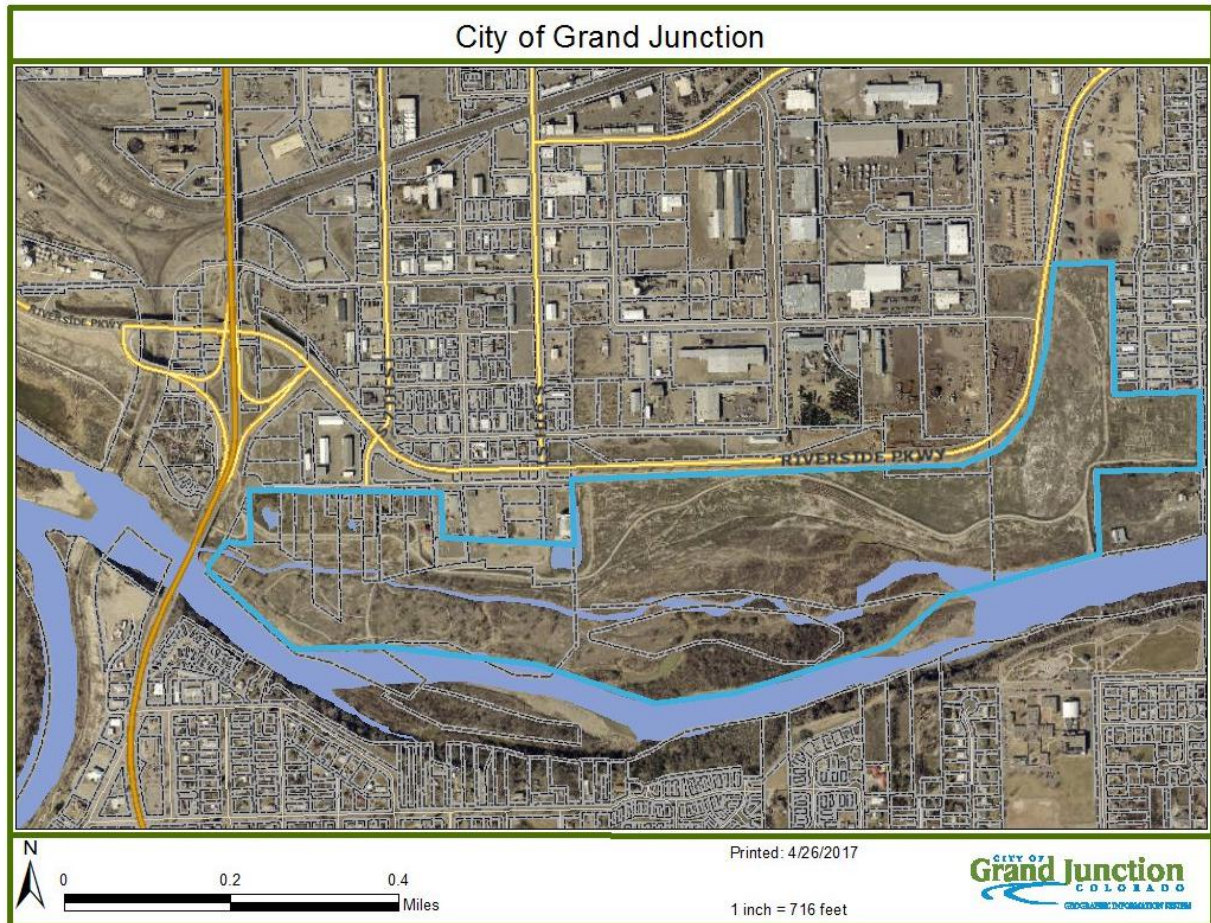
**SUGGESTED MOTION:**

I move to introduce a Proposed Ordinance Expanding the Boundaries of and including property known as the Las Colonias Property into the Downtown Grand Junction Business Improvement District and Setting a Hearing for June 7, 2017

**Attachments**

1. Las Colonias Boundary Map
2. Las Colonias Verified Petition for Inclusion in the BID
3. Ordinance for inclusion of Las Colonias into DGJBID

# LAS COLONIAS BOUNDARY





**VERIFIED PETITION FOR INCLUSION OF PROPERTY  
INTO THE  
DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT**

TO: City Council, City of Grand Junction, Colorado

The undersigned, The City of Grand Junction, ("Petitioner"), the owner of the following described property located within the boundaries of the City of Grand Junction, in the County of Mesa, Colorado, hereby respectfully petitions the City Council of the City of Grand Junction, Colorado pursuant to Section 31-25-1220, C.R.S. for the inclusion of the following described property into the Downtown Grand Junction Business Improvement District ("the District"):

A certain parcel of land lying in the East three-quarters (E 3/4) of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian and lying in the West-half (W 1/2) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the intersection of the North line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 24 and the East right of way for Riverside Parkway; thence Easterly along said North line to the Northwest corner of the Replat of Pleasant View Subdivision, as same is recorded in Plat Book 8, Page 63, Public Records of Mesa County, Colorado; thence Southerly along the West line of said subdivision to the Southwest corner of said subdivision; thence Easterly along the South line of said subdivision to a point on the West right of way for 27-1/2 Road; thence Southerly along said West right of way to a point on the South line of the SE 1/4 NW 1/4 of said Section 24; thence Westerly along said South line to a point being the Northwest corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter (NE 1/4 NE 1/4 SW 1/4) of said Section 24; thence Southerly along the West line of the NE 1/4 NE 1/4 SW 1/4 of said Section 24 to a point on the centerline (thalweg) of the Colorado River; thence Westerly along the centerline of the Colorado River to a point on the East right of way for Highway 50; thence traversing Northeasterly along the East right of way for Highway 50 to a point being the Southwest corner of that certain parcel of land currently assigned Mesa County Parcel Number 2945-233-00-022; thence Southeasterly along the South line of said parcel to a point being the Southeast corner of said parcel; thence Northerly along the East line of said parcel to a point on the South right of way for Struthers Avenue; thence Easterly along said South right of way to a point on the Northerly extension of the West line of Arcieri Subdivision, as same is recorded in Plat Book 12, Page 260, Public Records of Mesa County, Colorado; thence traversing the entire exterior boundary of said Arcieri Subdivision, Southerly, Easterly and Northerly to a point being the intersection of the Northerly extension of the East line of said Arcieri Subdivision with the South right of



way for said Struthers Avenue; thence Easterly along said South right of way to a point being the Northwest corner of the certain parcel of land currently assigned Mesa County Parcel Number 2945-234-00-029; thence Southerly along the West line of said parcel to a point being the Southwest corner of said parcel; thence Easterly along the South line of said parcel to a point being the Southeast corner of said parcel and lying on the West line of Edgewater Subdivision, as same is recorded in Book 4986, Page 257, Public Records of Mesa County, Colorado; thence Southerly along said West line to a point being the Southwest corner of said Edgewater Subdivision; thence Easterly along the South line of said Edgewater Subdivision and the Easterly extension of the South line of Jeffries Simple Subdivision, as same is recorded in Plat Book 18, Page 393, Public Records of Mesa County, Colorado to a point on the East line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 23; thence Northerly along said East line to a point on the South right of way for Riverside Parkway; thence Easterly, Northeasterly and Northerly traversing the South and East right of way of said Riverside Parkway to the Point of Beginning.  
(the "Property").

The Petitioner hereby requests that the Property be included in the District and that an Ordinance be adopted by the City Council including the Property into the District, and that a certified copy of said Ordinance be recorded with the Mesa County Clerk and Recorder on or about the effective date of said Ordinance, and that from and after the recording of the certified copy of the Ordinance, the Property shall be subject to the levy of taxes for payment of its proportionate share of any indebtedness of the District outstanding at the time of inclusion and liable for assessments and other obligations of the District.

The Petitioner hereby represents to the City Council and verifies that it is the owner of the Property described above and that no other persons, entity or entities own an interest therein except as holders of encumbrances.

Acceptance of this Petition shall be deemed to have occurred at the time when the City Council sets the date (by publication of notice thereof) for the public hearing for consideration of the Petition.

In accordance with Section 31-25-1220(1), C.R.S., this Petition is accompanied by a deposit of monies sufficient to pay all costs of the inclusion proceedings.

Petitioner/Property Owner:

The City of Grand Junction,

By:

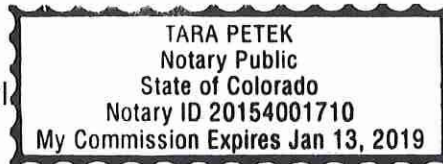
  
Greg Caton, City Manager

Address: 250 N. 5th Street, Grand Junction, Colorado 81501

STATE OF COLORADO                    )  
  ) ss.  
COUNTY OF MESA                    )

The foregoing instrument was acknowledged and sworn to before me this 15  
day of May, 2017 by Greg Caton, as City Manager of the  
City of Grand Junction.

Witness my hand and official seal



My commission expires:

Jan 13, 2019  
Tara Petek

Notary Public

## **ORDINANCE NO.**

### **AN ORDINANCE EXPANDING THE BOUNDARIES OF AND INCLUDING PROPERTY KNOWN AS LAS COLONIAS INTO THE DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT**

#### **Recitals:**

The Downtown Grand Junction Business Improvement District (District) was formed by the Grand Junction City Council by Ordinance No. 3815 on August 17, 2005 in accordance with the Business Improvement District Act, Part 12 of Article 25 of Title 31 of the Colorado Revised Statutes (the Act). The District's term was extended from ten to twenty years by Ordinance No. 4651 on December 17, 2014.

The District consists of taxable real property that is not classified for property tax purposes as either residential or agricultural (together with the improvements thereon). It was formed to provide resources to promote business activity and improve the economic vitality and overall commercial appeal of the Downtown area. Since its inception the District has operated in compliance with the Act.

The City of Grand Junction owns real property in the Downtown area known as Las Colonias which it seeks to have included into the boundaries of the District. The City of Grand Junction has submitted a Verified Petition for Inclusion of Property into the Downtown Grand Junction Business Improvement District (Petition).

The District's Board of Directors supports inclusion of the Property and finds that the rights, contracts, obligations, liens and charges of the District will not be impaired by the expansion of its boundaries to include the Property, and believes that the District will benefit from the inclusion.

Notice was posted in accordance with C.R.S. §31-25-1220 informing all persons having objection to appear at the time and place stated in the notice and show cause why the petition should not be granted.

The City Council finds that:

- The Petitioner owns the Property requested to be included;
- The Petition is sufficient;
- The Property is not classified for property tax purposes as either agricultural or residential;
- The District will not be adversely affected by the inclusion of the Property;
- The failure of persons to appear and show cause against inclusion of the Property into the boundaries of the District is deemed to be assent on their part to the inclusion;
- No cause has been shown that the Property should not be included;

- Expansion of the boundaries of the District to include the Property furthers the goals and policies of the Comprehensive Plan and the Economic Development Plan and serves the interests of the District and the community.

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

The following real property together with improvements thereon shall be included in the Downtown Grand Junction Business Improvement District:

A certain parcel of land lying in the East three-quarters (E 3/4) of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian and lying in the West-half (W 1/2) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the intersection of the North line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 24 and the East right of way for Riverside Parkway; thence Easterly along said North line to the Northwest corner of the Replat of Pleasant View Subdivision, as same is recorded in Plat Book 8, Page 63, Public Records of Mesa County, Colorado; thence Southerly along the West line of said subdivision to the Southwest corner of said subdivision; thence Easterly along the South line of said subdivision to a point on the West right of way for 27-1/2 Road; thence Southerly along said West right of way to a point on the South line of the SE 1/4 NW 1/4 of said Section 24; thence Westerly along said South line to a point being the Northwest corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter (NE 1/4 NE 1/4 SW 1/4) of said Section 24; thence Southerly along the West line of the NE 1/4 NE 1/4 SW 1/4 of said Section 24 to a point on the centerline (thalweg) of the Colorado River; thence Westerly along the centerline of the Colorado River to a point on the East right of way for Highway 50; thence traversing Northeasterly along the East right of way for Highway 50 to a point being the Southwest corner of that certain parcel of land currently assigned Mesa County Parcel Number 2945-233-00-022; thence Southeasterly along the South line of said parcel to a point being the Southeast corner of said parcel; thence Northerly along the East line of said parcel to a point on the South right of way for Struthers Avenue; thence Easterly along said South right of way to a point on the Northerly extension of the West line of Arcieri Subdivision, as same is recorded in Plat Book 12, Page 260, Public Records of Mesa County, Colorado; thence traversing the entire exterior boundary of said Arcieri Subdivision, Southerly, Easterly and Northerly to a point being the intersection of the Northerly extension of the East line of said Arcieri Subdivision with the South right of way for said Struthers Avenue; thence Easterly along said South right of way to a point being the Northwest corner of the certain parcel of land currently assigned Mesa County Parcel Number 2945-234-00-029; thence Southerly along the West line of said parcel to a point being the Southwest corner of said parcel; thence Easterly along the South line of said parcel to a point being the Southeast corner of said parcel and lying on the West line of Edgewater Subdivision, as same is recorded in Book 4986, Page 257, Public Records



of Mesa County, Colorado; thence Southerly along said West line to a point being the Southwest corner of said Edgewater Subdivision; thence Easterly along the South line of said Edgewater Subdivision and the Easterly extension of the South line of Jeffries Simple Subdivision, as same is recorded in Plat Book 18, Page 393, Public Records of Mesa County, Colorado to a point on the East line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 23; thence Northerly along said East line to a point on the South right of way for Riverside Parkway; thence Easterly, Northeasterly and Northerly traversing the South and East right of way of said Riverside Parkway to the Point of Beginning.

The City Clerk is directed to file a certified copy of this Ordinance with the Mesa County Clerk and Recorder.

Said property shall thereafter be subject to the levy of taxes for the payment of its proportionate share of any indebtedness of the district outstanding at the time of inclusion.

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

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

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

ATTEST:

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



## Grand Junction City Council

### Regular Session

Item #3.a.

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**Meeting Date:** May 17, 2017

**Presented By:** Greg Lanning, Public Works Director

**Department:** Public Works - Utilities

**Submitted By:** Lee Cooper, Persigo Project Engineer

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### **Information**

#### **SUBJECT:**

Contract for Persigo WWTP Raw Sewage Wet Well Rehabilitation Project

#### **RECOMMENDATION:**

Staff recommends approval.

#### **EXECUTIVE SUMMARY:**

This request is to authorize the City Purchasing Division to enter into a contract with Guaranteed Waterproofing and Construction for the Persigo WWTP Raw Sewage Wet Well Rehabilitation Project in the amount of \$356,687.14. The Persigo WWTP has been in continuous operation for the last 33 years, and as a result, the interior surfaces of six concrete influent wastewater structures between the headworks building and at the raw sewage pump building have corroded due to the high concentration of Hydrogen Sulfide (H<sub>2</sub>S) gas. The primary reason for rehabilitating these six structures is to restore the concrete surface that has been corroded, prevent further deterioration due to the H<sub>2</sub>S gas, and install a protective epoxy coating that will provide a protective shell from further H<sub>2</sub>S attack on the structures surfaces.

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

The hydrogen sulfide gas (H<sub>2</sub>S) that is commonly produced by raw sewage reacts with the moisture on the concrete surfaces in the sewer system to form sulfuric acid. Sulfuric acid is very corrosive to both concrete and steel. The cement that locks the sand and rock together in concrete is vulnerable to the effects of acid attack. Overtime, the acid eats away at the concrete surfaces that are exposed eventually exposing the steel reinforcement.

The primary goal of this rehabilitation project is to provide a long term solution to protect the six influent structures from further deterioration. The City hired JVA Consulting Engineers to investigate protective coating products that are used in the wastewater industry to rehabilitate concrete surfaces that have been badly attacked by acid. In addition, JVA put together the construction plans and specifications.

Working closely with Persigo staff, it was chosen that a two-part protective coating system would be installed in the six concrete structures. This two-part system is made up of the first protective layer being a cementitious material that is used for restoring the deteriorated concrete surface profile. This first layer of material will range between 1/2-inch to 1-inch thick. The second layer that is applied to the finished surface of the first layer is an epoxy coating that is resistant to acid attack. This epoxy layer is 60 mils in thickness and provides a hard shell that protects the substrate layers from the H<sub>2</sub>S gas.

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. Three companies submitted formal bids, two of which were found to be responsive and responsible in the following amounts:

<b>Contractor</b>	<b>Location</b>	<b>Amount</b>
Guaranteed Waterproofing & Construction	Sandy, Utah	\$356,687.14
Spiegel Industrial, LLC	Steamboat, Colorado	\$601,343.93

Due to unknowns in the six concrete structures, the City requested pricing for two bid alternatives that included a per day bypass pumping rate (should additional days be necessary to complete the contract), and a cost per foot to fix any unknown cracks that may be found in the concrete structure walls that are emitting ground water into the chambers. Guaranteed Waterproofing gave the City a cost of \$4,000 per day for additional bypass pumping and \$150 per foot for foam injection to repair cracks that are emitting ground water. Both of these bid alternatives are on an "if necessary" basis, and will only be used if cracks in the concrete structures are found. These items would be paid for through the force account for minor contract revisions that is included in the total bid price being requested for award.

**FISCAL IMPACT:**

<b>Wet Well Project Budget</b>	<b>\$ 431,251</b>
<b><u>Expenditures:</u></b>	
Guaranteed Waterproofing & Construction Contract (this action item):	\$356,687
JVA Consulting Engineers (Design):	\$ 24,450
Apex Inspection & Consulting (3rd Party Inspection):	\$ 12,895
City Project & Contract Admin.:	\$ 8,000
<b>TOTAL Project Costs</b>	<b>\$ 402,032</b>
Remaining Funds:	\$ 29,219

**SUGGESTED MOTION:**

I move to authorize the City Purchasing Division to enter into a Contract with Guaranteed Waterproofing and Construction for the Persigo WWTP Raw Sewage Wet Well Rehabilitation Project in the amount of \$356,687.14.

**Attachments**

None





## Grand Junction City Council

### Regular Session

Item #3.b.

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**Meeting Date:** May 17, 2017

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

**Department:** Public Works - Utilities

**Submitted By:** Darren Starr, Streets and Solid Waste Manager

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### **Information**

#### **SUBJECT:**

Purchase of One Side Load Refuse Truck

#### **RECOMMENDATION:**

Staff recommends approval.

#### **EXECUTIVE SUMMARY:**

This purchase request is for one Mack Compressed Natural Gas (CNG) Refuse Truck to replace one diesel unit currently in the City's fleet (the last automated, side load diesel to be replaced). The price reflected is net of a \$55,000 trade in (from Elliot Equipment) offered for the current truck. The Mack truck with Labrie body was determined to be the best value when applying life cycle cost analysis.

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

A formal solicitation was advertised in the Daily Sentinel and sent to a source list of manufacturers and dealers capable of providing complete refuse trucks per our specifications. A 2009 Mack LEU Diesel with 27 yard Labrie body has been offered and accepted as a trade-in unit.

The selected vendor is not the lowest bid, but was chosen as the best value for the City. The first, second and third low bids were eliminated for not supplying a customer list or maintenance records as required, nor did the second low meet the 27 yard requirement.

This truck's chassis will be fitted with a Labrie body purchased from Elliott Equipment. The Labrie products have been proven in our own fleet to be dependable, and have through our

own maintenance records shown a \$40,000 per truck savings in repairs compared to our previous refuse trucks over a seven year period. This will maintain productivity at a price that makes the most economical sense, while keeping our Solid Waste fleet uniform in equipment make and model.

Details are:

<b>Company</b>	<b>Price</b>	<b>Year/Make/Model</b>	<b>Trade In</b>	<b>Total minus Trade</b>
Volvo/Westfall O'Dell	\$288,030	2018 Mack LR633 w Amrep	\$55,000	<b>\$233,030</b>
Volvo/Westfall O'Dell	\$300,643	2018 Mack LR633 w Kois Durapack Rapid Rail (DPRR)	\$55,000	<b>\$245,643</b>
Volvo/Westfall O'Dell	\$302,008	2018 Mack LR644 w New Way Sidewinder	\$55,000	<b>\$247,008</b>
Volvo/Westfall O'Dell	\$306,382	2018 Mack LR633 w LaBrie	\$55,000	<b>\$251,382</b>
Volvo/Westfall O'Dell	\$308,486	2018 Mack LR633 w Faris LaBrie	\$55,000	<b>\$253,486</b>
Volvo/Westfall O'Dell	\$310,038	2018 Mack LR633 w McNeillius	\$55,000	<b>\$255,038</b>
GJ Peterbilt	\$309,085	2018 Peterbilt w Kois Heil Rapid Rail	\$45,000	<b>\$264,085</b>
GJ Peterbilt	\$309,085	2018 Peterbilt w Kois Heil Rapid Rail	\$45,000	<b>\$264,085</b>
GJ Peterbilt	\$292,959	2018 Peterbilt w LaBrie	\$20,000	<b>\$272,959</b>
Elliot Equipment	\$331,183	2017 Crane Carrier w New Way	\$55,000	<b>\$276,183</b>
Elliot Equipment	\$335,557	2017 Crane Carrier w LaBrie	\$55,000	<b>\$280,557</b>

#### **FISCAL IMPACT:**

Funds for this purchase have been accrued and budgeted in the Fleet Replacement fund. The total impact to the Fleet Replacement fund is as follows:

Mack LR633R CNG Refuse Truck	\$306,382
Less: Trade in Old Refuse Truck	<u>-55,000</u>
Total Impact Fleet Replacement Fund	<b>\$251,382</b>

#### **SUGGESTED MOTION:**

I move to authorize the City Purchasing Division to award a Contract to Purchase One 2018 Mack LR633 CNG Refuse Truck with LaBrie Right Hand Body from Westfall O'dell of Fruita, CO in the Amount of \$251,382.

**Attachments**

None



## Grand Junction City Council

### Regular Session

Item #4.a.

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**Meeting Date:** May 17, 2017

**Presented By:** Allison Blevins, DGJBID Executive Director

**Department:** Downtown GJ Business Improvement District

**Submitted By:** Allison Blevins, DGJBID Director

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### **Information**

#### **SUBJECT:**

Resolution Authorizing an Outdoor Dining Lease for 436 Main Street (Twisted Turtle)

#### **RECOMMENDATION:**

Staff recommends adoption of the proposed resolution to lease a portion of the sidewalk right-of-way located in front of 426 Main Street.

#### **EXECUTIVE SUMMARY:**

Lehr, LLC, located at 436 Main Street, is a new tenant occupying the former location of Thunderstruck Valley. As a new business entity, Lehr, LLC, is requesting a first-time Outdoor Dining Lease for an area measuring approximately 288 square feet directly in front of their building. The Outdoor Dining Lease would permit the business to have a revocable license from the City of Grand Junction to expand their licensed premise and allow alcohol sales in this area. The outdoor dining area comprises the same enclosed sidewalk dining area previously occupied by Thunderstruck Valley. In order to legally use the public right-of-way for dining purposes, the City Council must issue a revocable lease of the public right-of-way. For liquor licensed establishments, the license must have legal possession of the premises upon which they intend to serve alcoholic beverages.

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

Council approved the expansion of sidewalk dining with liquor service in July 2004. However, at that time, it was made clear that permission to serve alcohol on the sidewalk would require a specific lease of the public right-of-way in order to expand the licensed premise under the business's individual liquor license. In Spring 2012 Council

approved a newly revised standard Lease Agreement that is being used in this instance. Approval of this lease will allow the applicant to use the public right-of-way for alcohol and food service once the liquor license is approved by the local and State Liquor Authorities.

**FISCAL IMPACT:**

Tenant shall pay \$288 a year to the DDA/BID for the leasehold premises located in the public right-of-way.

**SUGGESTED MOTION:**

I move to adopt Resolution No. 25-17 - A Resolution Authorizing the Lease of Sidewalk Right-of-way to Lehr, LLC dba Twisted Turtle, Located at 436 Main Street

**Attachments**

1. Resolution for Twisted Turtle ODL



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

**A RESOLUTION AUTHORIZING THE LEASE OF SIDEWALK  
RIGHT-OF-WAY TO LEHR, LLC DBA TWISTED TURTLE,  
LOCATED AT 436 MAIN STREET**

Recitals:

The City has negotiated an agreement for Lehr, LLC, to lease a portion of the sidewalk right-of-way located in front of 436 Main Street from the City for use as outdoor dining; and

The City Council deems it necessary and appropriate that the City lease said property to Lehr, LLC.

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

The City Manager is hereby authorized and directed to sign the Lease Agreement leasing the city-owned sidewalk right-of-way for an initial term commencing May 18, 2017, and terminating in 2018 on the date concurrent with the expiration of Lehr's Hotel Restaurant Liquor License, for the rental sum of \$288.00, to Lehr, LLC.

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

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

Attest:

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



## Grand Junction City Council

### Regular Session

Item #4.b.

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**Meeting Date:** May 17, 2017

**Presented By:** City Council

**Department:** City Manager

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

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### **Information**

#### **SUBJECT:**

Resolution Assigning Councilmembers to Various Boards, Commissions and Authorities

#### **RECOMMENDATION:**

Adopt Resolution Assigning Councilmembers to Various Boards

#### **EXECUTIVE SUMMARY:**

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

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

The City Council assigns its members to represent the governing body on a variety of Council appointed boards, committees and commissions as well as a number of outside organizations.

#### **FISCAL IMPACT:**

Not applicable.

#### **SUGGESTED MOTION:**

I move to adopt Resolution No. 26-17 - A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, Authorities, and Organizations

### **Attachments**

1. Council Assignments Resolution - 2017 - with Assignments

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

**A RESOLUTION APPOINTING AND ASSIGNING  
CITY COUNCILMEMBERS TO REPRESENT THE CITY  
ON VARIOUS BOARDS, COMMITTEES, COMMISSIONS, AUTHORITIES, AND  
ORGANIZATIONS**

**Recitals:**

Through various boards, committees, commissions and organizations the citizens of the City have a longstanding tradition of service to the community. The City Council by and through its creation of many of those boards and its participation there on and there with is no exception. The City is regularly and genuinely benefitted by the service performed by its boards, committees, commissions and organizations.

In order to continue that service, the City Council annually or at convenient intervals designates certain Council members to serve on various boards, committees and commissions.

At its meeting on May 17, 2017 the City Council appointed its members to serve, in accordance with the bylaws of the board and/or applicable law, on the following boards, commissions, committees and organizations.

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

Until further action by the City Council, the appointments and assignments of the members of the City Council are as attached.

PASSED AND ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor and President of the City Council

ATTEST:

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

## **CITY COUNCIL FORMAL ASSIGNMENTS**

Individual Members are assigned for each of the following:

<b>Board/Organization</b>	<b>Meeting Day/Time/Place</b>	<b>2017 Assignments</b>
Associated Governments of Northwest Colorado (AGNC)	3rd Wednesday of each month @ 9:00 am different municipalities	Duncan McArthur
Downtown Development Authority/Downtown BID	2 <sup>nd</sup> and 4 <sup>th</sup> Thursdays @ 7:30 am @ DDA Offices, 437 Colorado, BID board meets monthly 2 <sup>nd</sup> Thursday	Phyllis Norris
Grand Junction Housing Authority	4 <sup>th</sup> Monday @ 5:00 pm @ GJHA Offices at 8 Foresight Circle	Phyllis Norris
Grand Junction Regional Airport Authority	Usually 3 <sup>rd</sup> Tuesday @ 5:15 pm @ City Hall Auditorium (workshops held the 1 <sup>st</sup> Tuesday when needed)	Rick Taggart
Parks Improvement Advisory Board (PIAB)	Quarterly, 1 <sup>st</sup> Tuesday @ noon @ various locations (usually Hospitality Suite)	Duke Wortmann Barbara Traylor Smith (Alt)
Parks & Recreation Advisory Committee	1 <sup>st</sup> Thursday @ noon @ various locations (usually at Parks Administration Offices)	Barbara Traylor Smith
Riverfront Commission	3 <sup>rd</sup> Tuesday of every other month @ 5:30 p.m. in Training Room A, Old Courthouse	Chris Kennedy
Mesa County Separator Project Board (PDR)	Quarterly @ Mesa Land Trust, 1006 Main Street	Barbara Traylor Smith
Grand Valley Regional Transportation Committee (GVRTC)	4 <sup>th</sup> Monday every other month @ 3:00 pm @ GVT Offices, 525 S. 6 <sup>th</sup> St., 2 <sup>nd</sup> Floor	Bennett Boeschstein
Grand Junction Economic Partnership	3rd Wednesday of every month @ 7:30 am @ GJEP offices, 122 N. 6 <sup>th</sup> Street	Chris Kennedy
Colorado Water Congress	Meets 3-4 times a year in Denver	Duncan McArthur
Colorado Municipal League Legislative Liaison		Duncan McArthur
5-2-1 Drainage Authority	Meets quarterly, generally the 4 <sup>th</sup> Wednesday of month at 3:00 p.m. in Old Courthouse in Training Rm B	Duncan McArthur
Club 20	The board of directors meets at least annually. The time and place for board meetings are determined by the Executive Committee.	Rick Taggart
Orchard Mesa Pool Board	Meets twice a year at 8:00 A.M. at a designated location.	Duke Wortmann

<b>Ad Hoc Committees</b>	<b>Date/Time</b>	<b>2017 Representative</b>
Avalon Theatre Committee	Third Thursday at 8:00 a.m.	Phyllis Norris Bennett Boeschstein
Property Committee	Meets as needed and scheduled	Bennett Boeschstein Barbara Traylor Smith
Zoning and Development Code Review*	Meets as needed and scheduled	Bennett Boeschstein Duncan McArthur
Regional Communication Center Committee	Meets as needed and scheduled	Phyllis Norris Chris Kennedy



## **Other Boards**

<b>Board Name</b>	<b>Date/Time</b>	<b>2017 Representative who attends regularly</b>
Associated Members for Growth and Development (AMGD)	1 <sup>st</sup> Wednesday, 7:30 a.m., Realtors Association Offices, 2743 Crossroads Blvd.	Duncan McArthur is facilitator, Open to all
Building Code Board of Appeals *	As needed	NA
Commission on Arts and Culture *	4 <sup>th</sup> Wednesday of each month at 4:00 p.m.	Bennett Boeschstein
Forestry Board *	First Thursday of each month at 8:00 a.m.	NA
Historic Preservation Board *	1 <sup>st</sup> Tuesday of each month at 4:00 p.m.	Bennett Boeschstein
Homeless Coalition	Meets on the third Thursday of the month at 10:00 a.m. at St. Mary's Pavilion	Duncan McArthur, Bennett Boeschstein
Horizon Drive Association Business Improvement District *	3 <sup>rd</sup> Wednesday of each month at 10:30 a.m.	Duke Wortmann
Persigo Board (All City and County Elected)	Annually and as needed	All
Planning Commission *	2 <sup>nd</sup> and 4 <sup>th</sup> Tuesday at 6:00 p.m.	NA
Public Finance Corporation *	Annual meeting in January	NA
Ridges Architectural Control Committee *	As needed	NA
Riverview Technology Corporation *	Annual meeting in January	Bennett Boeschstein
State Leasing Authority *	2 <sup>nd</sup> Tuesday in January, other times as needed	In process of dissolution
Urban Trails Committee *	2 <sup>nd</sup> Tuesday of each month at 5:30 p.m.	Bennett Boeschstein
Visitor and Convention Bureau Board of Directors *	2 <sup>nd</sup> Tuesday of each month at 3:00 p.m.	Phyllis Norris
Zoning Code Board of Appeals *	As needed	NA

\*No Council representative required or assigned - City Council either makes or ratifies appointments - may or may not interview dependent on particular board



## **Grand Junction City Council**

### **Regular Session**

**Item #4.c.**

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**Meeting Date:** May 17, 2017

**Presented By:** Kristen Ashbeck, Senior Planner/ CDBG Admin

**Department:** Community Development

**Submitted By:** Kristen Ashbeck, Senior Planner/CDBG Admin

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### **Information**

#### **SUBJECT:**

Resolution Issuing a Revocable Permit for the Construction of a Grease Interceptor in the Bookcliff Avenue Right-of-Way for the 7th Street Deli Located at 2232 North 7th Street

#### **RECOMMENDATION:**

Staff recommends approval.

#### **EXECUTIVE SUMMARY:**

7th and Bookcliff Inc. is requesting a Revocable Permit to construct an underground grease interceptor to be located within the Bookcliff Avenue right-of-way adjacent to the north side of the 7th Street Deli located at 2232 North 7th Street.

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

Installation of a new interceptor is a requirement by the Persigo Wastewater Facility for the restaurant business (7th Street Deli) located in Suite A of the commercial complex. The interceptor is being required at this time due to the change of format of the Deli from a limited menu facility to a full service restaurant. The new type and volume of food served at the restaurant triggers the requirement for a grease interceptor. The Persigo staff has been working with the owner towards compliance since June 2015. The legal description of the right-of-way to be used and the design and construction drawings for the grease interceptor have been reviewed and approved by the City.

#### **FISCAL IMPACT:**

This action does not have a fiscal impact for the City.

**SUGGESTED MOTION:**

I move to adopt Resolution No. 27-17 - A Resolution Concerning the Issuance of a Revocable Permit to 7th & Bookcliff Inc. to Allow Construction of a Grease Interceptor in the Bookcliff Avenue Right-of-Way adjacent to the north side of the property located at 2232 North 7th Street.

**Attachments**

1. Staff Review, Findings and Location Map
2. Proposed Resolution

**Staff Review and Findings:**

BACKGROUND INFORMATION				
<b>Location:</b>		Bookcliff Avenue Right-of-Way North of 2232 North 7 <sup>th</sup> Street		
<b>Applicant:</b>		7 <sup>th</sup> & Bookcliff Inc., Owner		
<b>Existing Land Use:</b>		Improved Right-of-Way		
<b>Proposed Land Use:</b>		Install underground grease interceptor		
<b>Surrounding Land Use:</b>	<b>North</b>	Parking Lot		
	<b>South</b>	Commercial Complex		
	<b>East</b>	Commercial – Medical Offices		
	<b>West</b>	Commercial – Medical Office and Related Uses		
<b>Existing Zoning:</b>		B-1 (Neighborhood Business)		
<b>Proposed Zoning:</b>		No Change		
<b>Surrounding Zoning:</b>	<b>North</b>	PD (Planned Development)		
	<b>South</b>	R-8 (Residential – 8 du/ac)		
	<b>East</b>	B-1 (Neighborhood Business)		
	<b>West</b>	B-1 (Neighborhood Business)		
<b>Future Land Use Designation:</b>		Business Park Mixed Use		
<b>Zoning within density range?</b>		X	<b>Yes</b>	<b>No</b>

When a property owner wants to place improvements within a right-of-way, a revocable permit is needed to ensure that the improvements are appropriate and placed in a manner that does not pose potential burdens on the public. Furthermore the revocable permit documents to the public, applicant and future owners that the City may, at any time, remove the private improvements, at the owner's expense.

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

Granting the Revocable Permit allows the applicant to officially document and utilize a portion of the right-of-way which supports the following goal from the Comprehensive Plan.

**Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering.**

Policy A: In making land use and development decisions, the City and County will balance the needs of the community.

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

Policy A: The City and County will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

**Economic Development Plan:**

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Revocable Permit for the installation of a grease interceptor in the Bookcliff Avenue right-of-way to serve the existing business at 2232 North 7<sup>th</sup> Street Suite A will allow the business to meet health and infrastructure requirements.

**Section 21.02.180 (c) of the Grand Junction Zoning and Development Code:**

Requests for a revocable permit must demonstrate compliance with all of the following criteria:

- a. There will be benefits derived by the community or area by granting the proposed revocable permit.

The business for which the interceptor is proposed will meet health and infrastructure requirements to improve viability of the existing business. Therefore, this criterion has been met.

- b. There is a community need for the private development use proposed for the City property.

The permit will allow for further improvement of the City's infrastructure that is being required for compliance with wastewater regulations. Thus, there is a need for the permit to allow the business to be brought into compliance. Therefore, this criterion has been met.

- c. The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property.

Bookcliff Avenue is a fully-developed urban local street. The proposed grease interceptor will be constructed below ground under the existing sidewalk which will be repaired upon completion of the construction. Other than during construction, there will be no disruption to the function of the street or sidewalk. Therefore, this criterion has been met.

- d. The proposed use shall be compatible with the adjacent land uses.



Other than during construction, the existing adjacent land uses will not be impacted by the proposed underground interceptor. Therefore, this criterion has been met.

- e. The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas.

The proposed grease interceptor will be constructed below ground under the existing sidewalk which will be repaired upon completion of the construction. Other than during construction, there will be no disruption to the function of the street or sidewalk. There are no other constraints in the area such as sensitive areas, floodplains or natural hazard areas. Therefore, this criterion has been met.

- f. The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Comprehensive Plan, other adopted plans and the policies, intents and requirements of this Code and other City policies.

The proposal conforms to all standards, codes and regulations except for the need to install the proposed interceptor to meet wastewater regulations. The permit will allow the business to meet regulations. Therefore, this criterion has been met.

- g. The application complies with the submittal requirements as set forth in the Section 127 of the City Charter, Chapter Two of the Zoning and Development Code and the SSID Manual.

The application complies with all submittal requirements for a Revocable Permit. Therefore, this criterion has been met.

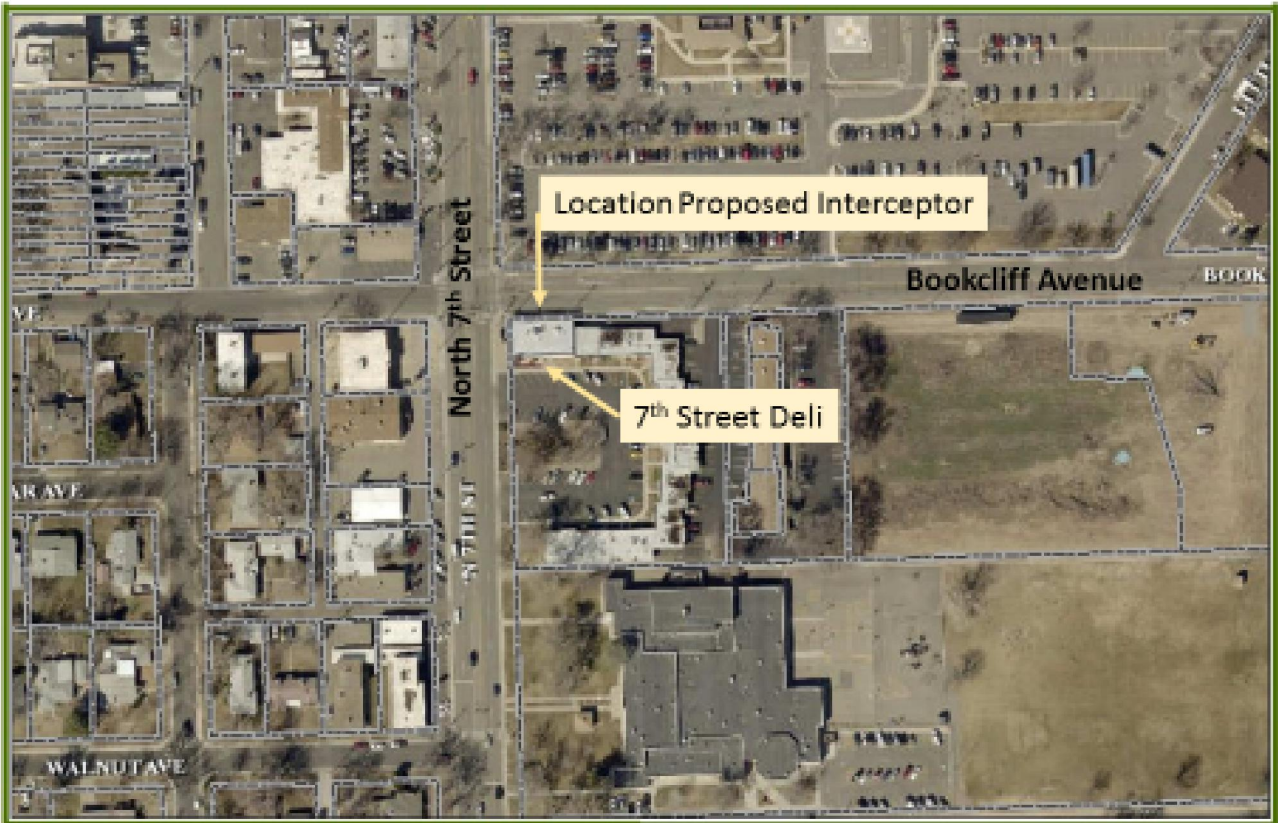
## **FINDINGS OF FACT/CONCLUSIONS**

After reviewing the 7<sup>th</sup> & Bookcliff Inc. application, RVP-2017-166 for the issuance of a Revocable Permit for construction of an underground grease interceptor within the Bookcliff Avenue Right-of-Way along the north side of the property at 2232 North 7<sup>th</sup> Street, City Staff makes the following findings of fact, conclusions:

- 1. The review criteria in Section 21.02.180 (c) of the Grand Junction Zoning and Development Code have all been met or addressed.

### STAFF RECOMMENDATION:

City Staff recommends that the City Council approve the requested Revocable Permit for 7<sup>th</sup> & Bookcliff LLC, RVP-2017-166 with the findings of fact and conclusions as identified within the Staff Report.



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

**A RESOLUTION CONCERNING  
THE ISSUANCE OF A REVOCABLE PERMIT TO  
7<sup>th</sup> & BOOKCLIFF INC.  
TO ALLOW CONSTRUCTION OF AN UNDERGROUND GREASE INTERCEPTOR IN  
THE BOOKCLIFF AVENUE RIGHT-OF-WAY ALONG THE NORTH SIDE OF THE  
PROPERTY LOCATED AT 2232 NORTH 7<sup>th</sup> STREET**

**Recitals.**

A. 7<sup>th</sup> & Bookcliff Inc., hereinafter referred to as the Petitioner, represents it is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Westerly 255.36 feet of the Medical Arts Addition in Section 11 1S 1W

B. The Petitioner has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to construct an underground grease interceptor within Bookcliff Avenue adjacent to the property located at 2232 North 7<sup>th</sup> Street within the following described public right-of-way as identified on Exhibit A:

COMMENCING at the Center North 1/16 corner of Section 11, whence the Northeast 1/16 corner of said Section 11 bears S 89°57'30" E a distance of 1314.05 feet, with all bearings being relative thereto. Thence S 83°38'58" E a distance of 273.00 feet to a point on the southerly Right-of-Way of Bookcliff Avenue, the POINT OF BEGINNING;

THENCE N 00°02'30" E leaving said Right-of-Way a distance of 5 feet;

THENCE S 89°57'30" E along a line parallel with the aforementioned Right-of-Way a distance of 20.00 feet;

THENCE S 00°02'30" W a distance of 5.00 feet to a point on the aforementioned Right-of-Way;

THENCE N 89°57'30" W along the aforementioned Right-of-Way a distance of 20.00 feet to the POINT OF BEGINNING;

CONTAINING 100 square feet, more or less.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2017-166 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

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

1. That the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purpose aforescribed and within the limits of the public right-of-way aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

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

Attest:

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

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

## **REVOCABLE PERMIT**

### **Recitals.**

A. 7<sup>th</sup> & Bookcliff Inc., hereinafter referred to as the Petitioner, represents it is the owner of the following described real property in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Westerly 255.36 feet of the Medical Arts Addition in Section 11 1S 1W

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THENCE S 00°02'30" W a distance of 5.00 feet to a point on the aforementioned Right-of-Way;

THENCE N 89°57'30" W along the aforementioned Right-of-Way a distance of 20.00 feet to the POINT OF BEGINNING;

CONTAINING 100 square feet, more or less.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2017-166 in the office of the City's Community Development Department, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioner a Revocable Permit for the purpose aforescribed and within the limits of the public right-of-way aforescribed;



provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. The Petitioner's use and occupancy of the public right-of-way as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public improvements and public utilities or any other facilities presently existing or which may in the future exist in said right-of-way.

2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed public right-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.

3. The Petitioner, for itself and for its successors, assigns and for all persons claiming through the Petitioner, agrees that it shall defend all efforts and claims to hold, or attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioner agrees that it shall at all times keep the above described public right-of-way in good condition and repair.

5. This Revocable Permit shall be issued only upon the concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioner shall, at the sole cost and expense of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at its own expense, remove any encroachment so as to make the aforescribed public right-of-way available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

7. Permittee shall obtain all applicable Planning Clearance's from applicable City and Mesa County Departments.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

The City of Grand Junction,  
a Colorado home rule municipality

Attest:

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City Clerk

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City Manager

Acceptance by the Petitioner:

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7<sup>th</sup> & Bookcliff Inc.  
George Wheeler, Owner

## AGREEMENT

7<sup>th</sup> & Bookcliff Inc., for itself and for its successors and assigns, does hereby agree to:

- (a) Abide by each and every term and condition contained in the foregoing Revocable Permit;
- (b) Indemnify and hold harmless the City of Grand Junction, its officers, employees and agents with respect to all claims and causes of action, as provided for in the approving Resolution and Revocable Permit;
- (c) Within thirty (30) days of revocation of said Permit by the City Council, peaceably surrender said public right-of-way to the City of Grand Junction;
- (d) At the sole cost and expense of the Petitioner, remove any encroachment so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
7<sup>th</sup> & Bookcliff Inc.  
George Wheeler, Owner

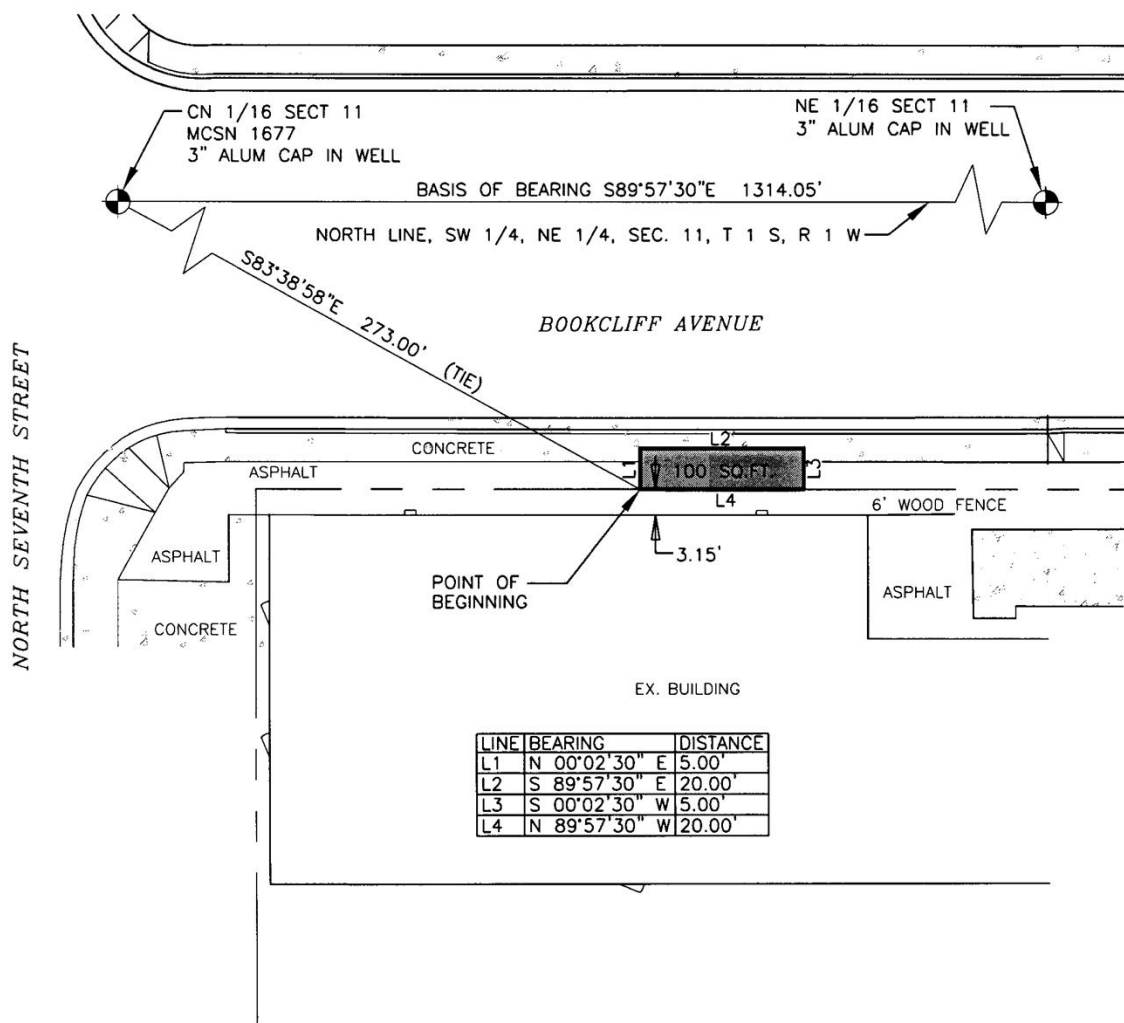
State of Colorado    )  
                                  ) ss.  
County of Mesa        )

The foregoing Agreement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by George Wheeler, Owner, 7<sup>th</sup> & Bookcliff Inc.

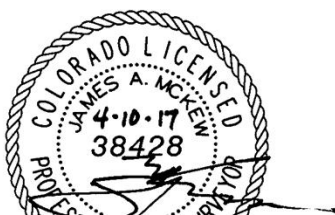
My Commission expires: \_\_\_\_\_  
Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

# EXHIBIT



The sketch and description shown hereon has been derived for subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



SCALE: 1"=20'



REVOCABLE



## **Grand Junction City Council**

### **Regular Session**

**Item #5.a.**

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**Meeting Date:** May 17, 2017

**Presented By:** Allison Blevins, DGJBID Executive Director

**Department:** Downtown GJ Business Improvement District

**Submitted By:** Allison Blevins, Executive Director, Downtown Grand Junction  
Business Improvement District (DGJBID)

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### **Information**

#### **SUBJECT:**

Prohibition of Parking along Main Street during Grand Junction Off-Road & Downtown Music Festival, May 19-21, 2017

#### **RECOMMENDATION:**

Prohibit Parking Along Main Street from 1st to 7th Streets during the Grand Junction Off-Road and Downtown Music Festival, May 19-21, 2017 and provide authorization to tow vehicles violating the prohibition.

#### **EXECUTIVE SUMMARY:**

The Downtown Grand Junction Business Improvement District (DGJBID) is requesting the prohibition of parking along Main Street during the 2017 Grand Junction Off-Road & Downtown Music Festival, May 19-21, 2017, and the authorization for towing vehicles violating the prohibition. City Staff recommends approval of the prohibition of parking on Main Street and towing during the festival.

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

In 2016 the Downtown Partnership proposed that parking be prohibited along the length of Main Street during the Grand Junction Off-Road and Downtown Music Festival to address the concern for pedestrian safety during the event, and to achieve a better spectator experience. In order to insure the desired outcomes, it was determined that authorization to tow vehicles violating the prohibition would be necessary.



The Downtown Partnership worked closely with Grand Junction Police Department to implement procedures that would minimize the need for any towing and limit any inconvenience should towing be necessary. No vehicles were towed in 2016.

Due to the nature of the 2017 Grand Junction Off-Road and Downtown Music Festival we request that the City prohibit parking along Main Street after 5:00 AM Friday, May 19 until the end of the festival on May 21, and authorize the towing of vehicles in violation of the prohibition. The DGJBID will publicize the parking ban and we will post signs along Main Street Thursday, May 18, at 4 p.m. providing notice of the parking restriction and towing provision. This signage arrangement is similar to what is done for Farmers Market in the summer.

**FISCAL IMPACT:**

Main Street is free parking and therefore this action does not have a fiscal impact.

**SUGGESTED MOTION:**

I move to authorize towing vehicles parked on Main Street in the Grand Junction Off-Road festival area beginning May 19, 2017 at 6 A.M. through the end of the festival on May 21, 2017.

**Attachments**

None



## Grand Junction City Council

### Regular Session

Item #6.a.

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**Meeting Date:** May 17, 2017

**Presented By:** Kristen Ashbeck, Senior Planner/ CDBG Admin

**Department:** Community Development

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

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### **Information**

#### **SUBJECT:**

Hold a Public Hearing to Consider Funding the 2017 CDBG Program Year, Including Amendments to Action Plans for Previous Program Years, and Set a Public Hearing for Adoption of the 2017 One-Year Action Plan for July 5, 2017

#### **RECOMMENDATION:**

City Council reviewed and discussed requests for 2017 CDBG funds at a work session on May 1, 2017.

#### **EXECUTIVE SUMMARY:**

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2017 Program Year. The City will receive \$384,713, which is \$9,713 more than what had been estimated, for the 2017 Program Year beginning on September 1, 2017. In addition, Council will consider amendments to the Action Plans from prior program years to utilize a total of \$14,938 remaining funds to be allocated with the 2017 funds for a total allocation amount of \$399,651.

At this meeting, the City Council will receive public input on the use of the 2017 CDBG allocation.

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

**Background, Analysis and Options:** CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The City's 2017 Program Year will begin September 1, 2016. Applications for funding were solicited and received by the City in

March. The City has received grant requests of \$429,581 from outside agencies and has identified City capital improvements projects totaling \$225,782 that would be eligible for CDBG funding for a total of \$655,363 in grant requests. The City will receive \$384,713 for the 2017 Program Year and will consider amendments to Action Plans of previous program years to utilize a total of \$14,938 in remaining funds to be allocated with the 2017 funds.

**Summary of Recommended Funding:** On May 1, 2017 City Council met in a workshop to discuss the funding requests and recommended funding for the projects listed in Attachment 1. **The actual allocation is \$9,713 above the estimated allocation of \$375,000 utilized during the application review process to date. Thus, City Council may amend the recommendations to add funding to one or more of the proposed projects.**

In addition, City Council considered re-distribution of a portion of remaining 2015 funds as detailed below.

**2015 Annual Action Plan Activities Affected – Funds to be Reallocated in 2017**

- Western Colorado Suicide Prevention Foundation - \$7,300 not expended
- Partners Office Safety Improvements - \$3,703 not expended
- Orchard Avenue Elementary and Westlake Neighborhood Safe Routes to School - \$3,935 not expended

The final funding decision will be made by the City Council at its meeting on May 17, 2017 and final adoption of the 2017 Program Year Action Plan will occur at the July 5, 2017 meeting. A summary of the applications received for 2017 funding is included as Attachment 2.

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

The projects proposed for CDBG funding meet the following goal of the Comprehensive Plan.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy. Projects to be funded through the CDBG program will provide facilities and services that enhance our community, particularly for the benefit of low and moderate income citizens and neighborhoods and special needs populations.

**HUD CDBG Guidelines and Evaluation Criteria**

- 1) Administration activities may not exceed 20% of Program Year allocation
- 2) Human Services activities may not exceed 15% of Program Year allocation
- 3) Applications for CDBG funding will be judged by the following criteria:

- Proposed project meets national Objectives:
  - o Benefits low and moderate income persons
  - o Eliminates or prevents slum or blight
  - o Address an urgent community need (usually a natural disaster)
- Is an eligible project and meets City's Five Year Consolidated Plan Goals:
  - o Need for non-housing community development infrastructure
  - o Need for affordable housing
  - o Needs of the homeless
  - o Needs of special needs populations and other human services
- Ability of the applicant to complete the project: Agency capacity, history of performance, staff level and experience, financial stability
- Amount requested is consistent with agency needs

**FISCAL IMPACT:**

The City will receive \$384,713, for the 2017 CDBG Program Year and unexpended funds from prior years is \$14,938 for a total allocation amount of \$399,651.

**SUGGESTED MOTION:**

I move to (approve/not approve) the proposed funding requests as recommended from the May 1, 2017 City Council workshop and set a Public Hearing for Adoption of the 2017 One-Year Action Plan for July 5, 2017.

**Attachments**

1. Summary of Recommended Funding
2. Summary of Funding Requests
3. 2017 CDBG Program Year Schedule
4. History of CDBG Projects 1996-2016

	<b>PROPOSED PROJECT</b>	<b>RECOMMENDED FUNDING</b>	<b>FUNDS LEVERAGED</b>
1	Program Administration – Planning Documents	\$8,400 from remaining 2015 funds	-
2	2017 Program Administration	\$25,000	-
3	Las Colonias Business Park Design and Engineering	\$50,000	-
4	Karis, Inc. Mental Health Services	\$10,400	\$28,860
5	HomewardBound Homeless Shelter Food Purchase	\$13,165	\$11,835
6	St Mary's Foundation Gray Gourmet Program – Purchase Food	\$16,000	\$265,800
7	Counseling and Education Center Low Income Counseling	\$6,000	\$359,606
8	Marillac Clinic Purchase Dental Diagnostic Equipment	\$10,685	\$17,435
9	Grand Valley Catholic Outreach Day Center Renovation	\$55,788	\$1,014,442
10	Housing Resources of Western CO Critical Home Repair Program	\$22,500	\$10,000
11	City of Grand Junction Riverside Park Improvements	\$50,000	Potential GoCo Grant of 10x City Match
12	City of Grand Junction Bookcliff Middle School Pedestrian Improvements	\$42,000	\$18,000 from Mesa County
13	City of Grand Junction Nisley Elementary Safe Routes to School	\$80,000	-

**Total Allocation: \$389,938**

**Total Funds Leveraged: \$2,225,978**



## **SUMMARY OF 2017 FUNDING REQUESTS**

### **ADMINISTRATION – Use of Previous Year Funds**

#### **1a CDBG-Eligible Planning Documents**

Reallocate unexpended funds from prior years to reimburse 2016 Administration funds used for City's share of Vagrancy/Vulnerability Study (\$5,000) and Wetlands Delineation Study for Jarvis Property (\$3,400 Economic Development).

**Funds Requested: \$8,400**

**Recommended Funding: \$8,400**

### **ADMINISTRATION – Cannot Exceed 20% of 2017 Allocation (\$75,000)**

#### **1 Program Administration – General**

The City allocated \$43,000 2016 CDBG funds for general program administration and a portion of staff salary. These funds will be expended by September 2017. Funds are used for program administration, fair housing activities, annual reports to HUD, staff training and a portion of staff salary. The amount requested is reduced from the past few years. 2015/2016 required more staff time to oversee the Housing Needs Assessment and complete the 5-Year Consolidated Plan and Analysis of Impediments to Fair Housing. This year will not require as much staff time to administer the grant program. Council can consider what level of CDBG funding they would like to use for 2017 Program Administration.

**Funds Requested: \$25,000**

**Recommended Funding: \$25,000**

#### **1b CDBG-Eligible Economic Development Activities**

Consultant services for pre-development planning and engineering for Las Colonias Business Park.

**Funds Requested: \$50,000**

**Recommended Funding: \$50,000**

### **SERVICES PROJECTS – Cannot Exceed 15% of 2017 Allocation (\$56,250)**

#### **2 Karis Inc. Integrated Mental Health Services**

Karis, Inc. provides housing and support services for homeless, unaccompanied teens and youth in the community. CDBG funds would be used to provide mental health and substance abuse services to Karis clients at its various housing facilities in the City limits. With CDBG funds, Karis, Inc. will be able to increase direct service hours per week for two clinicians to a total of 40 hours per week. Karis, Inc. received \$83,000 CDBG funding in 2013 to purchase The House, \$10,400 in 2015 to rehabilitate the Asset House and \$50,000 in 2016 to purchase the Zoe House. The 2013 and 2014 funds have expended and projects closed out. The 2016 funds are expected to be expended by Fall 2017.

**Total Project Cost: \$39,260**

**Funds Requested: \$10,400**

**Recommended Funding: \$10,400**

**FUNDING CONCERNS:** None

**3 HomewardBound of the Grand Valley (HBGV) – Purchase Food**

HBGV provides year-round overnight emergency shelter for up to 180 individuals nightly. The shelter typically serves 126 single men, 54 single women and 8-12 families per night with meals, bedding, hot showers and community outreach opportunities. In 2016, the shelter provided 116,207 nutritious meals for breakfast and dinners. Full meals provided by volunteer groups has decreased to very few so the shelter supplements 100% of the meals. 13,980 additional meals are expected to be served this year. CDBG funds will help fund the gap to purchase food for this expected increase.

**Total Project Cost: \$25,000**

**Funds Requested: \$15,000**

**Recommended Funding: \$13,165**

**FUNDING CONCERNS:** None

**4 Western Colorado Suicide Prevention Foundation (WCSPF) – Outreach Expansion Initiative**

WCSPF provides suicide prevention and awareness training programs to employers, law enforcement officials, school administrators, parents and community members in the community. CDBG funds are requested to increase the agency's capacity to serve Hispanic and low-income families living in eligible CDBG neighborhoods within the City limits. Funds would be used to train a bilingual trainer to reach and serve target areas and distribute educational materials (in English and Spanish). WCSPF received a 2015 \$8,860 for youth counseling services. 85% of the grant was not expended due to the inability to identify city-resident clients that would participate. Funds were returned and being reallocated with the 2017 allocation. WCSPF also received a \$5,874 2016 CDBG grant, none of which has been expended.

**Total Program Cost: \$15,800**

**Funds Requested: \$6,800**

**Recommended Funding: \$ 0**

**FUNDING CONCERNS:** Unexpended 2016 funds could be used for this purpose.

**5 St. Mary's Foundation – Senior Companion Program**

The Senior Companion Program enables low to moderate income active seniors to assist other low income frail, elderly persons so that these persons can continue to live at home rather than in an assisted living facility. CDBG funds would be used to reimburse 1-2 new volunteers that live within the City limits for mileage expenses that support 3 more clients within the City limits. The Senior

Companion Program has received CDBG funding for this same purpose in 2003 (\$5,000), 2004 (\$8,000), 2007 (\$10,000), 2009 (\$12,000), 2011 (\$8,000), 2012 (\$8,000), 2013 (\$8,000), 2014 (\$10,000) and 2016 (\$8,000). All but 20% of the 2016 funds have been expended and projects closed out.

**FUNDING CONCERNS:** Applicant will need to document household income and determine if the client lives within the City limits, as well as showing growth in the program. 2014 CDBG grant goal was 20 volunteers serving 250 clients and reported 22 volunteers serving 169 clients. 2016 grant projected 25 volunteers serving 250 clients and so far have reported 24 volunteers serving 174 clients. 2017 grant projects 25 volunteers serving 255 clients. Meet projections for volunteers but minimal overall program growth and projections for number of clients not met.

**Total Program Cost: \$229,109**  
**Funds Requested: \$10,000**  
**Recommended Funding: \$ 0**

#### **6 St. Mary's Foundation – Foster Grandparent Program**

This program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. Funding would allow for the addition of 2 volunteers to serve 75 more students. Foster Grandparent Program has received CDBG funding for this same purpose in 2003 (\$5,000), 2004 (\$7,000), 2007 (\$10,000), 2010 (\$12,000), 2011 (\$10,000), 2012 (\$10,000), 2013 (\$10,000) and 2015 (\$8,998). All funds have been expended and projects closed out except for 2016 which has 67% of funds remaining to be expended by December 2017.

**FUNDING CONCERNS:** Applicant will need to document household income and determine if the client lives within the City limits, as well as showing growth in the program. 2015 goal was 55 volunteers and reported 55; 2016 goal (current grant) is 58 and have reported 52 so far. 2017 projection is 60 volunteers - 2 new to serve 75 more students. Meet projections but little overall growth in program.

**Total Program Cost: \$351,371**  
**Funds Requested: \$10,000**  
**Recommended Funding: \$ 0**

#### **7 St. Mary's Foundation – Gray Gourmet Program**

Gray Gourmet prepares and serves a nutritious lunchtime meal for Mesa County seniors age 60 and older. CDBG funds would be used to help off-set the cost of food purchases for meals to be prepared and served for 10-11 more City residents with an estimated 1,952 more meals. Gray Gourmet has received funds for this purpose in the past as well as for equipment for the preparation kitchen - 2003 (\$5,000), 2004 (\$7,000), 2007 (\$10,000), 2010 (\$12,000), 2011 (\$10,000), 2012 (\$10,000), 2013 (\$10,000) and 2015 (\$8,998).

**FUNDING CONCERNS:** Applicant will need to document household income and determine if the client lives within the City limits, as well as showing growth in the program.

**Total Program Cost: \$281,800**  
**Funds Requested: \$16,000**  
**Recommended Funding: \$16,000**

**8 Counseling and Education Center (CEC) - Low Income Counseling Services**

This program provides counseling services for low income citizens. Funds are requested to help pay for 80 more hours of counseling sessions for an estimated 30 more clients seeking care. The number of persons served is directly related to the amount of funding received. CEC received CDBG funding for this purpose in 2007 (\$7,181), 2010 (\$6,682), 2012 (\$7,000), 2013 (\$7,000), 2014 (\$3,000), 2016 (\$6,000). All funds have been expended and the projects closed out.

**Total Program Cost: \$365,606**  
**Funds Requested: \$6,000**  
**Recommended Funding: \$6,000**

**FUNDING CONCERNS:** Applicant will need to document household income and determine if the client lives within the City limits.

**9 Marillac Clinic – Purchase Dental Diagnostic Equipment**

Marillac Clinic, Inc. recently attained a designation as a Federally Qualified Community Health Center and, thus, are undergoing many changes and significant increase in services. Most of the heavily-used dental equipment at the clinic is 15-20 years old. This grant would help fund the purchase of a new diagnostic piece of equipment that detects decay and crack not typically revealed by x-rays. The grant amount requested is based on 40 percent of Marillac's patients residing in the City thus 40% of project costs is eligible to be funded with CDBG. Marillac received several CDBG grants in the past: 2001 (\$200,000), 2013 (two grants \$10,000 and \$23,190) and (2016) \$19,832. All funds have been expended and the projects closed out.

**Total Program Cost: \$28,120**  
**Funds Requested: \$10,685**  
**Recommended Funding: \$10,685**

**FUNDING CONCERNS:** Applicant will need to document household income and determine if the client lives within the City limits.

**CAPITAL IMPROVEMENTS PROJECTS**

**10 Hilltop Community Resources – Resource Center Lighting Upgrade**

Hilltop Community Resources, Inc. provides the community with 29 far-reaching and comprehensive community services, many of which are housed at the

Resource Center located at 1129 and 1105 Colorado Avenue. Hilltop is requesting funds to upgrade light bulbs and ballasts to improve the energy efficiency of the buildings. Per HUD guidelines, this is considered more of a cosmetic operating expense thus, not an eligible CDBG activity. Hilltop has received several CDBG grants in the past: 2007 (\$24,547), 2013 (\$86,840) and 2014 (\$10,320). All funds have been expended and projects closed out.

**Total Project Cost: \$112,425**  
**Funds Requested: \$9,320**  
**Recommended Funding: \$ 0**

**FUNDING CONCERNS:** Not an eligible CDBG activity

**11 Grand Valley Catholic Outreach – Outreach Day Center Renovation**

Grand Valley Catholic Outreach provides 12 core programs to meet the needs of individuals and families in distress. The Outreach Day Center located at 302 Pitkin Avenue is visited by 100 or more persons per day for the services it provides, including showers, clothes washing, see a doctor or therapist or assistance with obtaining a job. CDBG funds would be used to remodel the Day Center and construct an addition to provide more space, privacy and security for the medical and mental health providers who serve on site. CDBG funds have been granted to Catholic Outreach Housing Resources in 1997 (\$73,121), 2000 (\$130,000 – purchased day center building), 2001 (\$10,000), 2004 (\$50,000), 2007 (\$100,000), 2010 (\$88,725), 2011 (\$50,000), 2012 (\$12,638) and 2015 (\$4,000). All funds have been expended and the projects closed out.

**Total Project Cost: \$1,070,230**  
**Funds Requested: \$200,000**  
**Recommended Funding: \$55,788**

**FUNDING CONCERNS:** Need Planning and Building Department Site Plan Review and approval. Entire project will be subject to Federal wage rates. There may be some rehabilitation elements that are not CDBG-eligible.

**12 Habitat for Humanity – New Housing Development Fees**

Habitat for Humanity is a grassroots, faith-based, non-profit organization that constructs self-help housing. Habitat is currently building homes in the Hoffman Subdivision located at D and 30-1/4 Roads. CDBG funds are requested to pay for development fees for 2 new homes. Per HUD guidance, this is not an eligible CDBG expenditure. Habitat received CDBG funds in 1996 (\$80,000) for property acquisition. All funds have been expended.

**Total Project Cost: \$327,084**  
**Funds Requested: \$32,876**  
**Recommended Funding: 0**

**FUNDING CONCERNS:** HUD has determined that this is not an eligible CDBG activity.



### **13 Housing Resources of Western Colorado – Critical Home Repair Program**

Housing Resources provides low income residents with 24-hour emergency repair including roof repair, furnace repair, carbon monoxide issues, frozen pipes, water heaters, electrical problems and evaporative coolers. CDBG funding is requested to help pay for materials and labor for the program. Housing Resources expects to serve 65-75 city residents through the program. CDBG funds have been granted to Housing Resources in 2000 (\$55,000), 2001 (\$130,000), 2004 (\$50,000), 2005 (\$35,000), 2009 (\$120,000), 2015 (\$22,500 for the same program), and 2016 (\$7,750). 40 repairs were done with same 2015 CDBG amount. The grant request is the same but the goal is to obtain additional matching funds to be able to increase the number of households served in the City. All funds have been expended and the projects closed out with the exception of the 2016 grant which is underway.

**Total Project Cost: \$32,500**  
**Capital Funds Requested: \$22,500**  
**Recommended Funding: \$22,500**

**FUNDING CONCERNS:** An Environmental Review will need to be completed for each property proposed for repair/rehabilitation. Applicant will need to document household income and determine if client lives with the City limits.

### **14 Karis, Inc. – Purchase the Fourth House**

Karis, Inc. provides shelter and services to homeless, unaccompanied teens and youth in the community. CDBG funds are requested to be used for the purchase of the "Fourth House" which is a drop-in center located in the basement of 362 Main Street (former Dinosaur Valley Building) that provides showers, meals, clothing, laundry, addiction counseling, art groups, access to computers and crisis and employment services. The facility has served 142 youth since last fall. Karis, Inc. received CDBG funds in 2013 (\$83,000), 2015 (\$10,400) and 2016 (\$50,000). Funds have been expended except for the 2016 CDBG grant for acquisition of the Zoe House which is expected to close by Fall 2017.

**Total Project Cost: \$150,000**  
**Funds Requested: \$80,000**  
**Recommended Funding: \$ 0**

**FUNDING CONCERNS:** The condominium unit within the building would need to be further subdivided in order to purchase just the basement and all building and fire code requirements for the remodel and subdivision would need to be met.

### **15 City of Grand Junction – Riverside Park Improvements for RIO Initiative**

RIO is a local planning effort funded by the Great Outdoors Colorado (GOCO) Inspire Initiative. The Inspire Initiative is a \$25 million initiative aimed at influencing Coloradans, particularly kids, to appreciate, enjoy, and take care of

our great outdoors. GOCO asked for local coalitions across the state to bring projects to life through an integrated, youth-driven, and collaborative approach.

RIO has been working since January of 2016 to develop plans to engage and connect our underserved youth and their families with the outdoors in the target areas of Riverside and Orchard Mesa. The focus of this CDBG request is the safety related place improvements developed by the Riverside community and youth coalition for Riverside Park. An implementation grant will be submitted to GOCO in July 2017 that could provide up to 10 times the amount of the City match (CDBG funds). GOCO funding decisions will be made in November of 2017 with implementation beginning in 2018. Coalition members include: Riverside Educational Center, Riverfront Commission, School District 51, Healthy Mesa County, Colorado Parks and Wildlife, Mesa Land Trust, Colorado Canyons Association, Riverside Task Force, and the City of Grand Junction.

**Total Project Cost: \$103,782**  
**Funds Requested: \$103,782**  
**Recommended Funding: \$50,000**

**FUNDING CONCERNS:** None

**16 City of Grand Junction – Bookcliff Middle School/Community Center Pedestrian Improvements**

Pedestrian improvements along 29-1/4 Road in front of Bookcliff Middle School are missing and present a dangerous situation to students and users of the community center. The project would construct 375 feet of curb, gutter and sidewalk along the west side of 29-1/4 Road and accessible ramps and crosswalks that presently do not exist. Mesa County will match the CDBG funds with \$18,000 of the project costs.

**Total Project Cost: \$60,000**  
**Funds Requested: \$42,000**  
**Recommended Funding: \$42,000**

**FUNDING CONCERNS:** Since only 70% of nearby residents live within the City limits, only 70% of total budget can be used for the project.

**17 City of Grand Junction – Nisley Elementary Safe Routes to School**

There are no sidewalks along Orchard Avenue between 29 Road and Melody Lane which is a primary walking route for students getting to/from Nisley Elementary School. This project would construct 550 feet of missing curb, gutter and sidewalk along the south side of Orchard Avenue and 3 accessible ramps.

**Total Project Cost: \$80,000**  
**Funds Requested: \$80,000**  
**Recommended Funding: \$80,000**

**FUNDING CONCERNS:** None

## **CITY OF GRAND JUNCTION 2017 CDBG PROGRAM YEAR SCHEDULE**

Thursday February 9	APPLICATION WORKSHOP 2017 CDBG Program Year Grant Applications Available
Wednesday March 15	DEADLINE for Grant Applications
March 16 – April 7	STAFF REVIEW of Applications
By April 21	STAFF REPORT for Council Workshop
Monday May 1	CITY COUNCIL WORKSHOP Review 2017 CDBG Applications and make recommendations on which projects to fund for 2017
Wednesday May 17	CITY COUNCIL PUBLIC HEARING City Council reviews workshop recommendations and makes decision on which projects to fund for 2017 Program Year
June 2 – July 3	30-Day PUBLIC REVIEW of 2017 Annual Action Plan
Wednesday July 5	CITY COUNCIL PUBLIC HEARING Final acceptance 2017 Annual Action Plan recommended by Council at May meeting
By July 15	SUBMIT 2017 Annual Action Plan to HUD. 45-day review period required
August 31	RECEIVE HUD APPROVAL
September 1	BEGIN 2017 Program Year BEGIN CONTRACTS WITH SUBRECIPIENTS

## **CDBG PROJECTS BY PROGRAM YEAR 1996-2016**

### **1996 PROGRAM YEAR – All Projects Completed**

- Habitat for Humanity Property Acquisition - \$80,000
- Catholic Outreach Homeless Day Center - \$30,000
- Program Administration - \$44,000
- GJHA Lincoln Apartments Property Acquisition - \$330,000

### **1997 PROGRAM YEAR – All Projects Completed**

- Catholic Outreach Homeless Day Center - \$10,000
- Marillac Clinic Elevator and Program Costs - \$90,000
- South Avenue Reconstruction - \$330,000
- Program Administration - \$47,000

### **1998 PROGRAM YEAR – All Projects Completed**

- Catholic Outreach Homeless Day Center - \$17,131
- Colorado West Mental Health Transitional Living Center - \$25,000
- Salvation Army Hope House Shelter - \$25,000
- Mesa Developmental Services Group Home Rehabilitation - \$200,000
- Elm Avenue Sidewalk - \$157,869
- Program Administration - \$44,000

### **1999 PROGRAM YEAR – All Projects Completed**

- GJHA Homeless Shelter Acquisition - \$205,000
- Catholic Outreach Homeless Day Center - \$16,000
- Salvation Army Hope House Shelter - \$25,000
- Riverside Drainage Improvements - \$200,000
- Program Administration - \$26,000

### **2000 PROGRAM YEAR – All Projects Completed**

- Catholic Outreach Day Center Acquisition - \$130,000
- Energy Office Linden Building Rehabilitation - \$55,000
- Riverside Drainage Improvements - \$200,000
- Head Start Classroom/Family Center - \$104,000

### **2001 PROGRAM YEAR – All Projects Completed**

- The Energy Office – Housing Acquisition - \$200,000
- Catholic Outreach Transitional Housing services - \$10,000
- Marillac Clinic Dental Expansion - \$200,000
- Mesa County Partners Activity Center Parking/Landscaping - \$15,000
- Mesa Developmental Services Group Home Improvements - \$40,000

### **2002 Program Year – All Projects Completed**

- Catholic Outreach Soup Kitchen Remodel - \$50,000
- Western Region Alternative to Placement Program Costs - \$10,000
- Homeward Bound Bunk Beds for Homeless Shelter - \$10,000
- Western Slope Center For Children Remodel - \$101,280
- GJHA Affordable Housing Pre-development/ costs - \$41,720

- Bass Street Drainage Improvements \$205,833
- Program Administration - \$50,000

#### **2003 Program Year – All Projects Completed**

- Riverside School Historic Structure Assessment - \$4,000
- Riverside School Roof Repair - \$15,000
- Center For Independence Purchase 4-passenger Accessible Van - \$20,000
- Western Region Alternative to Placement Program Costs - \$7,500
- The Tree House Teen Bistro Rehabilitation and Americorp Volunteer - \$20,000
- Gray Gourmet Program - \$5,050
- Foster Grand Parents Program - \$5,000
- Senior Companion Program - \$5,000
- GJHA Linden Pointe Infrastructure - \$335,450

#### **2004 Program Year – All Projects Completed**

- Program Administration - \$20,000
- Five-Year Analysis of Impediments to Fair Housing Study - \$15,000
- Gray Gourmet Program - \$10,000
- Foster Grand Parents Program - \$7,000
- Senior Companion Program - \$8,000
- Radio Reading Services of the Rockies - \$4,500
- Mesa County Health Dept Purchase Equipment - \$5,000
- Riverside School Roof Repair/Rehabilitation - \$47,650
- Senior Center Masterplan Study – \$20,000
- Hilltop Community Resources Energy Improvements - \$50,000
- Housing Resources Permanent Supportive Housing - \$50,000
- Hope Haven Roof Replacement - \$7,500
- Riverside Sidewalk Improvements - \$50,000
- Grand Avenue Sidewalk Improvements - \$60,000

#### **2005 Program Year – All Projects Completed**

- Program Administration \$25,000
- Salvation Army Adult Rehab Program - \$25,000
- Mesa County Partners Purchase 12-passenger Van - \$15,000
- GJHA Bookcliff Property Acquisition - \$127,500
- Housing Resources Install Handicap Lift at 8-plex for Homeless Veterans - \$30,000
- Ouray Avenue Storm Drain Enlargement - \$172,644

#### **2006 Program Year – All Projects Completed**

- Program Administration - \$69,656
- GJHA Village Park Property Acquisition - \$178,630
- Orchard Mesa Drainage Improvements - \$100,000

#### **2007 Program Year – All Projects Completed**

- Program Administration - \$4,808
- Audio Information Network of Colorado - \$4,500
- Center for Enriched Communication - \$7,181
- Gray Gourmet Program - \$20,500



- Foster Grandparent Program - \$10,000
- Senior Companion Program - \$10,000
- Hilltop Daycare/Family Center Remodel - \$24,547
- Homeless Shelter Screen Wall - \$40,000

#### **2008 Program Year – All Projects Completed**

- Senior Multiuse Campus Study - \$80,000
- Riverside Educational Center – Americorps Personnel - \$5,000
- Gray Gourmet Program - \$20,500
- Riverside Task Force Acquisition - \$220,900
- Partners W CO Conservation Corps Acquisition - \$100,000
- Center for Independence Vocational Center Remodel - \$9,500
- Melrose Park Restroom Replacement - \$108,201

#### **2009 Program Year – All Projects Completed**

- CDBG Program Administration - \$30,000
- HomewardBound Van Purchase - \$21,071
- Senior Companion Program - \$12,000
- GJHA Walnut Park Apartments - \$100,000
- Riverside Task Force Acquisition/Clearance - \$105,574
- MDS Group Home Remodel - \$40,000
- HRWC Garden Village Learning Center - \$120,000
- W Slope Center for Children Main Program Building Remodel - \$65,000
- Dual Immersion Academy Slope Stabilization/Landscaping - \$56,714

#### **2010 Program Year – All Projects Completed**

- CDBG Program Administration - \$60,000
- Gray Gourmet Program - \$20,500
- Foster Grandparent Program - \$12,000
- Partners Western CO Conservation Corps Van Purchase - \$17,000
- Counseling and Education Center - \$6,682
- Hawthorne Park Restroom Replacement - \$140,000
- HomewardBound Shelter Repairs and Improvements - \$6,000
- Center for Independence Energy Improvements - \$34,100
- Grand Valley Catholic Outreach Soup Kitchen Remodel - \$88,725

#### **2011 Program Year – All Projects Completed**

- CDBG Program Administration - \$30,000
- Grand Valley Catholic Outreach St. Martin Place - \$50,000
- BIC Downtown Economic Gardening - \$47,600
- GJHA Courtyard Apartments Remodel - \$101,205
- MDS Group Home Remodel - \$9,924
- Homeless Shelter Bathroom Remodel - \$30,000
- Center for Independence Kitchen Remodel - \$30,475
- Strong Families, Safe Kids Parenting Place Remodel - \$9,371
- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Foster Grandparent Program - \$10,000

**2012 Program Year – All Projects Completed**

- CDBG Program Administration - \$5,000
- St. Mary's Foster Grandparent Program - \$10,000
- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Gray Gourmet Program - \$11,125
- CEC Low Income Counseling Services - \$7,000
- Karis The House Acquisition - \$85,000
- Homeless Shelter Acquisition - \$109,971
- GVCO T-House Rehabilitation - \$12,638
- MDS Program Office Remodel - \$25,000
- Strong Families, Safe Kids Parenting Place Rehabilitation - \$14,080
- Gray Gourmet Kitchen Remodel - \$5,500
- 6<sup>th</sup> Street Sewer Realignment - \$27,500
- 6<sup>th</sup> Street Pedestrian Safety/Parking Improvements - \$60,536
- North Avenue Accessibility Improvements - \$25,000

**2013 Program Year – All Projects Completed**

- CDBG Program Administration - \$43,000
- St. Mary's Foster Grandparent Program - \$10,000
- St. Mary's Senior Companion Program - \$8,000
- Marillac Clinic Homeless Services - \$10,000
- CEC Low Income Counseling Services - \$7,000
- GANG Afterschool Tutoring/Enrichment - \$3,300
- Hospice Teen Grief Program - \$7,242
- Marillac Clinic Dental Equipment - \$23,190
- STRIVE Parenting Place Rehabilitation - \$20,000
- Head Start Facilities Security Upgrade - \$28,050 (partially withdrawn, funds reallocated with 2016)
- Hilltop Opportunity Center Rehabilitation - \$86,840
- Partners Van Purchase - \$15,000
- Nisley Neighborhood Sidewalks - \$112,647

**2014 Program Year – All Projects Completed**

- CDBG Program Administration - \$43,000
- Senior Companion Program - \$10,000
- Counseling and Education Center - \$3,000
- Hilltop Latimer House - \$10,320
- Mind Springs Health Hospital Improvements - \$31,164
- Salvation Army Kitchen Rehabilitation - \$25,000
- GJHA Walnut Park Apartments Rehabilitation - \$50,000
- Homeless Shelter Improvements - \$1,500
- B-1/2 Road Sidewalk - \$137,179

**2015 Program Year – All Projects Completed**

- CDBG Program Administration - \$43,000
- STRIVE Diagnostic Clinic - \$4,500

- Western CO Suicide Prevention Bridges Program - \$8,860 (\$7,300 not expended, reallocate with 2017)
- Gray Gourmet Program - \$9,950
- Foster Grandparent Program - \$8,998
- Karis Asset House Improvements - \$10,200
- Housing Resources Emergency Home Repair Program - \$22,500
- Homeless Shelter HVAC Improvements - \$28,293
- GVCO Transitional Housing Rehabilitation - \$4,000
- STRiVE Group Home HVAC Replacement - \$27,210
- Partners Office Safety Improvements - \$27,500 (\$3,703 not expended, reallocate with 2017)
- Orchard Avenue Elementary Safe Routes to School - \$43,129
- Westlake Park Neighborhood Pedestrian Improvements - \$116,200 (\$2,367 not expended, reallocate with 2017)

#### **2016 Program Year**

- CDBG Program Administration - \$43,000 (63% expended)
- HopeWest PACE Center Therapy Equipment - \$10,000 (no expenditure)
- Marillac Clinic Replace Two Dental Operatories - \$19,832 (completed)
- Western Colorado Suicide Prevention Public Outreach - \$5,874 (no expenditure)
- Senior Companion Program - \$8,000 (80% expended)
- Foster Grandparent Program - \$8,000 (33% expended)
- Counseling and Education Center Low Income Counseling - \$6,000 (completed)
- Center for Independence Accessible Riser - \$18,750 (no expenditure)
- Phoenix Project – Rehabilitate Two Housing Units - \$7,750 (no expenditure)
- HopeWest PACE Center – Kitchen Equipment - \$28,000 (no expenditure)
- GJHA Nellie Bechtel Housing Rehabilitation - \$75,000 (76% expended)
- Karis, Inc. Zoe House Acquisition - \$50,000 (no expenditure)
- Nisley Elementary School Safe Routes to School - \$90,000 (underway)
- El Poso Neighborhood Pedestrian Improvements - \$45,000 (underway)
- Downtown Senior Recreation Center Rehabilitation - \$87,373 (underway)



## Grand Junction City Council

### Regular Session

Item #7.a.

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**Meeting Date:** May 17, 2017

**Presented By:** Kathy Portner, Planning Manager

**Department:** Community Development

**Submitted By:** Kathy Portner, Planning Manager

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### **Information**

#### **SUBJECT:**

Resolution Issuing a Revocable Permit to the Downtown Development Authority for a Parklet in the 5th Street Right-of-Way Adjacent to the Property Located at 126 S. 5th Street

#### **RECOMMENDATION:**

Staff recommends approval.

#### **EXECUTIVE SUMMARY:**

The Downtown Development Authority is requesting a Revocable Permit to construct a Parklet in the 5th Street Right-of-Way adjacent to the property located at 126 S. 5th Street. The Parklet will be an extension of the sidewalk area and will contain landscaping and seating areas within what is now five angled parking stalls on the east side of 5th Street, north of Colorado Avenue and south of the east/west alley.

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

Revocable Permits allow for private encroachment into the public Right-of-Way provided the improvement does not pose a threat to public safety or a burden to the public. The Permit would document the conditions of approval and that the City may require the removal of the improvement, if necessary, at any time.

Parklets are sidewalk extensions that provide more space and amenities for people using the street, offering a place to stop, sit and rest while taking in the activities of the public way. The proposed parklet project will include landscaping and seating areas, providing a unique identity for this section of 5th Street, connecting Colorado Avenue to

Main Street, and be a catalyst for additional private investment in downtown. All three property and business owners adjacent to the proposed Parklet are in support of the proposal.

City Engineering will review the design of the Parklet to ensure it meets safety standards and provides for adequate access and drainage. The Police Department has reviewed the proposal for CPTED (Crime Prevention Through Environmental Design) concepts.

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

Granting the Revocable Permit allows the applicant to officially document and utilize a portion of the right-of-way which supports the development of the downtown area and meets the following goals from the Comprehensive Plan.

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.

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

**FISCAL IMPACT:**

The proposed Parklet will replace 5 on-street metered parking spaces. The value of those spaces in terms of annual parking revenue range from \$460 to \$520 per meter or \$2,300 to \$2,600 per year for the 5 meters. Current usage reports demonstrate that there is sufficient capacity within the area to allow for the loss of the 5 spaces while still providing sufficient, convenient parking for visitors and customers. Because this is a pilot program, staff is proposing that any fee for the permit be waived for the first year.

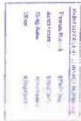
**SUGGESTED MOTION:**

I move to (approve or deny) Resolution No. 28-17 - A Resolution Concerning the Issuance of a Revocable Permit to the Downtown Development Authority to Allow Construction of a Parklet in the 5th Street Right-of-Way adjacent to the property located at 126 S. 5th Street.

**Attachments**

1. Proposed Parklet Design
2. Revocable Permit





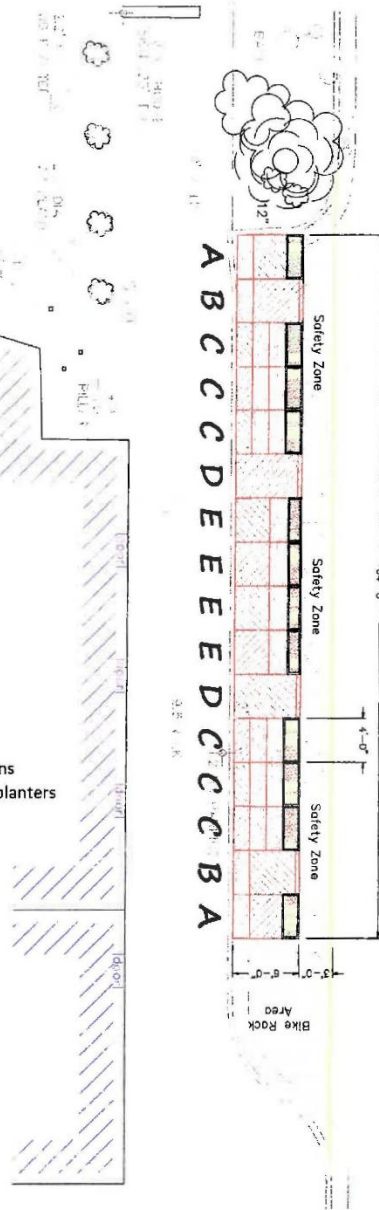
#### Legend

- A. Single Bench Section (Street facing) with Planter Box
- B. Single Bench Section (Street facing) with Perforated Metal Panel
- C. The Steps Bench Section (Sidewalk facing) with Planter Box
- D. Blank Deck Section with Perforated Metal Panel
- E. Single Bench Section (Sidewalk facing) with Planter Box



Green Box indicates Planter Boxes

\* Please note that the accompanying illustrations may show amenities/options that are not incorporated with this proposal i.e – tables and chairs / circular planters



**Painted Desert  
Landscaping, llc.**

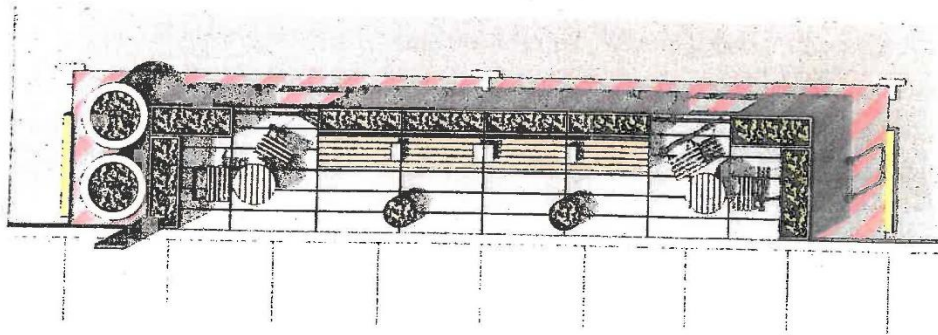
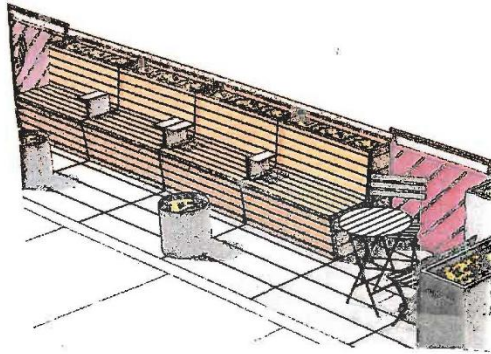
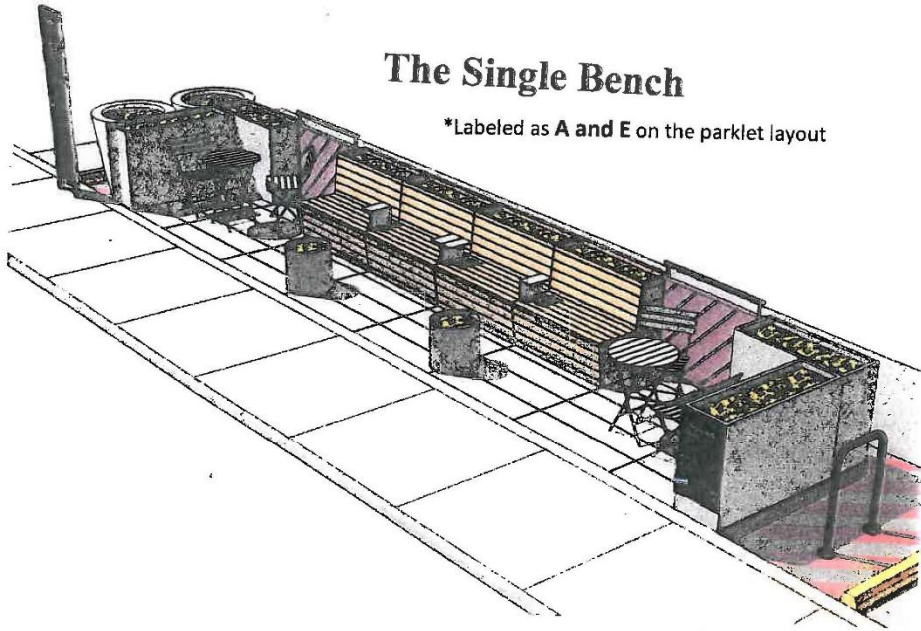
2162 Village View Court (970)245-5197 office  
Grand Junction, CO 81507

**5th Street Parklet**  
126 S. 5th Street  
Grand Junction, Colorado

Drawn By:	Thomas Russell
Scale:	1/4"=1'
Date:	4/12/17
Contact:	Thomas Russell
Sheets:	1 of 1
Revisions:	

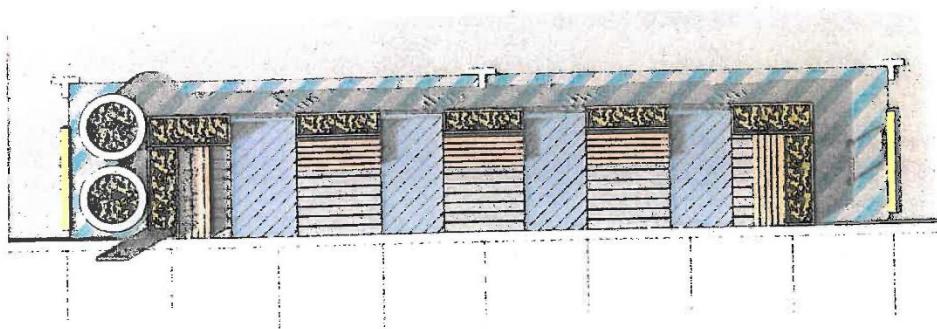
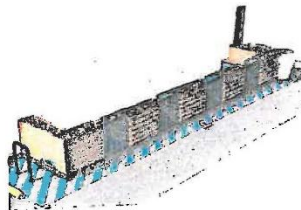
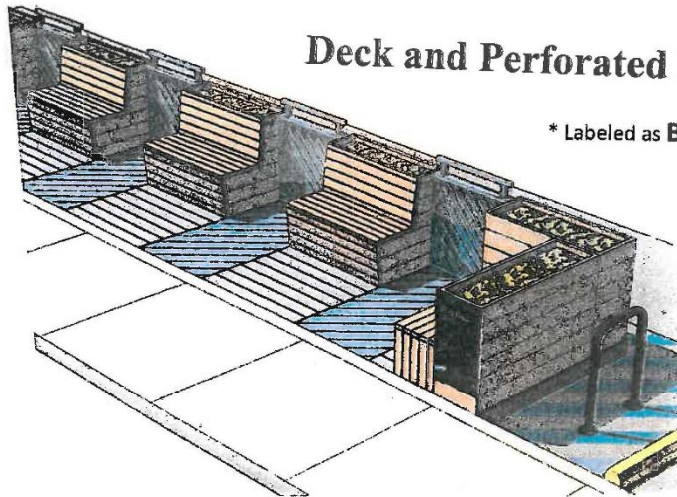
## The Single Bench

\*Labeled as A and E on the parklet layout



## Deck and Perforated Metal Panel

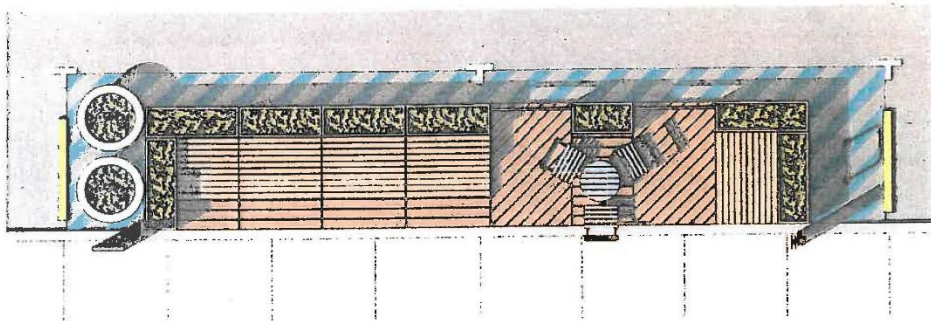
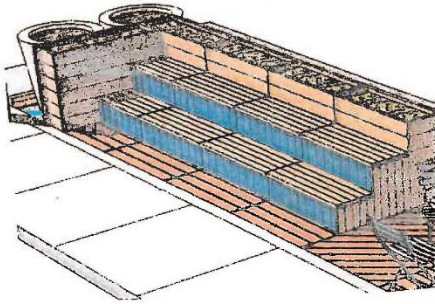
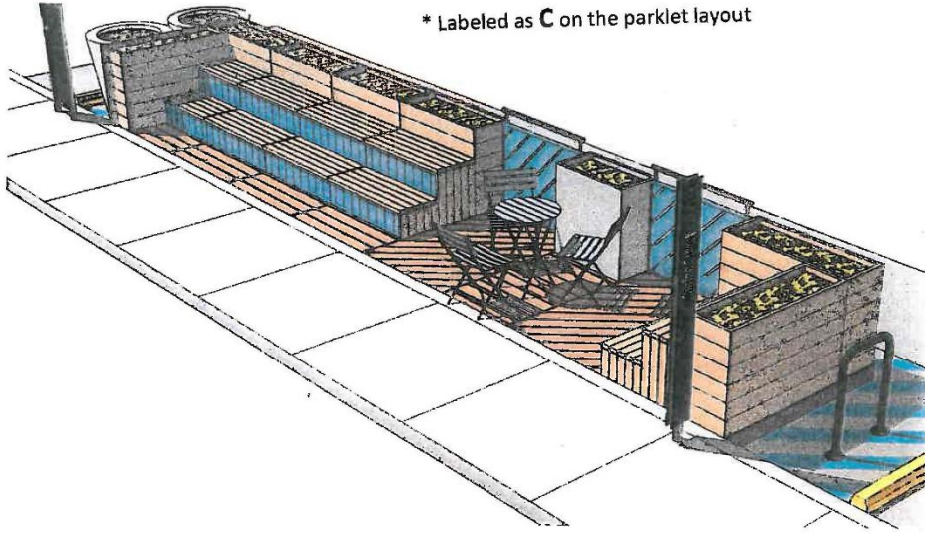
\* Labeled as **B** on the parklet layout



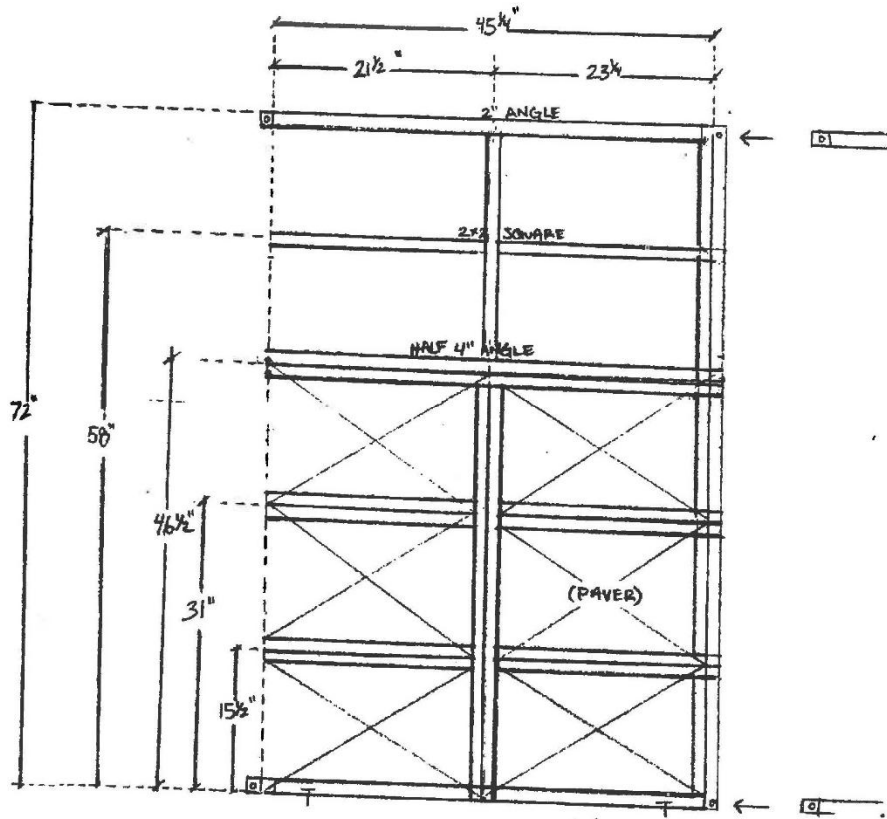


## The Steps

\* Labeled as **C** on the parklet layout

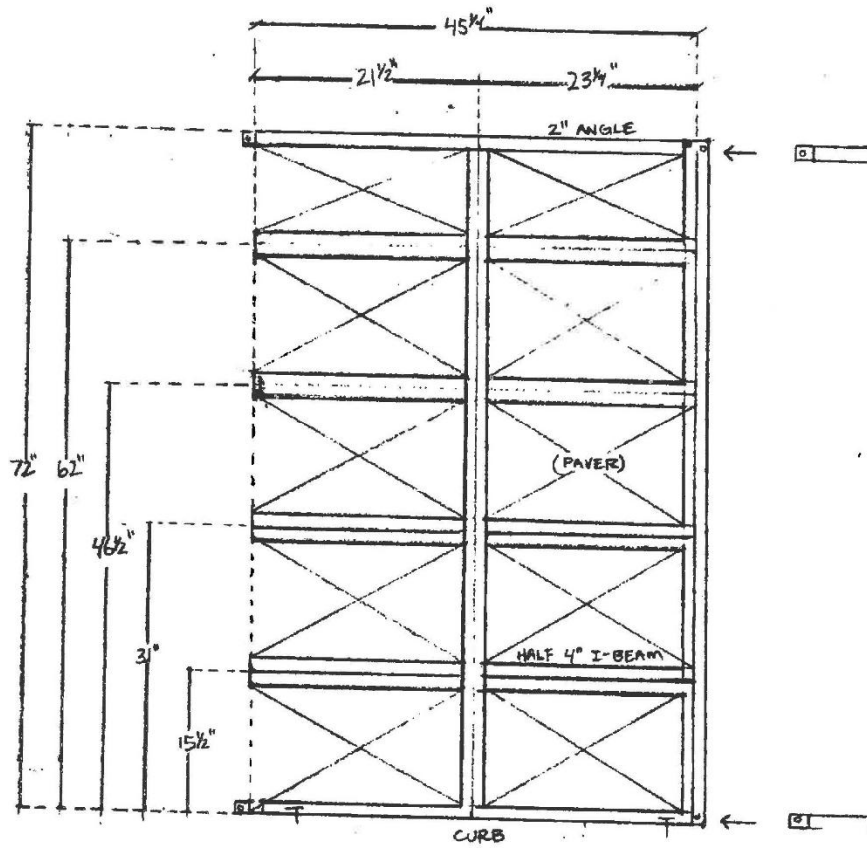


(4) E SINGLE BENCH/PLANTER

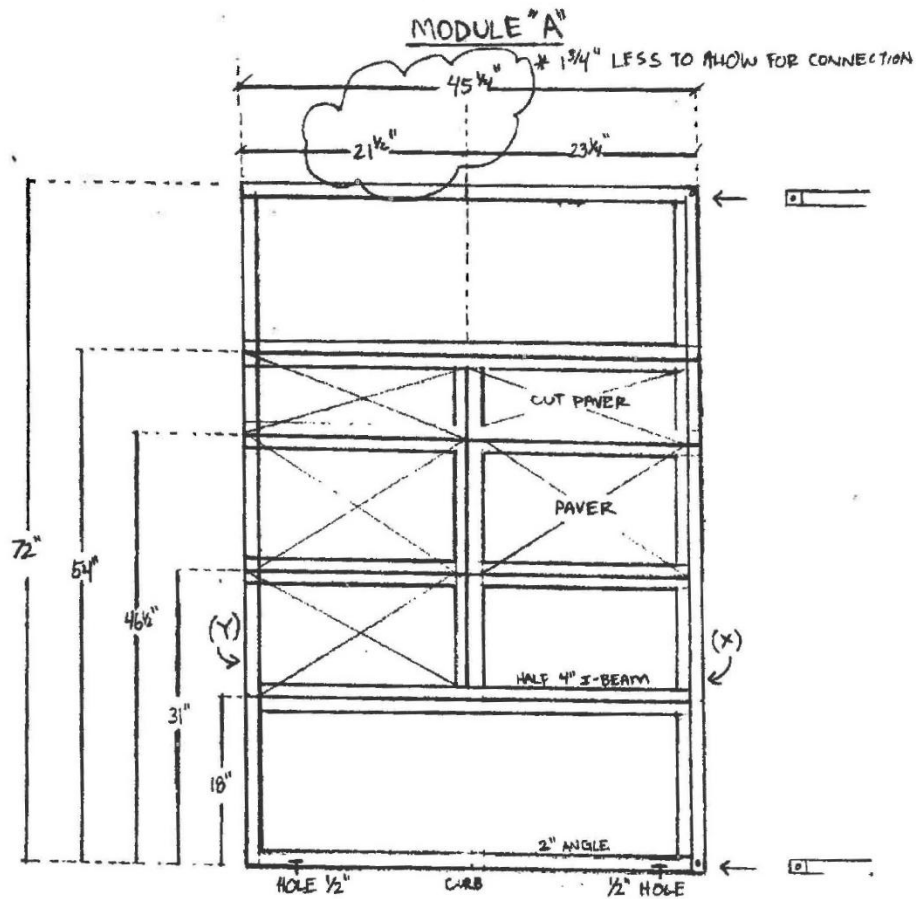




QTY (4) D - DECK ONLY



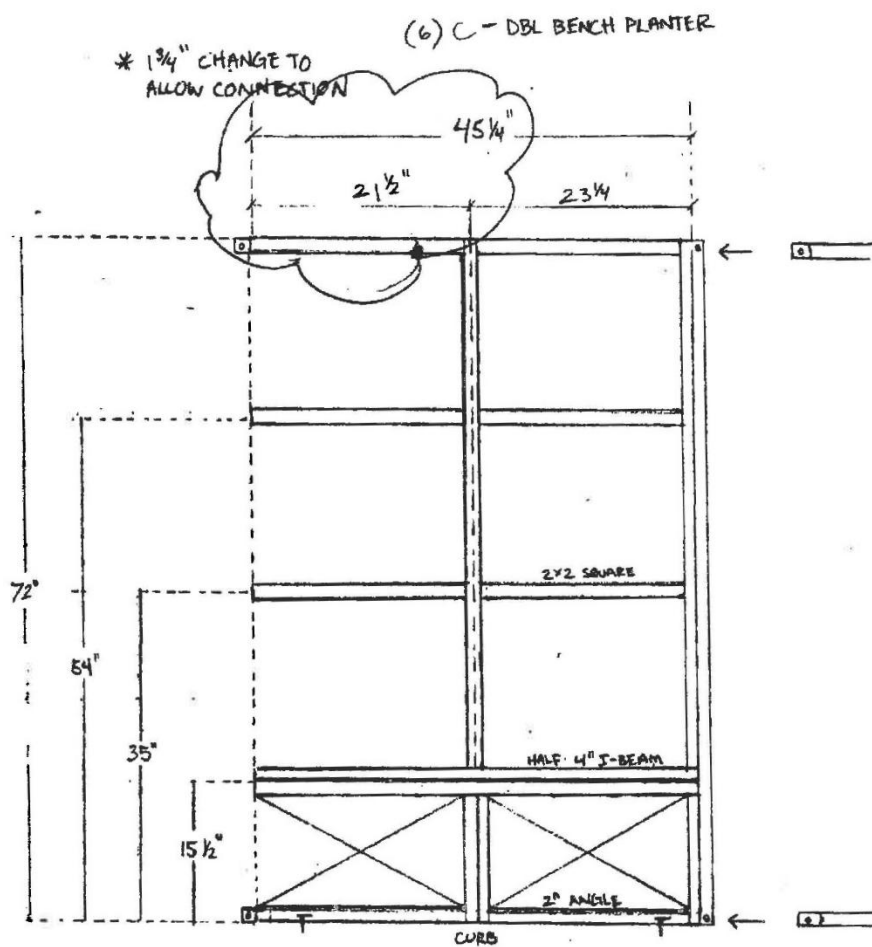
QTY. (2) A - PARK BENCH & PLANTER



**\* NOTE**

MODULE "A" REQUIRES (1) LEFT  
AND (1) RIGHT. SHOWN ABOVE IS  
THE LEFT MODULE.

RIGHT MODULE WILL SIMPLY MOVE  
(X) TO (Y), ALL ELSE REMAINS THE SAME.



### QUESTIONS, CONCERNS AND ANSWERS

**CONSTRUCTION** – The entire structure will sit on a steel frame that will become level with the sidewalk. Concrete pavers will then be placed and secured on top of the steel frame base. The benches and planter boxes will then be placed and anchored securely to the concrete pavers.

**MAINTENANCE** – The parklet was purposely designed to require as little maintenance as possible. The concrete pavers will be durable and strong. The benches and planter boxes will be constructed out of plastic lumber which is a 100% recyclable material made of recycled plastic and available in standard lumber and timber dimensions. Widely employed in outdoor decking and park furniture, plastic lumber is waterproof, resistant to rot and mold, and less susceptible to cracking and splitting when installed properly. Plastic lumber behaves like wood and can be worked and installed using conventional woodworking tools and methods. The material also requires minimal maintenance and is available in a variety of colors. Cleaning and vagrancy control will be the responsibility of the adjoining property owners.

**SAFETY** - The entire parklet structure was specifically designed with public safety in mind. The actual seating area is recessed four feet back from the 5<sup>th</sup> street curb boundary line; a 3' safety zone then a one foot wide nearly three-foot-tall partition/ planter box separates the pedestrian from the traffic lane. With the additional width of the street in this location, we anticipate close to 10 feet separating pedestrians from actual traffic on 5<sup>th</sup> St. Retro-reflective tape also improves the visibility of the Parklet. Tape can be applied to safety planters if deemed necessary, along the base of the Parklet, and/or at the bottom edge of planter boxes. Another level of protection could be achieved by fiberglass safety planters, which would provide a physical barrier at the end of Parklet, helping to prevent vehicular intrusions. These types of safety planters typically weigh a minimum of 700 pounds when full. These planters if deemed necessary could also be outfitted with reflective tape for added visibility at night.

Date: 5/1/2017

From: **Meal Estate, LLC**  
126 S 5<sup>th</sup> Street  
Grand Junction, CO 81501

To: Grand Junction City Council and Grand Junction Planning Department

RE: South 5<sup>th</sup> Street Parklet Project

To Whom it may concern,

Thank you in advance for your time and consideration of the proposed Parklet project. Parklets are sidewalk extensions that provide more space and amenities for people, using the street. Usually parklets are installed on parking lanes and use several parking spaces. Parklets are intended for people. They offer a place to stop, to sit and to rest while taking in the activities of the street.

The proposed parklet project is an exciting opportunity for the south portion of 5<sup>th</sup> Street between Main Street and Colorado Ave. This area has struggled to find its identity and more importantly become the connective arm between Main Street and Colorado Ave. Main Street and Colorado Ave have seen massive investment by the City of Grand Junction and the DDA. Helping this portion of S 5<sup>th</sup> Street reach its full potential will allow the invested parties to continue to capitalize on their other much larger investments to downtown Grand Junction.

This portion of S 5<sup>th</sup> Street as you all know has struggled with homelessness, vagrancy issues, rundown buildings and slow foot traffic. As an area that is looked at as one of the entrance/gateways to downtown we feel this project is a very small investment that could have a very large impact. The recent building improvements along this stretch of 5<sup>th</sup> Street have shown that the property owners and business Owners are doing their best to make an impact. When a struggling area sees care, investment and attention, the energy and momentum can be contagious. This parklet, if approved I feel would be a catalyst and inspiration to help motivate the existing property owners to continue to improve their properties and businesses ultimately discouraging some of the social problems that have plagued the area. The homelessness and vagrancy issues within this stretch of 5<sup>th</sup> have become the norm. But after many conversations with the property and businesses owners they feel that the side streets are often forgotten. The money is always put on the larger "worthier" streets, i.e. Main Street and Colorado Ave. So, in an effort to look at the big picture and start connecting some of the dots, we hope the City of Grand Junction and the DDA will allow this project to become a reality.

Sincerely,



Meal Estate, LLC

Jodi Niernberg, Managing Member



Date: 9/21/2016

From: Roasted Espresso & Subs  
Alex Mackey, Owner  
502 Colorado Ave  
Grand Junction CO, 81501

To: Meal Estate, LLC  
126 S 5<sup>th</sup> Street  
Grand Junction, CO 81501

RE: Parking in front of 126 S 5<sup>th</sup>

Dear Meal Estate,

Please take this letter as a formal letter of support in regards to your efforts to vacate the parking spaces directly west of my business at 502 Colorado Ave, and your business at 126 S 5<sup>th</sup> Street. We feel the large investment you are putting into the property, directly neighboring my business far outweighs the loss of a few parking spaces.

We feel the large public lot directly across the street on 5<sup>th</sup> as well as the public lot to the east, just behind our business is more than enough public parking. Losing the spaces in question we feel would not be an issue. I am also more than willing to draft this same letter to the City of Grand Junction if need be.

We are excited for your project and realize what a benefit it will be not only to the block between Colorado and Main on 5<sup>th</sup> but to downtown in general.

Thank you for your commitment to downtown and good luck with your efforts.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Mackey', with a long horizontal flourish extending to the right.

Alex Mackey

Date: 4/15/2017

From: Alfredo J. Martinez  
122 S 5<sup>th</sup> Street  
Grand Junction CO 81501

To: Meal Estate, LLC  
126 S 5<sup>th</sup> Street  
Grand Junction CO 81501

Re: Parking in front of 122 – 126 S 5<sup>th</sup>

Dear Meal Estate,

I as the longtime Owner of 122 S 5<sup>th</sup> Street, would like to offer this letter as my formal support for the efforts and steps you are taking to vacate the parking spaces and create public seating in front of 126 S 5<sup>th</sup> Street and 122 S 5<sup>th</sup> Street.

We, as your neighbor appreciate the investment you have put into 126 S 5<sup>th</sup> Street and feel this and your continued efforts to improve the area, largely outweigh the loss of a few parking spaces. Spaces that I personally feel are extremely unsafe. Currently when I pull out and leave one of these spaces, I get out of my car, run to the back of my car, look to make sure it is clear and then quickly run back to my car, jump in and quickly pull out before any new cars come. This is the result of extremely poor visibility from these spaces. I truly feel they are unsafe and removing them would be an improvement to the area.

To summarize I feel the large public lot directly across the street on 5<sup>th</sup> Street is more than enough parking for the area. Losing the spaces mentioned above we feel would not be an issue. I am also more than willing to draft this same letter to the City of Grand Junction if need be.

I am excited for the proposed parklet project and realize what a benefit it would be to downtown, I hope the DDA does as well.

Thank you for your commitment to downtown and good luck!

Sincerely,

A handwritten signature in black ink, appearing to read 'Alfredo', followed by a horizontal line.

Alfredo J. Martinez

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

**A RESOLUTION CONCERNING  
THE ISSUANCE OF A REVOCABLE PERMIT TO  
GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY**

**Recitals.**

A. The Grand Junction Downtown Development Authority (DDA), hereinafter referred to as the Petitioner, represents that it is an authority established by the City of Grand Junction City Council pursuant to the provisions of part 8 of Article 25 of Title 31 of the Colorado Revised Statutes to promote the public health, safety, prosperity, security and welfare, whose district (the area in which the DDA exercises its powers) is shown in the attached Exhibit 1.

B. The Petitioner requests that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to install, maintain and repair a "parklet" consisting of single benches, planter boxes, perforated metal panels, bench-steps, deck, and tables and chairs, substantially as shown in the attached Exhibit 2 (consisting of 4 pages) ("the Parklet"), within that certain part of the 5<sup>th</sup> Street public right-of-way shown in Exhibit 3.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2017-213 in the office of the City's Community Development Department, the City Council has determined that such action would not be detrimental to the inhabitants of the City of Grand Junction at this time.

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

1. That the City Manager is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the foregoing described purposes and within the limits of the public right-of-way described above, subject to each and every term and condition contained in the attached Revocable Permit.

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

**Attest:**

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

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

## **REVOCABLE PERMIT**

### **Recitals.**

A. The Grand Junction Downtown Development Authority (DDA), hereinafter referred to as the Petitioner, represents that it is an authority established by the City of Grand Junction City Council pursuant to the provisions of part 8 of Article 25 of Title 31 of the Colorado Revised Statutes to promote the public health, safety, prosperity, security and welfare, whose district (the area in which the DDA exercises its powers) is shown in the attached Exhibit 1.

B. The Petitioner requests that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to install, maintain and repair a "parklet" consisting of single benches, planter boxes, perforated metal panels, bench-steps, deck, and tables and chairs, substantially as shown in the attached Exhibit 2 (consisting of 4 pages) (the "Parklet"), within that certain part of the 5<sup>th</sup> Street public right-of-way shown in the attached Exhibit 3.

C. Relying on the information supplied by the Petitioner and contained in File No. RVP-2017-213 in the office of the City's Community Development Department, the City Council has determined that such action would not be detrimental to the inhabitants of the City of Grand Junction at this time.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioner a Revocable Permit for the Parklet within the limits of the public right-of-way shown on the attached Exhibit 3, subject to the following conditions:

1. The Petitioner's use and occupancy of the public right-of-way and installation of features described above as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public improvements and public utilities or any other facilities presently existing or which may in the future exist in said right-of-way.
2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed public right-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.
3. The City hereby reserves and retains the right to charge, after one year from the date of issuance of this Permit, a fee in lieu of the revenue that the City may have received if the public right-of-way had been available for public parking. The Petitioner and the City agree that the City may impose a fee, in its sole discretion, not to exceed \$2300.00 per year ("Fee".) If the Fee is imposed the City shall notify the Petitioner in writing no less than 30 days in advance of the Fee first becoming due. The Fee may be

prorated and paid monthly or in a lump sum. Nonpayment of the Fee, when imposed, shall be cause for revocation of this Permit.

4. The Petitioner, for itself and for its successors, assigns and for all persons claiming through the Petitioner, agrees that it shall defend all efforts and claims to hold, or attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

5. The Petitioner agrees that it shall at all times keep the above described public right-of-way in good condition and repair.

6. This Revocable Permit shall be issued only upon the concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioner shall, at the sole cost and expense of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at its own expense, remove any encroachment so as to make the aforescribed public right-of-way available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit.

7. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

The City of Grand Junction, a Colorado home rule municipality

Attest:

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

\_\_\_\_\_  
City Manager

Acceptance by the Petitioner:

\_\_\_\_\_  
Brandon Stam, Executive Director

\_\_\_\_\_  
Kirk Granum, Chairman of the Board

Grand Junction Downtown Development  
Authority

Grand Junction Downtown Development  
Authority



## AGREEMENT

Grand Junction Downtown Development Authority, for itself and for its successors and assigns, does hereby agree to:

(a) Abide by each and every term and condition contained in the foregoing Revocable Permit;

(b) Indemnify and hold harmless the City of Grand Junction, its officers, employees and agents with respect to all claims and causes of action, as provided for in the approving Resolution and Revocable Permit;

(c) Within thirty (30) days of revocation of said Permit by the City Council, peaceably surrender said public right-of-way to the City of Grand Junction;

(d) At the sole cost and expense of the Petitioner, remove any encroachment(s) so as to make said public right-of-way fully available for use by the City of Grand Junction or the general public.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Grand Junction Downtown Development Authority

\_\_\_\_\_  
By: Brandon Stam, Executive Director

\_\_\_\_\_  
By: Kirk Granum, Chairman of the Board

State of Colorado       )  
                                  )ss.  
County of Mesa )

The foregoing Agreement was acknowledged before me this\_\_\_\_ day of \_\_\_\_\_, 2017, by Brandon Stam, Executive Director of the Grand Junction Downtown Development Authority.

My Commission expires:\_\_\_\_\_  
Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

State of Colorado       )  
                                  )ss.  
County of Mesa )

The foregoing Agreement was acknowledged before me this\_\_\_\_ day of \_\_\_\_\_, 2017, by Kirk Granum, Chairman of the Board of the Grand Junction Downtown Development Authority Board of Directors.

My Commission expires:\_\_\_\_\_  
Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

## Exhibit 1—Grand Junction Downtown Development Authority District Boundaries

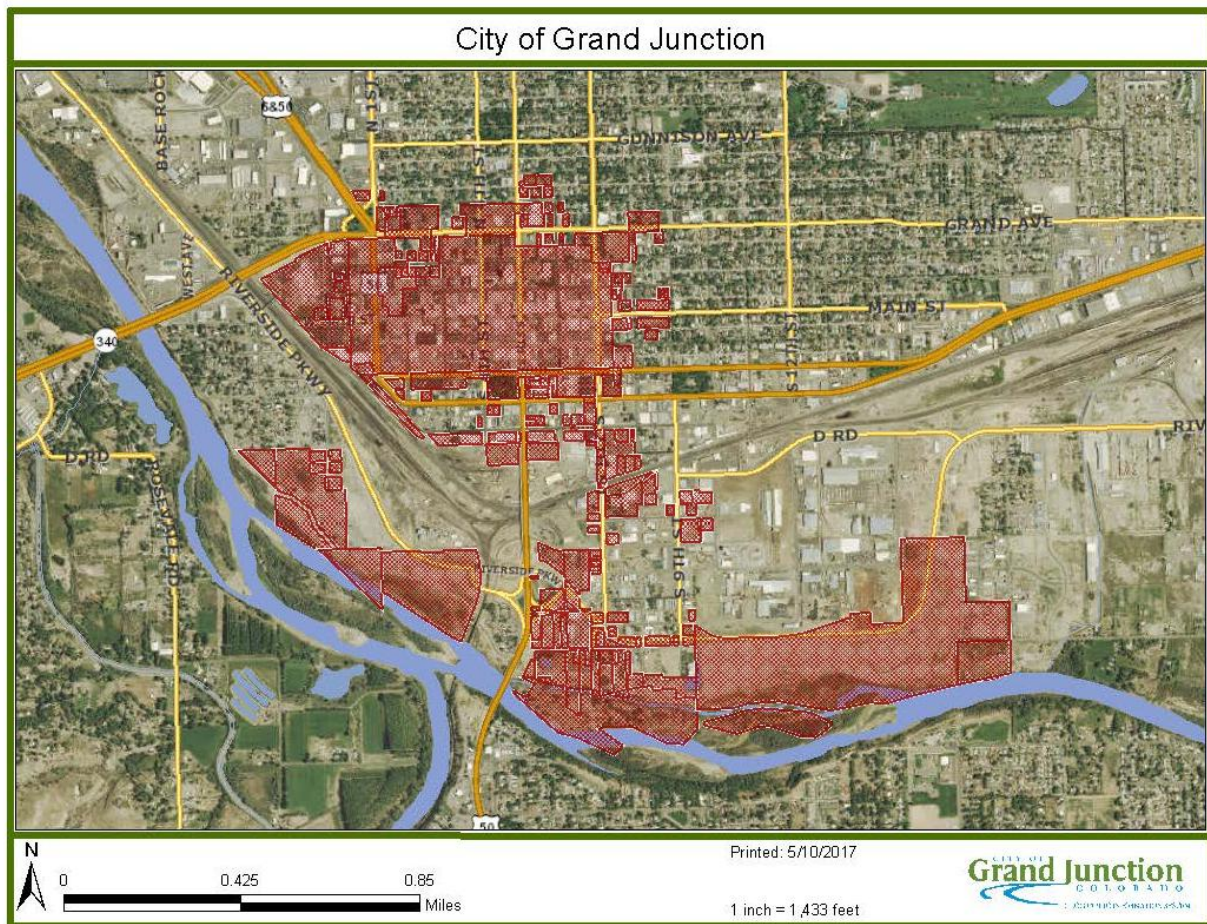
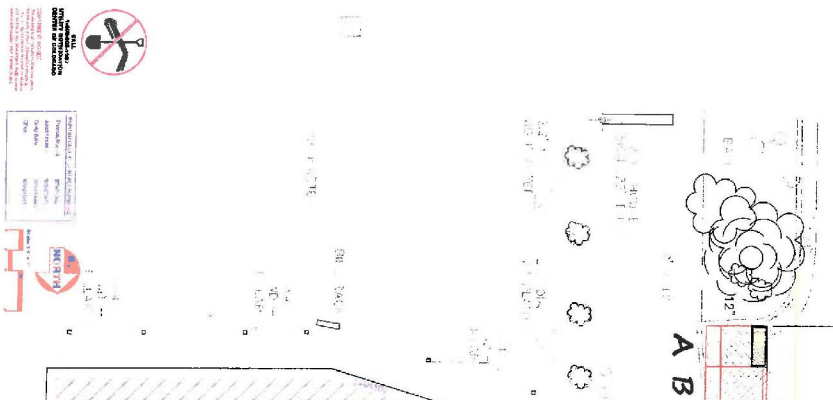
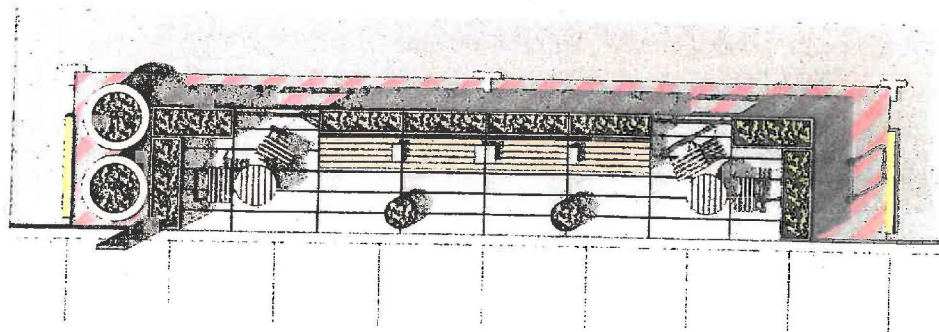
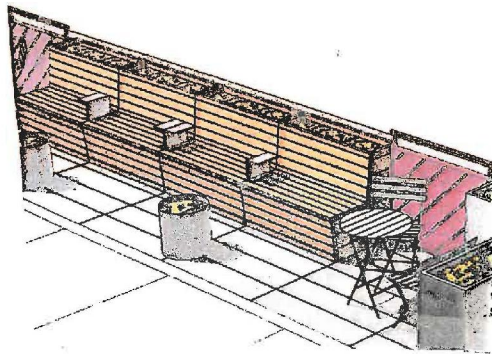
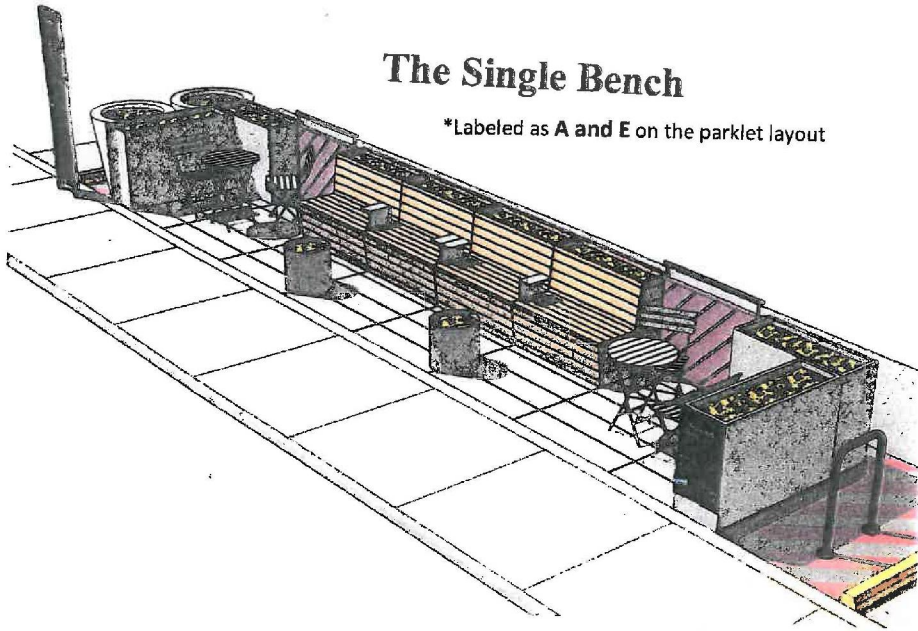


Exhibit 2



## The Single Bench

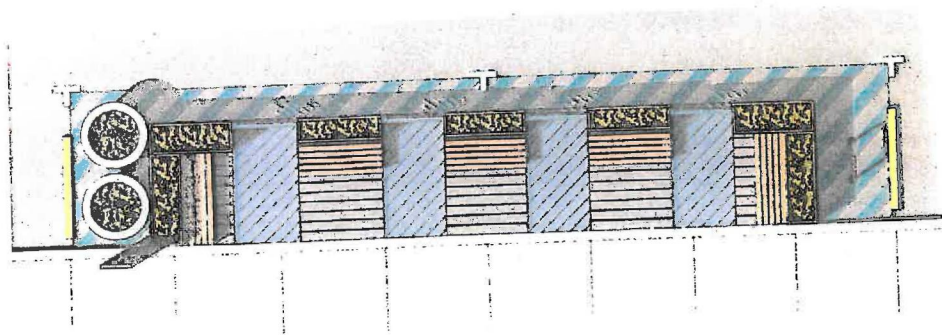
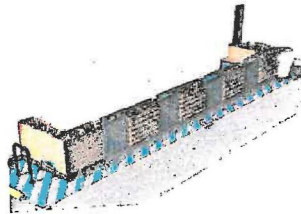
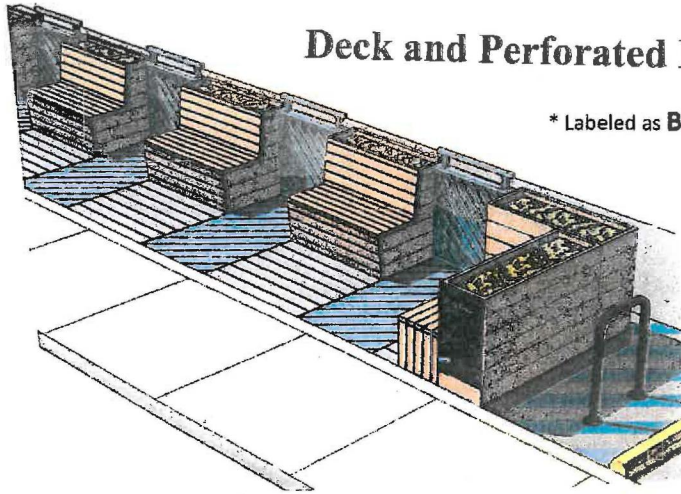
\*Labeled as A and E on the parklet layout





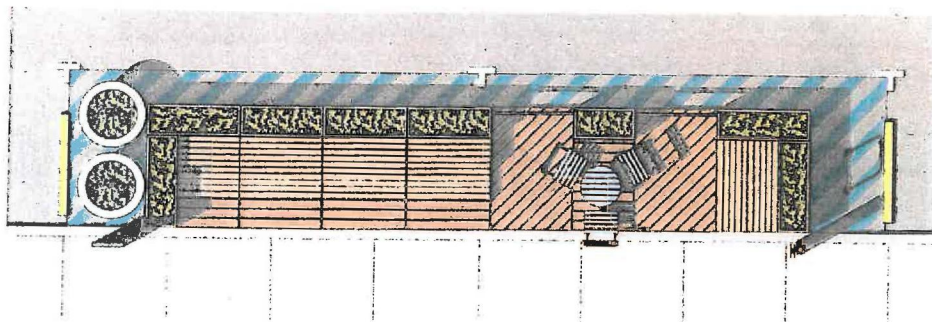
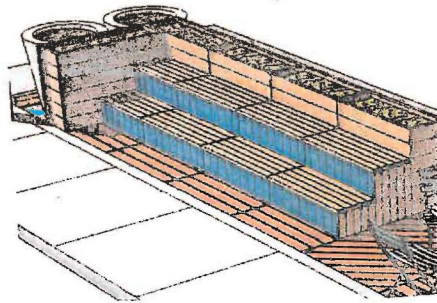
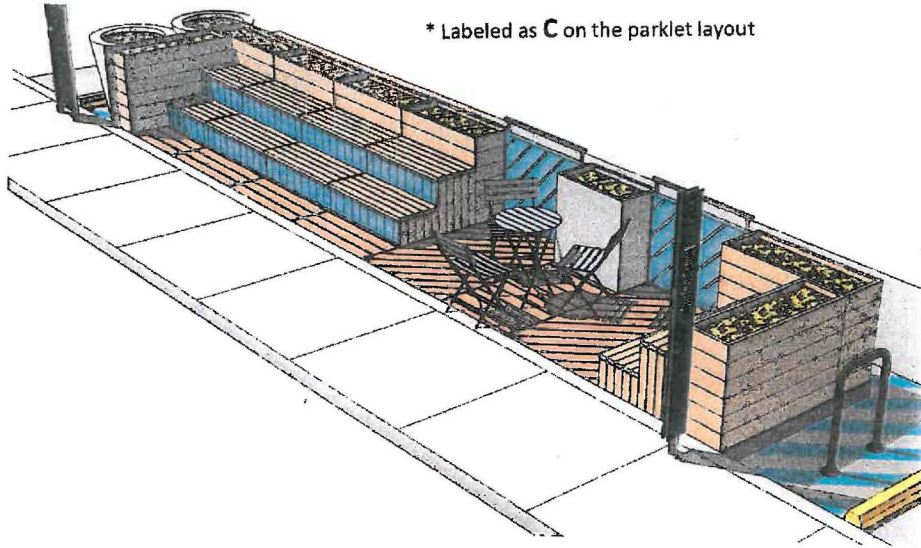
## Deck and Perforated Metal Panel

\* Labeled as **B** on the parklet layout



## The Steps

\* Labeled as **C** on the parklet layout





### Exhibit 3

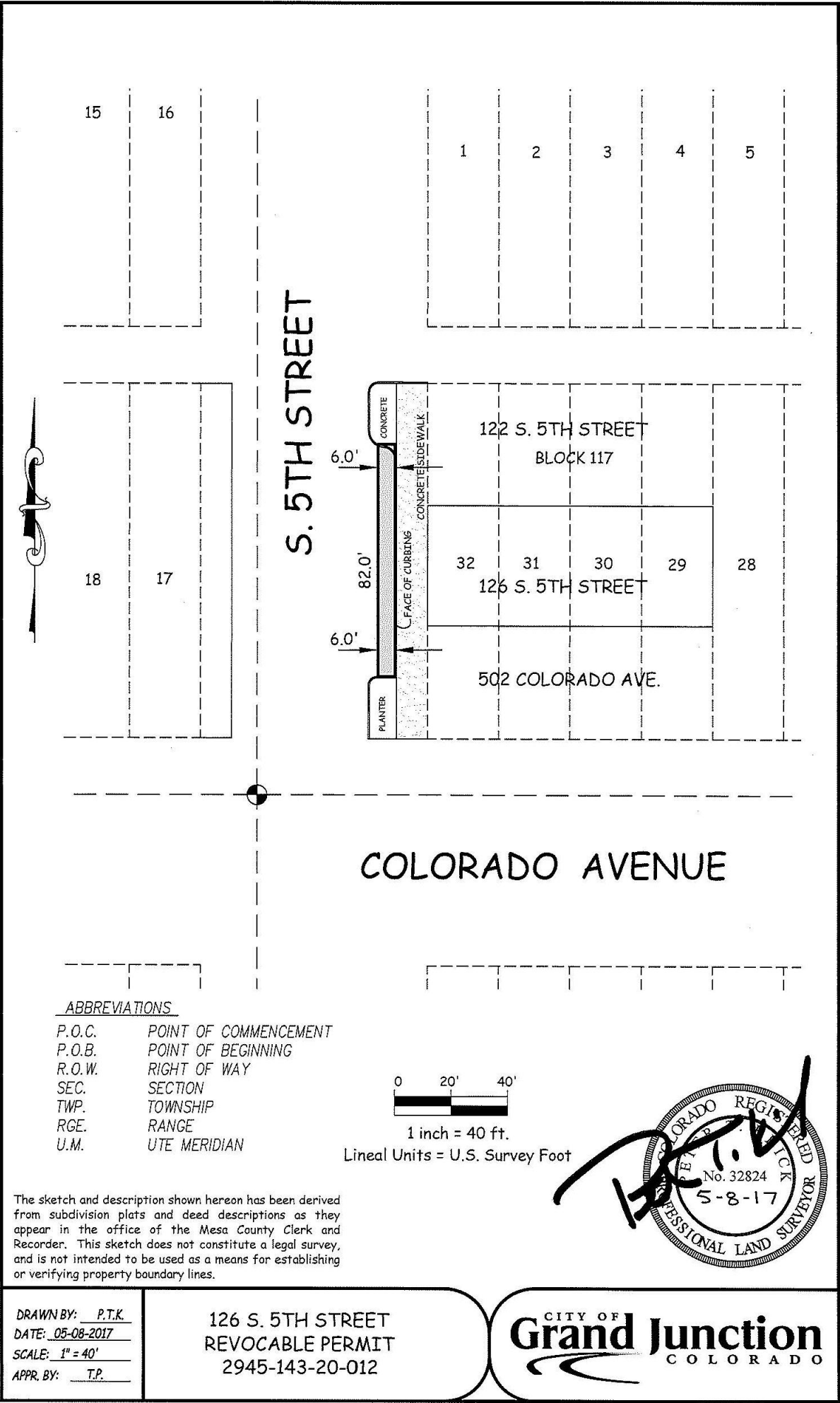
#### **REVOCABLE DESCRIPTION**

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 14, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, lying entirely within the right of way for South 5<sup>th</sup> Street, as same is depicted and recorded by the Plat of First Division Resurvey, Town of Grand Grand Junction, as same is recorded in Plat Book 1, Page 9, Public Records of Mesa County, Colorado and being more particularly described as follows:

A 6.0 foot wide East-West by 82.0 foot North-South parcel lying entirely within the paving of South 5<sup>th</sup> Street and bounded on the East by the West face of a concrete curb and bounded on the South by the Northerly edge of an existing concrete planter directly opposite 502 Colorado Avenue.

CONTAINING 492 Square Feet, more or less, as described.

EXHIBIT 3



NICADDS/PETERK/SURVEYS BY PTX/126 S 5TH STREET



## **Grand Junction City Council**

### **Regular Session**

**Item #8.a.i.**

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**Meeting Date:** May 17, 2017

**Presented By:** Kathy Portner, Planning Manager

**Department:** Community Development

**Submitted By:** Kathy Portner, Planning Manager

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### **Information**

#### **SUBJECT:**

Ordinance Rezoning the Fountain Hills Subdivision to R-5, Located at 3495 N. 15th Street

#### **RECOMMENDATION:**

Planning Commission recommended approval of the request at their April 25, 2017 hearing (5-0).

#### **EXECUTIVE SUMMARY:**

The applicant requests approval of a rezone of property, located at 3495 N. 15th Street, from R-8 (Residential – 8 du/ac) to R-5 (Residential – 5 du/ac) zone district for a proposed subdivision with a mix of single-family and cottage/duplex style dwelling units.

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

The subject property, located at the corner of N. 15th Street and F ½ Road, is currently owned by Hilltop Health Service Corporation (Hilltop). Hilltop also owns and operates the assisted living (group living) facility known as The Fountains to the south. This property was ostensibly purchased for a future expansion of their campus.

The applicant has proposed a subdivision with a mix of single-family residences and “cottage/duplex style homes”, similar to the units which surround The Fountains as well as those which surround The Atrium, a privately owned assisted living facility to the west.

The Comprehensive Plan Future Land Use Map for the property is Residential Medium,

which is consistent with the entire area already developed to the north and east. This designation anticipates densities in the range of 4 to 8 dwelling units per acre (du/ac).

The specific request to rezone the property from R-8 to R-5 is predicated on the fact that a minimum density is required of 5.5 du/ac in the existing zone, a density which is not conducive to the proposed housing product type and challenging to achieve with the topography of the site.

The proposed R-5 zone is compatible with (1) the Comprehensive Plan Future Land Use Map; (2) the surrounding R-4, R-5, PD and R-24 zoning; and (3) the surrounding mix of residential land uses.

#### Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed zone change was held on February 27, 2017 with 26 citizens along with 4 persons representing the applicant, and the City Project Manager in attendance. Of concern was the extension of F ½ Road, which is dedicated ROW but has not been constructed. Refer to Neighborhood Meeting summary attached. A petition opposing this connection has been received and will be considered in conjunction with the proposed subdivision design, which is not a part of this rezone.

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

The proposed rezone meets the following Comprehensive Plan goals and policies:

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

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

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

The rezone of the property will facilitate the development of a residential subdivision with a mix of housing types that is centrally located within the community.

#### **FISCAL IMPACT:**

Property taxes and sales and use taxes will be collected as appropriate for the land use associated with this parcel.

#### **SUGGESTED MOTION:**

I move to (approve/deny) Ordinance No. 4750 - An Ordinance Rezoning Fountain Hills Subdivision, Located at 3495 N. 15th Street to R-5 (Residential-5 DU/AC) on final passage and order final publication in pamphlet form.

**Attachments**

1. Planning Commission Staff Report
2. Draft Planning Commission Minutes
3. Proposed Ordinance

## PLANNING COMMISSION AGENDA ITEM

**Subject:** Fountain Hills Subdivision Rezone, Located at 3495 N. 15<sup>th</sup> Street

**Action Requested/Recommendation:** Forward a recommendation to City Council to Rezone 9.339 acres from R-8 (Residential – 8 du/ac) to R-5 (Residential – 5 du/ac) zone district

**Presenters Name & Title:** Lori Bowers, Senior Planner

### Executive Summary:

The applicant requests approval of a rezone of property, located at 3495 N. 15<sup>th</sup> Street, from R-8 (Residential – 8 du/ac) to R-5 (Residential – 5 du/ac) zone district for a proposed subdivision.

### Background, Analysis and Options:

The subject property, located at the corner of N. 15<sup>th</sup> Street and F ½ Road, is currently owned by Hilltop Health Service Corporation (Hilltop). Hilltop also owns and operates the assisted living (group living) facility known as The Fountains to the south. This property was ostensibly purchased for a future expansion of their campus.

The applicant has proposed a subdivision with a mixture of single-family residences and “cottage/duplex style homes”, similar to the units which surround The Fountains as well as those which surround The Atrium, a privately owned assisted living facility to the west.

The Comprehensive Plan Future Land Use Map for the property is Residential Medium, which is consistent with the entire area already developed to the north and east. This designation anticipates densities in the range of 4 to 8 dwelling units per acre (du/ac).

The specific request to rezone the property from R-8 to R-5 is predicated on the fact that a minimum density is required of 5.5 du/ac in the existing zone, a density which is not conducive to the proposed housing product type and challenging to achieve with the topography of the site.

The proposed R-5 zone is compatible with (1) the Comprehensive Plan Future Land Use Map; (2) the surrounding R-4, R-5, PD and R-24 zoning; and (3) the surrounding mix of residential land uses.

### Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed zone change was held on February 27, 2017 with 26 citizens along with 4 persons representing the applicant, and the City



Project Manager in attendance. Of concern was the extension of F ½ Road, which is dedicated ROW but has not been constructed. Refer to Neighborhood Meeting summary attached. A petition opposing this connection has been received and will be considered in conjunction with the proposed subdivision design, which is not a part of this rezone.

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

The proposed rezone meets the following Comprehensive Plan goals and policies:

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

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

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

The rezone of the property will facilitate the development of a residential subdivision with a mix of housing types that is centrally located within the community.

**Board or Committee Recommendation:**

There is no other committee or board recommendation.

**Other issues:**

There are no other issues identified.

**Previously presented or discussed:**

This has not been previously discussed by the Planning Commission.

**Attachments:**

1. Background information
2. Staff report
3. Site Location Map
4. Comprehensive Plan Future Land Use Map
5. Existing Zoning Map
6. Neighborhood meeting summary
7. Proposed Zoning Ordinance

BACKGROUND INFORMATION				
<b>Location:</b>		3495 N. 15 <sup>th</sup> Street		
<b>Applicant:</b>		Hilltop Health Services Corporation – Owner Monument Homes & Development – Applicant River City Consultants Inc. - Representative		
<b>Existing Land Use:</b>		Single-family detached residence		
<b>Proposed Land Use:</b>		Single-family detached and cottage/duplex style residences		
<b>Surrounding Land Use:</b>	<b>North</b>	Single-family residential		
	<b>South</b>	The Fountains of Hilltop (nursing home / group living)		
	<b>East</b>	Single-family residential		
	<b>West</b>	The Atrium at Grand Valley (nursing home / group living)		
<b>Existing Zoning:</b>		R-8 (Residential – 8 units per acre)		
<b>Proposed Zoning:</b>		R-5 (Residential – 5 units per acre)		
<b>Surrounding Zoning:</b>	<b>North</b>	R-4 (Residential – 4 units per acre)		
	<b>South</b>	PD (Planned Development)		
	<b>East</b>	R-5 (Residential – 5 units per acre) PD (Planned Development)		
	<b>West</b>	R-24 (Residential – 24 units per acre)		
<b>Future Land Use Designation:</b>		Residential Medium (4-8 du/ac)		
<b>Proposed Zoning within density/intensity range?</b>		X	Yes	No

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

The City may rezone property if the proposed changes are consistent with the vision (intent), goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria:

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

Applicant response: The property is surrounded by developed parcels at various densities. Due to the topography restrictions of this site (elevation differences, open channel flow and possible wetlands), the minimum density of the R-8 zone district would be hard, if not impossible, to achieve.

Despite the topographic challenges, measures including different types of dwelling units and allowances for undevelopable land could be employed to meet the minimum density requirements of the existing zone.

This criterion has not been met.

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

Applicant response: With the development that has occurred in this area, the proposed zone district of R-5 is a better transition than the more intense R-8 district.

The land use character within the immediate vicinity of the proposed rezone is a combination of single-family residential and group living facilities. The group living facilities generally include one large, primary structure surrounded by smaller "cottage" style units for "independent" living. The proposed subdivision, which is not a part of this application but has been presented in concept to both the City and the neighborhood, extends this concept of "independent cottage living" to this parcel. In doing so, it became evident that the existing R-8 zone district, which requires a minimum of 5.5 dwelling units per acre and would permit multi-family residences, was inconsistent with the vision of the applicant for the property. This property is also a significant infill parcel, the development of which would "bridge" or "buffer" (depending on perspective) the density of the group living facilities to the south and west and the single-family neighborhoods to the north and east

This criterion has been met.

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

Applicant response: Public and community facilities are adequate to serve the proposed project on this infill site. The proposed R-5 zoning is consistent with the Comprehensive plan, providing a buffer between less intense and more intense zone districts.

Adequate public and community facilities and services are available to the property and are sufficient to serve the future use of the property.

The reduced maximum density will lower the potential traffic to and from this property by approximately 37%.. The transportation network (including future connectivity) can accommodate future development of the property.

This criterion has been met.

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

Applicant response: This is an infill site, completely surrounded by developed parcels.

The only property north of Patterson Road between N. 12<sup>th</sup> Street and 28 Road already zoned R-5 (Residential – 5 du/ac) are fully developed subdivisions, including Bell Ridge, Spring Valley, and Pheasant Run.

This criterion has been met.

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

Applicant response: The community expressed desire/approval of a less intense use of this site than what is allowed by the current R-8 zone district.

The proposed R-5 zone district would implement Goals 3, 5 and 12 of the Comprehensive Plan.

This criterion has been met.

Alternatives: The following zone districts would also be consistent with the Future Land Use designation of Residential Medium for the subject property:

- a. R-4 (Residential 4 units/acre)
- b. R-12 (Residential 12 units/acre)
- c. R-16 (Residential 16 units/acre)
- d. R-O (Residential Office)

In reviewing the other zoning district options, the residential zone districts of R-12 and R-16 would increase the density beyond that already prescribed for this property. The R-O Residential Office zone would introduce a non-residential element that is not desired by the applicant. The R-4 zone district is not requested nor desired because it would not permit any of the “cottage/duplex” units proposed by the applicant, though the density of the proposed subdivision would likely be less than four units per acre.

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

## **FINDINGS OF FACT AND CONCLUSIONS**

After reviewing the Fountain Hills Subdivision Rezone, RZN-2017-104, a request to zone 9.339 acres from R-8 (Residential – 8 units/acre) to R-5 (Residential – 5 units/acre) zone district, the following findings of fact and conclusions have been determined:

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

## **STAFF RECOMMENDATION:**

I recommend that the Planning Commission forward a recommendation of approval of the requested rezone from R-8 (Residential 8 units/acre) to an R-5 (Residential 5 units/acre) zone district for RZN-2017-104, to the City Council with the findings and conclusions listed above.

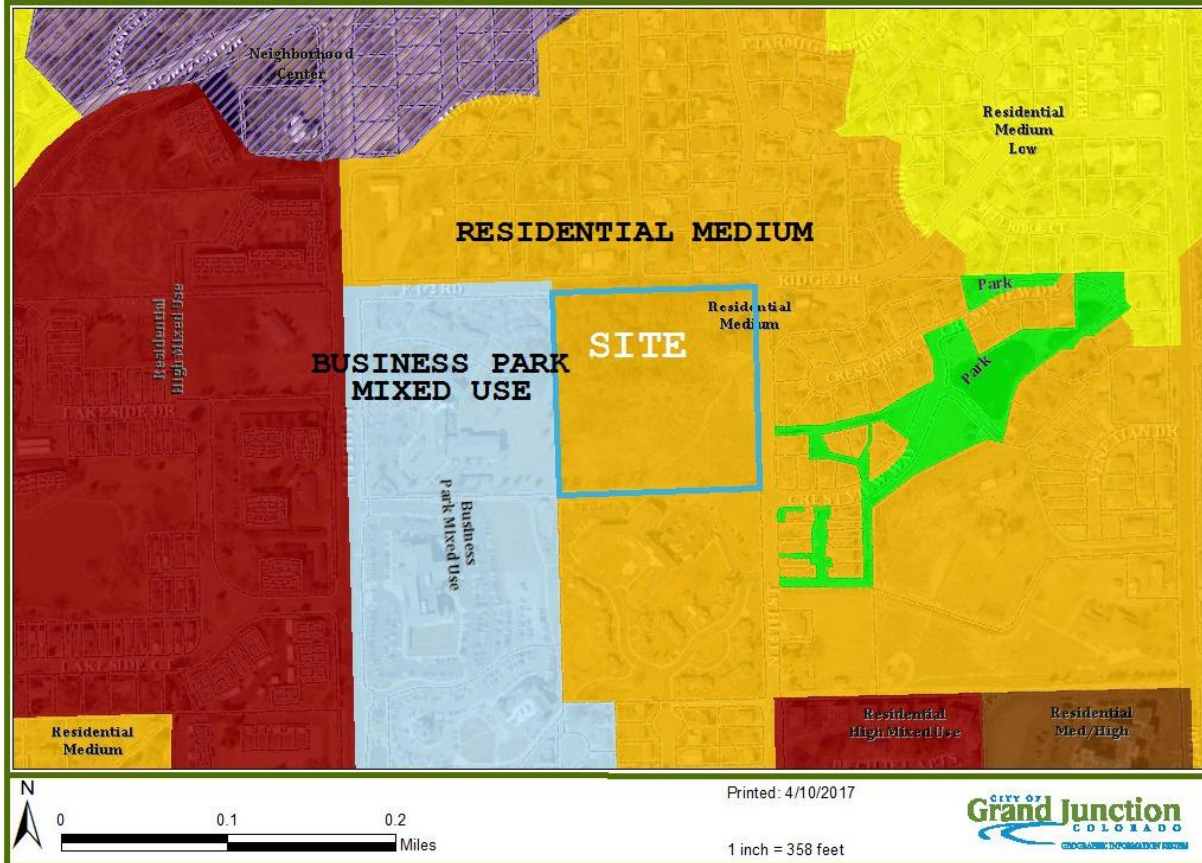
## RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the Rezone request RZN-2017-104, I move that the Planning Commission forward a recommendation of approval for the Rezone of property located at 3495 N. 15<sup>th</sup> Street from an R-8 (Residential 8 du/ac) to an R-5 (Residential 5 du/ac) zone district with the findings of fact and conclusions listed in the staff report.





# 3495 N. 15th St. Comprehensive Plan Future Land Use Map





# 3495 N. 15th St. Existing Zoning Map



Printed: 4/10/2017

1 inch = 358 feet

City of  
**Grand Junction**  
COLORADO  
GO TO: [www.grandjunctioncolorado.gov](http://www.grandjunctioncolorado.gov) FOR MORE INFORMATION



**EXHIBIT A  
HILLTOP REZONE/SUBDIVISION  
3145 N. 15<sup>th</sup> STREET  
GRAND JUNCTION, CO**

**SUMMARY OF NEIGHBORHOOD MEETING  
MONDAY, FEBRUARY 27, 2017  
HILLTOP CORPORATE OFFICES  
1331 Hermosa Avenue @ 6:00 PM**

A neighborhood meeting for the above referenced rezone and subdivision was held Monday, February 27, 2017, at the Hilltop Corporate Offices, located at 1331 Hermosa Avenue, at 6:00 PM. A letter notifying the neighbors within the surrounding 500 feet of each project was sent on February 14, 2017, per the mailing list received from the City. The meeting was facilitated by Doug Thies with River City Consultants, Inc., representing Hilltop and Monument Homes, the project Developer, who were also in attendance. Tracy States, Project Coordinator with River City Consultants, was also in attendance to document the meeting. In attendance for the City of Grand Junction was Lori Bowers, Senior Planner. Ms. Bowers was there to answer questions requiring clarification of City staff. There were 26 neighbors that attended the meeting. An attendance list is provided as part of this Exhibit.

The meeting began at approximately 6:05 PM. Mr. Thies introduced the area and explained the purpose of the meeting. He explained it is planned to rezone the property from R 8, residential 8 dwelling units per acre, to a less intense zoning of R 5, residential 5 dwelling units per acre and that was the main focus of the meeting. He explained that there were minimum and maximum densities that have to be met and that approximately 30 mixed units are proposed, which will still not max out the R-5 zoning. He also noted that if you rounded the acreage up to ten acres, 80 units could be proposed with the existing zoning. There were two exhibits provided, one on 11 x 17 maps which were distributed to the neighbors, and a larger, 24 x 36 map at the entrance to the meeting room and copies are provided as part of this Exhibit. Doug explained that grade, utilities, etc., still have to be considered when developing a property, so a preliminary plan was made to see which direction the project can go. Doug noted that the plan presented is subject to change. Doug explained that the dwelling units are to be a mix of single family and cottage/duplex style homes. He also noted that pedestrian trails are to be included and the F ½ Road will be required to be completed as part of the project. He finished with stating that in a nut shell, the proposed project reduces density and is a good infill project. Doug then opened up the floor to questions/comments.



Traffic was a big concern. More than one neighbor commented that by completing the F ½ Road (Ridge Drive) connection from 12<sup>th</sup> to 27 ½ Road speed would increase and it would be used as a shortcut to avoid lights on Patterson. Both Doug and Mike Stahl, Hilltop's CEO, stated that previous discussions with City have ended with the conclusion that F ½ Road must be completed. It was explained that F ½ Road is classified as a collector road, moving traffic from east to west. Comments were also made about another access on 15<sup>th</sup> to avoid putting all of the traffic from the project onto F ½ Road. Could one be provided? Doug responded that there was a large elevation difference between the property and 15<sup>th</sup>. Traffic calming was also suggested and Doug said that could be looked into with the City but was beyond this project. A comment was made to please consider the retiree community, the extension of F ½ Road is opening up a very quiet area.

Questions were asked about homes proposed. Would it be like The Fountains or single family homes? Mike Stahl explained that a mix of retiree cottages and privately owned single family homes is proposed, very much like The Knolls. It was asked if there would be a HOA. Mike responded that there will definitely be a HOA. It was asked if the private homes would be intermingled. Mike responded that yes, the homes will be intermingled with an open space look. It was asked if there would be individual lots. Mike explained that just the homes would be privately owned with the grounds maintained by the HOA. It was asked if the homes would be single-level. Mike responded that yes, they will be single-level. It was asked what would the square footage of the single family homes would be. Denny Granum with Monument Homes stated that the homes would be reasonable in size, 2,000 – 2,500 square feet. Some would have two car garages and some would have three car garages. It was explained that the existing home would be torn down.

There were some questions with regards to grade and wetlands. Doug explained that grade would try to be left as is. If fill were required they could probably move from another area on site. It was possible that a retaining wall would be required. The project will do its best not to disturb existing wetlands that those areas would have to be delineated. It was explained that the project was planning one, possible two, ponds so additional wetlands could be created as a result.

Final comments/questions included:

Are there any plans for another facility like The Fountains? Is this project for-profit as this does not seem to fit with Hilltop's theme? The answer was that it will be a mix of non-profit/for-profit. Mike explained that Hilltop's needs have changed with regards to facilities. Hilltop needs to make money to continue providing services. He stated that 100% of the cottages were occupied. Hilltop has a full for-profit wing to assist their non-profit services.

Several comments were made that the neighbors were glad to see a reduction in the zoning/density. One neighbor made the comment that a lot of worse things could be proposed for this site.

At some point and time a traffic signal would be required at 27 ½ Road...in fact it is probably needed now.

The meeting adjourned at approximately 7:00 PM.

- I'd rather Ridge Drive not be opened up thru. to 12<sup>th</sup> St. It will increase traffic between 12<sup>th</sup> St. + 27<sup>1/2</sup> Rd.
  - The French drain around my house is daylighted (open) @ the S.W. corner of 15<sup>th</sup> St. + Ridge Dr. + needs to stay open.
  - How will drain for waste water be handled from N.W. of property?
- 2/27/2017 Mtg  
Tom Jey  
3498 No. 15<sup>th</sup> St.  
Sd. Jct.

Against putting F<sup>1/2</sup> through to 15<sup>th</sup>.

Anybody has to know that once you open F<sup>1/2</sup> Road the traffic will be very heavy to 12<sup>th</sup> Street. Already hard to get onto 12<sup>th</sup> Street.

Thank you for letting us come.

Wish it was only going to be Cottages for the Fountains but maybe

Thank you so much for rezoning  
30 vs 80 sounds good to  
me!

Traffic concern is mine too!  
Ken Hines  
1510 Ridge Dr.

### REZONE

I REALLY MISS THE DEER!

I CRIED WHEN YOU CUT DOWN ALL  
THE TREES!

IT LOOKS LIKE A GOOD PROJECT.



Monday, February 27, 2017 – Hilltop Subdivision  
 Neighborhood Meeting @ 6:00 PM  
 Hilltop Health Services Corporate Office  
 Located at 1331 Hermosa Avenue, Grand Junction, CO

Name	Address	Phone # (Optional)
1. CHUCK/BEV WILLO	3525 N. 15 <sup>TH</sup> ST	242-2294
2. Tom + Kathy Jeyes	3498 N 15 <sup>th</sup> St	270 4374
3. Robert + Emma Smith	1450 Ridge DR.	201-5074
4. Karen Tuinstra	1510 Ridge Dr. <sup>Tuinstra</sup> <sub>2-brookside</sub>	243-1350
5. MIKE McCOIN	2716 Midway Ave.	978-241-7497
6. Darrel Lawrence Turner	1739 Bell Ridge Ct	245-9645
7. Lou Brown	City of G. J.	256-4033
8. Bob Sherrill	655 Deer View Ln	958-2468
9. Shirley Davis	3725 No 15 <sup>th</sup> St	255-6889
10. Gladys States	RCC	241-4722
11. Doug Thies	RCC	241-4722
12. Denny Granum	Monument Homes	263-4022
13. Mike Stahl	Hilltop	242-4400
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**Monday, February 27, 2017 – Hilltop Subdivision  
Neighborhood Meeting @ 6:00 PM  
Hilltop Health Services Corporate Office  
Located at 1331 Hermosa Avenue , Grand Junction, CO**

Name	Address	Phone # (Optional)
1. David & Martha May Gelberg	2708 F 1/2 Rd	243-4460
2. Rep & Katherine Reuben	P.O. Box 1743	541-5622
3. Al & Dorothy Swenson	1829 Ridge Dr	
4. Tom & Susie Vaughn	1650 RIDGE DR	970-241-5998
5. Steve Olney	1720 RIDGE DR.	(970) 243-2273
6. Alice Darny	3755 N 15 CT	✓ 343-9583
7. JUDY BURCH	3759 N 15TH CT	
8. Joan Wright	3764 N " "	241 9652
9. BRIAN WEDDES	3733 N " "	
10. A B C R I S M A N	1209 RIDGE DR	241 5529
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**GRAND JUNCTION PLANNING COMMISSION**  
**April 25, 2017 MINUTES**  
**6:00 p.m. to 7:48 p.m.**

The meeting of the Planning Commission was called to order at 6:00 p.m. by Vice-Chairman Bill Wade. 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, and Steve Tolle.

In attendance, representing the City's Administration Department – Greg Caton, City Manager, Community Development, was Kathy Portner, (Community Services Manager), Dave Thornton (Principal Planner), and Rob Schoeber, Director of Parks and Recreation.

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 21 citizens in attendance during the hearing.

**\*\*\*CONSENT CALENDAR\*\*\***

**1. Minutes of Previous Meetings**

*Action: Approve the minutes from the March 28, 2017 Meeting.*

Vice-Chairman Wade briefly explained the Consent Agenda and noted that the Minutes of the March 28<sup>th</sup> meeting was missing an item, therefore, they would vote on them at the May 23, 2017 meeting.

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

Vice-Chairman Wade stated that one of the four items on the agenda for public consideration, the Civic and Institutional Master Plan and Right-of-Way Vacation Request for Colorado Mesa University, has been continued to the next meeting in May at the request of the applicant.

**2. Las Colonias Park PD Zoning Ordinance and Outline Development Plan**

[File# PLD-2017-158]

Request to Rezone to a PD (Planned Development) and an Outline Development Plan for the properties located on the north bank of the Colorado River between Highway 50 and 27 ½ Road.

*Action: Recommendation to City Council*

Applicant: City of Grand Junction

Location: North bank of the Colorado River between Highway 50 and 27 ½ Road

Staff Presentation: Kathy Portner, Community Services Manager

### **Staff Presentation**

Greg Caton, City Manager explained that the Las Colonias Planned Development, in the River District, is a \$30 Million Economic Development Opportunity. The project includes the development and enhancement of Las Colonias Park. Mr. Caton stated that this is a Public/Private Partnership that includes the Downtown Development Authority, the Grand Junction Economic Partnership, the City of Grand Junction and private industry. Mr. Caton noted that one goal is the retention and expansion of an existing Grand Junction business in what is considered a target industry. In addition, there will be cooperative recruitment of new businesses. Mr. Caton noted that an incentive agreement is a component of the project.

Mr. Caton showed a slide of the Business Park Concept that is on the Riverfront at the East end of Las Colonias' 147 acres. This Business Park is 10-15 acres, city owned and will be land-leased to private businesses. Should it be considered in the future to sell this property, it would take a vote of the community as it is dedicated as a park.

Mr. Caton explained the intent is to develop the business park in conjunction with a focus on the Outdoor Recreation Industry with an anchor tenant, creating a Google-Like Campus.

Mr. Caton went on to explain that the \$30 Million Economic Development Opportunity he had spoken about can be broken down into two components:

The first component is \$10 million, somewhat equally divided in public infrastructure and park amenities. Mr. Caton explained that the first phase is anticipated by year end 2017, and the infrastructure complete by year end 2018.

The second component is \$20 million in private investment that is anticipated to be recruited. There will be about 10 pads that can be developed, anticipating approximately two million each.

Rob Schoeber, Director of Parks and Recreation displayed a slide of the area and noted that the 147 acres stretches along the river from approximately the 5<sup>th</sup> street bridge on the west side, and to the pedestrian bridge on the east.

Mr. Schoeber explained that in the mid-1990s, the Botanical Gardens were started on the far west end. There was no additional development in this area during the following 15 years. About 5 years ago, a Disc Golf group asked if they could clean up the Watson Island area for use as a disc golf course. Mr. Schoeber noted that this was a great enhancement to that area. In 2013 City Council adopted a new Master Plan with considerable public input. The goal was to keep this area along the river as a passive area as opposed to soccer fields. An outdoor amphitheater was incorporated into this plan.

In 2015 the first phase of development was completed which included improvements on Struthers Ave. These improvements included a restroom, shelter area, new playground, parking and a native arboretum to compliment the nearby Botanical Gardens.

Mr. Schoeber stated that the construction currently underway includes the Amphitheater, additional parking and a slough area. Mr. Schoeber explained that the slough area is a diversion of the Colorado River where a channel was created to bring the river closer to the Parkway and the users in that area. There is potential for additional water features as well.

Mr. Schoeber added that a boat launch, festival area, dog park, zip line, parking and restrooms are amenities that originally were thought to be 5-10 years out. Mr. Schoeber explained that development of these features will be part of the 10-million-dollar phase of the Business Park that Mr. Caton had discussed.

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

Kathy Portner, Planning Manager, explained the request before the Commission is to rezone the entire 147 acres to Planned Development (PD), integrating components of a Business Park into the Recreational Park design. The Outline Development Plan includes the following elements:

- Approximately 15 acres at the west end of the property for the business park
- Establish Community Services and Recreation (CSR), which is the current zone, as the default zone
- Establish the allowed uses to include those currently allowed in CSR with the addition of light manufacturing and production, warehousing, services and retail as allowed uses as a part of the Business park development

Ms. Portner stated that the requested Planned Development Outline Development Plan for Las Colonias Park is consistent with the goals and policies of the Comprehensive Plan and Greater Downtown Plan and meets the review criteria of the Zoning and Development Code.

### **Public Comment**



Kristi Pollard, Executive Director of the Grand Junction Economic Partnership, 122 N 6<sup>th</sup> St., stated that they are in support of the rezoning. Ms. Pollard noted that they are working closely on this project with the City and have identified an anchor tenant that would like to relocate, with the proper zoning approved, to the Business Park area. Ms. Pollard stated that this business, based on the cost of the building and number of projected employees, that it is estimated that there will be over 20 million dollars in direct capital expenditures. Additionally, based on their projections there could be 160 million dollars in annual sales from this business park. Ms. Pollard noted that the Grand Junction Economic Partnership Board as well as the Chamber of Commerce has voted in support of this project.

Ms. Portner explained that it was brought to her attention that lodging was not on the list of allowed uses and would like to add that to the list of allowed uses in the PD as well.

Vice-Chairman Wade asked Ms. Portner to define lodging. Ms. Portner responded that lodging would include hotels, motels, boutique type hotels on a transient basis, therefore it is not long-term housing. Vice-Chairman Wade inquired if camping is included as an allowed use under the lodging definition. Ms. Portner stated that camping is not allowed. Ms. Portner referred to the comparison chart in the staff report for a list of CSR vs PD uses and noted that uses were mainly added to the PD. Ms. Portner clarified that the ordinance will specifically list what uses are allowed in the PD.

Cheryl Gulick, 1034 Santa Clara Ave. stated that she lives across from this development and at times last summer, has had problems with excessive noise from the Brewery across the river at 10pm. Mr. Schoeber explained that during the public input process, it was requested that the music is done by 10pm and the City has used that as the policy for the amphitheater. Ms. Gulick asked if activities associated with lodging, such as wedding receptions, would have the same policy enforced. Ms. Schoeber responded that they are not to that level of planning yet, but as approval come forward for businesses, the noise curfew would be a consideration.

Vice-Chairman Wade explained that they were voting on the PD rezone and as projects come forward, the public would have an opportunity to comment at that time. Ms. Portner clarified that most of the uses would be a use by right, therefore an administrative level review, but there would be notice sent out to the neighboring properties.

Commissioner Ehlers added that the Master Plan, which had extensive public input, was approved, with this area designated for this type of development.

**MOTION: (Commissioner Ehlers)** “Mr. Chairman, on item PLD-2017-158, I move that the Planning Commission forward a recommendation of approval of the requested rezone to PD and Outline Development Plan, PLD-2017-158, to the City Council with findings of fact/conclusions and conditions as stated in the staff report with the addition of Ms. Portner’s request that lodging be included in the allowed uses.”

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

### **3. Fountain Hills Subdivision Rezone**

[File #RZN-2017-104]

Request to Rezone 9.339 acres from R-8 (Residential – 8 du/ac) to R-5 (Residential – 5 du/ac) zone district.

*Action: Recommendation to City Council*

Applicant: Hilltop Health Services Corporation, Owner  
Monument Homes 7 Development, Applicant  
River City Consultants, Inc. - Representative  
Location: 3495 N. 15<sup>th</sup> Street  
Staff Presentation: Kathy Portner, Community Services Manager

#### **Staff Presentation**

Ms. Portner stated that the applicant requests approval of a rezone of property, located at 3495 N. 15<sup>th</sup> Street, from R-8 (Residential – 8 du/ac) to R-5 (Residential – 5 du/ac) zone district for a proposed subdivision.

Ms. Portner displayed a site location map and explained that the approximately 10-acre site is located at the southwest corner of 15<sup>th</sup> Street and F ½ Road. The surrounding development includes The Fountains Assisted living facility to the south, the Atrium assisted living facility to the west and residential subdivisions to the north and east. The applicant is proposing a development of single-family and cottage/duplex units on the property similar to what is to the south.

The next slide shown was of the Future Land Use designation for the property and Ms. Portner noted that much of the surrounding area is Residential Medium, which allows for densities of 4-8 units per acre.

The existing Planned Development zoning map was displayed and Ms. Portner noted that the site is currently zoned R-8, with surrounding zoning of R-4, R-5, R-24 and Planned Development. Ms. Portner stated that the applicant is requesting a rezone to R-5, Residential, 5 units per acre to accommodate the proposed lower density development. The R-8 zone district requires a minimum density of 5.5 units per acre and the R-5 zoning allows for minimum density of 3 units per acre. Ms. Portner added that the proposed development will be in the range of 3-5 units per acre.

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

After reviewing the Fountain Hills Subdivision Rezone, a request to zone 9.339 acres from R-8 (Residential – 8 units/acre) to R-5 (Residential – 5 units/acre) zone district, the following findings of fact and conclusions have been determined:

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

### **Public Comments**

Tony Devaux, 660 East Cliff Drive, stated that he lives adjacent to the proposed property. Mr. Devaux stated that he and his neighbors were concerned that this development will open a portion of F ½ Rd. which has been closed off at a dead end. Their concern is the amount of traffic that opening F ½ Rd. would generate. Mr. Devaux stated that they are not against the development itself.

Vice-Chairman Wade replied that however the property is developed, F ½ Rd. is proposed to eventually go through and this is actually a request for a downzone. The property is being reviewed for rezone only and Vice-Chairman Wade advised Mr. Devaux that when actual development application is made, that he make his concerns known.

Mr. Devaux stated that he and some of his neighbors were not informed about the rezone. Ms. Portner stated that the applicant has had a neighborhood meeting and that neighboring properties within 500 feet are sent notifications. Ms. Portner noted that they can't guarantee everyone received a notice as they rely on the assessor's records to develop the mailing list. Mr. Devaux stated that he felt 500 feet is not enough. Vice-Chairman Wade explained that the 500-foot radius is the required notice distance in the development code. Commissioner Ehlers added that in addition to mailed notices, the general public can view proposed developments on the City website. In addition, yellow development signs are required to be posted on the property prior to public hearings.

**MOTION: (Commissioner Buschhorn)** "Mr. Chairman on the Rezone request RZN-2017-104, I move that the Planning Commission forward a recommendation of approval for the Rezone of property located at 3495 N. 15<sup>th</sup> Street from an R-8 (Residential 8 du/ac) to an R-5 (Residential 5 du/ac) zone district with the findings of fact and conclusions listed in the staff report."

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

#### **4. Amend the Final Development Plan for the Ridges Planned Development, Filing Two** [File# PLD-2016-580]

Request to amend Filing Two of the Ridges Planned Development.

*Action: Recommendation to City Council*

Applicant: Dynamic Investments, Inc. c/o Mike Stubbs

Location: Ridge Circle Drive at Ridges Boulevard  
Staff Presentation: Kathy Portner, Community Services Manager

### **Staff Presentation**

Ms. Portner explained that this a request to amend the Final Plan for the Ridges, Filing Two, on two parcels in a Planned Development (PD). Ms. Portner noted that the Planning Commission originally denied this request at the March 28<sup>th</sup>, 2017 meeting. The applicant has come back with changes to the Plan, specifically an increased rear yard setback on Parcel 2 (10 feet instead of 5 feet) to address the concerns from the last meeting.

Ms. Portner displayed a slide of an aerial photo of the area and explained that there are two parcels totaling 1.12 acres, currently designated as "commercial sites". Ridge Circle Drive runs E/W between the two parcels. Ms. Portner explained that these two sites were designated Commercial back in the 1970's when the Ridges was originally platted. The Ridges PUD, at that time, had a list of uses that would be appropriate on those Commercial sites, however, it did not designate what the bulk standards would be.

Ms. Portner noted that the parcel on the northwest corner is adjacent to an office building and residential units behind it and Parcel 1 to the south, is adjacent to commercial use and residential behind it.

Ms. Portner's next slide depicted the Future Land Use Map and noted that the entirety of the Ridges is designated Residential Medium (4-8 units per acre). The Ridges was originally developed at a density of 4 units per acre, however, it was built out at a lesser density. Residential Medium density supports a number of zone districts as default zones including the R-O (Residential Office) zone district, proposed as the default zone for these two commercial properties. The proposed amendment to the PD is to add residential uses to the list of allowed uses.

The next slide displayed was of the proposed Outline Development Plan that showed a list of uses that are being proposed as well as the proposed setbacks on each of the lots. Ms. Portner stated that the proposed setback from Ridges Blvd. is 10 ft. and 15 ft. from Ridge Circle Dr. Access shall be obtained from Ridge Circle Drive given the constraints of Ridges Blvd.

Ms. Portner stated that the applicant is proposing a 10 ft. setback on the west property lines, a 5 ft. setback on the south property line on Parcel 1.

Ms. Portner noted that staff would propose considering a 10 ft. setback on the south property line on Parcel 1 instead of 5 ft. The rationale for that is that the current building

on the lot to the south of it has a building that is considerably set back, however, that may not always be the case.

Ms. Portner explained that building heights will be limited to 35 feet, or 3 stories. This is a reduction from the standard 40 feet in the RO zone district. Maximum building size will be 10,000 square feet. This amendment further provides a maximum and a minimum number of residential units for each parcel as follows:

Parcel 1 – 3 - 6 units (14.6 du/ac)

Parcel 2 - 3 - 10 units (13.5 du/ac)

The list of allowed uses include the commercial uses originally approved with the Ridges development and adds residential as an option.

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

Ms. Portner stated that after reviewing The Ridges Filing Two ODP Amendment application, for a major amendment to the Planned Development, Outline Development Plan, staff makes the following findings of fact and conclusions:

1. The requested amendment to the Planned Development, Outline Development Plan is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.05.150 and Section 21.02.140 of the Grand Junction Municipal Code have been met.
3. Staff recommends increasing the rear yard setback on Parcel 1 to 10'.

### **Questions for Staff**

Commissioner Ehlers asked what was the existing rear setback for Parcel 1. Ms. Portner replied that there are no established rear setbacks for those Commercial lots within that PD zoning. Ms. Portner explained that the PD would have required every final plan to come back through a hearing process. Since then, the City has changed the development code so that they no longer come back for a final hearing. Ms. Portner explained that they want to establish the bulk standards at this time so that if someone wanted to develop, they would know what to expect.

### **Applicant Presentation**

Mike Stubbs, President of Dynamic Investments, 205 Little Park Road, noted that over the years he has had discussions with City Staff as to what would be an appropriate default zoning on these parcels and the conclusion was always RO (Residential Office).

Mr. Stubbs stated that concerns voiced about height, density and setbacks were expressed at the neighborhood meeting by Mr. Rolland who owns the office building adjacent to the property. Mr. Stubbs stated that the most restrictive height limit in the zoning code is 35 feet which is what he originally proposed. Mr. Stubbs noted that a zero lot line would be allowed, however there needs to be a 10 ft. separation from any building and the current building on Mr. Rolland's adjoining property. Mr. Stubbs stated

that Mr. Rolland's building is setback about 13 feet from the property line, therefore he felt his original proposed setback of 5 ft. was appropriate. However, out of consideration to Mr. Rolland's concerns, Mr. Stubbs has since revised the request to a 10-foot setback along that property line.

Mr. Stubbs explained the challenges there are with the constraints of the lot due to the contours and storm drainage areas of the lot.

Mr. Stubbs noted that he disputes the numbers the staff presented regarding density. Mr. Stubbs stated that in calculating density by code, you are allowed to add half of the right-of-way of the adjacent road. He noted that he had calculated that out with staff and they came up with 8 units per acre.

Mr. Stubbs stated that there are existing multifamily complexes that are three stories already built in the Ridges. Mr. Stubbs explained that any development would need to have a site plan review where design standards would be looked at by both the City and the Ridges Architectural Control Committee.

### **Questions for Applicant**

Commissioner Ehlers inquired what the road classification was for Ridge Circle Dr. Mr. Stubbs referred to Ms. Portner who stated that she believes it is a collector, however, the code does not refer to the right-of-way calculation for an RO zone district as there is no maximum density.

### **Public Comments**

Thomas Rolland, 870 Gambles Rd., stated that for 25 years he has owned the property at 405 Ridges Blvd. where he has an office building that is approximately 4,800 square feet. Mr. Rolland referred to the aerial photo of the property and pointed out that the three story residential units to the east that Mr. Stubbs had referred to, are buffered by open space. Mr. Rolland also noted that the elevation of that property lessens the impact.

Mr. Rolland is concerned that if a development moves forward once the ODP is approved with the criteria, he will be told that it is too late to oppose it as the criteria has been met. Mr. Rolland stated that he would like to refine the criteria. Mr. Rolland stated that as an alternative to setting the criteria in the ODP, he would like to see an interested developer come forward and make a proposal that fits the property.

Mr. Rolland noted that he feels what is being done is a rezone of the property, and therefor is a "spot zoning". Mr. Rolland stated that he is opposed to the proposal and feels it is the same proposal as what was brought forward two weeks ago. Mr. Rolland reiterated that he is not opposed to the residential component per se, however, he is not in agreement with the density. He would like to see 4-5 units per acre and would like the height to be limited to two stories due to visual impact of the area. Mr. Rolland would



like to see two sets of setbacks, one for business and a larger one for residential.

Referring to the neighborhood meeting noted in the staff report, Mr. Rolland indicated that he does not believe there was a city staff member present. Mr. Rolland stated that density was a real concern of those who attended the neighborhood meeting, however the staff report states that density had been addressed within the ordinance. Mr. Rolland stated that he did not understand what that meant. He noted that the density proposed now was the same as what was presented at the meeting, and everyone had been opposed to it.

Vice-Chairman Wade asked Ms. Portner for clarification. Ms. Portner noted that she was not at that meeting, however she is aware that density was one of the issues brought up. Ms. Porter stated that the reference that the "density had been addressed by the ordinance", meant that it would be proposed and established by the ordinance upon recommendation of the Planning Commission and approval by City Council.

Mr. Rolland stated that he does not agree with the argument that because the Ridges did not develop as planned, that it has a negative effect on this property. Mr. Rolland noted that the staff report implies that the negative economic impact felt by the developer was a consideration in the proposal and he feels that should not be a factor.

Mr. Rolland explained that when he bought his building he was concerned about the location; however, it has been a great location for him. Referring to the staff report, Mr. Rolland noted a few of the uses allowed are not clear as to what could actually go there.

Regarding screening and buffering, Mr. Rolland felt there is no way a project could adequately be screened from his property or others. Mr. Rolland summarized that the rear yard setback to 5 feet is the only change that was made from the last time the proposal came before the Commission.

### **Applicant's Rebuttal**

Mr. Stubbs stated that Brian Rusche, Senior Planner, was in attendance at the neighborhood meeting. Mr. Stubbs explained that there were higher densities proposed at that meeting and he since has reduced them. There are not maximum densities in R/O zoning, therefore Mr. Stubbs felt it was appropriate that his proposal establishes them for residential.

Mr. Stubbs disagreed with Mr. Rolland that this would be considered spot zoning. Mr. Stubbs addressed Mr. Rolland's comment that this should remain Commercial because there is not a need for residential development, and referred to the Housing Needs Assessment that was done that concludes there is a shortage of certain housing opportunities other than single family. Mr. Stubbs reminded the Commission that any development would need to meet market requirements, City Codes, Ridges Architectural Review as well as neighborhood input.

### **Questions for Staff**

Commissioner Deppe asked Ms. Portner what the current height and setback requirements are for this property. Ms. Portner informed the Commission that for Commercial development in the Ridges, there are no bulk standards established. Ms. Portner noted that for residential, the height restriction is 28 feet for single family development that was already platted and there are no established bulk standards for multifamily and commercial on the bigger lots.

Commissioner Ehlers asked if the original document made reference to being subject to today's standards. Ms. Portner explained that the Ridges was developed under a Metro District and later annexed into the City. The City established the Amended Final Plan for the Ridges in 1994 that confirmed the standards set for these single family lots and listed allowed uses for Commercial lots. It did reference the need to comply with current codes, however, at that time final plans came back through a public hearing process where the standards would be established at that time.

Vice-Chairman Wade inquired if the proposal is to establish the parameters for development, and then if a development was proposed, it would go through an administrative review including the opportunity for neighborhood input. Ms. Portner stated that a proposed development would still have neighborhood notification and signs posted on the property.

### **Commissioner Discussion**

Commissioner Ehlers noted that height restrictions in today's current code for Residential, Commercial and R/O ranges from 40 to 80 feet. What is being proposed for this ODP is more restrictive than what is currently allowed regarding height. Regarding compatibility with the neighborhood, Commissioner Ehlers sees nearby residential development and does not think R/O would be incompatible. Commissioner Ehlers stated that he did have a concern with the 5-foot setback in the previous proposal, but now feels comfortable with the revised 10-foot setback. Commissioner Ehlers pointed out that the Future Land Use Map designated Residential Medium zoning, therefore does not agree with Mr. Rolland's concern of "spot zoning". Commissioner Ehlers also stated that he is not in favor of requiring a 10-foot setback in the rear of Parcel 1 based on the fact that the property to the south may choose to be redeveloped. He felt this should remain a 5-foot setback.

Commissioner Buschhorn stated that he completely agrees with Commissioner Ehlers comments.

Vice-Chairman Wade stated that this recommendation will go to City Council based on compliance with the code, and noted that City Council can make their decisions on what they think is best for an area.

**MOTION: (Commissioner Ehlers)** “Mr. Chairman on item PLD-2016-580, I move that the Planning Commission forward a recommendation of approval of the requested amendment to the Outline Development Plan for The Ridges Filing Two, as proposed by the applicant.”

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

**5. Other Business**

None

**6. Adjournment**

The Planning Commission meeting was adjourned at 7:48 p.m.

**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE REZONING FOUNTAIN HILLS SUBDIVISION  
LOCATED AT 3495 N. 15<sup>TH</sup> STREET  
TO R-5 (RESIDENTIAL – 5 DU/AC)**

**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 zoning the property located at 3495 N. 15<sup>th</sup> Street to the R-5 (Residential – 5 du/ac) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Future Land Use Map designation of Residential Medium, the goals and policies of the Comprehensive Plan, and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-5 (Residential – 5 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING PROPERTY SHALL BE ZONED R-5 (RESIDENTIAL – 5 DU/AC):**

The NE 1/4 of the NW1/4 of the SW1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian; EXCEPT tract conveyed to the City of Grand Junction by Warranty Deed Recorded May 22, 1985 in Book 1539 at Page 920, Mesa County, Colorado and EXCEPT ROW on the North and East described in Book 3080 at Page 428 (Reception Number 2056674), Mesa County Records.

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

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

**ATTEST:**

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

\_\_\_\_\_  
Mayor



## **Grand Junction City Council**

### **Regular Session**

**Item #8.a.ii.**

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**Meeting Date:** May 17, 2017

**Presented By:** Kathy Portner, Planning Manager

**Department:** Community Development

**Submitted By:** Kathy Portner, Planning Manager

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### **Information**

#### **SUBJECT:**

Ordinance Approving an Amended Planned Development (PD) and Outline Development Plan (ODP) for Lot 2, Block 9 and Lot 1, Block 8 of The Ridges, Filing Two.

#### **RECOMMENDATION:**

Planning Commission recommended approval of the request at their April 25, 2017 hearing (5-0).

#### **EXECUTIVE SUMMARY:**

A request to approve an amended Planned Development and Outline Development Plan for two commercial lots in The Ridges, Filing Two, located at the northwest and southwest corner of Ridges Boulevard and Ridge Circle Drive to expand the allowable uses to include residential in addition to business uses and establish R-O (Residential-Office) as the default zone district and set the bulk standards through an Outline Development Plan for future development of the parcels.

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

Lot 2, Block 9 and Lot 1, Block 8 of The Ridges, Filing Two, located at the northwest and southwest corner of Ridges Boulevard and Ridge Circle Drive were designated as "Commercial Lots" with the original platting of the subdivision with an approved list of uses. The Amended Final Plan for The Ridges, adopted by the City in 1994, confirmed those allowed uses as professional offices, preschools/nursery schools/day care centers, barber/beauty shops, self-service laundries, medical/dental clinics, counseling centers, schools, dance/music schools, membership clubs and community activity

buildings, indoor cultural/educational/recreational facilities, churches, fire/emergency services. The Amended Plan also established setbacks and other bulk standards for the residential lots, but not for the commercial lots. The applicant is requesting an amendment to include residential as an allowed use.

A few of the commercially designated lots were developed with the initial filings of The Ridges, but these two lots have remained vacant since the late 1970's. Dynamic Investments, Inc. has owned these vacant lots for almost thirty years. During that time the lots have been for sale and have been actively marketed from time to time. The owner has received no interest in the properties for business uses; however, there has been some interest specifically for residential use which is not currently allowed.

The applicant proposes to amend the allowable uses of the lots to include residential uses and establish bulk standards through an Outline Development Plan and establishing a default zone of RO (Residential Office).

While the R-O zoning district has no maximum residential density, the proposed ODP specifies minimum and maximum residential units as follows: the maximum number of units for Parcel 1 (southwest corner of Ridges Blvd and Ridge Circle Dr.) will be six (6); the minimum number of units will be three (3). The maximum number of units for Parcel 2 (northwest corner of Ridges Blvd and Ridge Circle Dr.) will be ten (10) units; the minimum number of units will be three (3). The applicant feels that the addition of residential use to the lots will provide the opportunity to develop a variety of new housing products at affordable price points not available in the market area. Further, the maximum number of residential units proposed will not exceed the overall density established in the Amended Final Plan for the Ridges.

The proposed allowed uses are as follows:

- Household living – Business Residence, Rooming/Boarding House, Two-Family Dwelling, Single-Family Detached, Multi-Family, Accessory Dwelling Unit. Home Occupations
- Group Living – Small Group Living Facility, Large Group Living Facility
- Community Service – Community Activity Building, All Other Community Service. Cultural – Museum, Art Galleries, Libraries
- Day Care – Home-Based Day Care, General Day Care
- Hospital/Clinic – Medical and Dental Clinics, Counseling Centers
- Religious Assembly
- Safety Services
- Recreation and Entertainment, Indoor
- Produce Stands
- Personal Services



- Lodging – Bed and Breakfast
- General Offices

The following table shows the proposed bulk standards as compared to the default zone of R-O.

	R-O	Parcel 1 (south)	Parcel 2 (north)
Max. height	40'	35'	35'
Max. stories	3	3	3
Max. bldg. size	10,000 sf	10,000 sf	10,000 sf
Front setback- Ridges Blvd	20'	10'	10'
Front setback- Ridge Circle Dr.	20'	15'	15'
Side setback West prop. lines	5'	10'	10'
Side setback Parcel 1 south line Parcel 2 north line	10'	5'	10'

The only deviation proposed to the bulk standards of the default zone is the front yard setback along both street frontages. All other proposed standards are equivalent to or are below the default standard. The applicant has specified the property lines as side and rear in listing the proposed setbacks; however, with corner lots the side and rear can be assigned to either of the interior lot lines; therefore, no deviation is required for those setbacks.

The proposed setbacks have been modified by the applicant based on input from the previous Planning Commission hearing by increasing the rear yard setback for parcel 2 from 5' to 10'. No other modifications are proposed.

#### Neighborhood Meeting:

A Neighborhood Meeting was held on November 3, 2016. Eight neighbors attended the meeting. The maximum density was a concern. This has been addressed within the Ordinance.

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

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

The proposed amendment will expand the possibilities for different housing types in the area, and allow for the possibility of mixed uses opportunities.

**FISCAL IMPACT:**

There will be no direct fiscal impact on the City for this land use action.

**SUGGESTED MOTION:**

I move to (approve/deny) Ordinance No. 4751 - An Ordinance Approving an Amended Planed Development (PD) and Outline Development Plan (ODP) for Lot 2, Block 9 and Lot 1, Block 8 of The Ridges, Filing Two on final passage and order final publication in pamphlet form.

**Attachments**

1. Project Location Map
2. Planning Commission Staff Report
3. Draft Planning Commission Minutes
4. Proposed Ordinance

## Project Location Map







## PLANNING COMMISSION AGENDA ITEM

Date: April 5 2017

Author: Lori V. Bowers

Title/ Phone Ext: Sr. Planner/4033

Proposed Schedule: PC – April 25, 2017

1<sup>st</sup> Reading: May 17, 2017

2nd Reading: June 7, 2017

File #: PLD-2016-580

**Subject:** Amend the Final Development Plan for the Ridges Planned Development, Filing Two

**Action Requested/Recommendation:** Forward a recommendation of approval to City Council to amend Filing Two of the Ridges Planned Development

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

### Executive Summary:

A request to amend the Final Plan for two commercial lots in The Ridges, Filing 2, to expand the allowable uses to include residential, in a PD (Planned Development) zone district.

### Background, Analysis and Options:

Lot 2, Block 9 and Lot 1, Block 8 of The Ridges, Filing 2, located at the northwest and southwest corner of Ridges Boulevard and Ridge Circle Drive were designated as "Commercial Lots" with the original platting of the subdivision with an approved list of uses. The Amended Final Plan for The Ridges, adopted by the City in 1994, confirmed those allowed uses as professional offices, preschools/nursery schools/day care centers, barber/beauty shops, self-service laundries, medical/dental clinics, counseling centers, schools, dance/music schools, membership clubs and community activity buildings, indoor cultural/educational/recreational facilities, churches, fire/emergency services. The Amended Plan also established setbacks and other bulk standards for the residential lots, but not for the commercial lots. The applicant is requesting an amendment to include residential as an allowed use.

A few of the commercially designated lots were developed with the initial filings of The Ridges, but these two lots have remained vacant since the late 1970's. Dynamic Investments, Inc. has owned these vacant lots for almost thirty years. During that time the lots have been for sale and have been actively marketed from time to time. The owner has received no interest in the properties for business uses; however, there has been some interest specifically for residential use which is not currently allowed.

The applicant proposes to amend the allowable uses of the lots to include residential uses and establish bulk standards through an Outline Development Plan and establishing a default zone of RO (Residential Office).

While the R-O zoning district has no maximum residential density, the proposed ODP specifies minimum and maximum residential units as follows: the maximum number of

units for Parcel 1 (southwest corner of Ridges Blvd and Ridge Circle Dr.) will be six (6); the minimum number of units will be three (3). The maximum number of units for Parcel 2 (northwest corner of Ridges Blvd and Ridge Circle Dr.) will be ten (10) units; the minimum number of units will be three (3). The applicant feels that the addition of residential use to the lots will provide the opportunity to develop a variety of new housing products at affordable price points not available in the market area. Further, the maximum number of residential units proposed will not exceed the overall density established in the Amended Final Plan for the Ridges.

The proposed allowed uses are as follows:

Allowed uses shall include:

- Household living – Business Residence, Rooming/Boarding House, Two-Family Dwelling, Single-Family Detached, Multi-Family, Accessory Dwelling Unit. Home Occupations
- Group Living – Small Group Living Facility, Large Group Living Facility
- Community Service – Community Activity Building, All Other Community Service. Cultural – Museum, Art Galleries, Libraries
- Day Care – Home-Based Day Care, General Day Care
- Hospital/Clinic – Medical and Dental Clinics, Counseling Centers
- Religious Assembly
- Safety Services
- Recreation and Entertainment, Indoor
- Produce Stands
- Personal Services
- Lodging – Bed and Breakfast
- General Offices

The following table shows the proposed bulk standards as compared to the default zone of R-O.

	R-O	Parcel 1 (south)	Parcel 2 (north)
Max. height	40'	35'	35'
Max. stories	3	3	3
Max. bldg. size	10,000 s.f.	10,000 s.f.	10,000 s.f.
Front Setback— Ridges Blvd	20'	10'	10'
Front Setback— Ridge Circle Dr.	20'	15'	15'
Side setback (west property lines)	5'	10'	10'
Rear setback (Parcel 1—south prop. line; Parcel 2—north prop. line)	10'	5'	10'

The only deviation proposed to the bulk standards of the default zone is the front yard setback along both street frontages. All other proposed standards meet or exceed the default standards. The applicant has specified the property lines as side and rear in listing the proposed setbacks; however, with corner lots the side and rear can be assigned to either of the interior lot lines; therefore, no deviation is required for those setbacks.

The proposed setbacks have been modified by the applicant based on input from the previous Planning Commission hearing by increasing the rear yard setback for parcel 2 from 5' to 10'. No other modifications are proposed. Staff would recommend also increasing the rear yard setback on Parcel 1 to provide for similar separation and buffering from the neighboring property.

**Neighborhood Meeting:**

A Neighborhood Meeting was held on November 3, 2016. Eight neighbors attended the meeting. The maximum density was a concern. This has been addressed within the Ordinance.

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

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

The proposed amendment will expand the possibilities for different housing types in the area, and allow for the possibility of mixed uses opportunities.

**Board or Committee Recommendation:**

This request was heard by the Planning Commission at the March 28, 2017 hearing and was denied. The applicant has modified the request to increase the proposed setback on parcel 2 from 5' to 10'.

**Financial Impact/Budget:**

There will be no direct financial impact on the City budget for this item.

**Legal issues:**

No legal issues identified at this time.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

This item was denied by Planning Commission at the March 28, 2017 hearing.



**Attachments:**

Background Information  
Site Location and Air Photo Map  
Future Land Use Map  
Existing PD Zoning Map  
Proposed Outline Development Plan  
Letter of Opposition  
Zoning Ordinance

BACKGROUND INFORMATION				
Location:		Ridge Circle Drive at Ridges Boulevard		
Applicants/Owner:		Dynamic Investments, Inc. c/o Mike Stubbs		
Existing Land Use:		Vacant land		
Proposed Land Use:		R-O (Residential Office)		
Surrounding Land Use:	North	Office building		
	South	Office building		
	East	Residential		
	West	Residential		
Existing Zoning:		PD (Planned Development)		
Proposed Zoning:		PD (Planned Development)		
Surrounding Zoning:	North	PD (Planned Development)		
	South	PD (Planned Development)		
	East	PD (Planned Development)		
	West	PD (Planned Development)		
Future Land Use Designation:		Residential Medium		
Zoning within density range?		X	Yes	No

Review criteria of Chapter 21.02.150 of the Grand Junction Municipal Code

Requests for an Outline Development Plan shall demonstrate conformance with all of the following:

The Outline Development Plan review criteria in Section 21.02.150(b):

- a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies.

The Comprehensive Plan's Future Land Use Map shows this area to develop in the Residential Medium category. Residential Medium density is supported by the R-O (Residential Office) zone district, proposed as the default zone for these. All other uses proposed for these properties are allowed in the default zone of R-O. Uses and bulk standards of the R-O zone district are proposed, with some slight deviations as discussed below.

The Grand Valley Circulation Plan shows Ridges Blvd as a Major Collector, which runs along the eastern boundary of the properties. No access is proposed from this road. Access will be from Ridge Circle Drive, which is classified as a local street.

b) The rezoning criteria provided in Section 21.02.140 of the Grand Junction Municipal Code (GJMC).

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

The original Ridges Planned Development anticipated much more density than what has been built. The subject parcels were designated as "commercial sites" and are limited to business uses only. The lack of residential density has diminished the need or the demand for business in this area.

This criterion has been met.

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

The proposed amendment will just add residential as potential uses on the properties, along with the original business-type uses that were approved as part of the original plan.

This criterion has not been met.

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

There are adequate public and community facilities to serve the proposed uses with the proposed ODP amendment/rezone application.

This criterion has been met.

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

The existing zoning is PD (Planned Development). 14% of the City's land is zoned Planned Development for residential purposes, 3% is zoned PD for non-residential purposes. The request broadens the possible uses for the subject parcels. This amendment to the PD will allow for the possibility of mixed uses as well as different types of residential uses.

This criterion has been met.

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

The benefits to the public include furthering the adopted plans and policies of the City of Grand Junction related to the Comprehensive Plan and Housing Needs Assessment. The addition of residential uses will allow a broader mix of housing options in the area and is an opportunity for infill development utilizing existing infrastructure. It will allow the opportunity for mixed use projects. The subject parcels are in close proximity of the city center, existing parks and recreational facilities

This criterion has been met.

c) The planned development requirements of Section 21.05.040(f) GJMC;

1. Setback Standards – The applicant requests the following setbacks: 10 ft. from Ridges Blvd; 15 ft. from Ridge Circle Drive; Rear 10 ft. on Parcel 2, and 5 ft. rear on Parcel 1; and Side setback of 10 ft. These are depicted on the proposed ODP. Of these, only the front yard setbacks from Ridges Blvd and Ridge Circle Drive are deviations from the R-O default zone. The Ridges Blvd. right-of-way is 165' in width with approximately 15' from the travel way to the property lines of both parcels. Ridge Circle Drive right-of-way is 50' in width with approximately 10' from the travel way to the property lines. The excess right-of-way provides for additional setback on the properties when considered in addition to the proposed setbacks from each of the streets. Section 21.05.040(g) of the Code allows for deviations from the default district standards subject to the provision of community amenities. The original development of the Ridges provided for extensive open space throughout the development providing a community benefit.
2. Open Space – This was addressed in the original Ridges Planned Development. There is adequate open space within the Ridges Development.
3. Fencing/Screening – This will be reviewed with subsequent site plan reviews per the Zoning and Development Code. No deviations regarding fencing or screening are requested in this Ordinance.
4. Landscaping – Landscaping will be per the City Zoning and Development Code.
5. Parking – Parking will be provided as required by the City's Zoning and Development Code.
6. Street Development Standards – No public streets are proposed with this application. Private drives are anticipated within the development pods. One access per parcel will be allowed. The access points are shown on the ODP drawing. Access for both parcels will be obtained from Ridge Circle Drive. In the event Parcel 2 develops as a commercial project, interconnectivity between Parcel 2 and the office complex to the north may be considered.

d) The applicable corridor guidelines and other overlay districts in Chapter 21.07.

There are no applicable corridor guidelines or overlay districts that impact these parcels.

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

Adequate public services and facilities currently exist for these sites and may be continued throughout the parcels to serve any new construction and development.

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

Access for both pods will be from Ridge Circle Drive. The proposed access is depicted on the proposed ODP. Internal site circulation will be through private access aisles or drives, dependent upon the type of development.

- g) Appropriate screening and buffering of adjacent property and uses shall be provided;

Building heights have been reduced to a maximum height of 35 feet. Types of screening or buffering will be dependent upon the type of development proposed, whether residential, business or mixed use.

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

Should the properties develop with residential uses, the maximum and minimum densities for each parcel have been identified. Parcel 1, maximum density will be six (6) dwelling units; the minimum number of units will be three (3). The maximum number of dwelling units for Parcel 2, will be ten (10) units; the minimum number of units will be three (3).

- i) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.

The applicant is proposing the default zone of R-O (Residential Office).

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

the Since this is essentially a rezone of the property, to allow residential uses along with personal services, produce stands and no retail sales, no time frame for development is provided. This is a market driven request since the properties have seen little action for almost 30 years. The request broadens the development opportunities to meet market demands.

## FINDINGS OF FACT/CONCLUSIONS

After reviewing The Ridges Filing Two ODP Amendment application, file number PLD-2016-580 for a major amendment to the Planned Development, Outline Development Plan, staff makes the following findings of fact and conclusions:

1. The requested amendment to the Planned Development, Outline Development Plan is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.05.150 and Section 21.02.140 of the Grand Junction Municipal Code have been met.

**STAFF RECOMMENDATION:**

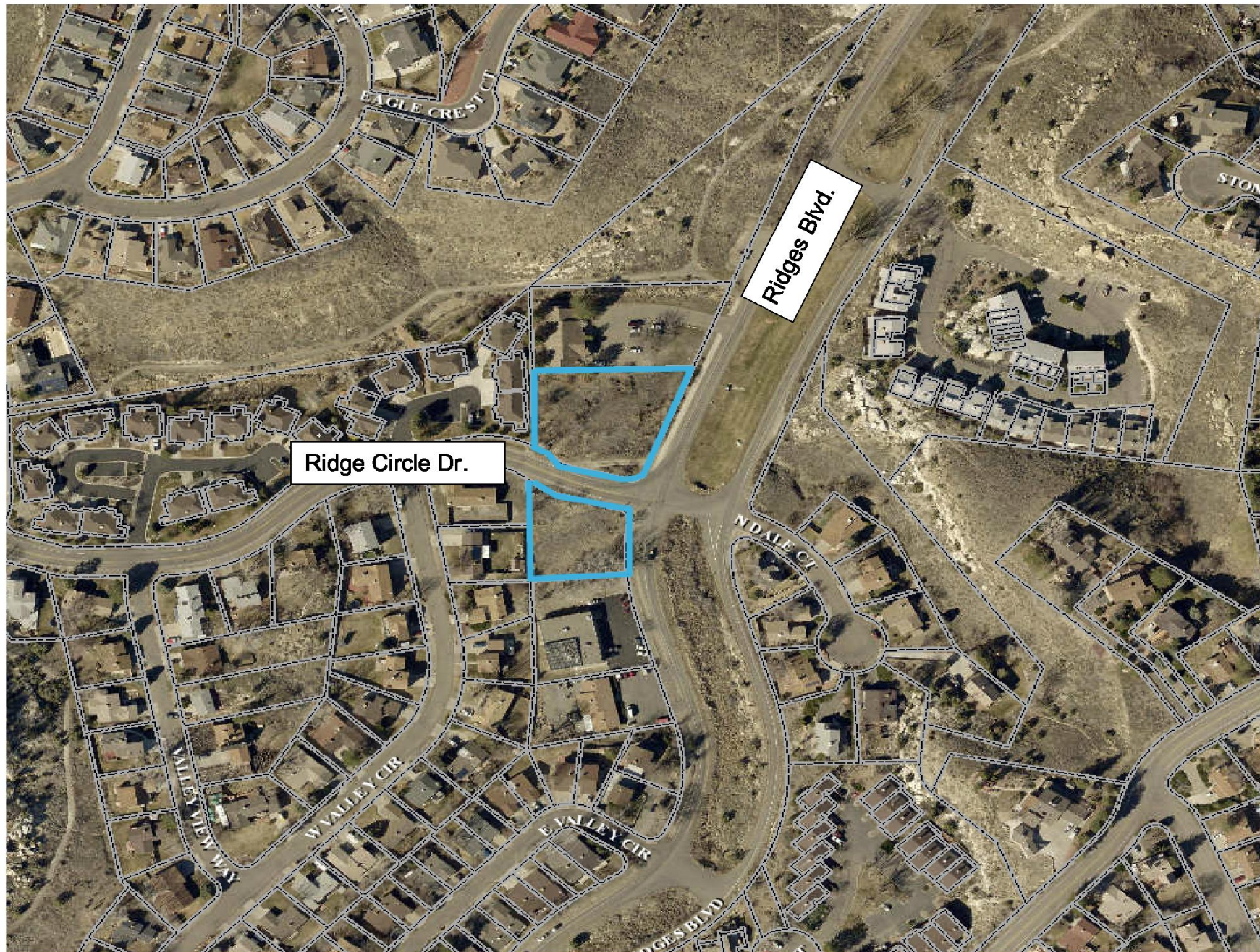
Staff recommends to the Planning Commission a recommendation of approval of the requested amendment to the Planned Development, Outline Development Plan, for The Ridges, Filing Two, file number PLD-2016-580 with the findings of fact and conclusions listed in the staff report and recommends increasing the rear yard setback along the south property line on Parcel 1 to 10' to provide for similar separation and buffering from the neighboring property.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Madame Chairman, on item PLD-2016-580, I move that the Planning Commission forward a recommendation of approval of the requested amendment to the Outline Development Plan for The Ridges Filing Two, with the findings of fact and conclusions as listed in the staff report.

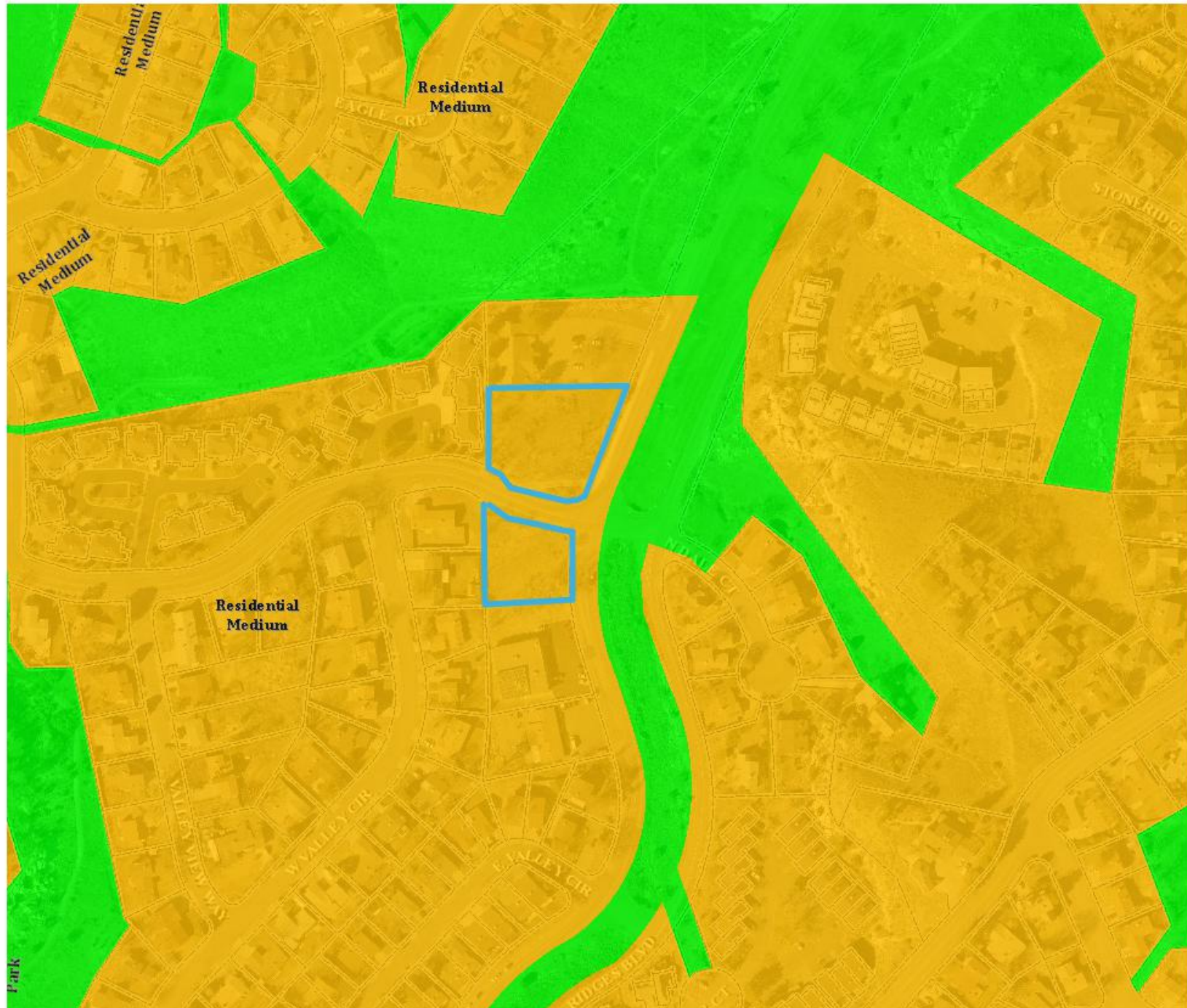


## Site Location Map and Air Photo Map





# Future Land Use Map



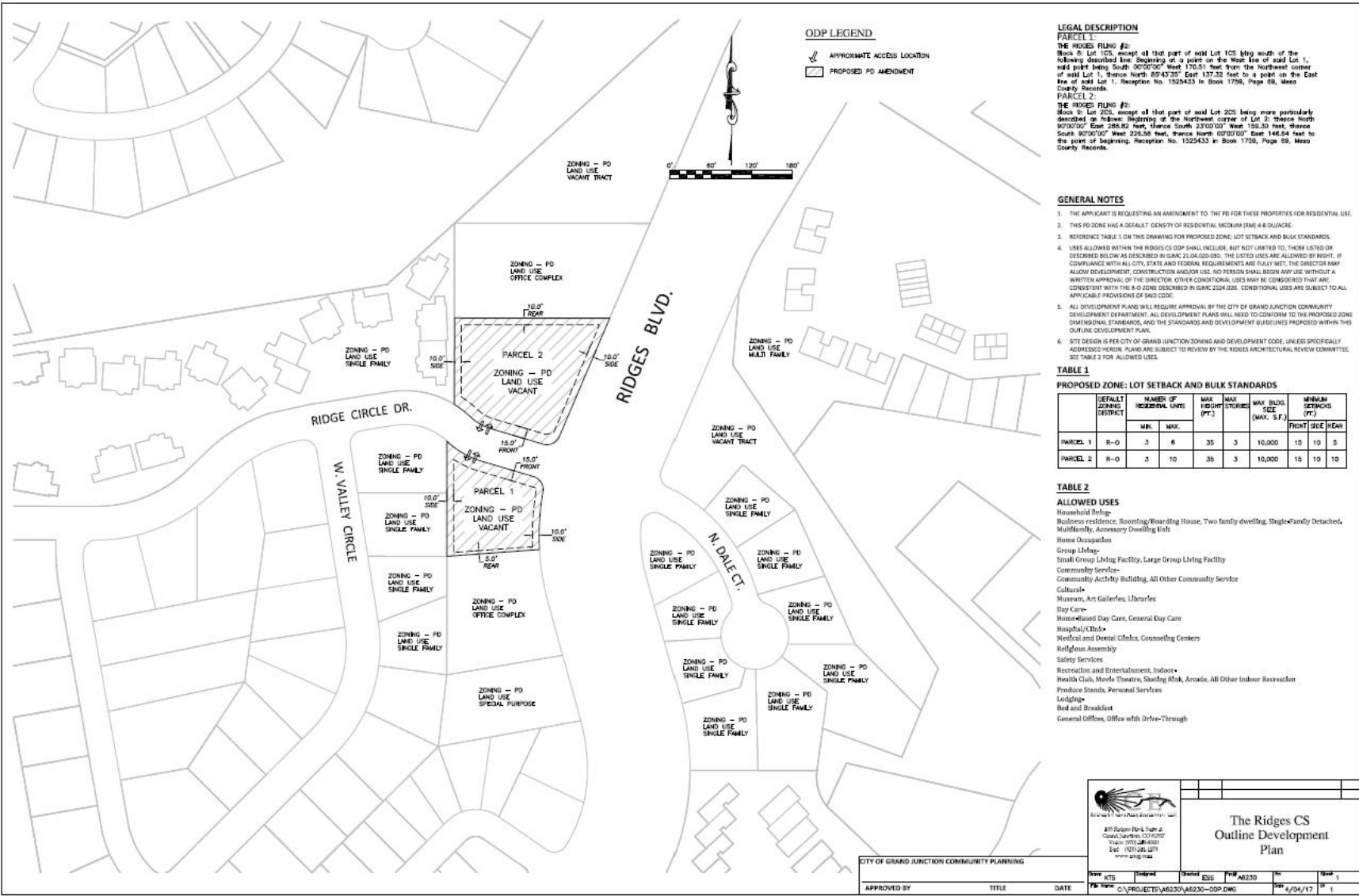


# Existing Planned Development Zoning in The Ridges





## Outline Development Plan



Stubbs resubmitted

lynda rolland <rolland870@gmail.com>

Mon 4/17/2017 5:44 PM

To: Katherine Portner <kathyp@gjcity.org>;

Kathy

Thank you for reviewing the land use application for the property adjacent to my office building at 405 Ridges Blvd. The one revision of changing the rear yard setback from 5ft to 10ft does not change my opinion of or opposition to this request. All the arguments I made about density, building height, and setback during the first submitted are still valid. This proposal will have significant impact on my property. There is no way with the density, height, and setbacks that any development could be screened or buffered from me or other surrounding properties.

Thank you for your time

Tom Rolland

Sent from my iPhone

**GRAND JUNCTION PLANNING COMMISSION**  
**April 25, 2017 MINUTES**  
**6:00 p.m. to 7:48 p.m.**

The meeting of the Planning Commission was called to order at 6:00 p.m. by Vice-Chairman Bill Wade. 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, and Steve Tolle.

In attendance, representing the City's Administration Department – Greg Caton, City Manager, Community Development, was Kathy Portner, (Community Services Manager), Dave Thornton (Principal Planner), and Rob Schoeber, Director of Parks and Recreation.

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 21 citizens in attendance during the hearing.

**\*\*\*CONSENT CALENDAR\*\*\***

**1. Minutes of Previous Meetings**

*Action: Approve the minutes from the March 28, 2017 Meeting.*

Vice-Chairman Wade briefly explained the Consent Agenda and noted that the Minutes of the March 28<sup>th</sup> meeting was missing an item, therefore, they would vote on them at the May 23, 2017 meeting.

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

Vice-Chairman Wade stated that one of the four items on the agenda for public consideration, the Civic and Institutional Master Plan and Right-of-Way Vacation Request for Colorado Mesa University, has been continued to the next meeting in May at the request of the applicant.

**2. Las Colonias Park PD Zoning Ordinance and Outline Development Plan**

[File# PLD-2017-158]



Request to Rezone to a PD (Planned Development) and an Outline Development Plan for the properties located on the north bank of the Colorado River between Highway 50 and 27 ½ Road.

*Action: Recommendation to City Council*

Applicant: City of Grand Junction

Location: North bank of the Colorado River between Highway 50 and 27 ½ Road

Staff Presentation: Kathy Portner, Community Services Manager

### **Staff Presentation**

Greg Caton, City Manager explained that the Las Colonias Planned Development, in the River District, is a \$30 Million Economic Development Opportunity. The project includes the development and enhancement of Las Colonias Park. Mr. Caton stated that this is a Public/Private Partnership that includes the Downtown Development Authority, the Grand Junction Economic Partnership, the City of Grand Junction and private industry. Mr. Caton noted that one goal is the retention and expansion of an existing Grand Junction business in what is considered a target industry. In addition, there will be cooperative recruitment of new businesses. Mr. Caton noted that an incentive agreement is a component of the project.

Mr. Caton showed a slide of the Business Park Concept that is on the Riverfront at the East end of Las Colonias' 147 acres. This Business Park is 10-15 acres, city owned and will be land-leased to private businesses. Should it be considered in the future to sell this property, it would take a vote of the community as it is dedicated as a park.

Mr. Caton explained the intent is to develop the business park in conjunction with a focus on the Outdoor Recreation Industry with an anchor tenant, creating a Google-Like Campus.

Mr. Caton went on to explain that the \$30 Million Economic Development Opportunity he had spoken about can be broken down into two components:

The first component is \$10 million, somewhat equally divided in public infrastructure and park amenities. Mr. Caton explained that the first phase is anticipated by year end 2017, and the infrastructure complete by year end 2018.

The second component is \$20 million in private investment that is anticipated to be recruited. There will be about 10 pads that can be developed, anticipating approximately two million each.

Rob Schoeber, Director of Parks and Recreation displayed a slide of the area and noted that the 147 acres stretches along the river from approximately the 5<sup>th</sup> street bridge on the west side, and to the pedestrian bridge on the east.

Mr. Schoeber explained that in the mid-1990s, the Botanical Gardens were started on the far west end. There was no additional development in this area during the following 15 years. About 5 years ago, a Disc Golf group asked if they could clean up the Watson Island area for use as a disc golf course. Mr. Schoeber noted that this was a great enhancement to that area. In 2013 City Council adopted a new Master Plan with considerable public input. The goal was to keep this area along the river as a passive area as opposed to soccer fields. An outdoor amphitheater was incorporated into this plan.

In 2015 the first phase of development was completed which included improvements on Struthers Ave. These improvements included a restroom, shelter area, new playground, parking and a native arboretum to compliment the nearby Botanical Gardens.

Mr. Schoeber stated that the construction currently underway includes the Amphitheater, additional parking and a slough area. Mr. Schoeber explained that the slough area is a diversion of the Colorado River where a channel was created to bring the river closer to the Parkway and the users in that area. There is potential for additional water features as well.

Mr. Schoeber added that a boat launch, festival area, dog park, zip line, parking and restrooms are amenities that originally were thought to be 5-10 years out. Mr. Schoeber explained that development of these features will be part of the 10-million-dollar phase of the Business Park that Mr. Caton had discussed.

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

Kathy Portner, Planning Manager, explained the request before the Commission is to rezone the entire 147 acres to Planned Development (PD), integrating components of a Business Park into the Recreational Park design. The Outline Development Plan includes the following elements:

- Approximately 15 acres at the west end of the property for the business park
- Establish Community Services and Recreation (CSR), which is the current zone, as the default zone
- Establish the allowed uses to include those currently allowed in CSR with the addition of light manufacturing and production, warehousing, services and retail as allowed uses as a part of the Business park development

Ms. Portner stated that the requested Planned Development Outline Development Plan for Las Colonias Park is consistent with the goals and policies of the Comprehensive Plan and Greater Downtown Plan and meets the review criteria of the Zoning and Development Code.

### **Public Comment**

Kristi Pollard, Executive Director of the Grand Junction Economic Partnership, 122 N 6<sup>th</sup> St., stated that they are in support of the rezoning. Ms. Pollard noted that they are working closely on this project with the City and have identified an anchor tenant that would like to relocate, with the proper zoning approved, to the Business Park area. Ms. Pollard stated that this business, based on the cost of the building and number of projected employees, that it is estimated that there will be over 20 million dollars in direct capital expenditures. Additionally, based on their projections there could be 160 million dollars in annual sales from this business park. Ms. Pollard noted that the Grand Junction Economic Partnership Board as well as the Chamber of Commerce has voted in support of this project.

Ms. Portner explained that it was brought to her attention that lodging was not on the list of allowed uses and would like to add that to the list of allowed uses in the PD as well.

Vice-Chairman Wade asked Ms. Portner to define lodging. Ms. Portner responded that lodging would include hotels, motels, boutique type hotels on a transient basis, therefore it is not long-term housing. Vice-Chairman Wade inquired if camping is included as an allowed use under the lodging definition. Ms. Portner stated that camping is not allowed. Ms. Portner referred to the comparison chart in the staff report for a list of CSR vs PD uses and noted that uses were mainly added to the PD. Ms. Portner clarified that the ordinance will specifically list what uses are allowed in the PD.

Cheryl Gulick, 1034 Santa Clara Ave. stated that she lives across from this development and at times last summer, has had problems with excessive noise from the Brewery across the river at 10pm. Mr. Schoeber explained that during the public input process, it was requested that the music is done by 10pm and the City has used that as the policy for the amphitheater. Ms. Gulick asked if activities associated with lodging, such as wedding receptions, would have the same policy enforced. Ms. Schoeber responded that they are not to that level of planning yet, but as approval come forward for businesses, the noise curfew would be a consideration.

Vice-Chairman Wade explained that they were voting on the PD rezone and as projects come forward, the public would have an opportunity to comment at that time. Ms. Portner clarified that most of the uses would be a use by right, therefore an administrative level review, but there would be notice sent out to the neighboring properties.

Commissioner Ehlers added that the Master Plan, which had extensive public input, was approved, with this area designated for this type of development.

**MOTION: (Commissioner Ehlers)** “Mr. Chairman, on item PLD-2017-158, I move that the Planning Commission forward a recommendation of approval of the requested rezone to PD and Outline Development Plan, PLD-2017-158, to the City Council with findings of fact/conclusions and conditions as stated in the staff report with the addition of Ms. Portner’s request that lodging be included in the allowed uses.”

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

### **3. Fountain Hills Subdivision Rezone**

[File #RZN-2017-104]

Request to Rezone 9.339 acres from R-8 (Residential – 8 du/ac) to R-5 (Residential – 5 du/ac) zone district.

*Action: Recommendation to City Council*

Applicant: Hilltop Health Services Corporation, Owner  
Monument Homes 7 Development, Applicant  
River City Consultants, Inc. - Representative  
Location: 3495 N. 15<sup>th</sup> Street  
Staff Presentation: Kathy Portner, Community Services Manager

#### **Staff Presentation**

Ms. Portner stated that the applicant requests approval of a rezone of property, located at 3495 N. 15<sup>th</sup> Street, from R-8 (Residential – 8 du/ac) to R-5 (Residential – 5 du/ac) zone district for a proposed subdivision.

Ms. Portner displayed a site location map and explained that the approximately 10-acre site is located at the southwest corner of 15<sup>th</sup> Street and F ½ Road. The surrounding development includes The Fountains Assisted living facility to the south, the Atrium assisted living facility to the west and residential subdivisions to the north and east. The applicant is proposing a development of single-family and cottage/duplex units on the property similar to what is to the south.

The next slide shown was of the Future Land Use designation for the property and Ms. Portner noted that much of the surrounding area is Residential Medium, which allows for densities of 4-8 units per acre.

The existing Planned Development zoning map was displayed and Ms. Portner noted that the site is currently zoned R-8, with surrounding zoning of R-4, R-5, R-24 and Planned Development. Ms. Portner stated that the applicant is requesting a rezone to R-5, Residential, 5 units per acre to accommodate the proposed lower density development. The R-8 zone district requires a minimum density of 5.5 units per acre and the R-5 zoning allows for minimum density of 3 units per acre. Ms. Portner added that the proposed development will be in the range of 3-5 units per acre.

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

After reviewing the Fountain Hills Subdivision Rezone, a request to zone 9.339 acres from R-8 (Residential – 8 units/acre) to R-5 (Residential – 5 units/acre) zone district, the following findings of fact and conclusions have been determined:

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

### **Public Comments**

Tony Devaux, 660 East Cliff Drive, stated that he lives adjacent to the proposed property. Mr. Devaux stated that he and his neighbors were concerned that this development will open a portion of F ½ Rd. which has been closed off at a dead end. Their concern is the amount of traffic that opening F ½ Rd. would generate. Mr. Devaux stated that they are not against the development itself.

Vice-Chairman Wade replied that however the property is developed, F ½ Rd. is proposed to eventually go through and this is actually a request for a downzone. The property is being reviewed for rezone only and Vice-Chairman Wade advised Mr. Devaux that when actual development application is made, that he make his concerns known.

Mr. Devaux stated that he and some of his neighbors were not informed about the rezone. Ms. Portner stated that the applicant has had a neighborhood meeting and that neighboring properties within 500 feet are sent notifications. Ms. Portner noted that they can't guarantee everyone received a notice as they rely on the assessor's records to develop the mailing list. Mr. Devaux stated that he felt 500 feet is not enough. Vice-Chairman Wade explained that the 500-foot radius is the required notice distance in the development code. Commissioner Ehlers added that in addition to mailed notices, the general public can view proposed developments on the City website. In addition, yellow development signs are required to be posted on the property prior to public hearings.

**MOTION: (Commissioner Buschhorn)** "Mr. Chairman on the Rezone request RZN-2017-104, I move that the Planning Commission forward a recommendation of approval for the Rezone of property located at 3495 N. 15<sup>th</sup> Street from an R-8 (Residential 8 du/ac) to an R-5 (Residential 5 du/ac) zone district with the findings of fact and conclusions listed in the staff report."

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

#### **4. Amend the Final Development Plan for the Ridges Planned Development, Filing Two** [File# PLD-2016-580]

Request to amend Filing Two of the Ridges Planned Development.

*Action: Recommendation to City Council*

Applicant: Dynamic Investments, Inc. c/o Mike Stubbs



Location: Ridge Circle Drive at Ridges Boulevard  
Staff Presentation: Kathy Portner, Community Services Manager

### **Staff Presentation**

Ms. Portner explained that this a request to amend the Final Plan for the Ridges, Filing Two, on two parcels in a Planned Development (PD). Ms. Portner noted that the Planning Commission originally denied this request at the March 28<sup>th</sup>, 2017 meeting. The applicant has come back with changes to the Plan, specifically an increased rear yard setback on Parcel 2 (10 feet instead of 5 feet) to address the concerns from the last meeting.

Ms. Portner displayed a slide of an aerial photo of the area and explained that there are two parcels totaling 1.12 acres, currently designated as "commercial sites". Ridge Circle Drive runs E/W between the two parcels. Ms. Portner explained that these two sites were designated Commercial back in the 1970's when the Ridges was originally platted. The Ridges PUD, at that time, had a list of uses that would be appropriate on those Commercial sites, however, it did not designate what the bulk standards would be.

Ms. Portner noted that the parcel on the northwest corner is adjacent to an office building and residential units behind it and Parcel 1 to the south, is adjacent to commercial use and residential behind it.

Ms. Portner's next slide depicted the Future Land Use Map and noted that the entirety of the Ridges is designated Residential Medium (4-8 units per acre). The Ridges was originally developed at a density of 4 units per acre, however, it was built out at a lesser density. Residential Medium density supports a number of zone districts as default zones including the R-O (Residential Office) zone district, proposed as the default zone for these two commercial properties. The proposed amendment to the PD is to add residential uses to the list of allowed uses.

The next slide displayed was of the proposed Outline Development Plan that showed a list of uses that are being proposed as well as the proposed setbacks on each of the lots. Ms. Portner stated that the proposed setback from Ridges Blvd. is 10 ft. and 15 ft. from Ridge Circle Dr. Access shall be obtained from Ridge Circle Drive given the constraints of Ridges Blvd.

Ms. Portner stated that the applicant is proposing a 10 ft. setback on the west property lines, a 5 ft. setback on the south property line on Parcel 1.

Ms. Portner noted that staff would propose considering a 10 ft. setback on the south property line on Parcel 1 instead of 5 ft. The rationale for that is that the current building

on the lot to the south of it has a building that is considerably set back, however, that may not always be the case.

Ms. Portner explained that building heights will be limited to 35 feet, or 3 stories. This is a reduction from the standard 40 feet in the RO zone district. Maximum building size will be 10,000 square feet. This amendment further provides a maximum and a minimum number of residential units for each parcel as follows:

Parcel 1 – 3 - 6 units (14.6 du/ac)

Parcel 2 - 3 - 10 units (13.5 du/ac)

The list of allowed uses include the commercial uses originally approved with the Ridges development and adds residential as an option.

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

Ms. Portner stated that after reviewing The Ridges Filing Two ODP Amendment application, for a major amendment to the Planned Development, Outline Development Plan, staff makes the following findings of fact and conclusions:

1. The requested amendment to the Planned Development, Outline Development Plan is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.05.150 and Section 21.02.140 of the Grand Junction Municipal Code have been met.
3. Staff recommends increasing the rear yard setback on Parcel 1 to 10'.

### **Questions for Staff**

Commissioner Ehlers asked what was the existing rear setback for Parcel 1. Ms. Portner replied that there are no established rear setbacks for those Commercial lots within that PD zoning. Ms. Portner explained that the PD would have required every final plan to come back through a hearing process. Since then, the City has changed the development code so that they no longer come back for a final hearing. Ms. Portner explained that they want to establish the bulk standards at this time so that if someone wanted to develop, they would know what to expect.

### **Applicant Presentation**

Mike Stubbs, President of Dynamic Investments, 205 Little Park Road, noted that over the years he has had discussions with City Staff as to what would be an appropriate default zoning on these parcels and the conclusion was always RO (Residential Office).

Mr. Stubbs stated that concerns voiced about height, density and setbacks were expressed at the neighborhood meeting by Mr. Rolland who owns the office building adjacent to the property. Mr. Stubbs stated that the most restrictive height limit in the zoning code is 35 feet which is what he originally proposed. Mr. Stubbs noted that a zero lot line would be allowed, however there needs to be a 10 ft. separation from any building and the current building on Mr. Rolland's adjoining property. Mr. Stubbs stated

that Mr. Rolland's building is setback about 13 feet from the property line, therefore he felt his original proposed setback of 5 ft. was appropriate. However, out of consideration to Mr. Rolland's concerns, Mr. Stubbs has since revised the request to a 10-foot setback along that property line.

Mr. Stubbs explained the challenges there are with the constraints of the lot due to the contours and storm drainage areas of the lot.

Mr. Stubbs noted that he disputes the numbers the staff presented regarding density. Mr. Stubbs stated that in calculating density by code, you are allowed to add half of the right-of-way of the adjacent road. He noted that he had calculated that out with staff and they came up with 8 units per acre.

Mr. Stubbs stated that there are existing multifamily complexes that are three stories already built in the Ridges. Mr. Stubbs explained that any development would need to have a site plan review where design standards would be looked at by both the City and the Ridges Architectural Control Committee.

### **Questions for Applicant**

Commissioner Ehlers inquired what the road classification was for Ridge Circle Dr. Mr. Stubbs referred to Ms. Portner who stated that she believes it is a collector, however, the code does not refer to the right-of-way calculation for an RO zone district as there is no maximum density.

### **Public Comments**

Thomas Rolland, 870 Gambles Rd., stated that for 25 years he has owned the property at 405 Ridges Blvd. where he has an office building that is approximately 4,800 square feet. Mr. Rolland referred to the aerial photo of the property and pointed out that the three story residential units to the east that Mr. Stubbs had referred to, are buffered by open space. Mr. Rolland also noted that the elevation of that property lessens the impact.

Mr. Rolland is concerned that if a development moves forward once the ODP is approved with the criteria, he will be told that it is too late to oppose it as the criteria has been met. Mr. Rolland stated that he would like to refine the criteria. Mr. Rolland stated that as an alternative to setting the criteria in the ODP, he would like to see an interested developer come forward and make a proposal that fits the property.

Mr. Rolland noted that he feels what is being done is a rezone of the property, and therefor is a "spot zoning". Mr. Rolland stated that he is opposed to the proposal and feels it is the same proposal as what was brought forward two weeks ago. Mr. Rolland reiterated that he is not opposed to the residential component per se, however, he is not in agreement with the density. He would like to see 4-5 units per acre and would like the height to be limited to two stories due to visual impact of the area. Mr. Rolland would

like to see two sets of setbacks, one for business and a larger one for residential.

Referring to the neighborhood meeting noted in the staff report, Mr. Rolland indicated that he does not believe there was a city staff member present. Mr. Rolland stated that density was a real concern of those who attended the neighborhood meeting, however the staff report states that density had been addressed within the ordinance. Mr. Rolland stated that he did not understand what that meant. He noted that the density proposed now was the same as what was presented at the meeting, and everyone had been opposed to it.

Vice-Chairman Wade asked Ms. Portner for clarification. Ms. Portner noted that she was not at that meeting, however she is aware that density was one of the issues brought up. Ms. Porter stated that the reference that the "density had been addressed by the ordinance", meant that it would be proposed and established by the ordinance upon recommendation of the Planning Commission and approval by City Council.

Mr. Rolland stated that he does not agree with the argument that because the Ridges did not develop as planned, that it has a negative effect on this property. Mr. Rolland noted that the staff report implies that the negative economic impact felt by the developer was a consideration in the proposal and he feels that should not be a factor.

Mr. Rolland explained that when he bought his building he was concerned about the location; however, it has been a great location for him. Referring to the staff report, Mr. Rolland noted a few of the uses allowed are not clear as to what could actually go there.

Regarding screening and buffering, Mr. Rolland felt there is no way a project could adequately be screened from his property or others. Mr. Rolland summarized that the rear yard setback to 5 feet is the only change that was made from the last time the proposal came before the Commission.

### **Applicant's Rebuttal**

Mr. Stubbs stated that Brian Rusche, Senior Planner, was in attendance at the neighborhood meeting. Mr. Stubbs explained that there were higher densities proposed at that meeting and he since has reduced them. There are not maximum densities in R/O zoning, therefore Mr. Stubbs felt it was appropriate that his proposal establishes them for residential.

Mr. Stubbs disagreed with Mr. Rolland that this would be considered spot zoning. Mr. Stubbs addressed Mr. Rolland's comment that this should remain Commercial because there is not a need for residential development, and referred to the Housing Needs Assessment that was done that concludes there is a shortage of certain housing opportunities other than single family. Mr. Stubbs reminded the Commission that any development would need to meet market requirements, City Codes, Ridges Architectural Review as well as neighborhood input.

### **Questions for Staff**

Commissioner Deppe asked Ms. Portner what the current height and setback requirements are for this property. Ms. Portner informed the Commission that for Commercial development in the Ridges, there are no bulk standards established. Ms. Portner noted that for residential, the height restriction is 28 feet for single family development that was already platted and there are no established bulk standards for multifamily and commercial on the bigger lots.

Commissioner Ehlers asked if the original document made reference to being subject to today's standards. Ms. Portner explained that the Ridges was developed under a Metro District and later annexed into the City. The City established the Amended Final Plan for the Ridges in 1994 that confirmed the standards set for these single family lots and listed allowed uses for Commercial lots. It did reference the need to comply with current codes, however, at that time final plans came back through a public hearing process where the standards would be established at that time.

Vice-Chairman Wade inquired if the proposal is to establish the parameters for development, and then if a development was proposed, it would go through an administrative review including the opportunity for neighborhood input. Ms. Portner stated that a proposed development would still have neighborhood notification and signs posted on the property.

### **Commissioner Discussion**

Commissioner Ehlers noted that height restrictions in today's current code for Residential, Commercial and R/O ranges from 40 to 80 feet. What is being proposed for this ODP is more restrictive than what is currently allowed regarding height. Regarding compatibility with the neighborhood, Commissioner Ehlers sees nearby residential development and does not think R/O would be incompatible. Commissioner Ehlers stated that he did have a concern with the 5-foot setback in the previous proposal, but now feels comfortable with the revised 10-foot setback. Commissioner Ehlers pointed out that the Future Land Use Map designated Residential Medium zoning, therefore does not agree with Mr. Rolland's concern of "spot zoning". Commissioner Ehlers also stated that he is not in favor of requiring a 10-foot setback in the rear of Parcel 1 based on the fact that the property to the south may choose to be redeveloped. He felt this should remain a 5-foot setback.

Commissioner Buschhorn stated that he completely agrees with Commissioner Ehlers comments.

Vice-Chairman Wade stated that this recommendation will go to City Council based on compliance with the code, and noted that City Council can make their decisions on what they think is best for an area.

**MOTION: (Commissioner Ehlers)** “Mr. Chairman on item PLD-2016-580, I move that the Planning Commission forward a recommendation of approval of the requested amendment to the Outline Development Plan for The Ridges Filing Two, as proposed by the applicant.”

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

**5. Other Business**

None

**6. Adjournment**

The Planning Commission meeting was adjourned at 7:48 p.m.



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE APPROVING AN AMENDED PD AND  
OUTLINE DEVELOPMENT PLAN FOR LOT 2, BLOCK 9 AND LOT 1, BLOCK  
8 OF THE RIDGES FILING TWO**

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of the amendment to the Outline Development Plan for The Ridges Filing Two, finding that the ODP as amended conforms to the Future Land Use map, the Blended Map and the goals and policies of the City's Comprehensive Plan. The ODP as amended meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code and the requirements of Section 21.02.150, regarding Planned Developments. The default zoning is R-O, Residential Office.

After public notice and public hearing before the Grand Junction City Council, City Council finds that The Ridges Filing Two Amended Outline Development Plan is in conformance with the criteria of Section 21.02.150 of the Grand Junction Municipal Code.

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

The Ridges Filing Two is zoned PD (Planned Development). In addition to the allowed uses contained in the ODP the parcels shall not exceed the maximum or the minimum densities. Each parcel has been identified as Parcel 1, maximum density will be six (6) dwelling units; the minimum number of units will be three (3). The maximum number of dwelling units for Parcel 2, will be ten (10) units; the minimum number of units will be three (3).

This Ordinance is further conditioned:

- 1) If the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards. The default standards of the R-O zoning designation shall apply.
- 2) The following setbacks shall apply:

	Parcel 1 (south)	Parcel 2 (north)
Max. height	35'	35'
Max. stories	3	3
Max. bldg. size	10,000 s.f.	10,000 s.f.
Front Setback— Ridges Blvd	10'	10'
Front Setback— Ridge Circle Dr.	15'	15'
Side setback (west property lines)	10'	10'
Rear setback (Parcel 1—south prop. line; Parcel 2—north prop. line)	5'	10'

- 3) Building heights are limited to 35 feet, or 3 stories.
- 4) Maximum building size will be 10,000 square feet.
- 5) Access shall be obtained from Ridge Circle Drive unless through the site plan review process for a commercial/business application, interconnectivity from Parcel 2, to the office complex to the north may be considered.
- 6) Allowed uses shall include:
  - Household living – Business Residence, Rooming/Boarding House, Two-Family Dwelling, Single-Family Detached, Multi-Family, Accessory Dwelling Unit. Home Occupations
  - Group Living – Small Group Living Facility, Large Group Living Facility
  - Community Service – Community Activity Building, All Other Community Service. Cultural – Museum, Art Galleries, Libraries
  - Day Care – Home-Based Day Care, General Day Care
  - Hospital/Clinic – Medical and Dental Clinics, Counseling Centers
  - Religious Assembly
  - Safety Services
  - Recreation and Entertainment, Indoor
  - Produce Stands
  - Personal Services
  - Lodging – Bed and Breakfast
  - General Offices

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

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

ATTEST:

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

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



## **Grand Junction City Council**

### **Regular Session**

**Item #8.b.i.**

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**Meeting Date:** May 17, 2017

**Presented By:** Claudia Hazelhurst, HR Dir., John Shaver, City Attorney

**Department:** Municipal Court

**Submitted By:** Claudia Hazelhurst, Human Resources Director

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### **Information**

#### **SUBJECT:**

Ordinance Concerning the Salary of the Municipal Court Judge

#### **RECOMMENDATION:**

The Council subcommittee recommends approval.

#### **EXECUTIVE SUMMARY:**

The Municipal Court Judge requested her salary be adjusted to compensate for the increased hours required to accomplish the work of the Court including the supervision of Court staff. A subcommittee of City Council was formed to review the request and present a recommendation to City Council on the appropriate compensation for the Judge. The subcommittee has recommended an increase in hours from half-time to full-time, an annual salary of \$110,000 and executive benefits similar to those received by the other City Council direct reports.

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

The Municipal Court Judge requested her salary be adjusted to compensate for the increased hours required to accomplish the work of the Court including the supervision of Court staff. A subcommittee of City Council was formed to review the request and present a recommendation to City Council on the appropriate compensation for the Judge. The subcommittee has recommended an increase in hours from half-time to full-time, an annual salary of \$110,000 and executive benefits similar to those received by the other City Council direct reports.

#### **FISCAL IMPACT:**

Currently the total labor compensation including salary and benefits for the Municipal Court Judge is \$109,000 and the associated costs are in the adopted 2017 budget. The requested changes increase the total labor compensation to \$147,000, and if approved the additional costs will be included in a future supplemental appropriation for the 2017 General Fund budget as necessary.

**SUGGESTED MOTION:**

I move to (approve/deny) Ordinance No. 4752 - An Ordinance Concerning the Salary of the Municipal Court Judge on final passage and order final publication in pamphlet form.

**Attachments**

1. Ordinance Concerning Municipal Judge's Salary

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

**AN ORDINANCE CONCERNING THE SALARY OF THE MUNICIPAL COURT JUDGE**

**RECITALS.**

With Resolution 13-16 the City Council appointed Care' McInnis as Municipal Court Judge for a four-year term. Since her appointment the City Council has completed a review of the Judge's compensation.

Pursuant to Colorado law (C.R.S. 13-10-107) the salary of the Municipal Judge is set by ordinance. The position of Municipal Judge is an exempt position in accordance with the Fair Labor Standards Act and as such the Judge is not compensated on an hourly basis or for any hour(s) over 40 in any workweek. With this ordinance the City Council sets, establishes and determines the 2017 salary for Judge McInnis.

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

That beginning January 1, 2017 the annual salary of Municipal Court Judge Care' McInnis is established at \$110,000.00 per year, payable bi-weekly and as customarily prorated for any period of less than one year, to compensate her for her service to the City of Grand Junction in accordance with the Charter, ordinances and applicable law. With this Ordinance her salary is effective and relates back to January 1, 2017.

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

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

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

\_\_\_\_\_  
President of the Council and Mayor

Attest:

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





## Grand Junction City Council

### Regular Session

Item #8.b.ii.

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**Meeting Date:** May 17, 2017

**Presented By:** Greg Caton, City Manager, Jodi Romero, Finance Director

**Department:** Finance

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

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### **Information**

#### **SUBJECT:**

2017 Supplemental Appropriation Ordinance

#### **RECOMMENDATION:**

Staff recommends approval of the 2017 Supplemental Appropriation Ordinance.

#### **EXECUTIVE SUMMARY:**

Supplemental appropriations are required to ensure adequate appropriations by fund. This request is to appropriate certain sums of money needed for road maintenance projects resulting from the approval of voter referred measure 2B which included authorization to use the funds accumulated in the Riverside Parkway Debt Retirement Fund for street maintenance including the overlay of the Riverside Parkway.

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

Supplemental appropriations are required to ensure adequate appropriations by fund and are necessary to carry forward and re-appropriate funds for projects approved and started in the prior budget year but not completed in that year or to appropriate funds for new projects that arise during the budget year. The need for this particular supplemental appropriation is to provide the budgetary spending authority to complete road maintenance projects resulting from the recently voter approved referred measure 2B.

There are two funds that will require a supplemental appropriation in order to enter into a contract and pay for the additional road maintenance spending. The Riverside Parkway Debt Retirement fund will need legal authority to transfer \$3,750,000 to the

Sales Tax Capital Improvements (CIP) fund and the Sales Tax CIP fund will need legal authority to expend the \$3,750,000 on the identified road maintenance projects including the overlay of the Riverside Parkway.

**FISCAL IMPACT:**

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund for street maintenance according to the authorization by voters. Supplemental appropriations are required in the Riverside Parkway Debt Retirement Fund for the transfer to the Sales Tax Capital improvement Fund as well as for the expenditure in the Sales Tax Capital Improvement Fund. The amount of transfer is based on the estimated amount of additional street maintenance that can be accomplished in 2017 including the overlay to the Riverside Parkway.

The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices.

This supplemental appropriation provides, upon passage of the ordinance, for the following by fund:

<b>Sales Tax Capital Improvements Fund 201</b>	<b>\$3,750,000</b>
<b>Riverside Parkway Debt Retirement Fund 615</b>	<b>\$3,750,000</b>

**SUGGESTED MOTION:**

I move to (adopt/deny) Ordinance No. 4753 - An Ordinance Making Supplemental Appropriations to the 2017 Budget of the City of Grand Junction, Colorado on final passage and order final publication in pamphlet form.

**Attachments**

1. Ordinance

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

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2017  
BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO**

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2017, to be expended from such funds as follows:

<b>Fund Name</b>	<b>Fund #</b>	<b>Appropriation</b>
Sales Tax CIP Fund	201	\$ 3,750,000
Riverside Parkway Debt Retirement Fund	615	\$ 3,750,000

**INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM** this \_\_\_\_ day of \_\_\_\_\_, 2017

**TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM** this \_\_\_\_ day of \_\_\_\_\_, 2017.

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

Attest:

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



## **Grand Junction City Council**

### **Regular Session**

**Item #9.a.**

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**Meeting Date:** May 17, 2017

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

**Department:** City Manager

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

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### **Information**

#### **SUBJECT:**

Bonsai Design Incentive Agreement - Authorization of the City Manager to Execute an Economic Development Incentive Agreement to Retain and Expand an Existing Business

#### **RECOMMENDATION:**

City Staff recommends approval as presented.

#### **EXECUTIVE SUMMARY:**

This item is to discuss whether to authorize the City Manager to execute an incentive package for the retention and expansion of an existing business. The company would locate the facility on City owned land that would be improved for the purposes of establishing a business park on the riverfront at the east end of Las Colonias Park. As the anchor tenant, the company would actively participate with Grand Junction Economic Partnership in the recruitment of businesses to the park. If the incentive agreement is consummated, the business park will be considered under separate action at a future City Council meeting. Conceptual design of the business park includes the development of approximately 10% of the entire Las Colonias Park for the location of several businesses in a campus setting combined with public park amenities consistent with the Las Colonias Master Plan. Approximately one-half of the project is related park amenities which include irrigation systems, a shelter, bathroom facilities, a dog park, a boat ramp and an athletic turf area. The cost to develop the business park includes street infrastructure for both access on and off Riverside Parkway as well as internal street structure within the park development.

## **BACKGROUND OR DETAILED INFORMATION:**

This item is to discuss whether to authorize the City Manager to execute an incentive package for the retention and expansion of an existing business which includes \$1 million toward the construction of a facility (estimated to be \$2 million), City payment of \$71,000 in fees, and a 10-year rebate of the City's real property tax which is estimated at a total \$46,000. In addition to its portion of the building, the company would construct a public asset estimated at \$600,000 for public use, execute a land lease on City owned land for \$20,000 per year for 25 years (totaling \$500,000), and the company would actively participate with Grand Junction Economic Partnership in the recruitment of businesses to the park.

With the successful execution of an incentive agreement, the company would locate its facility on City owned land that would be improved for the purposes of establishing a business park. The business park will be considered under separate action at a future City Council meeting; however, to provide some context for the negotiation of the incentive package, there is an economic development opportunity within the City and Downtown Development Authority (DDA) district to build a business park in connection with the next phase of Las Colonias Park for an overall public/private investment of \$30 million on the riverfront (\$10 million public and \$20 million private). The City wishes to partner with the DDA in pursuit of this development.

Of the \$10 million estimated cost of the project, approximately one-half is for park amenities which include irrigation systems, a shelter, bathroom facilities, a dog park, a boat ramp and an athletic turf area. The cost to develop the business park includes street infrastructure for both access on and off Riverside Parkway as well as internal street structure within the park development.

Conceptual planning of the recreation and business park estimates between 10 to 15 acres developed with park amenities complimenting a business park designed to attract the outdoor recreation industry. Key to this development is the retention of a native Grand Junction business. This business is looking to move and expand its current operations and is proposed as the anchor tenant for the development. The vision of the combination recreation and business park centers around two main concepts: one, providing a Google-like campus for a cluster of like type industry businesses is a proven tool to attract significant economic development to a defined area. The business will play an active and key role in the recruitment of other businesses to this park and two, the combined park allows for the company as well as other businesses to build significant amenities that will have public and private benefit. The City, or a City-based organization such as a development corporation, would manage the park including 25-year land leases to businesses located in the park.

The State of Colorado has placed specific emphasis in the outdoor recreation industry

with the creation of the Office of Outdoor Recreation Industry in 2015. In support of expansion and new job creation, the State has offered \$75,000 in cash incentives to the company. Officials at the State level have also encouraged the concept of a “plug and play” business park to compete with other States and in particular, Utah. The vision of this business park is in direct alignment with the State of Colorado’s goals and initiatives related to economic development and specifically this targeted industry.

**FISCAL IMPACT:**

The economic development incentive includes:

- \$1 million toward the construction of a facility (estimated to be \$2 million)
- Waiving \$71,000 in fees
- 10-year rebate of the City’s real property tax estimated at a total \$46,000

In addition to constructing their portion of the building, the company would also:

- Construct a public asset estimated at \$600,000 for public use
- Execute a land lease on City owned land for \$20,000 per year over 25 years (totaling \$500,000)

**SUGGESTED MOTION:**

I move to authorize (to not authorize) the City Manager to execute an economic incentive agreement consistent with the terms presented with Bonsai Design.

**Attachments**

1. Economic Impact
2. Draft Outline Development Plan (ODP)



# **Economic Impact**

## **Bonsai Riverfront Project**

### **Construction (Based on Bonsai's \$2M Project):**

#### **Direct Effect:**

Employment: 16.5

Labor Income: \$794,030

Value Added: \$958,941.09

Output: 2,000,000

#### **Indirect Effect:**

Employment: 2.6

Labor Income: \$128,115

Value Added: \$206,703.8314

Output: \$422,817.6

#### **Induced Effect:**

Employment: 5.8

Labor Income: \$212,719.97

Value Added: \$374,891

Output: \$691,931.5

#### **TOTAL EFFECT:**

**Employment: 313.43**

**Labor Income \$14,444,150**

**Value Added: \$19,776,499**

**Output: \$41,036,201**

### **Operations (Based on Bonsai's expanded operations of 50 Jobs)**

#### **Direct Effect:**

Employment: 50

Labor Income: \$2,223,526.10

Value Added: \$3,479,868.77

Output: \$16,233,744.44

#### **Indirect Effect:**

Employment: 25.31

Labor Income: \$1,218,131.37

Value Added: \$1,977,709.72

Output: \$4,301,919.98

**Induced Effect:**

Employment: 21.35

Labor Income: \$794,065.75

Value Added: \$1,398,881.50

Output: \$2,580,727.79

**TOTAL EFFECT:**

Employment: 96.66

Labor Income: \$4,235,723

Value Added: \$6,858,460

Output: \$23,116,392

**DEFINITIONS**

**Direct Effect:** It is a series (or single) of production changes or expenditures made by producers/consumers as a result of an activity.

**Indirect Effect:** The impact of local industries buying goods and services from other local industries. The cycle of spending works its way backward through the supply chain until all money leaks from the local economy, either through imports or by payments to value added.

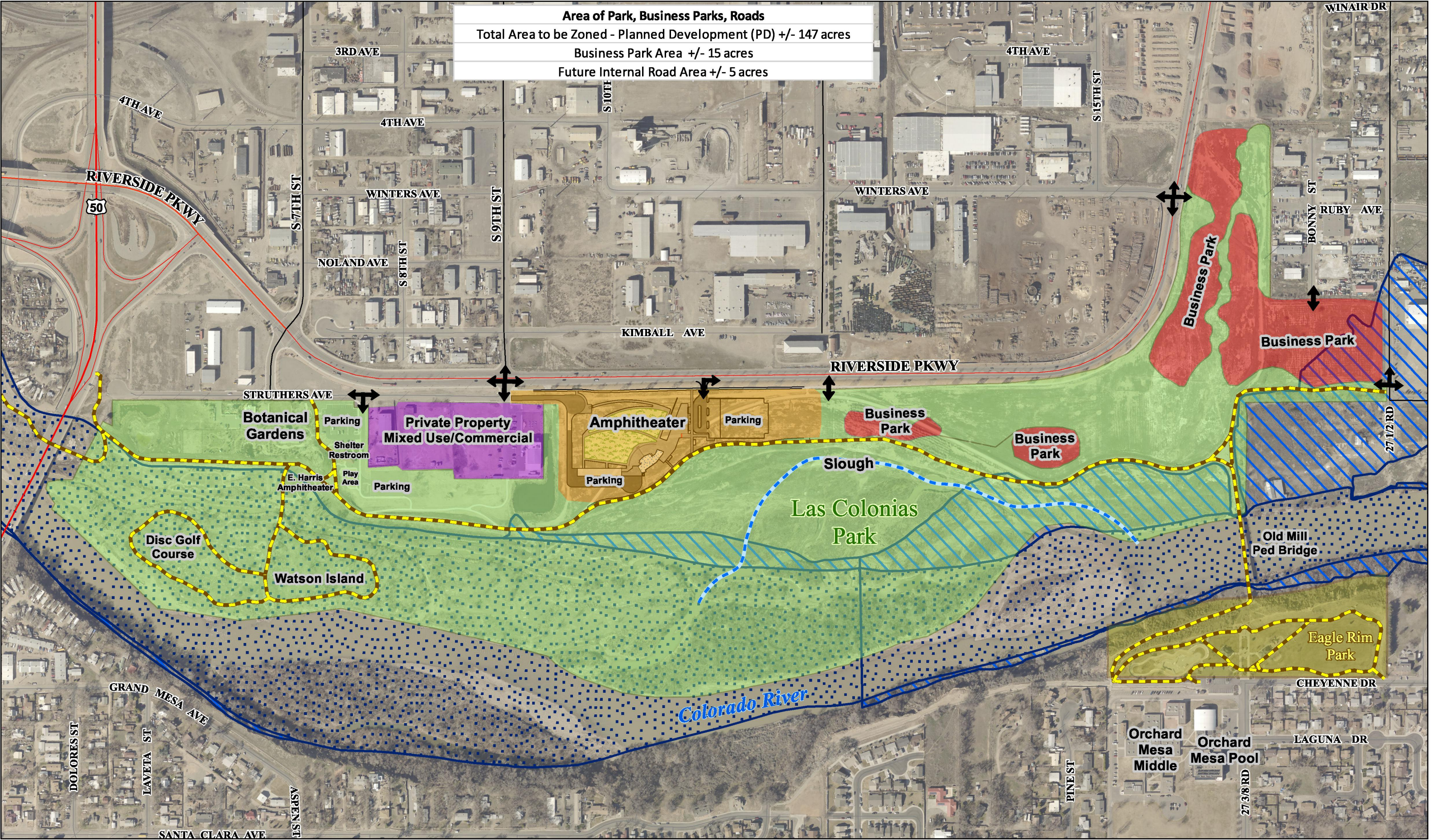
**Induced Effect:** The response by an economy to an initial change (direct effect) that occurs through re-spending of income received by a component of value added. IMPLAN's default multiplier recognizes that labor income (employee compensation and proprietor income components of value added) is not a leakage to the regional economy. This money is recirculated through the household spending patterns causing further local economic activity.

**Output:** Represents the value of industry production. These are annual production estimates for the year of the data set and are in producer prices. For manufacturers this would be sales plus/minus change in inventory. For service sectors production = sales.

**Value Added:** Consists of compensation of employees, taxes on production and imports less subsidies and gross operating surplus



# Las Colonias Park - Outline Development Plan (ODP)



Area of Park, Business Parks, Roads  
Total Area to be Zoned - Planned Development (PD) +/- 147 acres  
Business Park Area +/- 15 acres  
Future Internal Road Area +/- 5 acres



CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: May 17 2017

Citizen's Name: Bruce Lohmiller

Address: \_\_\_\_\_

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

Subject: Alt Fuels

*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.*

