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**CITY COUNCIL AGENDA
WEDNESDAY, DECEMBER 6, 2017
250 NORTH 5TH 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, Moment of Silence

Presentation

Recognition of New Neighborhood Associations

Proclamations

Proclaiming December 7, 2017 as "National Pearl Harbor Remembrance Day" in the City of Grand Junction

Proclaiming December 18, 2017 as "International Day of the Migrant" in the City of Grand Junction

Appointments

To the Historic Preservation Board

To the Horizon Drive Association Business Improvement District Board

To the Visit Grand Junction Board

Certificate of Appointment

To the Commission on Arts and Culture

Citizen Comments

Council Reports

REVISED

Consent Agenda**1. Approval of Minutes**

- a. Summary of the November 13, 2017 Workshop
- b. Minutes of the November 15, 2017 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. An Ordinance Amending Chapter 12 of the Grand Junction Municipal Code Concerning Riverfront and Other Trail Regulations Concerning the Operation of Electrical Assisted Bicycles and Set a Public Hearing for December 20, 2017
 - ii. An Ordinance Amending Chapter 2 of the Grand Junction Municipal Code Concerning Fees, Costs and Surcharges in Municipal Court and Set a Hearing for January 3, 2018
- b. Quasi-judicial
 - i. An Ordinance Vacating Right-of-Way within Block 84 City of Grand Junction, Located at 310 North 7th Street and Set a Public Hearing for December 20, 2017

3. Contracts

- a. A Resolution Authorizing the City Manager to Execute a Contract for the Purchase of the (Wells Fargo) Property at 261 Ute Avenue in Grand Junction, Colorado
- b. 911 Phone System Purchase for the Grand Junction Regional Communication Center

4. Resolutions

- a. Resolution Issuing a Revocable Permit for the Installation of a Center Median that would include Landscaping and Subdivision Monument Signage in the Proposed Aiguille Drive Right-of-Way as Part of the Pinnacle Ridge Subdivision, Located East of Mariposa Drive in the Redlands

- b. Resolutions Levying Taxes for the Year 2018 in the City of Grand Junction, Colorado and the Downtown Development Authority
- c. A Resolution Adopting Rates and Fees for Water, Wastewater, and Solid Waste

Regular Agenda

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

5. Public Hearings

- a. Quasi-judicial
 - i. An Ordinance Zoning Properties, Located at 2404, 2412, 2424 and 2432 N. 12th Street and 1225 Wellington Avenue, R-24 (Residential 24+ Dwelling Units Per Acre
 - ii. Ordinance Approving an Outline Development Plan (ODP) and a Rezone to Planned Development (PD) with an R-2 (Residential - 2 du/ac) Default Zone District for Weeminuche Subdivision Located between 26 & 26 1/2 Roads, South of H 3/4 Road - **WITHDRAWN**
- b. Legislative
 - i. An Ordinance Appropriating Certain Sums of Money to Defray All Necessary Expenses and Liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the Year Beginning January 1, 2018 and Ending December 31, 2018 also known as the Annual Appropriation Ordinance
 - ii. An Ordinance Making a Supplemental Appropriation for the Downtown Development Authority

6. Resolutions

- a. A Resolution for Allocation of Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor

7. Non-Scheduled Citizens & Visitors

8. Other Business

9. Adjournment



Grand Junction City Council

Regular Session

Item #

Meeting Date: December 6, 2017

Presented By: Kristen Ashbeck, Senior Planner/ CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Recognition of New Neighborhood Associations

RECOMMENDATION:

Present recognition certificates to neighborhood representatives.

EXECUTIVE SUMMARY:

The Emerson Park Neighborhood and the Lincoln Park Neighborhood have submitted applications for registration as Neighborhood Associations. The City has had a neighborhood program that helps neighborhoods organize and form non-binding associations. It has been practice for the City Council to recognize the formation of these neighborhood associations with recognition at a council meeting and a formal certificate.

BACKGROUND OR DETAILED INFORMATION:

There has been recent and renewed interest from residents in the downtown area to create new neighborhood associations. The interest in forming these association has largely stemmed from development proposals in the downtown area and the desire to improve communications between neighbors and with the City through events and activities.

In order to form a Neighborhood Association, the group first establishes boundaries for their neighborhood and then is guided to meet with others to discuss formation of the Association. The representative(s) then complete a City Neighborhood Association form that includes information about the number of homes, the purposes for forming

the Association, a list of primary contact persons, an estimate of how many homes/properties are in the Association and a map showing the proposed boundaries. The form is then submitted to the Community Development Department for review and then brought to the City Council for formation and recognition. Staff provides support for neighborhoods at all stages of this formation process which currently includes paying for informational mailings up to \$100.

When identified as a neighborhood association neighborhood representatives receive direct notification of development within 1,000 feet and are generally formed to promote neighborliness and to address neighborhood issues. In the past, the City has budgeted monies as high as \$100,000 for support of neighborhood associations through a grant process for neighborhood projects and events such as irrigation improvements, block parties, landscaping and signage, improvement of neighborhood open space, and recycle centers.

The two new Neighborhood Associations are in the Emerson Park and Lincoln Park areas of Downtown. A map of the boundaries for these new neighborhood is included in the attachments. There are 32 existing registered Neighborhood Associations in the City as listed in the attachments.

FISCAL IMPACT:

The Community Development department currently offers financial assistance for a one-time mailer for the purpose of distributing information about the potential formation of an association in an amount to \$100 for each proposed neighborhood association. The City does not currently offer any additional financial assistance after association formation.

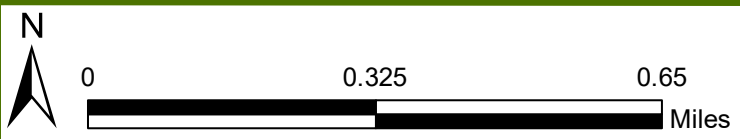
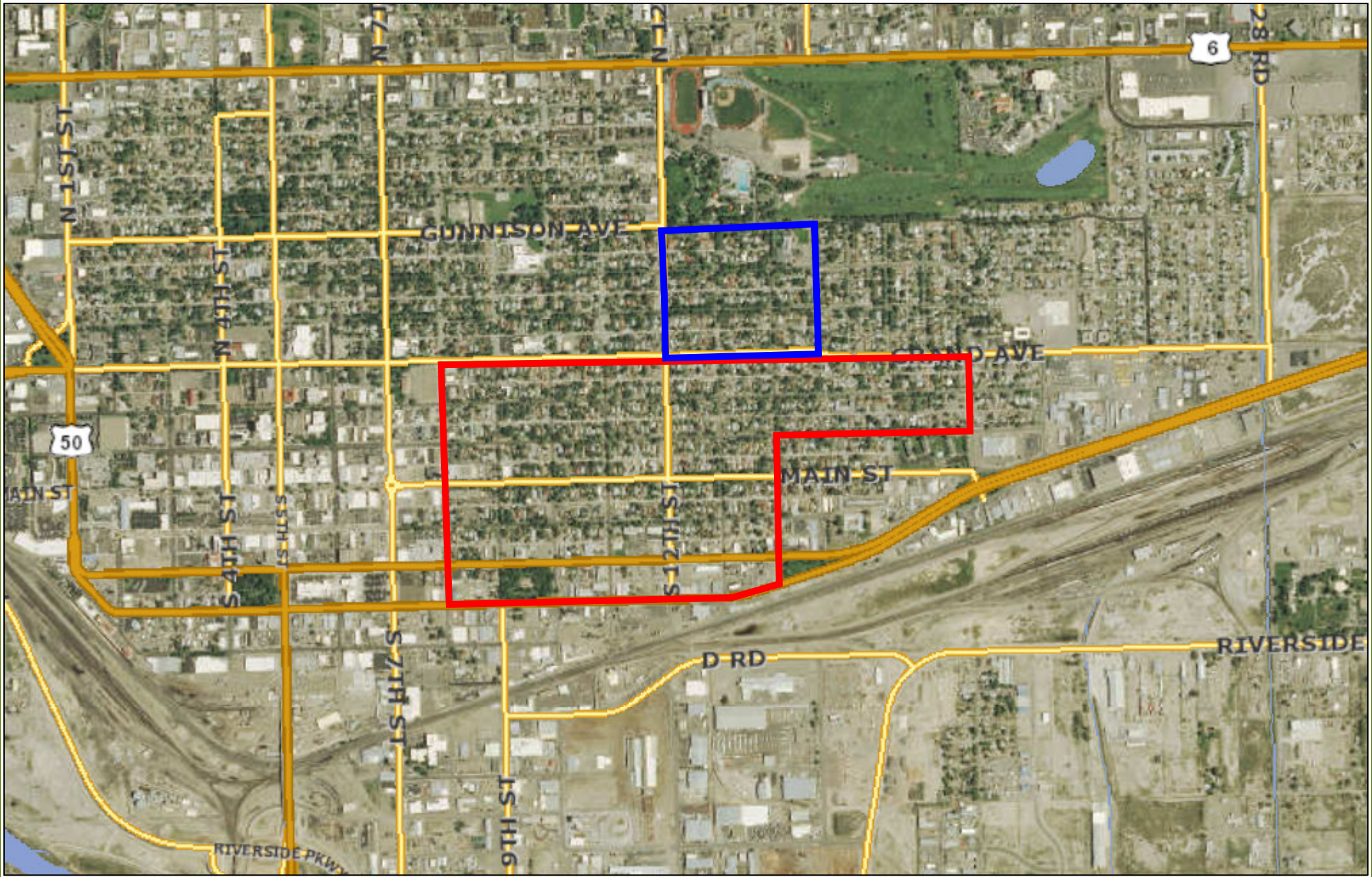
SUGGESTED MOTION:

N/A

Attachments

1. Map of Emerson Park and Lincoln Park Neighborhood Associations
2. Emerson Park Neighborhood Association Certificate
3. Lincoln Park Neighborhood Association Certificate
4. Neighborhood Association List

New Neighborhood Associations - Emerson Park (Red) Lincoln Park (Blue)



Printed: 11/20/2017

1 inch = 1,146 feet



Recognition of Neighborhood Association
Emerson Park

Rick Taggart, Mayor

Greg Caton, City Manager

December 6, 2017



Recognition of Neighborhood Association
Lincoln Park

Rick Taggart, Mayor

Greg Caton, City Manager

December 6, 2017

REGISTERED NEIGHBORHOOD ASSOCIATIONS

APPLE BLOSSOM HEIGHTS

BLUFFS WEST

CANYON VISTA

CHIPETA WEST

COLONY PARK HOA, INC

DAWN

DIAMOND RIDGE

DURANGO ACRES

EL POSO

FOUR PINES

GRAND MANOR MUTUAL HOUSING

GRAND VIEW

GRAND VISTA

HAWTHORNE PARK

INDEPENDENCE RANCH

LA ROCHE CONDOMINIUMS / RIDGES

LINDEN APARTMENTS

NIAGARA VILLAGE

PARADISE VALLEY PARK LLC

PATTERSON GARDENS THA

PHOENIX APARTMENTS

RIVERSIDE NEIGHBORHOOD

SKYLER

SPRING VALLEY

THE FALLS

THE VILLAS AT COUNTRY CLUB

TIFFANY APARTMENTS

TRAILS WEST VILLAGE

VALLEY MEADOWS NORTH

WASHINGTON PARK

WESTWOOD RANCH

WHITE WILLOWS



Grand Junction City Council

Regular Session

Item #

Meeting Date: December 6, 2017
Presented By: City Council
Department: City Clerk
Submitted By: Wanda Winkelmann, City Clerk

Information

SUBJECT:

Proclaiming December 7, 2017 as "National Pearl Harbor Remembrance Day" in the City of Grand Junction

RECOMMENDATION:

Read and present proclamation.

EXECUTIVE SUMMARY:

N/A

BACKGROUND OR DETAILED INFORMATION:

N/A

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

N/A

Attachments

1. Proclamation - Pearl Harbor 2017

Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, December 7, 2017 marks the 76th Anniversary of the attack on Pearl Harbor; and

WHEREAS, on December 7, 1941, without warning and minutes before 8:00 a.m., aircraft of the Imperial Japanese Navy and Air Force attacked United States military installations at Pearl Harbor and elsewhere on the Island of Oahu, Hawaii; and

WHEREAS, the bulk of the attack at Pearl Harbor lasted for approximately five hours, during which 2,403 members of the United States Armed Forces were killed or mortally wounded, 1,247 members of the Armed Forces were wounded, and 57 civilians lost their lives; and

WHEREAS, President Franklin Delano Roosevelt declared the day of the attack on Pearl Harbor, "a date which will live in infamy," and Americans became united in remembrance of their fallen countrymen and committed to defending the United States against all aggressors; and

WHEREAS, the following day, on December 8, 1941, Congress declared war against Japan, and three days later against Germany, thus beginning America's involvement in a global conflict that would define the 20th Century; and

WHEREAS, more than 320,000 Americans sacrificed their lives to preserve the sacred freedoms of the United States, to cease forever the spread of Nazism through Europe and imperialism by Japan; and

WHEREAS, the Grand Junction Veteran's Health Care System along with the Veteran Service Organizations that partner with us serve 37,000 veterans residing on the Western Slope, and has had the privilege of caring for numerous Pearl Harbor survivors and is committed to honoring the sacrifice of all those who have served the United States to ensure each citizen's freedom.

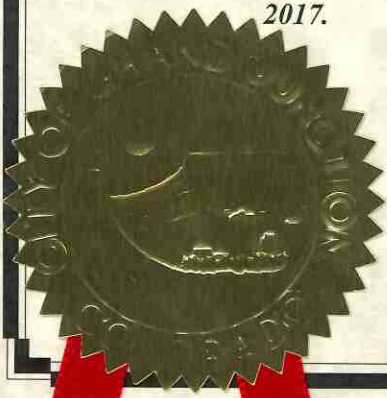
NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby recognize, on behalf of the Grand Junction City Council and the citizens of Grand Junction, the 76th anniversary of the attack on Pearl Harbor and the lasting significance of

"National Pearl Harbor Remembrance Day"

in the City of Grand Junction, in memory of the victims and in honor of the survivors.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of December 2017.

Mayor





Grand Junction City Council

Regular Session

Item #

Meeting Date: December 6, 2017
Presented By: City Council
Department: City Clerk
Submitted By: Wanda Winkelmann, City Clerk

Information

SUBJECT:

Proclaiming December 18, 2017 as "International Day of the Migrant" in the City of Grand Junction

RECOMMENDATION:

Read and present proclamation.

EXECUTIVE SUMMARY:

N/A

BACKGROUND OR DETAILED INFORMATION:

N/A

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

N/A

Attachments

1. Proclamation - International Day of the Migrant

Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, the City of Grand Junction is home to many immigrants from all over the world; and

WHEREAS, the City of Grand Junction honors the dignity of all city residents, regardless of nationality, and recognizes the importance of their many contributions to the social, religious, cultural, and economic life of the City; and

WHEREAS, the City of Grand Junction is concerned that immigration reform legislation be just, fair, and comprehensive; and

WHEREAS, the City of Grand Junction supports the Constitution of the United States and the Bill of Rights; and

WHEREAS, the United States, because of the Constitution is a beacon of hope for people all over the globe seeking a better life and peaceful future; and

WHEREAS, December 18th is recognized by the United Nations as the "International Day of the Migrant", and is a day for our Country to look closely at our immigration policies and practices.

NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction do hereby proclaim December 18, 2017 as

"INTERNATIONAL DAY OF THE MIGRANT"

in the City of Grand Junction and encourage fair, just, and comprehensive immigration reform in order to provide principled solutions to our nation's immigration situation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of December 2017.

Mayor





Grand Junction City Council

Regular Session

Item #

Meeting Date: December 6, 2017
Presented By: City Council
Department: City Clerk
Submitted By: Wanda Winkelmann, City Clerk

Information

SUBJECT:

To the Historic Preservation Board

RECOMMENDATION:

Appoint applicants recommended by the Historic Preservation Board Interview Committee.

EXECUTIVE SUMMARY:

There are two vacancies on the Historic Preservation Board.

BACKGROUND OR DETAILED INFORMATION:

N/A

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the Historic Preservation Board Interview Committee's recommendation to the Historic Preservation Board for terms ending December 2021.

Attachments

None



Grand Junction City Council

Regular Session

Item #

Meeting Date: December 6, 2017
Presented By: City Council
Department: City Clerk
Submitted By: Wanda Winkelmann, City Clerk

Information

SUBJECT:

To the Horizon Drive Association Business Improvement District Board

RECOMMENDATION:

Appoint applicant recommended by the Horizon Drive Association Business Improvement District Board Interview Committee.

EXECUTIVE SUMMARY:

There is one vacancy on the Horizon Drive Association Business Improvement District Board.

BACKGROUND OR DETAILED INFORMATION:

N/A

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the Horizon Drive Association Business Improvement District Interview Committee's recommendation to the Horizon Drive Association Business Improvement District Board for a partial term ending April 2021.

Attachments

None



Grand Junction City Council

Regular Session

Item #

Meeting Date: December 6, 2017
Presented By: City Council
Department: City Clerk
Submitted By: Wanda Winkelmann, City Clerk

Information

SUBJECT:

To the Visit Grand Junction Board

RECOMMENDATION:

Appoint applicants recommended by the Visit Grand Junction Interview Committee.

EXECUTIVE SUMMARY:

There are four vacancies on the Visit Grand Junction Board due to two terms ending and two resignations.

BACKGROUND OR DETAILED INFORMATION:

N/A

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the Visit Grand Junction Board Interview Committee's recommendation to the Visit Grand Junction Board for terms ending December 2018, 2019 and 2020.

Attachments

None



Grand Junction City Council

Regular Session

Item #

Meeting Date: December 6, 2017
Presented By: City Council
Department: City Clerk
Submitted By: Wanda Winkelmann, City Clerk

Information

SUBJECT:

To the Commission on Arts and Culture

RECOMMENDATION:

Present certificate.

EXECUTIVE SUMMARY:

Nora Hughes was appointed to the Commission on Arts and Culture for a partial term ending February 2019.

BACKGROUND OR DETAILED INFORMATION:

City Council approved the appointment at the November 15, 2017 regular meeting.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

N/A

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
November 13, 2017 – Noticed Agenda Attached

Meeting Convened: 5:34 p.m. in the City Hall Auditorium

Meeting Adjourned: 6:32 p.m.

City Council Members present: Councilmembers Boeschstein, Kennedy, McArthur, Norris, Traylor Smith, Wortmann, and President of the Council Taggart.

Staff present: Caton, Shaver, LeBlanc, Romero, Valentine, Longenecker, Caskey, Prall, Schoeber, Watkins, Camper, and Winkelmann.

President of the Council Taggart called the meeting to order.

Agenda Topic 1. Discussion Topics

Budget Reconciliation: The 2018 recommended budget has a surplus of budgeted revenues over budgeted expenses.

City Manager Caton noted:

- As of 10/02/2017, the recommended budget was \$158,336,372. Due to expense reductions and additional revenue, the General Fund surplus increased by \$942,678 to \$160,603,538.
- Funds for the replacement of Fire Truck #1 have been moved from 2017 to 2018. Transfers out to DDA have been reclassified to expenditures in the amount of \$1,301,743.
- Staff projected a five percent increase in revenues for the remainder of the year. September and October sales tax revenues came in higher than budgeted.
- The amount for Mesa County's portion of administrative overhead for Persigo was budgeted at 7.5% and staff is still working with the County to finalize the amount. The County has tentatively agreed to contribute 5%; this contribution reduction amounts to \$337,000. An expenditure for a consultant to review this overhead will be budgeted.
- With the passage of Mesa County Public Safety Sales Tax Question 1A, additional revenues will be available for \$418,000.

Discussion ensued about the following funding requests: Horizon Drive Improvements \$250,000; North Avenue median improvements \$100,000; CMU scholarship fund \$100,000; Avalon Foundation \$50,000.

Trent Prall, Director of Public Works, reviewed the improvements for Horizon Drive that would increase safety along that corridor, which includes medians, right-in/right-out turns, and roundabouts.

City Manager Caton discussed the importance of the City's Ten Year Capital Plan and how additional revenues can fund items in the Plan.

Council noted the value of having additional funds in reserves, especially in years when revenues come in lower than budgeted expenditures.

Councilmember Kennedy inquired into retiree health premiums. The adjusted amount that the General Fund will pay is \$168,108. City Manager Caton quickly reviewed the future of the retiree health insurance plan and how the benefit will no longer be offered to new employees.

City Manager Caton stated that staff will move forward with the modifications discussed this evening.

Agenda Topic 2. Next Workshop Topic

December 4 – Invocation Discussion. The purpose of this item is to review the current process regarding the offering of invocations prior to City Council meetings and discuss changes, if any, City Council would like to make.

Other Business

Councilmembers reviewed upcoming events for the week:

Councilmember Kennedy reported a meeting of the Grand Junction Economic Partnership (GJEP) will be held on Wednesday.

Mayor Pro Tem Boeschstein noted a “Wild & Scenic Film Festival” is being held at the Avalon Theatre on Saturday.

Councilmember Traylor Smith stated a firm has been chosen for the recreation center feasibility study. City Manager Caton reported additional details will be provided shortly.

Councilmember McArthur invited everyone to attend a fundraiser at Glacier Ice Arena to assist with medical bills for a police officer’s infant son.

Mayor Taggart announced the new Airport Director will be named on Thursday.

Adjournment

With no further business the meeting was adjourned.



**GRAND JUNCTION CITY COUNCIL
MONDAY, NOVEMBER 13, 2017**

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

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

- 1. Discussion Topics**
 - a. Budget Reconciliation
- 2. Next Workshop Topics**
 - a. December 4 - Invocation Discussion
- 3. Other Business**

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING
November 15, 2017**

The City Council of the City of Grand Junction convened into regular session on the 15th day of November 2017 at 6:00 p.m. Those present were Councilmembers Bennett Boeschenstein, Chris Kennedy, Phyllis Norris, Duncan McArthur, Barbara Traylor Smith, Duke Wortmann, and Council President Rick Taggart. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Wanda Winkelmann.

Council President Taggart called the meeting to order. Councilmember Kennedy led the Pledge of Alliance which was followed by the invocation by Pastor Michael Shannon, Palisade 7th Day Adventist Church.

Proclamations

Proclaiming November 2017 as "Hospice and Palliative Care Month" in the City of Grand Junction

Councilmember Traylor Smith read the proclamation. Christy Whitney Borchard, HopeWest President and Chief Executive Officer, accepted the proclamation and thanked Council. Ms. Whitney Borchard noted her appreciation for what the community has allowed them to become.

Proclaiming November 25, 2017 as "Small Business Saturday" in the City of Grand Junction

Councilmember McArthur read the proclamation. Allison Blevins, Downtown Grand Junction Business Improvement District (DGJBID) Executive Director, and Diane Schwenke, President and Chief Executive Officer of the Grand Junction Chamber of Commerce (GJCOC), were present to accept the proclamation. Ms. Schwenke thanked Council on behalf of the GJCOC and added that approximately 75% of Grand Junction's local businesses have less than 100 employees and she encouraged the community to support the local businesses during the holiday season. Ms. Blevins thanked Council and said, of the money spent with local businesses, 68% stays local and they are looking forward to Small Business Saturday.

Proclaiming December 5, 2017 as "Grand Valley Gives Day" in the City of Grand Junction

Councilmember Wortmann read the proclamation. Grand Valley Gives representative Chris Mueller was present to accept the proclamation. Mr. Mueller thanked Council for the proclamation and explained the Grand Valley Gives Day collaboration is made up of 33 non-profits. December 5th is the day online contributions made through coloradogives.org to local non-profits will be maximized through the \$1 million incentive

fund. Mr. Mueller said the purpose of the local collaboration is to stress the importance of contributing and encourages everyone to support local non-profit organizations.

Presentation

City Manager Caton took a moment to invite community members to outgoing Police Chief John Camper's going away party, Tuesday November 28th. Chief Camper is moving to a position with the Colorado Bureau of Investigations. City Manager Caton lauded Chief Camper on his achievements in Grand Junction and he announced Deputy Chief Mike Nordine will step in as Interim Chief.

Appointment to Commission on Arts and Culture

Councilmember Boeschstein moved to appoint the Commission on Arts and Culture Interview Committee's recommendation, Nora Hughes, to the Commission on Arts and Culture for a partial term ending February 2019. Councilmember Traylor Smith seconded. Motion carried by roll call vote.

Certificates of Appointment

To the Planning Commission

Christian Reece was present to receive her certificate of appointment to the Planning Commission for a four-year term ending October 2021. She thanked Council for her reappointment and said the Planning Commission is strong and she is honored to serve with the other members for the community.

To the Grand Junction Housing Authority

Chris Launer was present to receive his certificate of appointment to the GJHA for a five-year term, ending October 2022. He thanked Council for his reappointment.

To the Parks and Recreation Advisory Board

William Findlay was present to receive his certificate of appointment to the Parks and Recreation Advisory Board for a three-year term ending June 2020. Dr. Findlay thanked Council for his appointment and said he is excited to be serving on this Board and making things better for the community, especially for the kids.

Citizens Comments

Council President Taggart asked for a motion to continue Resolution 65-17 to the December 20, 2017 meeting. Councilmember Kennedy moved to add this to the consent agenda. Councilmember Traylor Smith seconded the motion. Motion carried.

Lee Borden, Executive Director for Western Colorado Center for the Arts, thanked Council for providing grant funding for the Grand Junction Commission on Arts and Culture Summer Art Camp Program. He described the program and how the funding benefitted over 200 children.

Richard Swingle of Grand Junction spoke on community involvement and asked that citizens be listed in workshop minutes on the basis of transparency. He referenced an email to the City Clerk and noted the city utilities bill includes information on city government and encourages citizen involvement. There are two ways to engage in city government: attending Council meetings is one way to be engaged and allows two opportunities for citizens to speak, and the other is to attend Council workshops which does not take public comment.

City Manager Caton said City Council allows several opportunities for citizens to speak at regular meetings and it has been a practice to allow comments for resolutions, along with the policy to approach Council and staff as needed. He noted that Council also replies to phone messages and emails, and staff does as well. He referenced the email which was brought to his attention by the City Clerk and how it was an administrative decision to not list the names of citizens attending workshops.

Councilmember Kennedy said that, although workshops are public meetings, there is no sign-up sheet, and some that attend may prefer not being listed to maintain their anonymity.

Bruce Lohmiller of Grand Junction said it would be good to allow citizens to speak at workshops. He made suggestions for City funding of night patrols and the Catholic Day Center. He suggested making the Day Center a work-related place. He spoke about 911 calls for the school district, M-1 Holds, and his interview by KREX regarding the governor's bill to give veterans employment preference.

Dennis Simpson of Grand Junction asked about the contract with Bonsai Design and why the City Manager could execute an agreement prior to Council's approval and why it has not been signed yet. City Manager Caton said this agreement has not been signed and when it is, Mr. Simpson will get a copy. City Attorney Shaver said there have been no negotiations regarding the contract during the time Mr. Simpson stated, although some dates have been fluid, the contract has not changed. Council President Taggart said this went forward as a resolution and that was the final contract which was approved. Mr. Simpson said this should be brought before Council again and that contracts should not be delegated to the City Manager.

Council Reports

Councilmember McArthur congratulated Mesa County and Mesa County Valley School District 51 for their successes in the November 7th election and thanked everyone for participating. He attended the Veterans Day Parade on November 11th which had a lot of participation. On November 13th he attended an energy update on the Jordan Cove Project, which he said will be a huge benefit to the community if it goes forward. Earlier that day Councilmember McArthur attended the Associated Governments of Northwestern Colorado meeting in Meeker where they had presentations from Congressman Tipton and Senator Bennett's offices regarding federal legislation on tax reform.

Councilmember Wortmann spent time with Councilmember McArthur and Council President Taggart at the Veterans Day Parade. He told of his four brothers who served in Vietnam and his father and uncles who also served in the military.

Councilmember Boeschstein attended the Arts Commission earlier that day. He said if they are funded, they will disperse funds to a dozen arts and culture organizations in the community. On November 14th he attended the Urban Trails Committee meeting.

Councilmember Kennedy attended the Grand Junction Economic Partnership board meeting earlier that day and the executive director search committee has narrowed the pool to four candidates. These candidates will be interviewed on November 30th to narrow the field; it is hoped a recommendation for the position will be put forward in December. On November 10th he was invited to speak at the Commons and the Fountains for two flag retirement ceremonies. The experience was moving to him as a veteran, and he spoke of four women who lived at the Fountains who were pilots during World War II. Councilmember Kennedy attended the Veterans Day Parade and said that on the way there he went to Taco Bell and the clerk told him the car ahead of him paid for his lunch since he was a veteran. This got him thinking, if he and other veterans whose meals are paid for, donated that amount to a Veteran's non-profit, what a difference this would make if others did the same. He donated to Wounded Warriors.

Councilmember Traylor Smith said she is from a military family. Her father was a rescue pilot in Vietnam, her former husband flew Air Force One and she spoke of other family members who served in the Air Force and Navy. She thanked the families of those serving for all their support. That week the City Manager had his monthly coffee and she pointed out that they had a robust discussion and urged citizens to see GJ City News for more information on when and where those gatherings take place. She thanked the City Manager for taking the time for these meetings.

Councilmember Norris said she has three kids who served in the military. She is familiar with their experience and noted that many times soldiers do not have a lot of money. She helps those serving by paying for their lunches when she is traveling and encouraged others to thank those in the military. Councilmember Norris spoke of the Governor's Conference on Tourism that Visit Grand Junction hosted the previous week, in which there were over 400 members who attended. She said they got great feedback from downtown businesses who said they were swamped during the event.

Councilmember Norris thanked Chief Camper for his work. He has done a tremendous job and he will be leaving that department stronger than when he arrived which is a testament to the wonderful job he has done in the time he has been in Grand Junction.

Council President Taggart said he also went to the Veterans Day Parade and that the Airport Authority is close to selecting a final candidate for the Director position. He was not able to speak at the tourism conference because his son had a significant stroke and he has been with him for the past three weeks. Council President Taggart urged parents to please not to forget to hug their kids, and he thanked the community for reaching out to him.

Consent Agenda

Councilmember Traylor Smith moved to approve the adoption of Consent Agenda items #1 through #4 and #6b. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

1. Approval of Minutes

- a. Summary of the October 30, 2017 Workshop
- b. Minutes of the November 1, 2017 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Proposed Ordinance Making a Supplemental Appropriation for the Downtown Development Authority and Setting a Hearing to December 6, 2017
- b. Quasijudicial
 - i. Proposed Ordinance Zoning 5 Properties known as Levande on 12th Street Located at 2404, 2412, 2424 and 2432 North 12th Street and 1225 Wellington Avenue from R8 (Residential 8 units

per acre) to R24+ (Residential 24plus units per acre) and Setting a Hearing for December 6, 2017

3. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Development of Las Colonias Business Park

4. Other Action Items

- a. Downtown Grand Junction Business Improvement District's 2017 Annual Report and 2018 Operating Plan and Budget
- b. Horizon Drive Association Business Improvement District's 2017 Annual Report and 2018 Operating Plan and Budget

Regular Agenda

Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the Year Beginning January 1, 2018 and Ending December 31, 2018

This request is for an ordinance appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the year beginning January 1, 2018 and ending December 31, 2018 and setting a public hearing for December 6, 2017.

City Manager Greg Caton outlined the main purposes of a budget and explained that it is through the budget the City delivers services. He presented the 2018 budget timeline and overview and noted some highlights. City Manager Caton thanked staff, specifically Jodi Romero and Linda Longenecker, for their hard work on the budget.

Councilmember Norris asked how the Finance Department changed. City Manager Caton said the department was consolidated after the elimination of the Deputy City Manager position and others. Duties were reassigned to spread responsibilities out in order to give more structure and support to the Finance Department.

The public comment portion opened at 7:53 p.m.

Dennis Simpson thanked Council for holding public hearings before adopting the budget. He said City Manager Caton's presentation was very good, but he believes this is not something the public can comment on. Colorado state law has a budget law that lists many "common-sense" things. The City does not comply with this because Grand

Junction is a home rule municipality. Mr. Simpson said real money is spent every year and budget law requires funds be broken down by line item, but the City does not do this. The Department of Local Affairs collects information from across the State. He looked at several and could not find any that reported their budget like Grand Junction. According to Mr. Simpson, other budgets gave specifics that Grand Junction should do as well. He asked if City employees will get a raise in 2018, or if employees will be added, because he can't tell based on this budget.

City Manager Caton said Council is aware there is a move to a different pay plan in 2018. He explained the current pay plan has a very narrow range where people top out quickly. The new plan will have a much wider range and slot employees to the nearest step without moving backwards at the beginning of 2018. He explained how employees would be adjusted depending on where in the range they fell and that they have developed a five-year financial forecast which allows making these recommendations to Council. "Listserv" notes increases in wages throughout the State which are necessary to keep Grand Junction and other cities from losing employees to the Front Range. Pay studies will be done every 3-5 years and steps will then be adjusted. City Manager Caton said that employees must meet standards to get increases. He would like to have further discussion with Mr. Simpson to address his concerns that the City doesn't meet some State standards. Workshops have policy level discussion and the staff implements it. In the back of the budget book are all the line item details and this has been available online since October 2nd. All documents submitted at meetings are added to agenda packets. Grand Junction is a fully transparent public agency.

Andy Hamilton, Chairman of the Commission on Arts and Culture, gave a heartfelt thank you to Council for continuing to support that organization. Mr. Hamilton said money goes to non-profit arts and cultural organizations that provide programs and events. He explained the process of the commission to obtain grants. The continued financial support of the grant program ensures cultural activities remain a part of the Grand Junction lifestyle.

Melissa Lytle, Executive Director of the Western Slope Center for Children, thanked Council for their funding and explained how it helps. 2017 marked their 20 years of service anniversary, in which they have helped 16,000 victims of abuse. The first week of December they are moving into a new building and will be able to expand services which couldn't be done without Council's support.

Doug Sorter, Vice President of Development for Strive, thanked Council for their support. He explained the partnership between Strive and the Botanical Gardens; Strive operates the Botanical Gardens in conjunction with the City and this partnership

allows them to support people with developmental disabilities by allowing them to work, while helping the Botanical Gardens to grow and improve.

Jamie Lewis, representative of the Grand Junction Centennial Band, thanked Council for their consideration in the 2018 budget. They are an all-volunteer, 65-piece band that serves the community through free concerts and providing scholarships. She invited everyone to join them for concerts.

Jackie Severs with the Latimer House thanked Council for their consideration in supporting them in 2018 for their new safe house building. She explained that they serve victims of domestic violence and sexual assault. She said they just obtained a new building but it needs renovations for enhanced safety features. Ms. Severs said 300 women will stay in the new safe house in the coming year.

David Shepardson of Grand Junction said he talked to Chief Camper regarding the vagrancy issue. He said he has a soft spot for the homeless community. Downtown is a common hub for the homeless community and they are more active late at night. He spoke of an occasion where there was a group of 17 homeless individuals in an alley downtown and it took 45 minutes for police to respond to his call. Mr. Shepardson said this is a growing issue and getting worse. He said Chief Camper was not confident there is a solution.

City Manager Caton said this is a significant issue and challenge. For 2017 the City partnered with the Downtown Development Authority in hiring four officers with two being dedicated to the downtown area. They also partnered with some other organizations and implemented the Ambassador's Program to change parking enforcement and improve overall official presence (yellow shirts). Adding these resources did help and as this is a yearlong program, City Manager Caton hopes that it will continue to help. He stated funding has increased for homeless individuals seeking housing solutions. Homeless camps along the riverfront are being cleaned up and funds have been added for 2018. The Parks & Recreation Director went to a conference to find out the benefits of camp clean ups. City Manager Caton spoke of a partnership with Hilltop for a traveler's aid fund for those that need traveling assistance. The City is looking to create a marketing campaign to give to non-profit organizations (not to the homeless themselves) to help with services. This is a common issue and there is no "best" solution.

Michael Day of Fruita expressed his concern that the District Attorney's (D.A.) office is struggling with funding. He said the City could have sent funding to the D.A. Fifty-five percent of serious crime is what burdened the D.A.'s office in 2016, and he felt that they can't do their job if they are unable to take action.

Thaddeus Schrader of Grand Junction, owner of Bonsai Design, told of a discussion regarding an agreement to stay in Grand Junction with Parks and Recreation. The City responded in an interesting and dynamic way to move in a visionary fashion for a much broader project. He said that the budget may have been presented at a 50,000-foot view, but they are thinking through all decisions in detail and considering all aspects. If his interaction is any indication of how the City Manager handles the budget, then he has great respect for how spending a little bit of money can have a big impact. Mr. Schrader thanked the City for the investment to create economic investment in Grand Junction.

The public comment portion closed at 8:27 p.m.

Councilmember Norris addressed the for the lack of funding for the D.A.'s office. She stated that Grand Junction has to pay for the City's officers while the D.A.'s office is funded through the taxes that people pay that go to Mesa County. She gladly supports public safety but doesn't want to see more money go to the County when tax money is already being allocated there. Councilmember Norris said they are well aware of the new pay structure and believes it is a good change that will encourage employees to move up. She said this is best year for the budget since she has been on Council.

Councilmember Traylor Smith showed the budget binder referenced and said Council goes through detailed spreadsheets with explanations for weeks before the final budget is presented. She congratulated staff for all their work on this budget. She spoke of the ambulance station and how there wasn't the full amount in the budget to fund it. Councilmember Traylor Smith verified with City Manager Caton that there were approximately 300 fire calls and 15,000 EMS calls this year which is why an EMS Station is needed in the north area. She said the City must keep the personnel to meet the needs of the community and thanked staff for staying ahead of the game financially.

Councilmember Kennedy said that this is the first time since he became part of Council that the budget is a policy document, representing Council's vision for the City and how to get there. He is pleased to see the increased funding for economic development, and that the City is making inroads to a sound infrastructure for the future and investing in roads and public safety on many fronts. What the City Manager has done over the past 18 months through streamlining gives him a lot of confidence that the City is moving in the right direction. He noted Las Colonias Park, the business park and the Two Rivers Convention Center Project not only improves the City, but also the quality of life for citizens. He commended staff and hopes citizens feel the same pride.

Councilmember Wortmann referenced a book called Jesus Calling by Sarah P. Young that teaches about being patient. He stated that he was stunned because he never felt

like the City was on the deck of the Titanic and is surprised someone would use that analogy in speaking about the budget.

Councilmember Boeschstein agreed with all Council's statements and thanked City Manager Caton and staff. They have done a wonderful job. The economy is up, sales tax was up 13% in one month, and investment is being put into the community by putting money towards Las Colonias Business Park, the Avalon Theatre, Colorado Mesa University, North Avenue, Horizon Drive, Two Rivers Convention Center, water and sewer, arts and culture, and in the recreational center feasibility study. He felt it is a good budget and plan for the future.

Council President Taggart thanked City Manager Caton and staff. He asked for people to remember Council is a policy board to focus on strategy. Although that doesn't stop Council from breaking down to the details, he discourages it. The budget was built from the ground up by a talented staff and they do not need Council to do their job.

Council took a break at 8:45 p.m.

The meeting resumed at 8:54 p.m.

Ordinance Expanding the Boundaries of and Including Property located at 118 S 7th Street into the Downtown Grand Junction Business Improvement District

The City received a petition from Maria V. Maestas and Alfred R. Maestas to have their property at 118 S 7th Street included into the Downtown Grand Junction Business Improvement District (DGJBID).

The public hearing opened at 8:55 p.m.

Allison Blevins, DGJBID Executive Director, gave a brief history of the BID and named some of the events they sponsor. She explained the reason this property should be included in the DGJBID, identified the owners, and the use of the building, and why their inclusion would benefit the BID.

City Attorney Shaver said this property was initially included in the BID and was later excluded upon request.

Councilmember McArthur said it was originally the dinner theater and it was nice to see it coming back into the BID.

There were no public comments.

The public hearing closed at 8:57 p.m.

Councilmember Boeschstein moved to adopt Ordinance No. 4773, an ordinance expanding the boundaries of and including property located at 118 S. 7th Street into the Downtown Grand Junction Business Improvement District on final passage and ordered final publication in pamphlet form. Councilmember Wortmann seconded the motion. Motion carried by roll call vote.

Resolution Regarding Las Colonias Master Lease and the Development Corporation Documents (CC&R, LCDC, Articles of Incorporation, Bylaws)

This request is to further the development of 15 acres of the Las Colonias property known as the Las Colonias Business Park. The redevelopment will occur pursuant to a 25-year Master Lease from the City to the Las Colonias Development Corporation (LCDC), which will operate under the auspices of a 5-member board. The LCDC will sublease the developable sites and otherwise assist in the management and development of the project. In addition to the Master Lease the City Council will be approving the articles and bylaws of the LCDC and the Covenants, Conditions and Restrictions (CC&R's) for the project.

City Attorney John Shaver acknowledged the partnership of everyone involved. This document brings to fruition the Business Park at Las Colonias. The City owns the park (147 acres) and this project represents about 10% (15 acres) of the park development. He provided the history of the Las Colonias site and the Business Park project. The City will lease the property to a development corporation. The reason for this is that the City can't be the regulator and administrator of the park and therefore the best way to proceed is through the development corporation serving as the intermediary group. The board of the development corporation will be comprised of 5 members to administer the project. They are considering registering this corporation as a non-profit or 501(c) to allow the possibility of monetary donations. The master lease will inform the anchor tenant and all other tenants. City Attorney John Shaver went through the documents being presented for approval: the Articles of Incorporation which is the formation document of the development corporation, the bylaws, the operating agreement, and the covenants, conditions, and restrictions that constitute private rights and responsibility.

Councilmember McArthur said he objected to a few things and previously voted in opposition to this project, but now is the time to move forward. He recommended that the contract try to anticipate future events and address how to deal with them. For example, in the event Bonsai Designs is sold, he suggested bylaw language added to say, "or a successor that is approved by the remaining board members".

City Attorney Shaver said the nature of that seat on the board is in response to the expectation of Bonsai Designs, Inc. That company intends to be there a very long time and the project is a vision of the City and the Schraders. City Attorney Shaver said additional language can be added, but there would need to be clarification.

Councilmember McArthur said there is potential for changes, but the contract language doesn't allow for it. Changing bylaws is cumbersome, so it is best to modify it now.

City Attorney Shaver said it can be written however Council would like.

Councilmember Kennedy said that bylaw revisions are not insurmountable. He asked if Bonsai Designs ceased to exist, would the bylaws need to be revised even if the additional language was added? City Attorney Shaver responded in the affirmative. Councilmember Kennedy asked about the two-year board terms and whether that created issues with Council terms for the purpose of rotation. City Attorney Shaver said the tradeoff is continuity which is why he wrote it that way.

Council President Taggart said the seven members of Council would need to agree on who that Council representative will be, and keep in mind if the representative is coming up for reelection within that 2-year Board term.

Councilmember Norris believes the first board will do a lot of adjusting in the early years and can make these, and other changes as needed. She then asked about the rent agreement, and where the funding would go.

City Attorney Shaver said that money would go towards maintenance and other investments in infrastructure, land acquisition, etc. A minimum of \$10,000 is half of the anticipated funding.

Councilmember Norris asked who will carry the insurance, the City or the tenants. City Attorney Shaver clarified that any improvements like the office building and storage facilities would be the responsibility of the businesses to carry insurance on, but the City is responsible to carry insurance for the common areas. She said her dad trucked a lot of uranium to that area, and she thanked all the groups involved that have gotten the Park to this point. She feels they have done a great job and she supports moving forward with the project.

Councilmember Boeschstein thanked Councilmember Norris for her comments and echoed that, yes, this has been a 100-year project. He thinks this area is coming back to life, which is great. He asked for clarification on the future of the Park and the industrial portion of the plans. City Attorney Shaver explained that 90% of Las Colonias

will be a typical park with a lot of green area. Even within the 15-acre development, there is an expectation that it will look and feel like a park and have continuity with the rest of the Park. The businesses will integrate with all services.

Councilmember Boeschstein asked if the City is responsible for the park and the businesses and development corporation will be responsible for the Business Park. City Attorney Shaver said yes, this is the best local example of a public-private partnership.

Council President Taggart thanked staff and Mr. Schrader for all the hard work that has gone into this project. Innovation is a cornerstone for private enterprise, but it is unusual for government. He commended the innovative approach in determining the rent amounts.

The public hearing was opened at 9:28 p.m.

Michael Day of Fruita, agreed with Councilmember McArthur about his feedback in that one can have the best of intentions, but when one assumes, it may be detrimental in the long run. He asked for more consideration on the additional language.

Thaddeus Schrader, owner of Bonsai Designs, Inc, agreed with Councilmember McArthur and explained Bonsai Design's position. He gave a brief history on the project. The company has invested over \$100,000 in the process of proposing many ideas and layouts. This project has transformed from an incentive package into a labor of love, and is moving into their life's work, partnered with their growing support for schools and trying to invest in community. They asked to have a standing seat on the board because of the time and energy that they have invested in the project and he assured that they intend to stay for the long haul. He said he hopes Council allows them to maintain the position.

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

City Attorney Shaver said the discussion of the board seat is in the bylaws and would not have litigation potential.

Councilmember Kennedy moved to adopt Resolution No. 69-17, a resolution authorizing the content and the filing of the articles and bylaws of the Las Colonias Development Corporation and approval of the Master Lease of certain property at Las Colonias Park and the Covenants, Conditions, and Restrictions (CC&R's) concerning the property all for the purpose of facilitating the development of the Las Colonias

Business Park in the City of Grand Junction, Colorado. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Resolution Regarding CMU 20000 Initiatives

Colorado Mesa University (CMU) is a key economic driver for the Grand Valley. The continued growth and development of the university can and will define us as an educated, economically prosperous, and vibrant community. CMU 20000 is a community initiative that will help to grow our economy, led by the Grand Junction Area Chamber of Commerce. Colorado Mesa University an economic impact on our community of nearly a half of a billion dollars. Growing the University will increase that impact.

Moved to the consent agenda; item#6b tabled to the December 20th Regular Meeting.

Non-Scheduled Citizens & Visitors

Michael Day of Fruita said that Richard Swingle's presentation had a great point regarding no public comments being allowed at Council Workshops. He said that this Council meeting was amazing because of the back and forth comments being allowed. To Councilmember Norris's remarks, he said he was the no vote guy, and he did his best to let people know things were a mess with the D.A.'s office. He commended City Manager Caton for grabbing the bull by the horns and working things out with the City budget. In his opinion, he is glad Chief Camper is leaving.

Councilmember Traylor Smith said long time Grand Junction resident Jeanie Thomas passed away this week. She lived a great life and a tribute was held for her that day at the Grand Junction Rotary Club. Councilmember Traylor Smith asked that people keep her family in their prayers. Ms. Thomas was a very sweet soul and will be missed.

Council President Taggart said that the intention of workshops is to educate Council and the presentations are for Council's benefit. Regular meetings are lasting longer because there is more time allowed for public comment.

Councilmember Kennedy attends many public meetings in about 19 different Colorado counties and said the City of Grand Junction's workshops are no different from other municipalities. Council is trying to make meetings more accessible and the public can also phone or email.

Councilmember Boeschstein said that the Lincoln Park Neighborhood will be holding a meeting in the hopes of strengthening their neighborhood. This is another way of communicating with citizens and to make changes.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:44 p.m.

Wanda Winkelmann, MMC
City Clerk



Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: December 6, 2017

Presented By: John Shaver, City Attorney, Rob Schoeber, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Rob Schoeber, Parks and Recreation Director

Information

SUBJECT:

An Ordinance Amending Chapter 12 of the Grand Junction Municipal Code Concerning Riverfront and Other Trail Regulations Concerning the Operation of Electrical Assisted Bicycles and Set a Public Hearing for December 20, 2017

RECOMMENDATION:

Parks and Recreation Advisory Board unanimously supported this ordinance revision at their April 27, 2017 meeting.

EXECUTIVE SUMMARY:

The City of Grand Junction currently maintains a trail system approximately 21 miles in length, including Riverfront, Ridges and Urban Trails. These developed hard surface trails are utilized for non-motorized activities such as walking, running and cycling. Other power driven mobility devices (OPDMDs) may be operated on any of these trails by individuals with mobility disabilities.

E-bikes, or electric assisted bicycles, use a small electric engine to boost rider's speeds. They are popular among riders of all ages and are designed to enhance a rider's pedaling with limited engine power.

During the recent Colorado legislative session, HB 17-1151 was approved by the legislature. In summary, this bill removes electrical assisted bicycles from the definition of motorized vehicles and creates three classes of E-bikes. The three classifications are defined according to the maximum speed of the electrical power in relationship to the pedaling by the rider.

Class I Electrical Assisted Bicycle – An electrical assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty miles per hour.

Class II Electrical Assisted Bicycle – An electrical assisted bicycle equipped with a motor that provides assistance regardless of whether the rider is pedaling but ceases to provide assistance when the bicycle reaches a speed of twenty miles per hour.

Class III Electrical Assisted Bicycle – An electrical assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty-eight miles per hour.

Great Outdoors Colorado (GOCO) has provided significant capital funding for trails in the Grand Valley, primarily the Riverfront Trail. In general, GOCO opposes motorized uses on all of their grant funded trails. Recently, however GOCO has stated that they view E-bikes differently than motorized uses, and are leaving these decisions up to the local communities.

During a City Council workshop on June 5, 2017, this topic was discussed with members of the Riverfront Commission. The Commission stated that they continue to support the ban of motorized equipment on the Riverfront Trail, with the exception of ADA compliant devices. They also stated that while they support the ban, they would not oppose the exception of E-bikes if the City chose to allow them.

The proposed ordinance revision would continue to ban all OPDMDs on City trails with the exception of ADA approved devices, and would also exclude Class I and Class II E-bikes from the definition of motorized devices.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction currently restricts the use of motorized devices (with exception of ADA approved) on developed trails throughout the community. The trail system encompasses approximately 21 miles of hard surface trails in the Ridges, along the Riverfront and throughout subdivisions and parks.

Electric assist bicycles are battery powered devices that can be operated either by power or pedaling. Depending upon the battery packs, E-bikes can range in speeds from 12 to 28 miles per hour. Earlier in 2017, the Colorado Legislature adopted House Bill 17-1151. This bill excludes E-bikes from the traditional definition of motorized devices, and defines them into three different categories according to maximum speed of the electrical power in relationship to pedaling by the rider. The classifications are as follows:

Class I Electrical Assisted Bicycle – An electrical assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty miles per hour.

Class II Electrical Assisted Bicycle – An electrical assisted bicycle equipped with a motor that provides assistance regardless of whether the rider is pedaling but ceases to provide assistance when the bicycle reaches a speed of twenty miles per hour.

Class III Electrical Assisted Bicycle – An electrical assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty-eight miles per hour.

Great Outdoors Colorado (GOCO) has provided on-going grants for the development of the Riverfront Trail. This funding is contingent upon the trails being utilized for non-motorized uses only. In recognition of HB – 17-1511 however, GOCO has recently stated that local governments should develop policies that best fit their communities, and would support the allowance of E-bikes on GOCO funded trails.

The Riverfront Commission is made up of 11 members that are appointed by the City of Grand Junction, Town of Palisade, Mesa County and City of Fruita. In a letter dated September, 2016, the Commission expressed their concern about the use E-bikes on the Riverfront Trail and recommended the continued ban of all motorized devices on the trail (with the exception of ADA compliant devices). City Manager Greg Caton responded to their recommendation through a letter dated April, 2017, and encouraged the Commission to further study and evaluate the use of E-bikes on the trails. He cited several Colorado Communities who either allow their use or are exploring their uses on public trails. Several members of the Riverfront Commission attended a City Council workshop on June 5, 2017. They continued to support a full ban on motorized devices on the Riverfront Trail, however indicated that they would not oppose an exception for E-bikes if any of the local entities chose to allow exclude them from the ban.

The City of Grand Junction maintains a portion of the Riverfront Trail through an Intergovernmental Agreement with the City of Fruita, Town of Palisade, Mesa County and Colorado State Parks. Currently, the State is drafting a similar exception for Class I and Class II E-bikes, and the Town of Palisade continues to support the full ban.

The proposed ordinance revision would allow the use of Class I and Class II E-bikes on City trails. Class III E-bikes would be permitted on City streets.

FISCAL IMPACT:

Appropriate signage would be installed by Parks Department (estimate: \$300).

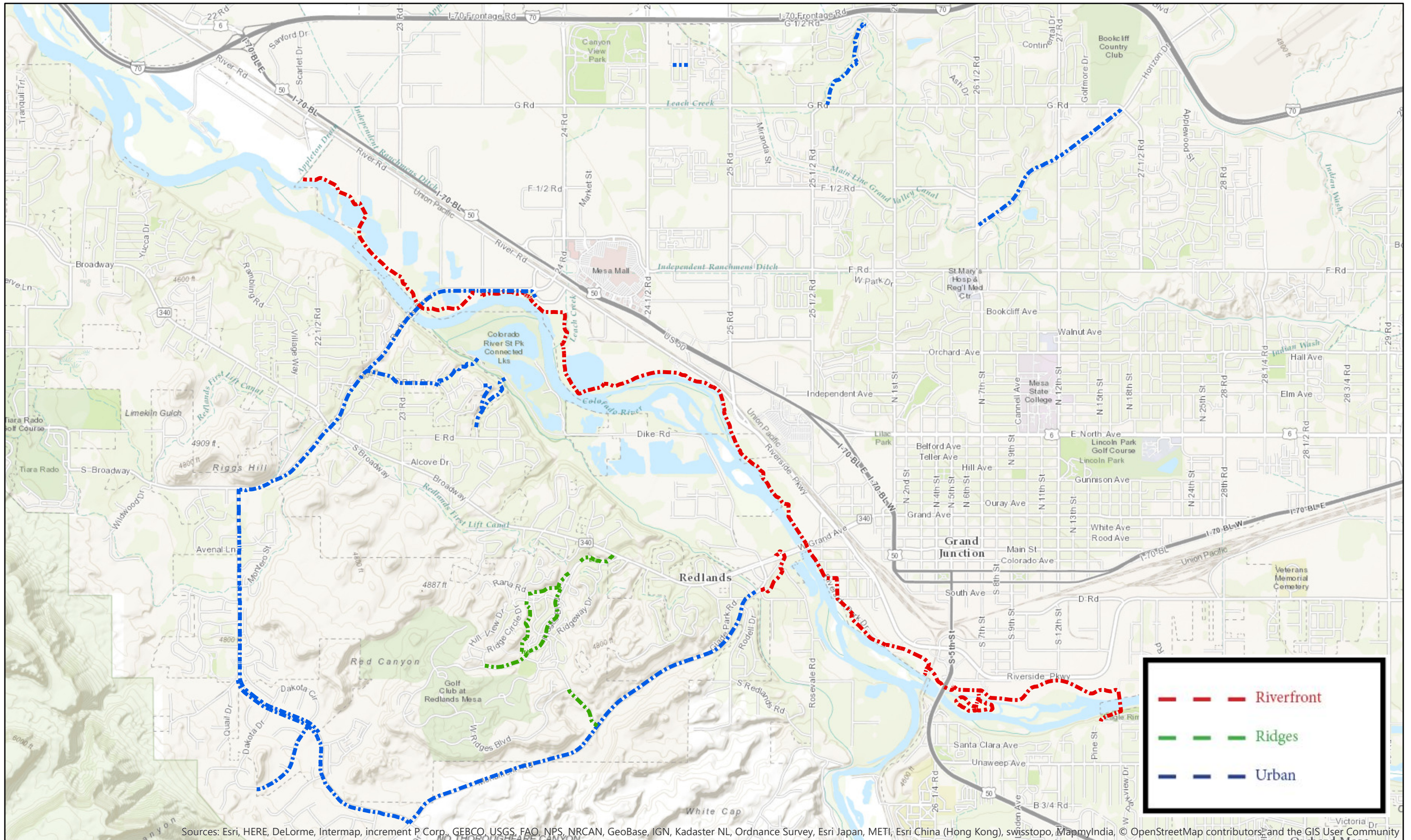
SUGGESTED MOTION:

I move to introduce a proposed ordinance amending Chapter 12 of the Grand Junction Municipal Code concerning Riverfront and other Trail Regulations Concerning the Operation of Electrical Assisted Bicycles and set a public hearing for December 20, 2017.

Attachments

1. Trails Map
2. House Bill 17 - 1151
3. Riverfront Commission Letter 9-20-16
4. City Manager Letter 4-20-17
5. Ordinance E Bikes
6. Trail Mileage
7. Urban Trails Map
8. Riverfront Trails Map
9. Ridges Map

All Trails Map



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

An Act

HOUSE BILL 17-1151

BY REPRESENTATIVE(S) Hansen and Willett, Becker K., Buckner, Ginal, Hooton, Kennedy, Lontine, Mitsch Bush, Valdez, Winter, Young, Singer;
also SENATOR(S) Kerr and Hill, Gardner, Kagan.

CONCERNING THE REGULATION OF ELECTRICAL ASSISTED BICYCLES.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 42-1-102, amend (28.5) and (58) as follows:

42-1-102. Definitions. As used in articles 1 to 4 of this title, unless the context otherwise requires:

(28.5) "Electrical assisted bicycle" means a vehicle having two tandem wheels or two parallel ~~THREE~~ wheels, and one forward wheel; fully operable pedals, AND an electric motor not exceeding seven hundred fifty watts of power. and a top motor-powered speed of twenty miles per hour. ~~ELECTRICAL ASSISTED BICYCLES ARE FURTHER REQUIRED TO CONFORM TO ONE OF THREE CLASSES AS FOLLOWS:~~

(a) "CLASS 1 ELECTRICAL ASSISTED BICYCLE" MEANS AN ELECTRICAL

ASSISTED BICYCLE EQUIPPED WITH A MOTOR THAT PROVIDES ASSISTANCE ONLY WHEN THE RIDER IS PEDALING AND THAT CEASES TO PROVIDE ASSISTANCE WHEN THE BICYCLE REACHES A SPEED OF TWENTY MILES PER HOUR.

(b) "CLASS 2 ELECTRICAL ASSISTED BICYCLE" MEANS AN ELECTRICAL ASSISTED BICYCLE EQUIPPED WITH A MOTOR THAT PROVIDES ASSISTANCE REGARDLESS OF WHETHER THE RIDER IS PEDALING BUT CEASES TO PROVIDE ASSISTANCE WHEN THE BICYCLE REACHES A SPEED OF TWENTY MILES PER HOUR.

(c) "CLASS 3 ELECTRICAL ASSISTED BICYCLE" MEANS AN ELECTRICAL ASSISTED BICYCLE EQUIPPED WITH A MOTOR THAT PROVIDES ASSISTANCE ONLY WHEN THE RIDER IS PEDALING AND THAT CEASES TO PROVIDE ASSISTANCE WHEN THE BICYCLE REACHES A SPEED OF TWENTY-EIGHT MILES PER HOUR.

(58) "Motor vehicle" means any self-propelled vehicle that is designed primarily for travel on the public highways and that is generally and commonly used to transport persons and property over the public highways or a low-speed electric vehicle; except that the term does not include ELECTRICAL ASSISTED BICYCLES, low-power scooters, wheelchairs, or vehicles moved solely by human power. For the purposes of the offenses described in sections 42-2-128, 42-4-1301, 42-4-1301.1, and 42-4-1401 for farm tractors and off-highway vehicles, as defined in section 33-14.5-101 (3), ~~C.R.S.~~, operated on streets and highways, "motor vehicle" includes a farm tractor or an off-highway vehicle that is not otherwise classified as a motor vehicle. For the purposes of sections 42-2-127, 42-2-127.7, 42-2-128, 42-2-138, 42-2-206, 42-4-1301, and 42-4-1301.1, "motor vehicle" includes a low-power scooter.

SECTION 2. In Colorado Revised Statutes, 42-3-103, amend (1)(b) introductory portion and (1)(b)(I) as follows:

42-3-103. Registration required - exemptions. (1) (b) This subsection (1) shall DOES not apply to the following:

(I) A bicycle, ~~electric~~ ELECTRICAL assisted bicycle, or other human-powered vehicle;

SECTION 3. In Colorado Revised Statutes, 42-4-111, **amend** (1) introductory portion and (1)(dd) as follows:

42-4-111. Powers of local authorities. (1) Except as otherwise provided in subsection (2) of this section, this ~~article~~ ARTICLE 4 does not prevent local authorities, with respect to streets and highways under their jurisdiction and within the reasonable exercise of the police power, from:

(dd) Authorizing OR PROHIBITING the use of ~~the electrical motor on~~ an electrical assisted bicycle on a bike or pedestrian path IN ACCORDANCE WITH SECTION 42-4-1412;

SECTION 4. In Colorado Revised Statutes, 42-4-221, **amend** (9); and **add** (10) and (11) as follows:

42-4-221. Bicycle and personal mobility device equipment.
(9) (a) ~~Any person who violates any provision of this section commits a class B traffic infraction~~ ON OR AFTER JANUARY 1, 2018, EVERY MANUFACTURER OR DISTRIBUTOR OF NEW ELECTRICAL ASSISTED BICYCLES INTENDED FOR SALE OR DISTRIBUTION IN THIS STATE SHALL PERMANENTLY AFFIX TO EACH ELECTRICAL ASSISTED BICYCLE, IN A PROMINENT LOCATION, A LABEL THAT CONTAINS THE CLASSIFICATION NUMBER, TOP ASSISTED SPEED, AND MOTOR WATTAGE OF THE ELECTRICAL ASSISTED BICYCLE. THE LABEL MUST BE PRINTED IN THE ARIAL FONT IN AT LEAST NINE-POINT TYPE.

(b) A PERSON SHALL NOT KNOWINGLY MODIFY AN ELECTRICAL ASSISTED BICYCLE SO AS TO CHANGE THE SPEED CAPABILITY OR MOTOR ENGAGEMENT OF THE ELECTRICAL ASSISTED BICYCLE WITHOUT ALSO APPROPRIATELY REPLACING, OR CAUSING TO BE REPLACED, THE LABEL INDICATING THE CLASSIFICATION REQUIRED BY SUBSECTION (9)(a) OF THIS SECTION.

(10) (a) AN ELECTRICAL ASSISTED BICYCLE MUST COMPLY WITH THE EQUIPMENT AND MANUFACTURING REQUIREMENTS FOR BICYCLES ADOPTED BY THE UNITED STATES CONSUMER PRODUCT SAFETY COMMISSION AND CODIFIED AT 16 CFR 1512 OR ITS SUCCESSOR REGULATION.

(b) A CLASS 2 ELECTRICAL ASSISTED BICYCLE MUST OPERATE IN A MANNER SO THAT THE ELECTRIC MOTOR IS DISENGAGED OR CEASES TO FUNCTION WHEN THE BRAKES ARE APPLIED. CLASS 1 AND CLASS 3

ELECTRICAL ASSISTED BICYCLES MUST BE EQUIPPED WITH A MECHANISM OR CIRCUIT THAT CANNOT BE BYPASSED AND THAT CAUSES THE ELECTRIC MOTOR TO DISENGAGE OR CEASE TO FUNCTION WHEN THE RIDER STOPS PEDALING.

(c) A CLASS 3 ELECTRICAL ASSISTED BICYCLE MUST BE EQUIPPED WITH A SPEEDOMETER THAT DISPLAYS, IN MILES PER HOUR, THE SPEED THE ELECTRICAL ASSISTED BICYCLE IS TRAVELING.

(11) A PERSON WHO VIOLATES THIS SECTION COMMITS A CLASS B TRAFFIC INFRACTION.

SECTION 5. In Colorado Revised Statutes, 42-4-1412, amend (14); and add (15) as follows:

42-4-1412. Operation of bicycles and other human-powered vehicles. (14) (a) (I) ~~Except as authorized by section 42-4-111, the rider of an electrical assisted bicycle shall not use the electrical motor on a bike or pedestrian path~~ A PERSON MAY RIDE A CLASS 1 OR CLASS 2 ELECTRICAL ASSISTED BICYCLE ON A BIKE OR PEDESTRIAN PATH WHERE BICYCLES ARE AUTHORIZED TO TRAVEL.

(II) A LOCAL AUTHORITY MAY PROHIBIT THE OPERATION OF A CLASS 1 OR CLASS 2 ELECTRICAL ASSISTED BICYCLE ON A BIKE OR PEDESTRIAN PATH UNDER ITS JURISDICTION.

(b) A PERSON SHALL NOT RIDE A CLASS 3 ELECTRICAL ASSISTED BICYCLE ON A BIKE OR PEDESTRIAN PATH UNLESS:

(I) THE PATH IS WITHIN A STREET OR HIGHWAY; OR

(II) THE LOCAL AUTHORITY PERMITS THE OPERATION OF A CLASS 3 ELECTRICAL ASSISTED BICYCLE ON A PATH UNDER ITS JURISDICTION.

(15) (a) A PERSON UNDER SIXTEEN YEARS OF AGE SHALL NOT RIDE A CLASS 3 ELECTRICAL ASSISTED BICYCLE UPON ANY STREET, HIGHWAY, OR BIKE OR PEDESTRIAN PATH; EXCEPT THAT A PERSON UNDER SIXTEEN YEARS OF AGE MAY RIDE AS A PASSENGER ON A CLASS 3 ELECTRICAL ASSISTED BICYCLE THAT IS DESIGNED TO ACCOMMODATE PASSENGERS.

(b) A PERSON SHALL NOT OPERATE OR RIDE AS A PASSENGER ON A CLASS 3 ELECTRICAL ASSISTED BICYCLE UNLESS:

(I) EACH PERSON UNDER EIGHTEEN YEARS OF AGE IS WEARING A PROTECTIVE HELMET OF A TYPE AND DESIGN MANUFACTURED FOR USE BY OPERATORS OF BICYCLES;

(II) THE PROTECTIVE HELMET CONFORMS TO THE DESIGN AND SPECIFICATIONS SET FORTH BY THE UNITED STATES CONSUMER PRODUCT SAFETY COMMISSION OR THE AMERICAN SOCIETY FOR TESTING AND MATERIALS; AND

(III) THE PROTECTIVE HELMET IS SECURED PROPERLY ON THE PERSON'S HEAD WITH A CHIN STRAP WHILE THE CLASS 3 ELECTRICAL ASSISTED BICYCLE IS IN MOTION.

(c) A VIOLATION OF SUBSECTION (15)(b) OF THIS SECTION DOES NOT CONSTITUTE NEGLIGENCE OR NEGLIGENCE PER SE IN THE CONTEXT OF ANY CIVIL PERSONAL INJURY CLAIM OR LAWSUIT SEEKING DAMAGES.

SECTION 6. Act subject to petition - effective date. This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly (August 9, 2017, if adjournment sine die is on May 10, 2017); except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless

approved by the people at the general election to be held in November 2018 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.



Crisanta Duran
SPEAKER OF THE HOUSE
OF REPRESENTATIVES



Kevin J. Grantham
PRESIDENT OF
THE SENATE

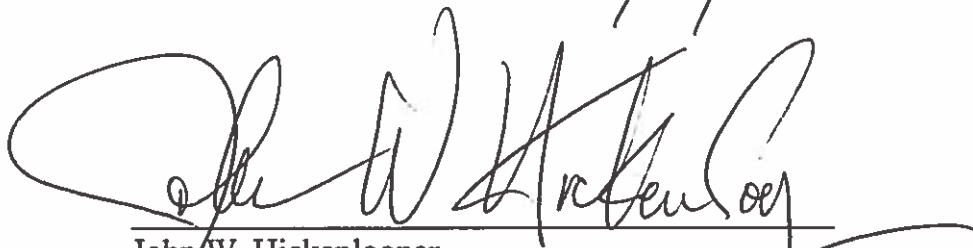


Marilyn Eddins
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES



Effie Ameen
SECRETARY OF
THE SENATE

APPROVED 1:45 Pm 4/4/17



John W. Hickenlooper
GOVERNOR OF THE STATE OF COLORADO



RIVERFRONT COMMISSION

P.O. Box 2477
Grand Junction, Colorado 81502
(970) 683-4333

Sponsors:

Fruita
Grand Junction
Mesa County
Palisade

September 20, 2016

Grand Junction City Council
250 North 5th Street
Grand Junction, CO 81501

Dear Members of the City of Grand Junction City Council:

The Colorado Riverfront Commission is an advisory board to the Riverfront Trail partners; the City of Grand Junction, the City of Fruita, Mesa County, Colorado Parks and Wildlife and the Town of Palisade. As such, we feel very strongly that we must advocate for the continuing ban of motorized vehicles on the Riverfront Trail. This ban does not include ADA compliant devices such as motorized wheelchairs, but refers to recreational vehicles such as electric bicycles (e-bikes), motorized scooters, Segways and all-terrain vehicles. Of particular concern are e-bikes since retailers have become increasingly vocal in their advocacy of trail use by their customers.

Recently the City of Durango dealt with this issue and cited the following concerns:

- Electric-motor assisted bicycles have a set top speed of 20 mph and require the cyclist to pedal to engage the motor. Others have a throttle and go much faster. Although they can give some cyclists a needed boost, the Durango City Council has decided to ban electric bikes on Durango trails. Motorized vehicles have been banned for years on Durango trails and the council has now banned electric bikes whether the motor is engaged or not.

Other relevant concerns are:

- Jeopardizes future GOCO funding since they only fund non-motorized trails.
- Could threaten ~\$20 Million in past funding, i.e. give the money back if you don't ban all motorized use.
- Sets a precedent that opens the door for other motorized vehicles – golf carts, dirt bikes, go-carts, etc.
- Motorized vehicles create a safety hazard for pedestrians and cyclists due to their speed and mass.

We would be happy to come before the Council to further discuss the issue if that would be of help, but as advocates for the ongoing maintenance, improvement and development of the Riverfront Trail we must state our absolute and unanimous support of banning electric bikes from the Trail.

Sincerely,

Frank Watt
Co-Chair
Riverfront Commission

Brad Taylor
Co-Chair
Riverfront Commission

April 20, 2017

Riverfront Commission
P.O. Box 2477
Grand Junction, CO 81502

RE: E-bikes on Riverfront Trail

The City of Grand Junction offers diverse recreational amenities that allow both citizens and visitors to enjoy the type that best suits his or her abilities. Previously, the Riverfront Commission sent a letter to the members of Grand Junction's City Council, expressing its support for banning electric bikes (e-bikes) from the Riverfront Trail. The letter is attached below. In October of 2016, Great Outdoors Colorado (GOCO) Board members discussed and agreed to grant deference to local governments, allowing municipalities to make their own determination of use on trails based on research and demand of their community. The new position on e-bikes is in reference to trails funded with local government purpose funds. As a result, I encourage the Riverfront Commission to study and evaluate the use of e-bikes on the Riverfront Trail.

Grand Junction's peer cities, particularly those on the Western Slope, are addressing the use of e-bikes on public multi-use trails. All municipalities require e-bike users to follow standard trail and bicycle etiquette. Some municipalities are entering into a trial period, while other have established rules regulating e-bikes. The following are some examples of peer city regulations:

- Earlier this year, the City of Durango issued [e-bike policy recommendations](#) for the City's trail system. The recommendations restrict e-bikes to only pedal assist Class I models and limit use to certain multi-use hard and soft surface trails.
- The City of Boulder [permits e-bikes](#) on certain multi-use paths in the City. E-bikes must comply with existing use multi-use path rules, including a 15 mph speed limit, travel and passing lanes, audible alerts, and use of lights and reflective materials.
- The Town of Vail's [Ordinance No. 9](#) set a trial period that allows e-bikes on paved recreation trails. The ordinance limits motors to 500 watts, limits the speed of the e-bike, and requires riders to be 16 years of age or older.
- Steamboat Springs wants its Parks and Recreation Commission to consider allowing some types of e-bikes on both hard and soft surface trails. A [pilot program](#) for the City's Yampa River Core Trail is set to begin this summer.

[Research](#) by Portland State University found that 60% of electric bicycle riders surveyed bought an electric bicycle to enable trips in hilly areas and 73% rode to different destinations than with a standard bicycle. 65% of respondents in that survey said replacing car trips was a main reason to get an electric bicycle. PSU has also created an interactive [map](#) detailing e-bike laws by state and province in North America.

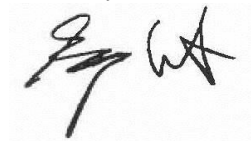
A [study](#) by Navigent Research describes a global e-bike market that is well-positioned for continued growth. The group predicts global sales of e-bikes will grow from over \$15.7 billion in 2016 to \$24 billion by 2025. The report also examines key drivers of growth, including government influence on the market. Further, the League of American Bicyclists examined [e-bikes and public policy](#) and highlighted how national sales exceeded 200,000 in 2015.

While I understand the Commission's concern that allowing e-bikes might set a precedent for allowing other types of motorized vehicles on trails, e-bikes can be viewed differently. Benefits of e-bikes include cost-savings, improved public health, and ease of convenience.

- **E-bikes are not necessarily quicker than traditional bikes.** The average e-bike speed is 15 mph, within most urban and multi-use trails' speed limits. Compared to traditional bikes, where a professional cyclist can reach speeds of 30 mph, e-bikes are designed to provide motorized assistance up to speeds of 20 mph.
- **E-bikes still count as exercise.** Although e-bikes deliver pedal-assisted power, a [study by the University of Colorado, Boulder](#) suggests that e-bikes can still improve cardiovascular health. The CU study measured the improvements in various aspects of health of twenty sedentary commuters through the use of e-bikes. It is important to note that the riders in the study rode at an average speed of 12.5 mph and reported no crashes.
- **E-bikes provide ease of convenience.** E-bikes allow individuals to move farther and easier. Pedal assisted motors provide riders with increased mechanical advantage which aids the rider in moving heavier loads. The pedal assist also helps commuters reduce exertion, generating less sweat, and helps individuals with physical or medical challenges to pedal the bicycle easier.
- **E-bikes reduce cars on the road.** Through the use of e-bikes, the burden on our roadways is lessened. This improves air-quality, eases traffic, reduces road maintenance costs, reduces vehicle accidents, and lowers our community's carbon footprint. By offsetting vehicles on the road with e-bikes, the overall health of the community is improved.

GOCO's stance regarding e-bikes has driven local policy for years. With GOCO's change in position with deference to local governments, communities across the state have evaluated the allowance of e-bikes. We owe it to our businesses and community members to assess their potential use on the Riverfront Trail.

Sincerely,



Greg Caton
City Manager

C: City Council
Rob Schoeber, Parks and Recreation Director



RIVERFRONT COMMISSION

P.O. Box 2477
Grand Junction, Colorado 81502
(970) 683-4333

Sponsors:

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September 20, 2016

Grand Junction City Council
250 North 5th Street
Grand Junction, CO 81501

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We would be happy to come before the Council to further discuss the issue if that would be of help, but as advocates for the ongoing maintenance, improvement and development of the Riverfront Trail we must state our absolute and unanimous support of banning electric bikes from the Trail.

Sincerely,

Frank Watt
Co-Chair
Riverfront Commission

Brad Taylor
Co-Chair
Riverfront Commission

ORDINANCE NO. ____

**AN ORDINANCE AMENDING CHAPTER 12 OF THE GRAND JUNCTION
MUNICIPAL CODE CONCERNING RIVERFRONT AND OTHER TRAIL
REGULATIONS CONCERNING THE OPERATION OF ELECTRICAL ASSISTED
BICYCLES**

RECITALS:

The City Council has recently considered a modification to the City’s code concerning electrical assisted bicycles also known as “E-bikes.” The proposed change is to allow certain types or classes of E-bikes, as defined by this ordinance and Colorado law, to be operated on certain trails and all roads within the City. While the proposed change will create consistency between the Grand Junction Municipal Code and the Colorado Revised Statutes, it also furthers the opportunities for users of non-traditional bicycles to access certain trails and all streets in turn reducing automobile usage.

In 1992 the City Council adopted Ordinance 2606 which, among other things, authorized the Parks and Recreation Advisory Board to promulgate regulations for the usage of the Riverfront Trails as the same are depicted and described in that ordinance. Among other things that ordinance, and the regulations subsequently adopted by the PRAB, prohibited motorized vehicles on the trails. Since 1992, battery technology and the expertise to adapt that technology to transportation has resulted in a burgeoning of electrical transportation including electrical assisted bicycles. The growth of the E-bike industry and the popularity of the products resulted in the Colorado Legislature approving, and Governor Hickenlooper signing into law, House Bill 17-1151. The House Bill regulates electrical assisted bicycles by, among other things creating three classes of E-bikes, amending the definition of “motor vehicle” to exclude electrical assisted bicycles and authorized local jurisdictions to authorize (or prohibit) E-bikes as those jurisdictions determine. With this ordinance the City Council does authorize electrical assisted bicycles to be used in the City; however, such use is subject to the following rules and regulations which are applicable to the specified trails and locations.

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

That Sections 12.08.010 and 12.08.140 of the Grand Junction Municipal Code are amended as follows: (Additions are shown in ALL CAPS changes/deletions are shown in ~~strikethrough~~)

12.08.010 Definition – Incorporation of ~~riverfront~~ TRAILS map(S).

“Riverfront,” “riverfront trails” or “trails” means those areas, facilities, lands and waters as identified on the mapS entitled “Riverfront Map”, “RIDGES MAP” AND “URBAN MAP,” COLLECTIVELY “TRAILS MAPS,” which mapS ARE incorporated in this article by this reference. The City Manager or his designee shall provide to the Parks and Recreation Advisory Board updated and revised maps of the TRAILS ~~riverfront~~ as additional trails, lands, lakes or facilities are acquired, placed or constructed. The most current mapS shall be on file on the City’s Geographical Information System (GIS) and incorporated by reference into this chapter and shall constitute the riverfront AND

51 TRAILS mapS. The substitution of maps and incorporation thereof by reference shall
52 not necessitate re-adoption of this chapter.

53

54 12.08.140 Regulations relating to TRAILS ~~riverfront~~ trails, lands and waters.

55

56 (b) No person shall:

57 (1) Operate any motor vehicle OR OTHER POWER DRIVEN MOBILITY DEVICE(S)
58 (OPDMD) on any ~~of the riverfront~~ CITY trail(s) or land(s) ~~of the riverfront~~ AS THOSE
59 ARE DEPICTED AND DESCRIBED ON THE "TRAILS MAP(S)" except MAINTENANCE
60 OR EMERGENCY VEHICLE(S) OR as may be authorized by the City or by signs AND
61 ~~or~~ except for A "COMMON WHEELCHAIR" WHICH IS DEFINED AS A MANUALLY
62 OPERATED OR POWER DRIVEN DEVICE DESIGNED PRIMARILY FOR USE BY A
63 PERSON WITH A MOBILITY DISABILITY FOR THE PURPOSE OF INDOOR, OR OF
64 BOTH INDOOR AND OUTDOOR LOCOMOTION. AN ELECTRIC MOTORIZED
65 SCOOTER/POWER CHAIR MEETS THIS DEFINITION, PROVIDED IT MEETS
66 SECTION 37.3 OF THE U.S. DEPARTMENT OF TRANSPORTATION'S
67 REGULATIONS IMPLEMENTING THE ADA (49 CFR PARTS 27, 37, AND 38).

68

69 AN OPDMD IS DEFINED AS ANY MOBILITY DEVICE POWERED BY BATTERIES,
70 FUEL, OR OTHER ENGINE(S), WHETHER OR NOT DESIGNED PRIMARILY FOR
71 USE BY PERSONS WITH MOBILITY DISABILITIES THAT IS USED BY PERSONS
72 WITH MOBILITY DISABILITIES FOR THE PURPOSE OF LOCOMOTION, INCLUDING
73 GOLF CARS, ELECTRIC PERSONAL ASSISTANCE MOBILITY DEVICES (EPAMDS),
74 SUCH AS THE SEGWAY PT® OR ANY MOBILITY DEVICE DESIGNED TO OPERATE
75 IN AREAS WITHOUT DEFINED PEDESTRIAN ROUTES, BUT THAT IS NOT A
76 COMMON WHEELCHAIR WITHIN THE MEANING OF THIS SECTION.

77

78 ~~motorized wheelchairs, maintenance or emergency vehicles.~~ Motor vehicle shall be as
79 defined in § 42-1-101, 42-1-102(58) C.R.S. et seq. EPAMDS SHALL BE AS DEFINED
80 IN §42-1-102(28.7).

81

82 (C) WITH THE EXCEPTION OF A COMMON WHEELCHAIR, AN ELECTRIC
83 MOTORIZED SCOOTER AND CLASS I AND CLASS II E-BIKES, NO MOTOR
84 VEHICLE OR OPDMD IS ALLOWED ON THE TRAILS, AS THE SAME ARE
85 DEPICTED AND DESCRIBED BY ORDINANCE 2606 AND THESE ADOPTED
86 REGULATIONS.

87

88 (1) A CLASS I ELECTRICAL ASSISTED BICYCLE OR LOW-SPEED PEDAL-
89 ASSIST ELECTRIC BICYCLE IS A TWO-WHEELED BICYCLE EQUIPPED
90 WITH A MOTOR THAT PROVIDES ASSISTANCE ONLY WHEN THE RIDER
91 IS PEDALING, AND THAT CEASES TO PROVIDE ASSISTANCE WHEN
92 THE BICYCLE REACHES THE SPEED OF 20 MILES PER HOUR. A
93 CLASS I ELECTRICAL ASSISTED BICYCLE MOTOR SHALL NOT EXCEED
94 750 WATTS OF POWER;

95

96 (2) A CLASS II ELECTRICAL ASSISTED BICYCLE OR LOW-SPEED
97 THROTTLE-ASSISTED ELECTRIC BICYCLE IS A BICYCLE EQUIPPED

98 WITH A MOTOR THAT MAY BE USED EXCLUSIVELY TO PROPEL THE
99 BICYCLE AND IS NOT CAPABLE OF PROVIDING ASSISTANCE WHEN
100 THE BICYCLE REACHES THE SPEED OF 20 MILES PER HOUR;

101
102 (3) A CLASS III ELECTRICAL ASSISTED BICYCLE IS A BICYCLE EQUIPPED
103 WITH A MOTOR THAT PROVIDES ASSISTANCE ONLY WHEN THE RIDER
104 IS PEDALING AND THAT CEASES TO PROVIDE ASSISTANCE WHEN
105 THE BICYCLE REACHES A SPEED OF 28 MILES PER HOUR.

106
107 (A) CLASS III ELECTRICAL ASSISTED BICYCLES ARE ALLOWED
108 ONLY ON STREETS/BIKE LANES ADJACENT TO STREETS (NOT
109 TRAILS, PATHS OR SIDEWALKS.)

110
111 (B) CLASS III ELECTRICAL ASSISTED BICYCLES MAY NOT BE
112 OPERATED BY A PERSON UNDER 16 YEARS OF AGE; A PERSON
113 UNDER 16 YEARS OF AGE MAY RIDE AS A PASSENGER ON A
114 CLASS III ELECTRICAL ASSISTED BICYCLE THAT IS
115 MANUFACTURED TO ACCOMMODATE A PASSENGER(S).

116
117 (4) ANY PERSON UNDER 18 YEARS OF AGE RIDING OR A PASSENGER ON
118 A CLASS III ELECTRICAL ASSISTED BICYCLE SHALL WEAR AN
119 AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) OR
120 UNITED STATES CONSUMER PRODUCT SAFETY COMMISSION
121 (USCPS) APPROVED HELMET OF A TYPE AND DESIGN MANUFACTURED
122 FOR USE BY RIDERS OF BICYCLES. THE PROTECTIVE HELMET SHALL
123 BE PROPERLY SECURED ON THE PERSON'S HEAD WITH THE STRAP
124 FASTENED WHILE THE CLASS III ELECTRICAL ASSISTED BICYCLE IS IN
125 MOTION.

126
127 (5) NO PERSON SHALL OPERATE AN ELECTRICAL ASSISTED BICYCLE IN
128 ANY PLACE WHERE THERE ARE ONE OR MORE SIGNS POSTED
129 PROHIBITING SUCH ACTIVITY. NO PERSON SHALL OPERATE AN
130 ELECTRICAL ASSISTED BICYCLE IN ANY PUBLIC PLACE IN A MANNER
131 WHICH CAUSES INJURY TO ANY PERSON OR DAMAGE TO PUBLIC OR
132 PRIVATE PROPERTY.

133
134 (6) A PERSON USING AN ELECTRICAL ASSISTED BICYCLE IN ANY PUBLIC
135 PLACE WITHIN THE CITY SHALL USE THE SAME IN A CAREFUL AND
136 PRUDENT MANNER AND AT A RATE OF SPEED NO GREATER THAN IS
137 REASONABLE AND PRUDENT UNDER THE CONDITIONS EXISTING AT
138 THE PLACE AND TIME OF OPERATION, TAKING INTO ACCOUNT THE
139 AMOUNT AND CHARACTER OF PEDESTRIAN TRAFFIC, GRADE AND
140 WIDTH OF THE PATH, TRAIL OR RIGHT-OF-WAY AND CONDITION OF

141 THE SURFACE THEREOF AND SHALL OBEY ALL TRAFFIC CONTROL
142 DEVICES.

143
144 (7) EVERY PERSON RIDING AN ELECTRICAL ASSISTED BICYCLE UPON A
145 PUBLIC PATH, TRAIL OR OTHER RIGHT-OF-WAY SHALL YIELD THE
146 RIGHT-OF-WAY TO ANY PEDESTRIAN THEREON.

147
148 (8) TO THE EXTENT NOT INCONSISTENT HERewith, HOUSE BILL 17-1151
149 AMENDING VARIOUS SECTIONS OF THE COLORADO REVISED
150 STATUTES IS INCORPORATED BY THIS REFERENCE.

151
152 (9) WITHIN SIXTY DAYS OF THE THIRD ANNIVERSARY OF THE ADOPTION
153 OF THIS ORDINANCE THE CITY COUNCIL SHALL CONSIDER THE
154 EFFECTIVENESS OF THE ORDINANCE AT ACHIEVING ITS STATED
155 PURPOSES. WITHOUT FURTHER ACTION BY THE CITY COUNCIL, THE
156 TERMS AND PROVISIONS OF THIS ORDINANCE SHALL EXPIRE ON THE
157 THIRD ANNIVERSARY OF THE EFFECTIVE DATE HEREOF. THE CITY
158 COUNCIL MAY DETERMINE THAT THE ORDINANCE IS EFFECTIVE AS
159 WRITTEN AND REINSTATE IT OR MAY AMEND IT AS IT DETERMINES IN
160 ITS SOUND DISCRETION.

161
162
163
164 Introduced on first reading this ___ day of December 2017.

165
166
167 PASSED and ADOPTED this ___ day of December 2017.

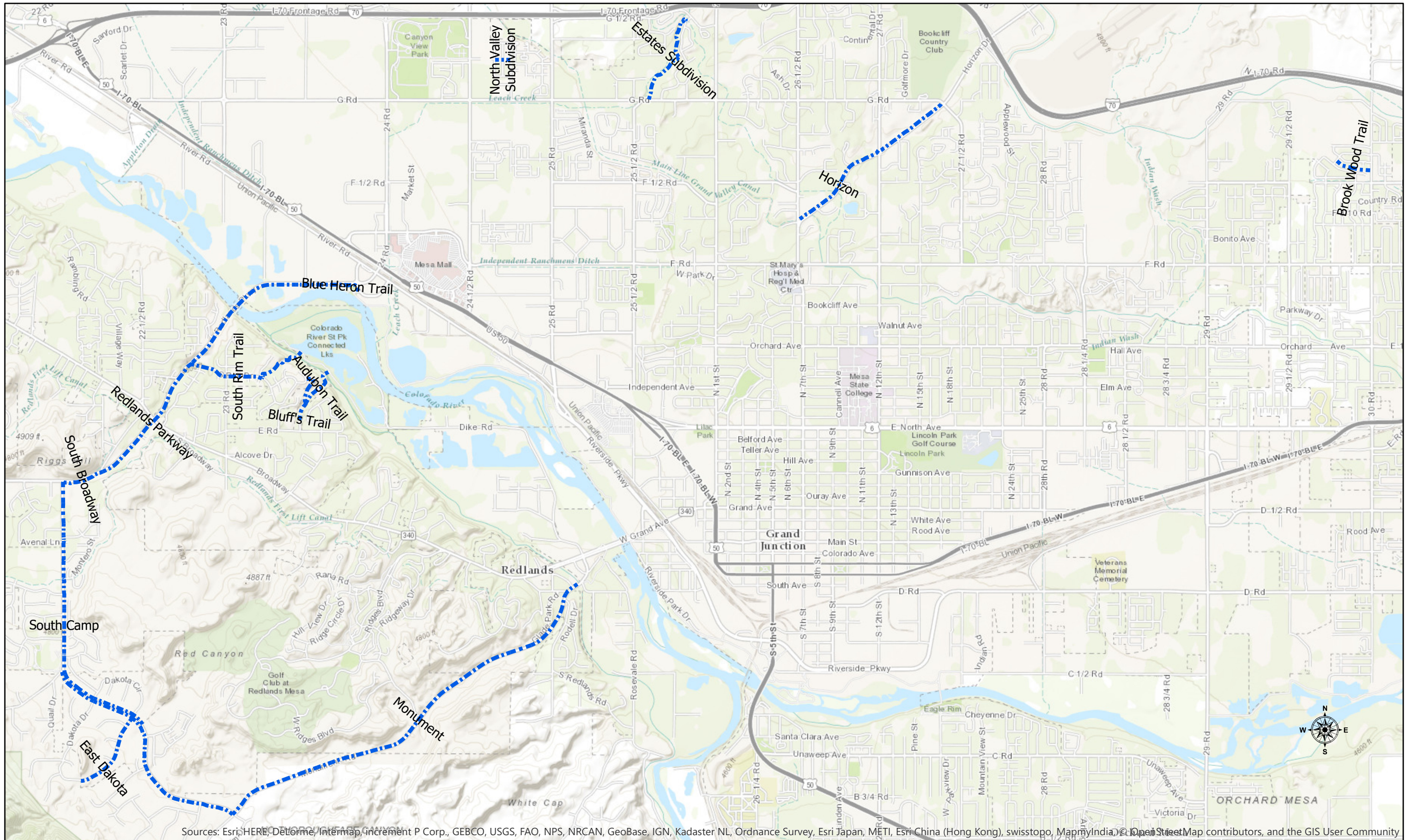
168
169
170 _____
171 J. Merrick Taggart
172 Mayor and President of the City Council

173
174 ATTEST:
175
176
177 _____
178 Wanda Winkelmann
179 City Clerk

TRAIL MILEAGE AS OF 2017

Eagle Rim to Botanical Gardens Las Colonias Section 7924'	1.50 miles
Watson Island Loop 3540'	.67
Botanical Garden to Riverside Park Jarvis Property 8295'	1.75
Riverside Park to Jr. Service League Park Blue Heron Section 16015'	3.03
Jr. Service League to Boat Ramp Along the River 2200'	.41
Jr. Service League to Colorado River Bridge Along Redlands Parkway 3973'	.75
Monument View Boat Ramp to Appleton Drain	1.5
Colorado River Bridge to South Rim Drive Along Redlands Parkway 2810'	.53
Lower no Thoroughfare 2087'	.39
RIVERFRONT TOTAL	10.53
South Rim Trail Head to Power Canal 1460'	.28
Promontory Point Trail Head to Power Canal 2292'	.43
Bluffs Trail Head to Power Canal 1865'	.35
South Rim to Broadway (340) Along Redlands Parkway	.40
Broadway to South Camp Along South Broadway	.71
South Broadway to Wingate Elementary Along South Camp	1.10
Wingate Elementary to Monument Road Along South Camp	1.52
East Dakota Dr. 2774'	.52
East Side of South Camp	1.10
Horizon Drive 7 th to 12 th	.61
Horizon Drive 12 th to G Road	.51
Brook Wood Subdivision	.48
North Valley Subdivision	.10
Estates Subdivision	.36
URBAN TRAIL TOTAL	8.47
Ridges Trails	
Ridges Blvd. to Rana Rd. 1712'	.32
Rana to Hill View 601'	.11
Duck Pond to 340 Underpass 1327'	.25
Ridge Blvd. School Ridge to bus stop 4559'	.86
Ridge Circle to Desert Trail Dr. 1507'	.29
Mariposa Dr. to Monument Rd. 1578'	.29
RIDGES TRAIL TOTAL	2.12
TOTALS	21.12 MILES

Urban Trails Map



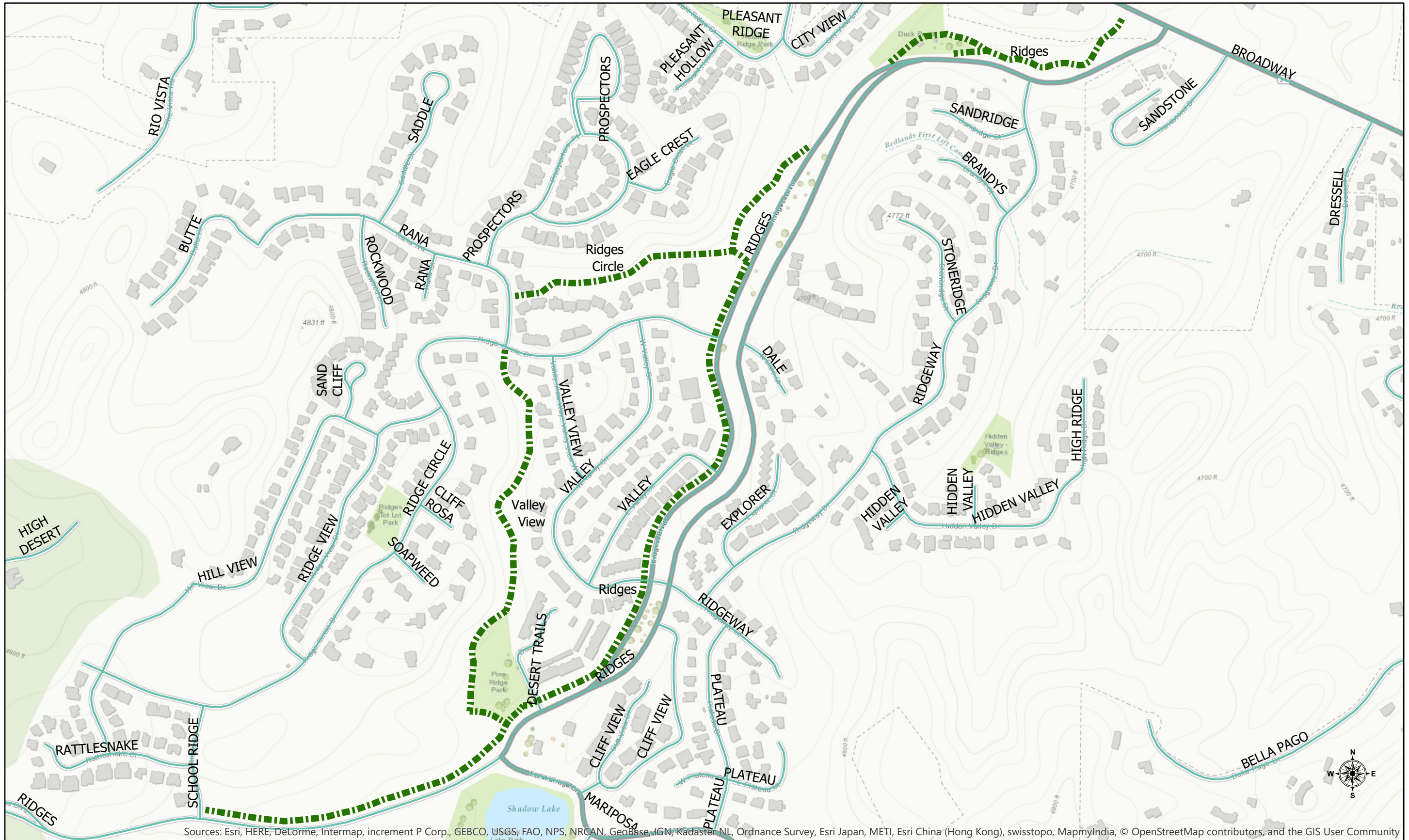
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Riverfront Trails Map



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Ridges Trails Map



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: December 6, 2017

Presented By: John Shaver, City Attorney

Department: City Clerk

Submitted By: City Attorney John Shaver

Information

SUBJECT:

An Ordinance Amending Chapter 2 of the Grand Junction Municipal Code Concerning Fees, Costs and Surcharges in Municipal Court and Set a Hearing for January 3, 2018

RECOMMENDATION:

EXECUTIVE SUMMARY:

This ordinance establishes the fees and costs that may be charged in Grand Junction Municipal Court and for those to be changed over time by Resolution of the City Council.

If the ordinance is adopted, the Presiding Judge of the Municipal Court shall prepare a schedule of Court Costs and when Court Costs are assessed the assessment shall be in accordance with that schedule. Certain 2018 costs and fees are shown but are not part of the Ordinance/are not the schedule as many of the costs will be discretionary.

BACKGROUND OR DETAILED INFORMATION:

Colorado law (C.R.S. 13-10-113(3)) provides that the municipal judge is empowered in his discretion to assess costs, as established by the municipal governing body by ordinance, against any defendant who pleads guilty or nolo contendere or who enters into a plea agreement or who, after trial is found guilty of an ordinance violation.

While the law provides that costs, including the costs of prosecution, may be imposed by ordinance, no method is established for how those costs, which may also be known

as fees, may be changed.

With this ordinance the City Council authorizes the costs the Municipal Court judges to impose those costs and fees, as well as surcharges that may be a function of an ordinance or other action of the City Council, in the Judges sound discretion in the interest of just and proper administration of justice.

Furthermore, the City Council authorizes that the costs and fees may change from time to time by subsequent action of City Council acting by resolution of the then seated City Council.

FISCAL IMPACT:

There is no direct fiscal impact to the consideration or adoption of the ordinance. If adopted various fees and court costs will be assessed and collected by the Municipal Court.

SUGGESTED MOTION:

I move to introduce and pass for publication a proposed ordinance amending Chapter 2 of the Grand Junction Municipal Code concerning concerning fees, costs and surcharges in Municipal Court and set a public hearing for January 3, 2018.

Attachments

1. Ordinance - Court Costs Fees

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 2 OF THE GRAND JUNCTION
MUNICIPAL CODE CONCERNING FEES, COSTS AND SURCHARGES IN
MUNICIPAL COURT**

RECITALS:

This ordinance establishes the fees and costs that may be charged in Grand Junction Municipal Court and a process for those to be changed over time.

Colorado law (C.R.S. 13-10-113(3)) provides that *the municipal judge is empowered in his discretion to assess costs, as established by the municipal governing body by ordinance, against any defendant who pleads guilty or nolo contendere or who enters into a plea agreement or who, after trial is found guilty of an ordinance violation.* While the law provides that costs, including the costs of prosecution, may be imposed by ordinance, no method is established for how those costs, which may also be known as fees, may be changed. With this ordinance the City Council adopts the costs specified herein and authorizes that the Municipal Court judges may impose those, as well as surcharges that may be a function of an ordinance or other action of the City Council, in the Judges sound discretion in the interest of just and proper administration of justice and furthermore, that the costs may change from time to time by subsequent action of City Council acting by resolution of the then seated City Council.

The City Council finds that this ordinance is consistent with and is protective of the City's health and general welfare.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION: (Additions are shown in ALL CAPS)

That Section 2.28.020 of the Grand Junction Municipal Code is amended by the addition of subparagraph (d) as follows:

2.28.020(d) IN ANY MATTER AS TO WHICH THE MUNICIPAL COURT HAS JURISDICTION, THE MUNICIPAL JUDGE AND ANY ASSOCIATE OR SUBSTITUTE JUDGE(S) IS (ARE) AUTHORIZED TO ASSESS, IMPOSE AND LEVY AGAINST ANY DEFENDANT WHO PLEADS GUILTY OR NOLO CONTENDERE OR WHO ENTERS INTO A PLEA AGREEMENT OR WHO, AFTER TRIAL IS FOUND GUILTY OF AN ORDINANCE VIOLATION THE FOLLOWING COSTS, FEES AND SURCHARGES (COLLECTIVELY REFERRED TO AS "COURT COSTS" OR "COSTS") AS APPROPRIATE AND IN THE INTEREST OF JUSTICE.

THE PRESIDING JUDGE OF THE MUNICIPAL COURT SHALL PREPARE AND MAINTAIN A SCHEDULE OF COURT COSTS. IF COURT COSTS ARE ASSESSED, THE COSTS SHALL BE ASSESSED ACCORDING TO THE SCHEDULE. (Certain 2018 fees and

costs are shown below. The amounts are illustrative of the content of the schedule but are not part of the Ordinance/are not the schedule.)

- (1) THE COURT MAY ASSESS COSTS AS FOLLOWS AGAINST ANY DEFENDANT:
 - (A) WHO IS CONVICTED OF AN OFFENSE;
 - (B) WHO FAILS TO APPEAR FOR A SCHEDULED ARRAIGNMENT, HEARING OR TRIAL;
 - (C) WHO IS HELD IN CONTEMPT OF COURT;
 - (D) WHO ACCEPTS A DEFERRED JUDGMENT OR DEFERRED PROSECUTION.
- (2) THE COURT MAY ASSESS COSTS AGAINST ANY PROPERLY SUBPOENAED WITNESS WHOSE FAILURE TO APPEAR AT TRIAL NECESSITATES A CONTINUANCE OF THE TRIAL OR A DISMISSAL OF THE CHARGE(S).
- (3) THE MUNICIPAL JUDGES SHALL BE EMPOWERED TO ASSESS COURT COSTS, COSTS OF PROSECUTION, JURY FEES, WITNESS FEES, AND ANY OTHER COSTS REASONABLY ASSOCIATED WITH A MATTER. THE COURT ADMINISTRATOR SHALL ALSO SUPERVISE THE PAYMENT OF THE FEES TO THE JURORS AND WITNESSES BY THE CLERK OF THE MUNICIPAL COURT. SUCH COSTS, FEES, AND SURCHARGES MAY BE SET BY CITY COUNCIL BY RESOLUTION OR BY ORDINANCE.
- (4) WHERE ANY PERSON, ASSOCIATION, OR CORPORATION IS CONVICTED OF AN OFFENSE, THE COURT SHALL GIVE JUDGMENT IN FAVOR OF THE CITY OF GRAND JUNCTION AND AGAINST THE DEFENDANT AND IF THE DEFENDANT IS A JUVENILE AGAINST THE JUVENILE'S CUSTODIAL PARENT FOR THE AMOUNT OF THE COSTS OF PROSECUTION, THE AMOUNT OF THE COST OF CARE, AND ANY FINE IMPOSED. SUCH JUDGMENTS SHALL BE ENFORCEABLE IN THE SAME MANNER AS ARE CIVIL JUDGMENTS.
- (5) THE COURT COSTS MAY INCLUDE, BUT ARE NOT LIMITED TO:
 - (A) ANY DOCKET FEE, SURCHARGE OR ASSESSMENT ESTABLISHED BY STANDING ORDER OF THE COURT;
 - (B) ALL JURY FEES, INCLUDING JUROR FEES. IF APPLICABLE;
 - (C) ANY COSTS INCURRED OF A LAW ENFORCEMENT AGENCY;

(D) ANY FEES OF THE COURT REPORTER FOR ALL OR ANY PART OF A TRANSCRIPT NECESSARILY OBTAINED FOR USE IN THE CASE;

(E) THE ACTUAL COSTS PAID TO ANY EXPERT WITNESS FOR THE CITY;

(F) THE WITNESS FEES AND MILEAGE PAID BY THE CITY:

(I) FOR ANY PERSON REQUIRED TO TRAVEL MORE THAN FIFTY MILES FROM THE PERSON'S PLACE OF RESIDENCE TO THE PLACE SPECIFIED IN THE SUBPOENA:

(II) ACTUAL LODGING EXPENSES INCURRED; AND

(III) ACTUAL RENTAL CAR, TAXI, OR OTHER TRANSPORTATION COSTS INCURRED.

(6) IF A MINOR (PERSON UNDER EIGHTEEN YEARS OF AGE) IS REQUIRED TO APPEAR, THE AMOUNT THAT A PARENT OR GUARDIAN OF THE MINOR PAID FOR TRANSPORTATION AND LODGING EXPENSES INCURRED WHILE ACCOMPANYING THE MINOR TO COURT.

(7) ANY FEES FOR EXEMPLIFICATION AND COPIES OF PAPERS OR OTHER RECORDS NECESSARILY OBTAINED FOR USE IN THE CASE.

(8) ANY FEES FOR INTERPRETERS REQUIRED DURING COURT APPEARANCES AND/OR HEARINGS, TRIALS STATUS CONFERENCES AND RELATED PROCEEDINGS.

(9) ON WRITTEN MOTION OF THE PROSECUTING ATTORNEY AND AT THE DISCRETION OF THE COURT, ANY OTHER REASONABLE AND NECESSARY COSTS INCURRED BY THE PROSECUTING ATTORNEY AND/OR THE GRAND JUNCTION POLICE DEPARTMENT THAT ARE DIRECTLY THE RESULT OF THE SUCCESSFUL PROSECUTION OF THE DEFENDANT INCLUDING THE COSTS RESULTING FROM THE COLLECTION AND ANALYSIS OF ANY LABORATORY OR CHEMICAL TEST.

(10) ANY COSTS INCURRED BY A LAW ENFORCEMENT AGENCY IN PHOTOCOPYING REPORTS, DOCUMENTS AND PRINTING AND/OR PROCESSING AUDIO AND/OR VIDEO RECORDINGS, MESSAGE(S) ETC. NECESSARY FOR USE IN THE CASE.

(11) ANY COSTS OF PARTICIPATION IN A DIVERSION PROGRAM IF THE OFFENDER UNSUCCESSFULLY PARTICIPATED IN A DIVERSION PROGRAM PRIOR TO CONVICTION/ADJUDICATION.

(12) WHERE ANY PERSON IS SENTENCED TO A TERM OF INCARCERATION, THE COURT SHALL ORDER SUCH PERSON TO MAKE SUCH PAYMENTS TOWARD THE COST OF CARE AS ARE APPROPRIATE UNDER THE CIRCUMSTANCES. "COST OF CARE" MEANS THE COST INCURRED BY THE DEPARTMENT AND/OR CITY FOR PROVIDING ROOM, BOARD, CLOTHING, MEDICAL CARE AND OTHER NORMAL LIVING EXPENSES FOR AN OFFENDER CONFINED TO A JAIL OR CORRECTIONAL FACILITY, OR ANY COSTS ASSOCIATED WITH MAINTAINING AN OFFENDER IN A HOME DETENTION PROGRAM.

(13) COST OF INSURANCE FOR USEFUL PUBLIC SERVICE. THE CITY SHALL DETERMINE WHETHER SEPARATELY OR BY OR THROUGH A SEPARATE AGENCY AND THE DEFENDANT SHALL PAY FOR THE COST OF INSURANCE WHEN ORDERED AS REQUIRED AS PART OF SENTENCING BY A MUNICIPAL JUDGE TO PERFORM USEFUL PUBLIC SERVICE.

(14) SURCHARGES ESTABLISHED BY RESOLUTION OR ORDINANCE OF THE CITY COUNCIL.

(15) THE FEES AND COSTS AUTHORIZED HEREBY MAY BE INCREASED BY ADOPTION OF A RESOLUTION BY A MAJORITY OF THE CITY COUNCIL THEN CONSIDERING THE SAME. INCREASES MAY BE AT SUCH RATE AND FREQUENCY AS DETERMINED PROPER BY THE CITY COUNCIL CONSIDERING THE SAME.

Introduced on first reading this 6th day of December 2017.

Passed and adopted on second reading this __ day of January 2018.

J. Merrick Taggart
President of the City
Council

ATTEST:

Wanda Winkelmann
City Clerk

2018 COURT COSTS

DEFERRED JUDGMENT OR DEFERRED PROSECUTION (\$35);

FOLLOWING CONVICTION FOR VIOLATING AN ORDINANCE(S) AT TRIAL (\$50);

FOLLOWING CONVICTION FOR VIOLATING AN ORDINANCE(S) WITHOUT TRIAL (\$35);

OUTSTANDING JUDGMENT WARRANT FEE (TRAFFIC) (\$30);

PAYMENT PLAN FEE (\$25);

TRAFFIC SCHOOL FEE (\$65);

USEFUL PUBLIC SERVICE FEE (\$35);

FAILURE TO APPEAR FOR A PROPERLY NOTICED COURT DATE (\$50);

DEFAULT FEE (\$35)

DEFAULT PROCESS FEE (\$50)

MOTOR VEHICLE BOOT FEE (\$50)



Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: December 6, 2017

Presented By: Kristen Ashbeck, Senior Planner/ CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

An Ordinance Vacating Right-of-Way within Block 84 City of Grand Junction, Located at 310 North 7th Street and Set a Public Hearing for December 20, 2017

RECOMMENDATION:

After reviewing VAC-2017-539, a request to vacate a portion of the east-west alley right-of-way within the R-5 Block, Planning Commission made the following findings of fact and recommended approval of the vacation request.

1. The proposal conforms with Section 21.02.100 (c) of the Grand Junction Zoning and Development Code.

EXECUTIVE SUMMARY:

The DDA currently owns the entire Block 84 known as the R-5 High School Block and is in the process of subdividing the block in order to transfer ownership of the easterly 2/3 of the block to a developer. The DDA will retain the historic high school building but there is a platted right-of-way that runs through the middle of the school building. The portion of right of way that is being requested to be vacated is 143.49 feet long by 20 feet wide, for a total of 2,870 square feet on the eastern end of the east-west alley. The proposed vacation will vacate the right-of-way that currently runs through the middle of the building. The alley rights-of-way on the remainder of the block are not being vacated at this time as it is the desire of the developer to retain them for circulation within the proposed development.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Grand Junction Downtown Development Authority (DDA), as the owner of the property known as the R-5 High School block on the southeast corner of 7th Street and Grand Avenue (Block 84, Original Plat, City of Grand Junction) is in the process of working with a developer to redevelop the site. Currently, the east-west and north-south alley rights-of-way bisect the block and the westerly end of the east-west alley has been viewed as an encumbrance on the historic high school site and building. Therefore, the DDA requests approval from the City to vacate this segment of the east-west right-of-way in Block 84, Original City Plat (approximately 2,870 square feet or 0.065 acres – see attached vacation exhibit). This portion of the east-west alley right-of-way is not improved and the R-5 High School building was constructed upon it. There are no existing utilities within this segment of the alley.

ANALYSIS

Pursuant to Section 21.02.100 of the Zoning and Development Code, the vacation of public right-of-way shall conform to the following:

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

The vacation of this segment of the alley right-of-way will remove encumbrances from the historic school site, thereby making the property more attractive for redevelopment. This does not impact the Grand Valley Circulation Plan and is consistent with the Comprehensive Plan and Greater Downtown Plan.

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

No parcels will be landlocked as a result of this alley vacation

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

Vacation of this segment of the alley will not change the access or restrict access to any properties, particularly since it is not developed as an alley.

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

No adverse impacts on the health, safety, and/or welfare of the general community

have been identified during review of this item and the quality of public facilities and services provided to any parcel of land will not be reduced as a result of this vacation request. The Lowell school building will continue to be unaffected by this request to vacate the alley.

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

There are no existing public facilities or services within the segment of alley requested to be vacated.

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

The existing alley has remained undeveloped since the platting of the original town site. Because there are no current City obligations for maintenance and no current traffic circulation using this alley, staff looks to other public benefits the vacation may provide. The primary benefit to the public is the old high school building that is owned by a separate entity will no longer have a public alley running through it. In addition, the future redevelopment of this lot is viewed by staff as a benefit to the public and to the City.

FISCAL IMPACT:

This land use action does not have any direct fiscal impact. Subsequent actions such as future subdivision and development and related construction will have a direct fiscal impact regarding associated road and utility infrastructure installation, future maintenance and indirect fiscal impacts related to the construction of the project and associated homes.

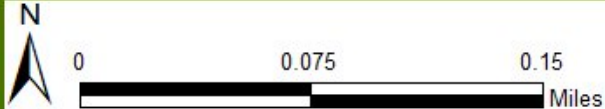
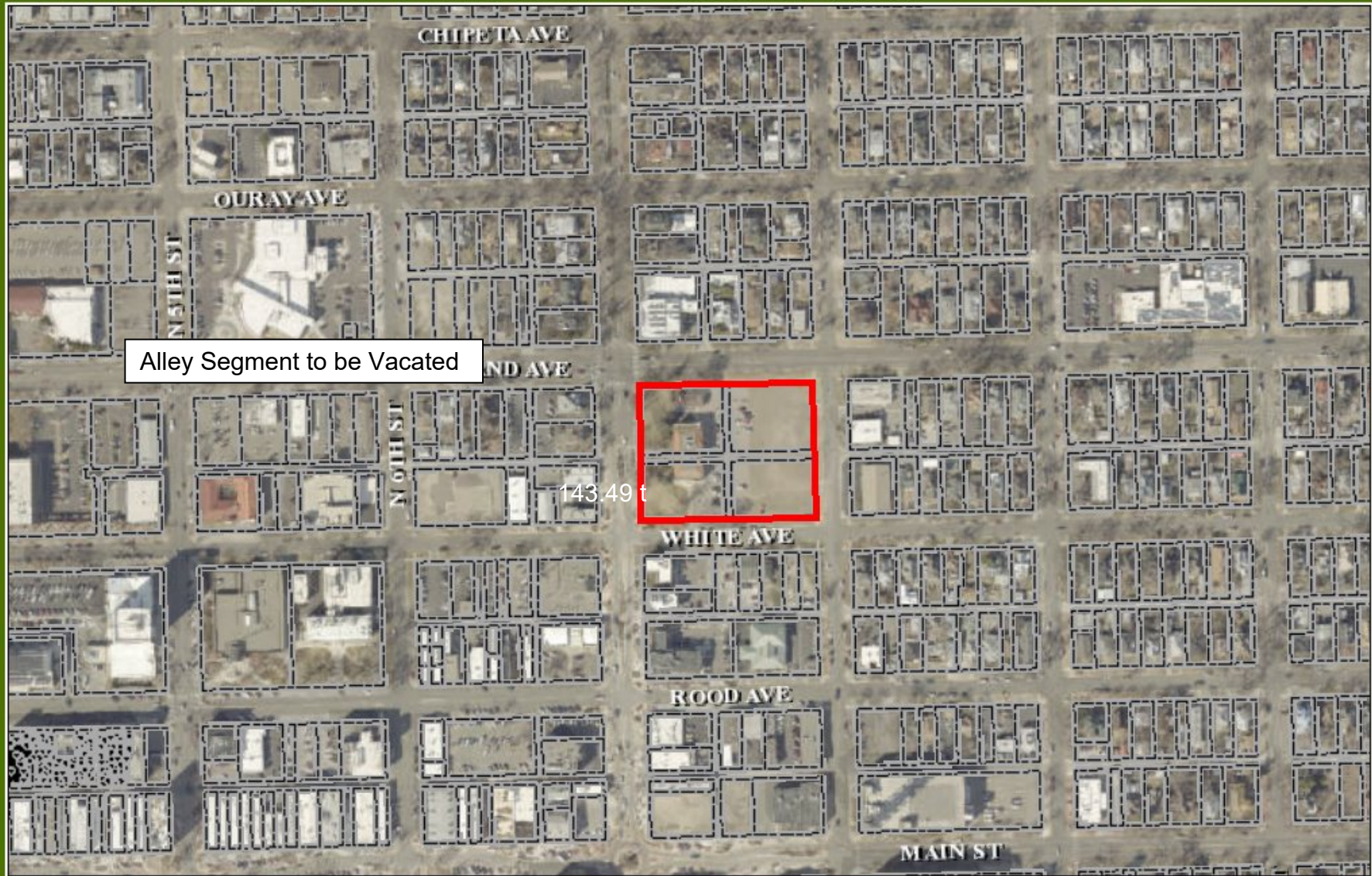
SUGGESTED MOTION:

I move to introduce an ordinance vacating right-of-way within block 84 City of Grand Junction, located at 310 North 7th Street and set a hearing for December 20, 2017.

Attachments

1. Site Location Map
2. Alley Location Map
3. Site Photographs
4. Proposed Ordinance

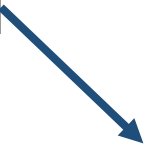
Block 84 (R-5) Alley Vacation Location Map



Printed: 11/7/2017

1 inch = 287 feet

Alley Segment to be Vacated





**R-5 High School Site Looking East
Platted Alley to be Vacated is Approximately Under Sidewalk Leading to Building and
Under the Building**



**R-5 High School Site Looking West
Platted Alley to be Vacated is Undeveloped but Building
was Constructed Upon Right-of-Way**

CITY OF GRAND JUNCTION

ORDINANCE NO. _____

AN ORDINANCE VACATING RIGHT-OF-WAY WITHIN BLOCK 84 CITY OF GRAND JUNCTION LOCATED AT 310 NORTH 7th STREET

Recitals:

The DDA currently owns the entire Block 84 known as the R-5 High School Block and is in the process of subdividing the block in order to transfer ownership of the easterly two-thirds of the block to a developer. The DDA will retain the historic high school building but there is a platted right-of-way that runs through the middle of the building. The DDA is requesting vacation of the westerly end of the east-west alley right-of-way in order to clear the encumbrance on the school site.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate certain right-of-way within Block 84 known as the R-5 Block is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED RIGHT-OF-WAY IS HEREBY VACATED:

A Tract of land situate in the SE1/4 of Section 14, Township 1 South, Range 1 West of the Ute Meridian, in the City of Grand Junction, County of Mesa, State of Colorado; being more particularly described as follows:

All of a west to east 20.00-foot-wide alley in Block 84 as shown on Plat of Resurvey of Second Division of City of Grand Junction found at Reception Number 54332 in the Office of the Mesa County Clerk and Recorder, adjoining the east right of way line of North 7th Street and continuing east a distance of 143.49 feet to the terminus.

Said description contains an area of 2,870 Square Feet (0.065 Acres) more or less, as described herein and depicted on Exhibit A attached hereto.

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.

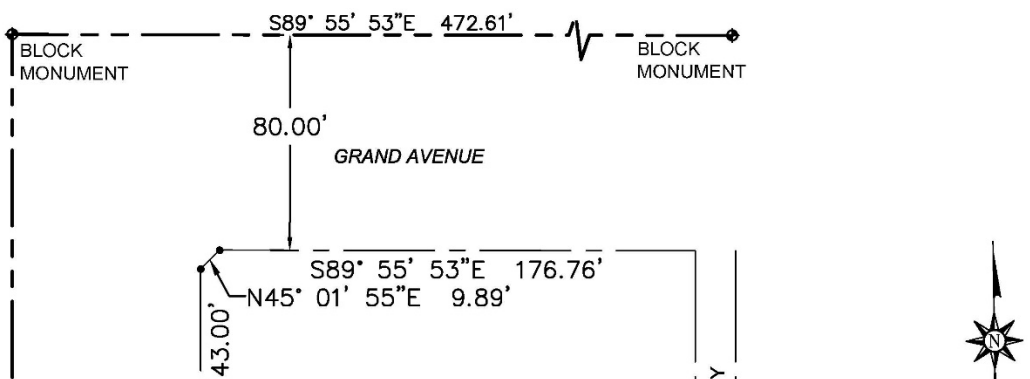
ATTEST:

City Clerk

Mayor

EXHIBIT A

Located within the SE 1/4 of Section 14, Township 1 South, Range 1 West, Ute Meridian,
City of Grand Junction, County of Mesa, State of Colorado





Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: December 6, 2017

Presented By: Greg Caton, City Manager

Department: City Manager

Submitted By: Greg Caton, City Manager

Information

SUBJECT:

A Resolution Authorizing the City Manager to Execute a Contract for the Purchase of the (Wells Fargo) Property at 261 Ute Avenue in Grand Junction, Colorado

RECOMMENDATION:

Adopt a Resolution Authorizing the City Manager to Execute a Contract for the Purchase of the (Wells Fargo) Property at 261 Ute Avenue in Grand Junction, Colorado

EXECUTIVE SUMMARY:

This resolution authorizes the City Manager to execute a contract for the purchase of the property at 261 Ute Avenue in Grand Junction, Colorado. The property, formerly a Wells Fargo Drive-thru will be used to provide parking for Two River Convention Center and the downtown area. The purchase price of the property is \$200,000. Demolition of the bank structure is planned at an expected cost of \$50,000.

BACKGROUND OR DETAILED INFORMATION:

This resolution authorizes the City Manager to execute a contract for the purchase of the property at 261 Ute Avenue in Grand Junction, Colorado.

The property is formerly a Wells Fargo Drive-thru branch and will be used to provide parking for Two River Convention Center and the downtown area. This additional parking will help accommodate the increased capacity of the facility as a result of the planned improvements and will add value to the surrounding area. This property will be a valuable addition to the City's parking inventory.

FISCAL IMPACT:

The purchase price of the property is \$200,000 and the projected costs related to demolition are \$50,000. The combined \$250,000 are within the 2017 appropriation authority for the General Fund.

SUGGESTED MOTION:

I move to adopt Resolution No. 70-17 - a resolution authorizing the purchase of the real property, located at 261 Ute Avenue, from Western Hospitality, LLC and ratifying actions heretofore taken in connection therewith.

Attachments

1. Resolution Property Purchase

RESOLUTION NO. __-17

A RESOLUTION AUTHORIZING THE PURCHASE OF THE REAL PROPERTY LOCATED AT 261 UTE AVENUE FROM WESTERN HOSPITALITU LLC AND RATIFYING ACTIONS HERETOFORE TAKEN IN CONNECTION THEREWITH

RECITALS:

The City Manager has entered into a contract with Western Hospitality LLC (Western) for the sale by Western and the purchase by the City of that certain real property addressed as 261 Ute Avenue, Grand Junction, Colorado (Property.) The City Council has considered the contract and in the totality of the circumstances deems the purchase of the property, reasonable, necessary and proper.

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

1. That the City Council hereby authorizes the purchase of the Property by the City for a price of \$200,000.00. All actions heretofore taken by the officers, employees and agents of the City relating to the purchase of the Property which are consistent with the provisions of the attached Contract to Buy and Sell Real Estate and this Resolution are hereby ratified, approved and confirmed.
2. That the City Council hereby authorizes the expenditure of \$200,000.00 and the necessary and reasonable expenses for the purchase of the Property to be paid at closing.
3. That the officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this Resolution and the attached Contract to Buy and Sell Real Estate, including, without limitation, the execution and delivery of such certificates and documents as may be necessary or desirable.

PASSED and ADOPTED this 6th day of December 2017.

J. Merrick Taggart
Mayor and President of the City Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: December 6, 2017

Presented By: Paula Creasy, Comm Center Manager - Operations, Jim Finlayson, IT Director

Department: Police

Submitted By: Scott Hockins, Purchasing Supervisor

Information

SUBJECT:

911 Phone System Purchase for the Grand Junction Regional Communication Center

RECOMMENDATION:

Staff recommends the purchase and installation of a new 911 phone system and managed services from Venture Technologies/West Safety Services.

EXECUTIVE SUMMARY:

This approval request is for the purchase of the equipment, implementation services, and network infrastructure for the Grand Junction Regional Communication Center's (GJRCC) phone system. The new system will modernize services and prepare for Next Generation 911 communication capabilities, giving the regional communication center ways to improve their ability to handle increasing call volumes, and enhance the survivability and resiliency of their 911 services.

BACKGROUND OR DETAILED INFORMATION:

Grand Junction Regional Communication Center's (GJRCC) current phone system is six years old, and has reached the end of its useful life – making system replacement a necessary and immediate need.

With the recent development of NextGen 911 standards and technologies, these specialized phone systems have evolved to a point where a regional approach to 911 service delivery is possible. NextGen 911 uses the latest Geographical Information System (GIS), Global Position System (GPS), database and network technologies to

enable the efficient acquisition and transfer of information between citizens, communication carriers and 911 Centers, including support for enhanced text, video, and voice emergency communications.

When fully implemented, this project will use an emergency services information network that will allow 911 calls, texts and other data for service from a large incident that would overwhelm one Center in the region, to be spread to other Centers on the network that have capacity to help. In the event of a catastrophic failure of one Center, all of the other Centers on the network could pick up calls from the failed Center to ensure that each and every 911 call is answered quickly and emergency services dispatched, regardless of where the caller is located in the region.

To select a vendor for this system, the GJRCC, and Garfield/Pitkin Communication Centers provided representatives for a selection committee that worked with the support of City Information Technology and Purchasing staff on the project. A formal Statement of Qualifications (SOQ) was developed and issued by the team that solicited cost and technical information from vendors specializing in the manufacture and installation of the advanced phone systems used by 911 Centers. The field was further limited to vendors capable of connecting multiple 911 Centers together.

Nine responses were received from interested vendors that included technical proposals describing system functionality, configuration options, software, equipment, supplies and implementation services. To help determine long term support viability, the firms provided background, and references. An evaluation process was used to make a thorough review of the proposals, participate in interactive system demonstrations, refine final system designs, and finally, to tour active system user Centers for the finalist.

At the end of the evaluation process, Venture/West was unanimously chosen as the vendor offering the best value. The selection was made based on the resiliency of their proposed system architecture, survivability of communications network infrastructure catastrophe, a superior interface between phone and radio systems, and a seamless integration with other 911 Centers on the Western Slope.

FISCAL IMPACT:

Funds are budgeted in the 2018 Grand Junction Regional Communication Center's E911 budget. Pricing includes:

Equipment Purchase and Installation of \$381,169.60
1-year Managed Services of \$25,500
1-year Wide Area Network Service of \$11,971.08

Total project expenditure of \$418,640.68

SUGGESTED MOTION:

I move to authorize the Finance Department to enter into a contract with Venture Technologies/West Safety Services in the amount of \$418,640.68 for the Grand Junction Regional Communication Center's 911 phone system.

Attachments

None



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: December 6, 2017
Presented By: Scott D. Peterson, Senior Planner
Department: Community Development
Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

Resolution Issuing a Revocable Permit for the Installation of a Center Median that would include Landscaping and Subdivision Monument Signage in the Proposed Aiguille Drive Right-of-Way as Part of the Pinnacle Ridge Subdivision, Located East of Mariposa Drive in the Redlands

RECOMMENDATION:

Staff recommends approval with the findings of fact as identified within the attached Staff Report.

EXECUTIVE SUMMARY:

Two R & D LLC is requesting a Revocable Permit to construct a 745 sq. ft. center median that would include xeric landscaping and a subdivision monument entrance sign of 32 sq. ft. and 6 feet in height to be located within the proposed Aiguille Drive Right-of-Way as part of the proposed Pinnacle Ridge Subdivision. 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. The issuance of a Revocable Permit is subject to the review criteria in Section 21.02.180 (c) of the Zoning and Development Code.

BACKGROUND OR DETAILED INFORMATION:

The Applicant, Two R & D LLC is requesting a Revocable Permit to construct a center

median that would also include landscaping and a subdivision entrance monument style sign of 32 sq. ft. in size and be no more than 6 feet in height per the requirements for residential signage as identified within Section 21.06.070 (h) (1) of the Zoning and Development Code. The proposed center median would be 745 sq. ft. and would roughly be dimensioned as 63' long and 12' wide located within the Aiguille Drive Right-of-Way as part of the proposed Pinnacle Ridge Subdivision.

Infrastructure construction for Filings 1 & 2 of Pinnacle Ridge Subdivision is currently underway. The proposed center median, landscaping and signage would serve as a subdivision entrance feature and will be maintained by the homeowner's association of Pinnacle Ridge as outlined with the Covenants. Landscaping within the center median would consist of xeric plant materials and installation methods which will enhance the visual appeal of the community. All plant and landscaping materials, subdivision signage shall be installed such that there will not be any conflicts with sight distances for vehicles or pedestrians as reviewed by the City Development Engineer.

FISCAL IMPACT:

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

SUGGESTED MOTION:

I move to adopt Resolution No. 71-17 - a resolution concerning the issuance of a Revocable Permit to Two R & D, LLC to allow the installation of a center median that would include landscaping and subdivision monument signage in the proposed Aiguille Drive right-of-way as part of the Pinnacle Ridge Subdivision, located east of Mariposa Drive in the Redlands.

Attachments

1. Staff Report
2. Site Location Maps and Signage Elevation Drawing
3. Resolution
4. Revocable Permit

CITY COUNCIL AGENDA ITEM

Project Name:	Revocable Permit for Pinnacle Ridge Subdivision
Applicant:	Two R & D LLC, Owner
Representative:	Vortex Engineering Inc., Robert Jones II
Address:	East of Mariposa Drive & north of W. Ridges Drive
Zoning:	R-2 (Residential – 2 du/ac)

Staff Review and Findings:

Two R & D LLC is requesting a Revocable Permit to construct a 745 sq. ft. center median that would include xeric landscaping and a subdivision monument entrance sign of 32 sq. ft. and 6 feet in height to be located within the proposed Aiguille Drive Right-of-Way as part of the proposed Pinnacle Ridge Subdivision.

BACKGROUND INFORMATION					
Location:		East of Mariposa Drive			
Applicant:		Two R & D LLC, Owner			
Existing Land Use:		Unimproved Right-of-Way (To be named Aiguille Drive)			
Proposed Land Use:		Installation of a Center Median, Landscaping and Subdivision Signage			
Surrounding Land Use:	North	Single-family detached			
	South	Vacant Land (Owned by the City of Grand Junction)			
	East	Vacant Land (Owned by the City of Grand Junction)			
	West	Single-Family Detached			
Existing Zoning:		R-2 (Residential – 2 du/ac)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	PD (Planned Development)			
	South	CSR (Community Service & Recreation)			
	East	CSR (Community Service & Recreation)			
	West	PD (Planned Development)			
Future Land Use Designation:		Park			
Zoning within density range?		X	Yes		No

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.

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 community will benefit from construction of the signage which will provide identification of the development for both the general public and emergency services, etc. Also, landscaping within the proposed center median will enhance the visual appeal and character of the subdivision and create a more pleasant experience for the community and residents. Staff therefore finds this criterion has been met.

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

The entrance signage and landscaping will be installed at no cost to the City, will enhance the visual appearance of the community and be maintained by the Pinnacle Ridge Homeowner's Association with no financial impacts to the City or long term obligations for maintenance. Landscaping the median will beautify the entrance to the new subdivision and create a more pleasant environment for the area. Staff, therefore finds 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.

The location for the proposed monument sign and landscaping in the center median at the subdivision entrance is the best location for said improvements because they will be installed to enhance the visual appearance of the community in a manner that will not create any conflicts for the traveling public including sight distance at the intersection of Aiguille and Mariposa Drives. Staff, therefore finds this criterion has been met.

- d. 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 monument sign and landscaping will be constructed outside of the sight distance triangles as to not create an obstruction for drivers or pedestrians. The proposed center median will not negatively impact access to the Pinnacle Ridge subdivision, Mariposa Drive or traffic circulation and is not located within a floodplain or any known hazard area as reviewed by the City Development Engineer. Staff believes the proposed improvements will enhance the visual appearance of the neighborhood and community and as such will not negatively impact the neighborhood. Therefore, Staff has found this criterion to have been met.

- e. 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 policies, intents and requirements of the Code and other City policies.

Staff has reviewed the proposal and has found it to be in conformance with all relevant standards, codes and regulations. In addition, the proposed right-of-way improvements meet the following goal and policies of the Grand Junction Comprehensive Plan:

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policy 8A: Design streets and walkways as attractive public spaces.

Policy 8E: Encourage the use of xeriscape landscaping.

Staff therefore finds this criterion has been met.

- f. The application complies with the submittal requirements as set forth in Section 127 of the City Charter, Chapter Two of the Zoning and Development Code and the SSID Manual.

Staff has found the Revocable Permit application complies with all submittal requirements for a Revocable Permit as applicable per the Zoning and Development Code and SSIDS Manual.

Therefore, staff finds this criterion has been met.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Two R & D LLC application, for the issuance of a Revocable Permit to Allow the Installation of a Center Median that would include Landscaping and Subdivision Monument Signage in the proposed Aiguille Drive Right-of-Way as part of the Pinnacle Ridge Subdivision, Located East of Mariposa Drive in the Redlands, 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.

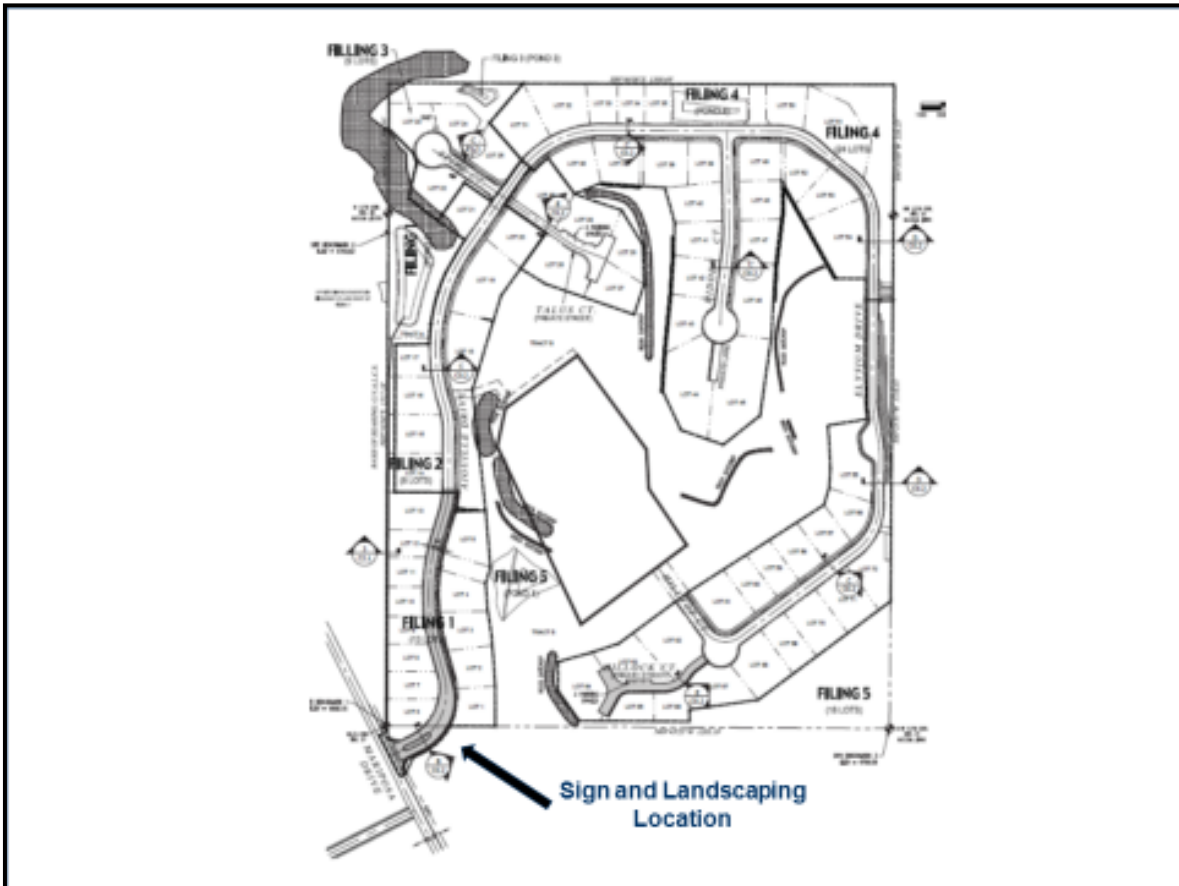
STAFF RECOMMENDATION:

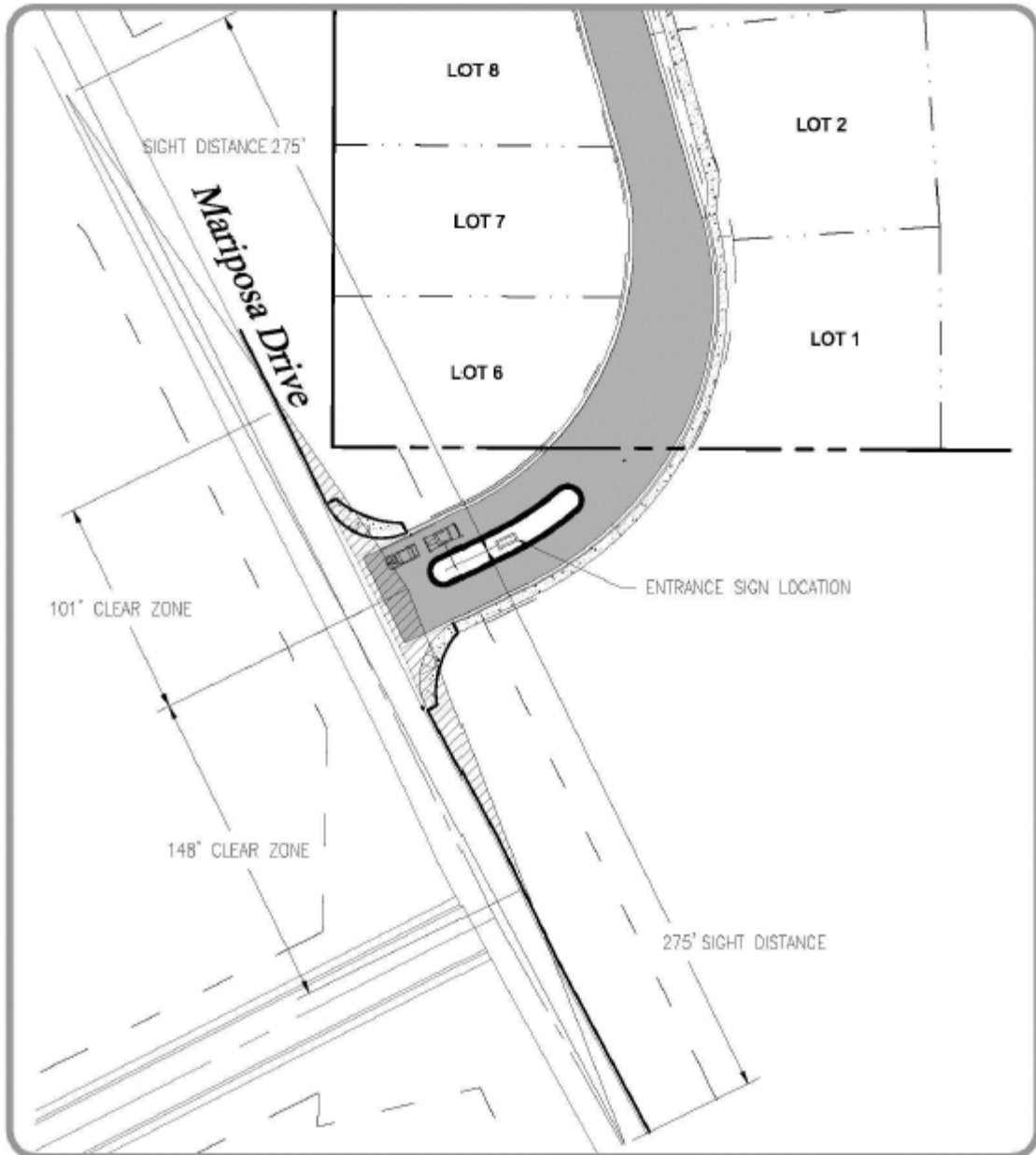
City Staff recommends a Revocable Permit be granted to Two R & D LLC, to Allow the Installation of a Center Median that would include Landscaping and Subdivision Monument Signage in the proposed Aiguille Drive Right-of-Way as part of the Pinnacle Ridge Subdivision, Located East of Mariposa Drive in the Redlands, with the findings of fact and conclusions as identified within the Staff Report.





Pinnacle Ridge Subdivision





***Pinnacle Ridge Subdivision
Sight Distance &
Entrance Sign Exhibit***

PROJECT NO:
F04-006

DATE:
8/15/17

DRAWN BY:
dls

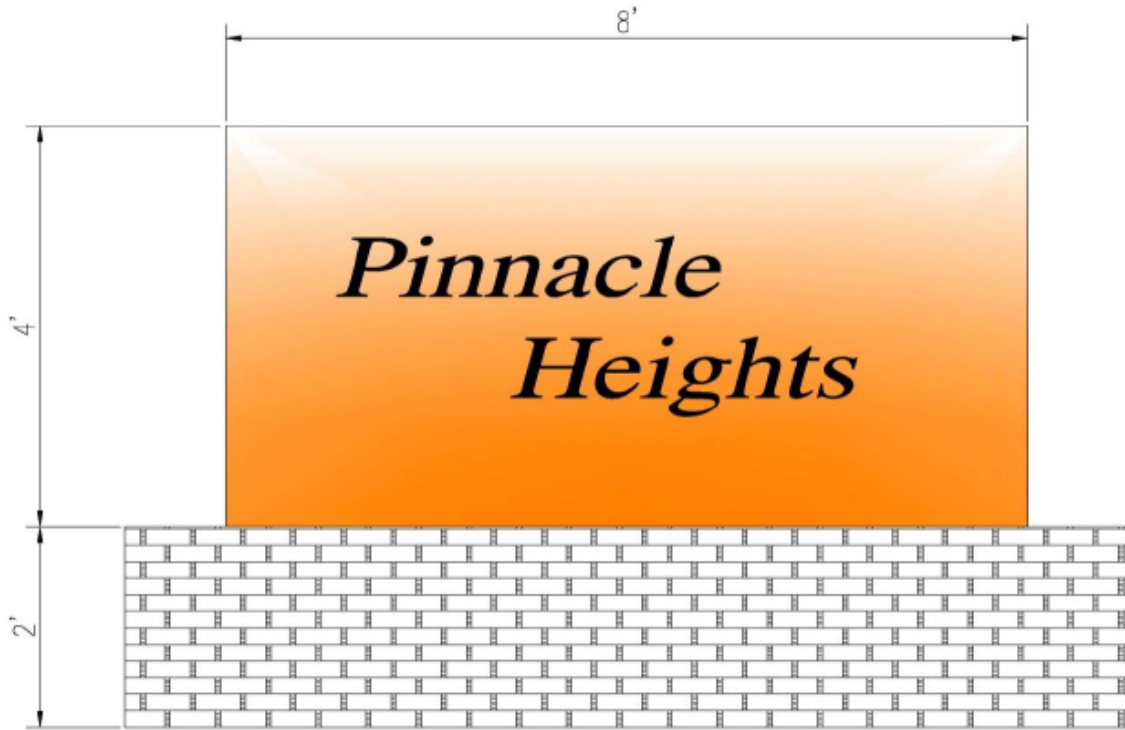
CHECKED BY:
JCA

- CIVIL & CONSULTING ENGINEERING
- CONSTRUCTION MANAGEMENT & SITE PLANNING
- FEASIBILITY STUDIES PERMIT EXPEDITING
- ENVIRONMENTAL SCIENTISTS
- PROJECT MANAGEMENT
- HYDROLOGIC STUDIES

Prepared By

VORTEX
ENGINEERING, INC.
 2394 Patterson Rd., Ste. 201
 Grand Junction, CO 81505
 (970) 245-9051

Proposed Signage Example



RESOLUTION NO. ____-17

**A RESOLUTION CONCERNING
THE ISSUANCE OF A REVOCABLE PERMIT TO
TWO R & D LLC
TO ALLOW THE INSTALLATION OF A CENTER MEDIAN THAT WOULD INCLUDE
LANDSCAPING AND SUBDIVISION MONUMENT SIGNAGE IN THE PROPOSED
AIGUILLE DRIVE RIGHT-OF-WAY AS PART OF THE PINNACLE RIDGE
SUBDIVISION, LOCATED EAST OF MARIPOSA DRIVE IN THE REDLANDS**

Recitals.

A. Two R & D LLC, 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:

PINNACLE RIDGE PROPERTY LEGAL DESCRIPTION

A parcel of land situated in the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 21, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being described as follows:

The south 10 acres of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 21.

EXCEPTING THEREFROM: Lots 1-9, Block 3 and the adjoining dedicated right-of-way know as Spur Drive and Lot 2, Block 2, Energy Center Subdivision, Phase I as platted and recorded in Plat Book 8 at Page 55 with a Reception Number 644620 of the Mesa County records.

Said parcels contains 45.11 +/- acres, more or less, as described.

B. The Petitioner has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to install a Center Median that would include Landscaping and Subdivision Monument Signage within the following described public right-of-way as identified on Exhibit A:

A strip of land situate in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being described as follows:

Commencing at the W $\frac{1}{4}$ corner of said Section 21;
the basis of bearing is S89°43'25"E along the north line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$;
thence S43°02'49"E a distance of 72.33 feet to the point of beginning;
thence N63°50'42"E a distance of 30.94 feet;
thence along the arc of a curve to the left 33.52 feet, having a central angle of 13°47'00"
and a radius of 139.33 feet the chord of which bears N56°12'39"E a distance of 33.44 feet;

thence along the arc of a curve to the right 16.08 feet, having a central angle of 179°51'16" and a radius of 5.12 feet the chord of which bears S40°45'13"E a distance of 10.12 feet;
thence along the arc of a curve to the right 35.00 feet, having a central angle of 14°29'27" and a radius of 138.39 feet the chord of which bears S56°25'09"W a distance of 34.91 feet;
thence S63°50'37"W a distance of 32.05 feet;
thence along the arc of a curve to the right 16.08 feet, having a central angle of 184°22'37" and a radius of 5.00 feet the chord of which bears N72°13'48"W a distance of 14.20 feet to the point of beginning.
Said parcel contains 745 square feet more or less.

These descriptions were written by:
Michael W. Drissel PLS
118 Ouray Ave.
Grand Junction, CO. 81501

C. Relying on the information supplied by the Petitioner and contained in File No. SUB-2017-271 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.

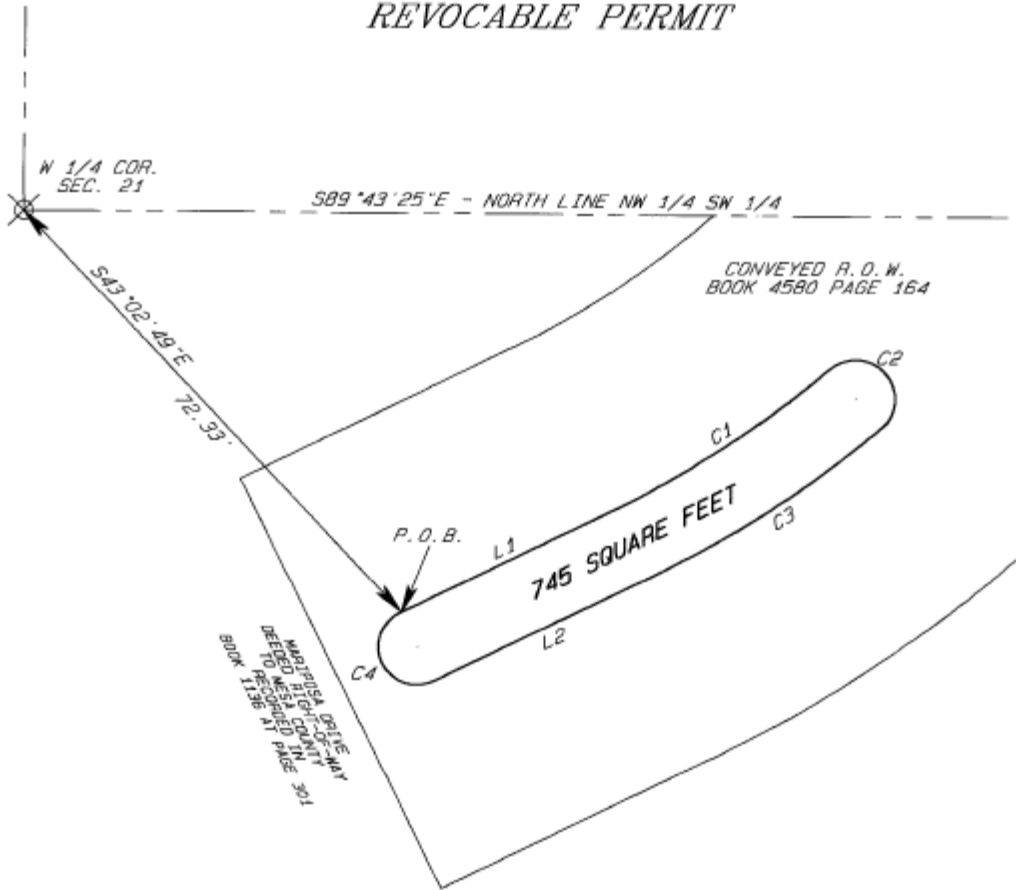
Attest:

President of the City Council

City Clerk

EXHIBIT A

REVOCABLE PERMIT



L/C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
L1		30.94'			N63°50'42"E
C1	13°47'00"	33.52'	139.33'	33.44'	N56°12'39"E
C2	179°51'16"	16.08'	5.12'	10.24'	S40°45'13"E
C3	14°29'27"	35.00'	138.39'	34.91'	S56°25'09"W
L2		32.05'			S63°50'37"W
C4	184°22'37"	16.08'	5.00'	10.20'	N72°13'48"W

SCALE 1" = 20'
 LINEAR UNITS = U.S. SURVEY FEET
 P.O.B. = POINT OF BEGINNING

COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR
 MICHAEL W. DRESSEL
 20677
 11-09-17

D H SURVEYS, INC.
 970-245-8749
 JOB #129-04-03

REVOCABLE PERMIT

Recitals.

A. Two R & D LLC, 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:

PINNACLE RIDGE PROPERTY LEGAL DESCRIPTION

A parcel of land situated in the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 21, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being described as follows:

The south 10 acres of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 21.

EXCEPTING THEREFROM: Lots 1-9, Block 3 and the adjoining dedicated right-of-way know as Spur Drive and Lot 2, Block 2, Energy Center Subdivision, Phase I as platted and recorded in Plat Book 8 at Page 55 with a Reception Number 644620 of the Mesa County records.

Said parcels contains 45.11 +/- acres, more or less, as described.

B. The Petitioner has requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioner to install a Center Median that would include Landscaping and Subdivision Monument Signage within the following described public right-of-way as identified on Exhibit A:

A strip of land situate in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being described as follows:

Commencing at the W $\frac{1}{4}$ corner of said Section 21;
the basis of bearing is S89°43'25"E along the north line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$;
thence S43°02'49"E a distance of 72.33 feet to the point of beginning;
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thence along the arc of a curve to the left 33.52 feet, having a central angle of 13°47'00" and a radius of 139.33 feet the chord of which bears N56°12'39"E a distance of 33.44 feet;
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thence along the arc of a curve to the right 35.00 feet, having a central angle of 14°29'27" and a radius of 138.39 feet the chord of which bears S56°25'09"W a distance of 34.91 feet;
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Said parcel contains 745 square feet more or less.

These descriptions were written by:

Michael W. Drissel PLS

118 Ouray Ave.

Grand Junction, CO. 81501

C. Relying on the information supplied by the Petitioner and contained in File No. SUB-2017-271 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 City Planning and Mesa County Building Department.

Dated this _____ day of _____, 2017.

The City of Grand Junction,
a Colorado home rule municipality

Attest:

City Clerk

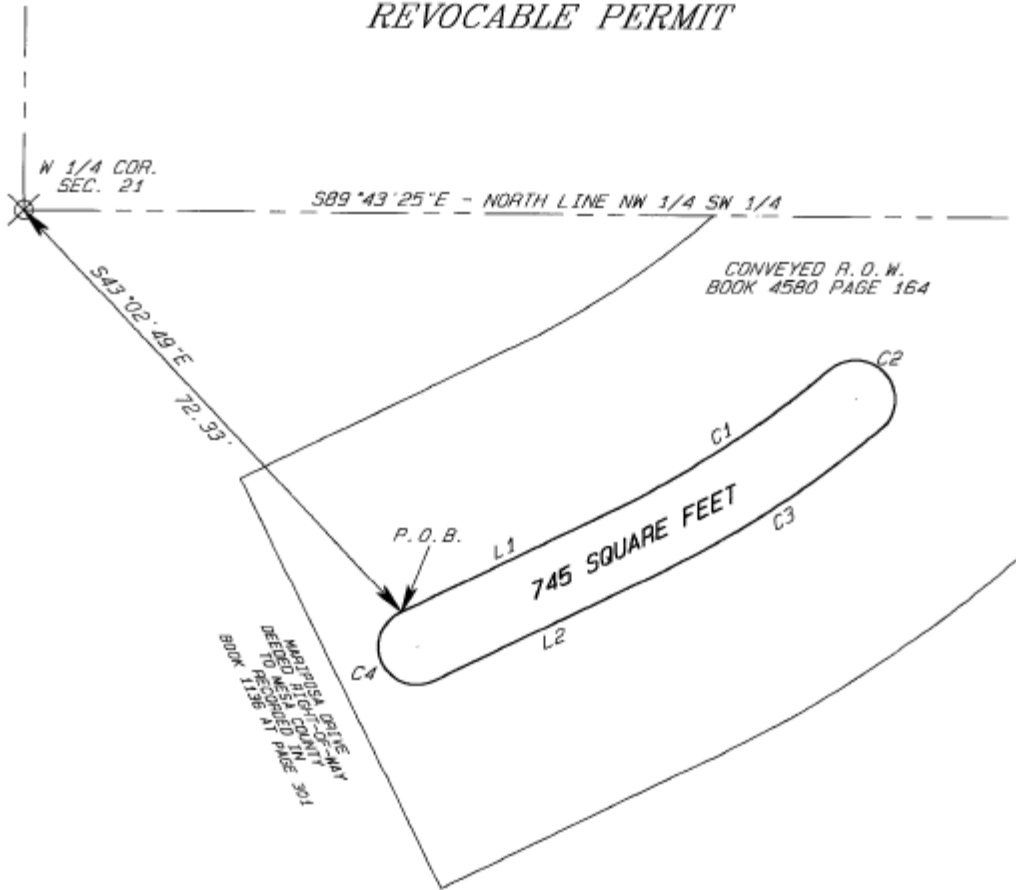
City Manager

Acceptance by the Petitioner:

Two R & D LLC
Robert W. Jones II, Managing Member

EXHIBIT A

REVOCABLE PERMIT



L/C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
L1		30.94'			N63°50'42"E
C1	13°47'00"	33.52'	139.33'	33.44'	N56°12'39"E
C2	179°51'16"	16.08'	5.12'	10.24'	S40°45'13"E
C3	14°29'27"	35.00'	138.39'	34.91'	S56°25'09"W
L2		32.05'			S63°50'37"W
C4	184°22'37"	16.08'	5.00'	10.20'	N72°13'48"W



SCALE 1" = 20'
 LINEAR UNITS = U.S. SURVEY FEET
 P.O.B. = POINT OF BEGINNING



D H SURVEYS, INC.
 970-245-8749
 JOB #129-04-03

AGREEMENT

Two R & D LLC, 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.

Two R & D LLC
Robert W. Jones II, Managing Member

State of Colorado)
) ss.
County of Mesa)

_____ The foregoing Agreement was acknowledged before me this _____ day of _____, 2017, by Robert W. Jones II, Managing Member, Two R & D LLC.

My Commission expires: _____
Witness my hand and official seal.

Notary Public



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: December 6, 2017

Presented By: Jodi Romero, Finance Director

Department: Finance

Submitted By: Jay Valentine

Information

SUBJECT:

Resolutions Levying Taxes for the Year 2018 in the City of Grand Junction, Colorado and the Downtown Development Authority

RECOMMENDATION:

Staff recommends adopting the resolutions certifying the 2018 mill levies.

EXECUTIVE SUMMARY:

The resolutions set the mill levies for both the City of Grand Junction and the Downtown Development Authority. The mill levy is applied to the assessed valuations to determine the property tax revenue. There is no change to the mill levy for either the City or DDA.

BACKGROUND OR DETAILED INFORMATION:

The adoption of the Tax Levy Resolutions will generate property tax revenue for the City and the DDA. The amount of property tax generated is calculated by taking the adopted mill levy multiplied by the assessed valuation of property located within the taxing area. The 2017 mill levy will be assessed and collected in 2018. The 2018 tax revenue is based on the mill levy on properties valued for the period between January 1, 2015 to June 30, 2016. There is no change to the mill levy for either the City or DDA.

FISCAL IMPACT:

The revenue generated by the City's 8 mills is estimated to be \$7.6 million. The revenue generated by the Downtown Development Authority's 5 mills is estimated to be \$258,000.

SUGGESTED MOTION:

I move to adopt Resolution No. 72-17 - a resolution levying taxes for the year 2017 in the City of Grand Junction, Colorado and Resolution No. 73-17 – a resolution levying taxes for the year 2017 in the Downtown Development Authority.

Attachments

1. City GJ Levy Resolution
2. GJ Tax Levy Certification
3. DDA Levy
4. DDA Tax Levy Certification

RESOLUTION NO. _____

**A RESOLUTION LEVYING TAXES FOR THE YEAR 2017 IN THE
CITY OF GRAND JUNCTION, COLORADO**

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

That there shall be and hereby is levied upon all taxable property within the limits of the **City of Grand Junction**, Colorado, for the year 2017 according to the assessed valuation of said property, a tax of eight **(8.000)** mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado for the purpose of paying the expenses of the municipal government of said City for the fiscal year ending December 31, 2018.

ADOPTED AND APPROVED THIS ____ day of _____, 2017.

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the limits of the **City of Grand Junction** for the year 2017, as determined and fixed by the City Council by Resolution duly passed on the _____ day of _____, 2017, is eight **(8.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the municipal government, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this _____ day of _____, 2017.

City Clerk, City of Grand Junction

C: County Assessor

RESOLUTION NO. _____

**A RESOLUTION LEVYING TAXES FOR THE YEAR 2017 IN THE
DOWNTOWN DEVELOPMENT AUTHORITY**

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

That there shall be and hereby is levied upon all taxable property within the Grand Junction, Colorado, **Downtown Development Authority** limits, for the year 2017 according to the assessed valuation of said property, a tax of five **(5.000)** mills on the dollar (\$1.00) upon the total assessment of taxable property within the City of Grand Junction, Colorado, Downtown Development Authority, for the purpose of paying the expenses of said Authority for the fiscal year ending December 31, 2018.

ADOPTED AND APPROVED THIS ___ day of _____, 2017.

President of the Council

ATTEST:

City Clerk

TAX LEVY CERTIFICATION

TO COUNTY COMMISSIONERS AND ASSESSOR

STATE OF COLORADO
COUNTY OF MESA
CITY OF GRAND JUNCTION

To the Commissioners of Mesa County, Colorado:

This is to certify that the tax levy to be assessed by you upon all property within the Grand Junction, Colorado, **Downtown Development Authority** limits, for the year 2018, as determined and fixed by the City Council by Resolution duly passed on the _____ day of _____, 2017, is five **(5.000)** mills, the revenue yield of said levy to be used for the purpose of paying the expenses of the Grand Junction, Colorado, Downtown Development Authority, and you are authorized and directed to extend said levy upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Grand Junction, Colorado, this _____ day of _____, 2017.

City Clerk, City of Grand Junction

C: County Assessor



Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: December 6, 2017

Presented By: Jodi Romero, Finance Director

Department: Finance

Submitted By: Jay Valentine

Information

SUBJECT:

A Resolution Adopting Rates and Fees for Water, Wastewater, and Solid Waste

RECOMMENDATION:

Staff recommends the adoption of the resolution setting utility rates and fees for Water, Wastewater, and Solid Waste.

EXECUTIVE SUMMARY:

Recommended fee and rate changes were discussed in the Council budget workshops. Utility rate changes for Water, Wastewater and Solid Waste are in accordance with the financial plan and rate studies conducted and approved last year. Water rates are increasing, for example \$.90 per month for the minimum water usage up to 3,000 gallons per month. There is no change to the monthly rate for wastewater and a 3% increase in the plant investment fee. Solid Waste rates are increasing, for example \$1 per month for a 96-gallon container. The City's utility rates and fees remain the lowest in the area.

BACKGROUND OR DETAILED INFORMATION:

The city operates the water, sewer and solid waste utilities as stand-alone enterprise accounts. Rates and fees in the utilities are designed to generate sufficient revenue to cover the cost of operations, maintenance, and capital while maintaining minimum reserves. Utility rates are reviewed every year by City Council for adoption in the final budget ordinance. Rates for these utilities are very competitive as compared to other similar utilities in the state and are the lowest in the Grand Junction area.

Each utility develops rates based on a 10-year financial forecast model that includes every active expense account as seen in the operational budget, as well as anticipated capital needs over the 10-year period. The forecast model is interactive and is adjusted as more accurate information becomes available throughout the year. Rates are set and adjusted in the model and can be smoothed out over several years to minimize annual increases. Small increases each year are preferred to large step increases.

Each of the three utilities has been very stable financially for many years. There has been very little change in operation expense over the years other than adjustments for inflation and pass-through costs such as power, gas, fuel and material. Rates were adjusted recently in water and sewer to reflect an increased effort to replace aging water and sewer lines. Debt was recently issued in the water utility to fund the replacement water filter upgrades at the water treatment plant and repair one of our water storage reservoirs. Rates in the solid waste utility were adjusted last year to reflect anticipated increases in landfill costs.

FISCAL IMPACT:

The recommended rates and fees are incorporated in the revenues of the 2018 recommended budget, as discussed during the Council workshops and for the wastewater fees during the Joint Persigo Board meeting.

SUGGESTED MOTION:

I move to adopt Resolution No. 74-17 – a resolution adopting fees and charges for water, wastewater and solid waste utilities.

Attachments

1. Rates and Fees Resolution

RESOLUTION NO. ____-17
A RESOLUTION ADOPTING FEES AND CHARGES FOR WATER, WASTEWATER
AND SOLID WASTE UTILITIES

Recitals:

The City of Grand Junction establishes rates for Water, Wastewater and Solid Waste services, and by this resolution, the City Council establishes these rates to implement decisions made in the long-term financial plans for the Utilities.

Now, therefore, be it resolved that:

Effective January 1, 2018 rates for Water, Wastewater and Solid Waste utility services change according to the following schedule:

Water			
City Water System	2017 Proposed	2018 Proposed	Change
0 - 3,000 Gallons	\$18.10	\$19.00	\$.90
3,000 – 10,000 Gallons (per 1,000)	\$2.60	\$2.75	\$.15
10,000 - 20,000 Gallons (per 1,000)	\$3.10	\$3.25	\$.15
> 20,000 Gallons (per 1,000)	\$3.60	\$3.80	\$.20
Kannah Creek Water System			
0 - 3,000 Gallons	\$44.90	\$47.15	\$2.25
3,000 – 10,000 Gallons (per 1,000)	\$4.90	\$5.00	\$.10
10,000 - 20,000 Gallons (per 1,000)	\$5.85	\$6.15	\$.30
> 20,000 Gallons (per 1,000)	\$6.85	\$7.15	\$.30
Ridges Irrigation System			
Single Family	\$16.00	\$16.72	\$.72
Multiple Family (per unit)	\$11.45	\$11.97	\$.52

Wastewater			
Description	2017 Proposed	2018 Proposed	Change
Per Residential Equivalent Unit (EQU)	\$22.40	\$22.40	-
Plant Investment Fee	\$4,502	\$4,637	\$135

Solid Waste			
Automated Monthly Container Prices	2017 Proposed	2018 Proposed	Change
1-64 Gallon Container	\$11.65	\$12.44	\$0.79
1-96 Gallon Container	\$14.75	\$15.75	\$1.00
2-64 Gallon Container	\$17.81	\$19.02	\$1.21
1-64, 1-96 Gallon Container	\$20.92	\$22.34	\$1.42
2-96 Gallon Container	\$24.05	\$25.69	\$1.64
Commercial Monthly Dumpster Prices			
1-2 Cubic Yard - Pick-Up 1 Time Per Week	\$62.06	\$66.28	\$4.22
1-4 Cubic Yard - Pick-Up 1 Time Per Week	\$100.53	\$107.37	\$6.84
1-6 Cubic Yard - Pick-Up 1 Time Per Week	\$136.00	\$145.25	\$9.25
1-8 Cubic Yard - Pick-Up 1 Time Per Week	\$171.04	\$182.68	\$11.64

PASSED and ADOPTED this _____ day of _____, 2017.

President of the Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date: December 6, 2017

Presented By: Kristen Ashbeck, Senior Planner/ CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

An Ordinance Zoning Properties, Located at 2404, 2412, 2424 and 2432 N. 12th Street and 1225 Wellington Avenue, R-24 (Residential 24+ Dwelling Units Per Acre

RECOMMENDATION:

Planning Commission recommended approval of the Levande on 12th Apartments Rezone request.

EXECUTIVE SUMMARY:

The Applicant requests a rezone of five properties located at 2404, 2412, 2424 and 2432 N. 12th Street and 1225 Wellington Avenue from R-8 (Residential 8 dwelling units per acre) to R-24 (Residential 24+ dwelling units per acre) zone district. The purpose of the rezone request is to enable the applicant to develop 89 apartment units on the combined properties. The proposed zoning works to implement the Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant owns five lots located at 2404, 2412, 2424 and 2432 N. 12th Street and 1225 Wellington Avenue. Each lot has one existing single family residence structure on it. The Applicant seeks a rezone in order to consolidate the properties into a single parcel and develop an 89-unit apartment building. The requested R-24+ zone district would allow for this type of development and proposed density.

Adjacent properties to the east are zoned Planned Development (townhomes);

properties to the south across the canal are zoned R-O (Residential Office – medical offices) and R-24 (Residential 24+ dwelling units per acre - apartments); to the west across 12th Street properties are zoned B-1 (Neighborhood Business - Church and The Sullivan Center); and to the north across Wellington Avenue properties are zoned B-1 (Neighborhood Business) with the developed City Market and nearby retail pad sites. With the exception of the townhomes to the east and properties to the southeast, surrounding land uses are non-residential.

A neighborhood meeting was held on March 8, 2017. The eight citizens in attendance voiced no major objections to the proposed rezone. There were comments and questions about the potential for a traffic signal at 12th Street and Wellington Avenue, improvement of pedestrian facilities, screening of headlights in the parking lot, and a request to ensure that dust from construction be minimized. Staff has had several telephone and counter inquiries about the proposal but no formal correspondence has been received in favor or opposition.

ANALYSIS

Pursuant to 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, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria, which are addressed in turn below.

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

The subject properties are all within a Future Land Use category of Business Park Mixed Use. The category contemplates a mix of business, light industrial, employment-oriented areas with the allowance of multifamily development. With the construction of City Market and a new retail center on the out lot on the north side of Wellington Avenue, the area is becoming more consistent with this land use category. The original zoning (premise) that this property should be lower density residential has been superseded with the development of this area as mixed use. As such, a higher density zoning category is more appropriate and has therefore invalidated the original premise of zoning for lower density residential in this area.

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

As stated above, the character of the area has continued to trend toward the mix and intensity of uses supported in the Business Park Mixed Use land use category in the Comprehensive Plan Future Land Use Map. Changes have occurred in the area such that the proposed zoning on these five properties is more consistent with the Comprehensive Plan.

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

Adequate public and community facilities and services are available to the properties and are sufficient to serve the future use of these properties. The nearby major streets (12th Street and Patterson Road) have been improved with recent development such as City Market and will be further improved with this proposed development. In addition, this infill site is adequately served by other public and community facilities including fire stations, hospitals, schools and public transit.

(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

Only one percent of zoned acres within the City are zoned R-24. This results in there being very little land available upon which higher density residential projects can be developed, especially as an infill project. Higher density residential projects are supported by the Comprehensive Plan, specifically the Plan supports infill, creation of housing options and higher densities within the City Center where adequate infrastructure already exists. Consequently, where opportunities exist that are consistent with the Comprehensive Plan goals and Future Land Use Map, zoning changes to R-24 should be implemented.

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

The proposed R-24 zone district would create an opportunity for construction of a multifamily development that complements the surrounding land uses as well as creates a buffer between medium density residential development to the east and the more intense, non-residential uses in the vicinity of the 12th Street and Patterson Road intersection. The community will benefit by the ability of the owner to provide a residential product that provides a greater variety of housing choice community-wide as well within this area of the City.

This rezone request is consistent with the following vision, goals and/or policies of the Comprehensive Plan

Future Land Use Map: The Comprehensive Plan Future Land Use Map for the area is Business Park Mixed Use, within which the R-24 zone district may implement the land use plan. Thus, the proposed zone change is compatible with the Comprehensive Plan Future Land Use Map. Since surrounding properties are non-residential and higher densities already exist it is logical that these properties become zoned R-24, considering the mixed use density contemplated in the Comprehensive Plan.

The proposed rezone is also compatible with the surrounding B-1, R-O, R-24 and Planned Development zoning as well as the surrounding mix of business and commercial land uses.

After review of the Comprehensive Plan, Planning Commission found that the proposed rezone meets the following Comprehensive Plan goals and policies:

Goal 3: Create ordered and balanced growth and spread future growth throughout the community.

Policy B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus improving air quality.

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

Policy B: Encourage mixed-use development and identification of locations for increased density.

FISCAL IMPACT:

This land use action does not have any direct fiscal impact. Subsequent actions such as future development and related construction will have a direct fiscal impact regarding associated road and utility infrastructure installation, future maintenance and indirect fiscal impacts related to the construction of the project.

SUGGESTED MOTION:

I move to (adopt or deny) Ordinance No. 4774 - an ordinance zoning properties located at 2404, 2412, 2424, and 2432 N. 12th Street and 1225 Wellington Avenue R-24 (residential 24+ dwelling units per acre) on final passage and order final publication in pamphlet form.

Attachments

1. Maps
2. Photographs of Properties
3. Proposed Zoning Ordinance

Patterson Road

**City
Market**

Wellington Avenue

SITE

12th Street

Levande on 12th Vicinity Map with City Limits (Pink)

**City
Market**

SITE

Levande on 12th Location Map

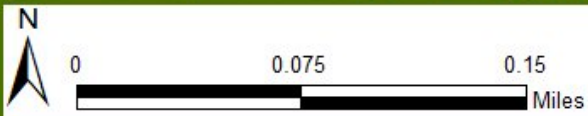
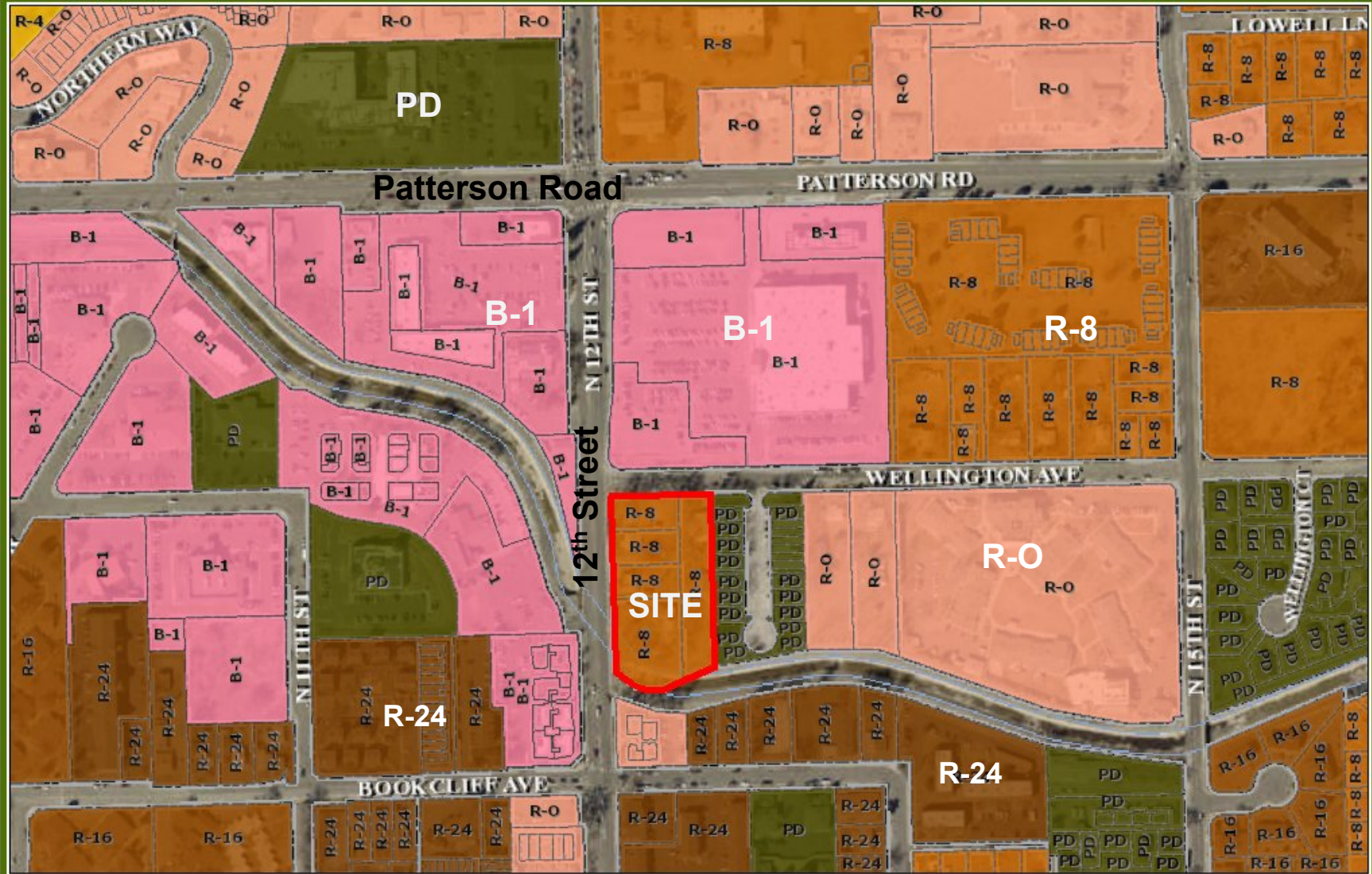
Patterson Road

Wellington Avenue

SITE

12th Street

Levande on 12th Existing Zoning Map



Printed: 10/2/2017

1 inch = 287 feet





LEVANDE ON 12th – Looking East



LEVANDE ON 12th – Looking South



LEVANDE ON 12th – Looking Southeast at Intersection of 12th Street and Wellington Avenue



LEVANDE ON 12th – Looking East from 12th Street – Existing Homes on Site

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING PROPERTIES LOCATED AT
2404, 2412, 2424 and 2432 N. 12th Street AND 1225 WELLINGTON AVENUE
R-24 (RESIDENTIAL 24+ DWELLING UNITS PER ACRE)**

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 proposed Levande on 12th Apartments located at 2404, 2412, 2424 and 2432 N. 12th Street and 1225 Wellington Avenue from an R-8 (Residential 8 dwelling units per acre) to R-24 (Residential 24+ dwelling units per acre) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Future Land Use Map designation of Industrial, 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-24 (Residential 24+ dwelling units per acre) 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 WHICH IS COMPRISED OF THE FIVE PARCELS SHALL BE ZONED R-24 (RESIDENTIAL 24+ DWELLING UNITS PER ACRE):

A tract of land situated in the NW Quarter of the NW Quarter of Section 12, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Commencing at the Northwest corner of the Southwest 1/4, Northwest 1/4, Northwest 1/4 of said Section 12, from whence the North 1/16 corner on the West line of said Section 12 bears S 0°05'16" W a distance of 659.21 feet: thence S 49°14'13" E a distance of 46.16 feet to a point on the South Right of Way for Wellington Avenue as recorded at Reception Number 10467, the East Right of Way for 12th Street as recorded at Reception Number 1094813, both of the Mesa County Clerk and Recorder's Office and the Point of Beginning; thence S 89°45'21" E along said South Right of Way a distance of 225.00 feet; thence S 0°14'33" W a distance of 417.54 feet to the centerline of the Grand Valley Canal; thence along the centerline of said Canal for the following five (5) courses:

- 1.) S 84°16'13" W a distance of 41.26 feet to the start of a curve to the right;
- 2.) along said curve to the right a distance of 83.62 feet with a radius of 200.00 feet and a central angle of 23°57'17", whose chord bears N 83°45'09" W a distance of 83.01 feet;

3.) N 71°46'30" W a distance of 45.18 feet;

4.) N 60°32'40" W a distance of 54.26 feet;

5.) N 31°35'17" W a distance of 19.17 feet;

Thence leaving the centerline of the Grand Valley Canal N 0°05'16" E along the East right of way for 12th Street a distance of 356.44 feet to the Point of Beginning. Said Parcel Contains 2.10 acres

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 #5.a.ii.

Meeting Date: December 6, 2017
Presented By: Scott D. Peterson, Senior Planner
Department: Community Development
Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

Ordinance Approving an Outline Development Plan (ODP) and a Rezone to Planned Development (PD) with an R-2 (Residential - 2 du/ac) Default Zone District for Weeminuche Subdivision Located between 26 & 26 1/2 Roads, South of H 3/4 Road -
WITHDRAWN

RECOMMENDATION:

Planning Commission heard this item at its September 26, 2017 meeting and forwarded a recommendation of denial to City Council (2 – 4).

An affirmative vote of five members of the City Council is required to approve rezones recommended for denial by the Planning Commission in accordance with Section 21.02.210 (e) of the Zoning and Development Code.

EXECUTIVE SUMMARY:

The Applicant, 26 Road LLC, is requesting a rezone to Planned Development (PD) with an R-2 (Residential – 2 du/ac) default zone district as well as the approval of an Outline Development Plan (ODP) for the proposed Weeminuche Subdivision. The proposed plan will develop a 303 lot, single-family residential subdivision on 151.18 +/- acres. The ODP establishes specific performance standards that the development will be required to meet and conform with through each and every development phase, as authorized by Section 21.02.150 (b) of the Zoning and Development Code. The project is located between 26 & 26 1/2 Roads, south of H 3/4 Road. The Applicant is proposing to meet the purpose of a PD by providing trails, open space and play areas as a long-term public benefit.

BACKGROUND OR DETAILED INFORMATION:

The Zoning and Development Code (“Code”) sets the purpose of a Planned Development (PD) zone. PDs are intended to be used for unique single-use projects where design flexibility is desired and is not available through application of the standards established in Chapter 21.03 GJMC. PD zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. The Applicant is proposing long-term community benefits by developing approximately 33 acres of open space, including expansive buffered landscape tracts adjacent to major roadways and an integrated trail system of hard and soft surface trails, picnic shelters and play areas.

The subject property is currently vacant unplatted land located between 26 & 26 ½ Roads, south of H ¾ Road and is currently zoned PD with a default zone of R-4 (Residential – 4 du/ac). A previous ODP for this property was approved in January, 2008 by the City Council for a 362 dwelling units/lots project; however, that plan lapsed. The property owner now wishes to apply for a new Planned Development zone district with a default zone of R-2 (Residential – 2 du/ac) and lower the number of dwelling units/lots from 362 to 303.

The property was annexed in 1995; however, prior to annexation, a formal agreement between the City of Grand Junction and the previous property owner (known as the Saccomanno Girls Trust) specified that zoning of the property shall not be more than two (2) dwelling units to the acre. The City Council in 1995 annexed and zoned the property PR (Planned Residential), with a density equivalent to RSF-2 (Residential Single Family – 2 du/ac) and a requirement that higher density be located towards the eastern edge and lower density locate towards the western edge of the property.

The subject property retained the PR/PD zoning until 2007 when a new ODP application was submitted and approved by City Council in January 2008 to rezone the property to PD with a default zone of R-4 (Residential – 4 du/ac). This plan allowed more density on the property, for a project total of 362 dwelling units/lots. The approved lot layout included higher density located towards the eastern edge and lower density located towards the western edge of the property.

The currently proposed PD zone for the development of 303 lots is consistent with the Comprehensive Plan Future Land Use designation of Residential Medium Low (2 - 4 du/ac). Though not required, the plan also is consistent with the density prescribed in the original Saccomanno Girls Trust agreement from 1994/1995. The Applicant’s original request to the City in March 2017 was to move forward with a new ODP request for 389 +/- lots with a default zone of R-4 (Residential – 4 du/ac). However, after feedback from the Neighborhood Meeting, the Applicant has scaled back significantly the ODP request to develop 303 single-family detached lots with a default

zone of R-2.

To note, the City has received several written comments addressing the need for the City to adhere to the prior annexation agreement (Saccomanno Girls Trust Agreement) that was approved by the City in 1995. In accordance with City Code, the City Council retains the right to rezone this property and has, in fact, approved development (ODP from 2007) that does not adhere to the 1995 annexation agreement. The City maintains the ability to rezone this property subject to review and finding that the criteria in Section 21.02.140 (a) of the Zoning and Development Code has been met.

Establishment of Uses:

Allowed land uses will be single-family residential and associated accessory land uses as permitted in the R-2 zone district.

Density:

The proposed density for the Weeminuche Subdivision is 2 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Residential Medium Low (2 – 4 du/ac). The Applicant is requesting a default zone of R-2, which has no minimum density and allows up to a maximum density of 2 dwelling units/acre. This density is at the bottom of the range prescribed by the Comprehensive Plan for density in this area.

Open Space and Pedestrian Amenities:

The ODP provides 33.94 acres of open space (22.4% of the total acreage of the property). Some of this open space acreage will be tracts dedicated to the homeowner's association (HOA) for purposes of landscaping. Other tracts will be dedicated to respective utility companies such as Grand Valley Water User's Association for retention of their existing drainage infrastructure. With Council approval, the plan proposed to dedicate to the City the 8.86 acres encompassing Leach Creek. The HOA tracts will be landscaped along with the construction and development of hard and soft surface trails within the subdivision which will provide an integrated bicycle and pedestrian system. When fully developed, the Weeminuche Subdivision will provide over 14,500 linear feet (2.74 miles) of hard and soft surface trails open for public use and approximately 34 acres open space.

Within the proposed City of Grand Junction-owned tract adjacent to Leach Creek at the southeast corner of the property, a 10-foot-wide concrete trail will be constructed and will connect with the existing 10-foot-wide concrete trail located within the Freedom Heights Subdivision as required as part of the Urban Trails Master Plan. Also, in-lieu of constructing the minimum of 5-foot wide sidewalks adjacent to 26, 26 ½ and H ¾ Road, the Applicant is proposing to construct an 8-foot wide trail within a public pedestrian easement within a 69 foot to 115-foot wide landscape buffer HOA tract of land adjacent to 26 Road, a 30-foot wide HOA tract of land adjacent to H ¾ Road and a 40-foot wide

tract of land adjacent to 26 ½ Road. A small pocket park with an irrigation pond, play area and picnic shelter will also be located in the center of the development and will be improved with an 8-foot wide gravel walking trail around the perimeter of the pond.

All pedestrian trails will be constructed with each individual phase and appropriate public pedestrian easements will be dedicated at that time.

The Zoning and Development Code requires a typical subdivision to dedicate 10% of land to open space or pay a fee in lieu of dedication. Similarly, if a subdivision proposes to use the City's Cluster Development regulations it is required to set aside 20% of the project as open space. The Applicant, however has pursued a PD and an outline development plan which requires "all residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone." In this case, the minimum open space requirement would be 10% because the proposed subdivision is 10 lots or greater in size (Section 21.06.020 (b) (1)) but because they are proposing to utilize the cluster provision (and not specific deviations from the default zone district) the minimum open space requirement is 20%.

Phasing:

The Applicant's proposed ODP provides for seven (7) phases of development. Each phase is proposed to be developed within 2 -3 years to account for construction and full market absorption before the next filing will begin. The following phasing schedule is proposed (approval of final plat):

Filing One (31 Lots): By December 31, 2018
Filing Two (39 Lots): By December 31, 2020
Filing Three (46 Lots): By December 31, 2023
Filing Four (36 Lots): By December 31, 2026
Filing Five (43 Lots): By December 31, 2029
Filing Six (25 Lots): By December 31, 2032
Filing Seven (83 Lots): By December 31, 2035

The seven phases are proposed to be completed with the filing of the Phase 7 plat by December 31, 2035; a 17-year phasing and development schedule. Specific phases of the project can found in the attached maps. Pursuant to Section 21.02.150 (B) (4) (iii) Validity, the effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval. However, the phasing schedule is limited to a period of performance between one year but not more than 10 years in accordance with Section 21.02.080 (n) (2) (i). The schedule as proposed exceeds this 10-year period by 7 years. City Staff recommends a 10-year phasing plan in accordance with this section of the Code.

The Applicant continues to request a development schedule as outlined above. The Applicant has provided specific rationale for reasons related to this timeframe including the significant size (“three times the size of an average subdivision in the Grand Valley”) and the “reasonable expectations for market absorption” of their product. In addition, the Applicant provides that the inclusion of all of the property in a single ODP allows for the developer to master plan the entire site (instead of piecemeal) and will provide “predictability and assurances to the neighborhood” as to the density, design and development of infrastructure related to the overall development.

Should the City Council not consider the Applicant’s request for a 17-year phasing schedule, the Applicant has provided that a development and phasing schedule should provide for Filing One to commence on or before December 31, 2018, with the last filing to be recorded 10 years from the date of approval. Staff has included this alternative phasing plan in the recommended findings.

Subdivision Signage:

The Applicant is proposing to have two subdivision signs located at each of the six subdivision entrances (12 signs total). Subdivision signage will be placed in an HOA tract that abuts the public right-of-way and will not exceed 8’ in height and will each be 16 sq. ft. Requested number of signs, square footage and sign height are all in conformance with Section 21.02.150 (b) of the Zoning and Development Code.

Default Zone:

The Applicant is proposing an R-2 zone district as the default zone as reflected in the ODP. In addition, the Applicant plans on developing the site utilizing the City’s Cluster Development provision (Section 21.03.060). The cluster provisions of the Zoning and Development Code allow the Applicant to utilize the bulk requirements (building setbacks, minimum lot width, lot coverage, etc.), of the zoning district which has the closest lot size to the proposed lot size of the overall development which, in this case, is the R-4 (Residential – 4 du/ac) zone district. Despite being able to use the R-4 bulk standards, the development is still required to meet the R-2 zone district densities. Applying the cluster development formula set by the Code, the Applicant will be able to develop lots with a minimum lot area of 10,050 square feet (instead of 15,000 square feet) and use the R-4 bulk standards as follows:

Bulk Standards	R-2 Zone District	R-4 Zone District
Front yard setback	20 feet/25 feet	20 feet/25 feet
Side yard setback	15 feet/3 feet	7 feet/3 feet
Rear yard setback	30 feet/5 feet	25 feet/5 feet
Minimum Lot Width	100 feet	70 feet
Maximum Building Height	35 feet	40 feet
Maximum Lot Coverage	30%	50%

Minimum Lot Frontage	50 feet	20 feet
Minimum Lot Area	15,000 square feet	7,000 square feet

Section 21.03.060 (c) 2. provides the formula for calculating the minimum lot size that one can develop using the cluster development provision. The formula can be summarized as follows:

$$\text{Current Minimum Lot size} - (\text{Current Minimum Lot size} \times \% \text{ open space} \times 1.5) = \text{Minimum Lot Size}$$

In this case the formula is applied as follows:

$$15,000 \text{ sq.ft.} - (15,000 \text{ sq.ft.} \times 22\% * \times 1.5) = 10,050 \text{ sq.ft.}$$

*rounded down to 22% from 22.4%

Deviations from Zone District Standards:

The R-2 zone district will be the default zone, however because the Applicant intends to utilize the Cluster Development provision of the Code, the R-4 bulk standards will apply. No deviations are being requested from the R-4 bulk standards by the Applicant as part of the ODP application. Proposed residential development will meet or exceed all other Zoning Code requirements as identified.

Drainage:

As part of the subdivision development, the Applicant will be relocating the existing Corchoran Wash at the northwest corner of the development. The existing drainage channel will be piped underground in an anticipated 30" to 36" pipe and rerouted along the H ¾ Road and 26 Road rights-of-way and reconnected downstream. Applicant has obtained approval for this relocation from Grand Valley Water Users Association which maintains the wash. The Applicant's engineer has also provided information stating that drainage will not damage or impact existing drainage patterns either upstream or downstream with this proposed relocation.

Access:

The proposed subdivision will take access from 26 Road in two locations and from 26 ½ Road in two locations. An access point is also proposed from H ¾ Road as well as an additional street connection with the existing Freedom Heights subdivision to the south that will connect to Liberty Lane. Center left turn lanes at the two entrance locations within 26 ½ Road will be constructed as part of the subdivision development. Internal streets and private shared driveways will be designed and constructed consistent with the Code.

Transportation System Impacts:

As part of the application, the Applicant completed a Traffic Impact Study. The study

identified transportation improvements that will be warranted over time due to a combination of the project-generated traffic as well as increasing traffic volumes anticipated to occur with or without the project. The traffic impact study identifies specific street improvements that, if implemented, would successfully mitigate the traffic impacts of the project. The study indicates that the necessary increase in roadway capacity for vehicles could be accomplished through intersection improvements and street widenings for turn lanes. There are two intersections along G Road, at 26 Road and 26 ½ Road, and three intersections along H Road, at 26 Road, 26 ½ Road, and 27 Road, that would warrant improvements by the time the project is at full build out.

Currently, all roads directly adjacent the Weeminuche Subdivision are within City jurisdiction excluding a one-mile section of the west half of 26 Road from just south of Kelly Drive (what would be G ¾) to H ¾ Road and also the north half of H ¾ Road. Utilizing the analysis from the Traffic Impact Study, comparisons can be made between what traffic volumes at a particular intersection would be if the proposed ODP design were fully built out compared to if the project was not developed. Each of the intersections included within the traffic study would experience a different level of increase. At full buildout the proposed ODP design would generate an estimated 2,900 trips per day (a rate of approximately 9.57 trips/residence). Those trips are distributed throughout the 24-hour period. Rather than looking at a 24-hour period, intersection levels of service are analyzed using the “peak hour” volume; in this case the PM Rush hour when an estimated 285 trips would be generated by the proposed project. Those peak hour trips are dispersed among the existing street network. The Traffic Impact Study makes assumptions on how the trips will be dispersed primarily by determining existing traffic patterns with traffic counts. In this manner it can be estimated how many peak hour vehicle trips would be added to the existing “background” peak hour volumes at each of the study intersections. Intersections along H Road experience the largest percentage increase in volume, varying from an estimated 17% increase at H Road and 27 Road to a 37% increase at H Road and 26 Road. The increases are less pronounced at the G Road intersections because there are more “background” trips to begin with. The estimated percentage increase at G Road and 26 Road is 10% and is 7% at G Road and 26 ½ Road. See Attachment 5 for a graphic showing Transportation System Impacts.

Improvements to these intersections will be warranted over the course of time, with or without the project. The analysis from the Traffic Impact Study can be used to estimate when the intersection improvements will be warranted with project traffic compared to when they would be warranted without project traffic. This information is summarized in the table, below.

The City’s 5-year Capital Improvement Plan includes both the G Road and 26 ½ Road intersection improvements (in year 2021) and the G Road and 26 Road intersection improvements (in year 2022). H Road and 26 Road, H Road and 26 ½ Road, as well as H Road and 27 Road will all require future 4-way stop control signage which would

be installed upon traffic warrants for improvements being met.

Construction of new left turn lanes into the proposed ODP/Subdivision's access points from 26 ½ Road are also included in the recommended improvements. These left turn lanes will be built with the project by the Applicant and consistent with City policy, will receive a credit against the fees due for their required Transportation Capacity Payment. As is the case with most projects, the Transportation Capacity Payment fees collected from the project in total will cover only a portion of the construction cost of the improvements recommended in the traffic impact study.

Active Transportation Demand (Pedestrians and Bicycles):

Improvements to accommodate active transportation modes including pedestrians and bicyclists, have also been recommended in the traffic impact study. Trails and sidewalks are proposed to be included in the ODP design throughout the interior and on the perimeter of the project. Similar to vehicular traffic, the project will also generate demand for active transportation improvements off-site. The traffic impact study identifies improvements that could be implemented to accommodate those active transportation demands. One recommended improvement is the widening of 26 Road and 26 ½ Road to accommodate on-street bike lanes. Some widening has already been installed by the City, specifically on 26 Road between Patterson and G Road. The Applicant is proposing to construct an 8-foot wide separated trail to accommodate bicycles and pedestrians for all areas where the property fronts public right of ways including the ½ mile distance south of H ¾ Road on 26 and 26 ½ Road as well as on H ¾ between 26 and 26 ½ Road. These separated trails will be constructed as part of the community benefit of the PD zone district and will provide bicycle and pedestrian access adjacent to 26, 26 ½ and H ¾ Road and work towards implementing the Urban Trails Master Plan in this area.

Additionally, the bridge structures on 26 Road and 26 ½ Road crossing I-70, which are owned by the Colorado Department of Transportation (CDOT), are only wide enough for the two existing travel lanes. Despite this infrastructure limitation, these bridges and roadways see a significant amount of bike traffic that appears to be predominately recreationally oriented. While the existing structures can accommodate future project generated and background vehicular traffic demand, they are currently not designed to accommodate current or future increases in pedestrian and bicycle traffic.

The need for active transportation improvements was previously identified, prior to this project being considered. The Grand Valley 2040 Regional Transportation plan update lists the 1st Street/26 Road corridor as a "Tier 1 Priority Active Transportation Corridor". The plan explains, "Tier 1 alternatives represent a menu of potential project options that will be considered by the Grand Valley Regional Transportation Committee and local government partners as funding becomes available." The plan further states that potential projects on this corridor would focus on development of bike lanes in

each direction. Although these corridor improvements have been on the priority list since the plan was updated in 2014, these improvements related to bicycle and pedestrian improvements are neither on CDOT's or the City's list for funding through their capital improvement plans at this time.

An improvement that would accommodate active transportation demand beyond the project's limits would be to develop an off-street trail network. A trail constructed, over time, that follows the Leach Creek natural drainage could provide a north-south connection and has been planned for as a part of the City's Urban Trail Master Plan adopted in 2001. The Applicant's proposal includes proposing to develop their section of the Leach Creek trail system that will tie into the existing trail that was developed through the Freedom Heights subdivision to the south.

Fire Protection and Emergency Response

Currently, fire and emergency medical response times to the area north of I-70 and east of 25 Road, including the area of the proposed subdivision, are longer than other areas due to the distance from existing fire stations. Areas north of I-70 are served by the City's existing Station #2 and Station #3, both of which have significant call volume which means that if crews from these stations are already dispatched, response has to come from stations at a further distance from the incident. Using 2016 fire and EMS incident data, this results in an average response time to this area of 3 minutes and 10 seconds longer than areas within existing fire station coverage areas. It is predicted that at buildout this subdivision would average 50-60 fire and EMS incidents annually. This is an estimated annual increase of 0.4 % for City-wide incident demand. The City has been working to address the current and future fire and EMS coverage demands of this area and a temporary ambulance station is currently in the planning stage to help improve response times until a permanent facility can be constructed.

Long-Term Community Benefit:

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. The Zoning and Development Code also states that PD zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. As defined by the Code, long-term benefits include, but are not limited to:

More effective infrastructure; Reduced traffic demands; A greater quality and quantity of public and/or private open space; Other recreational amenities; Needed housing types and/or mix; Innovative designs; Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

In review of the ODP, staff found the proposed residential development met the following long-term community benefits, corresponding to the list above:

#3 Greater quality and quantity of public and/or private open space. The Applicant is proposing approximately 34 acres of open space or 22.4% of the total acreage of the property. Part of the open space includes a 69 foot to 115-foot-wide landscape buffer HOA tract of land adjacent to 26 Road, a 30-foot-wide HOA tract of land adjacent to H $\frac{3}{4}$ Road and a 40-foot-wide tract of land adjacent to 26 $\frac{1}{2}$ Road. The proposed open space dedication also includes of 8.86 acres along Leach Creek. All HOA tracts of land will be fully landscaped and will provide an attractive landscape corridor along these road frontages. The open space will be owned and maintained by a homeowners' association, respective utility companies (along ditch), and the City of Grand Junction (Leach Creek). The open space will be landscaped and contain developed trails, picnic shelters, benches, shade shelters and play areas all available to the general public for use.

#4 Other Recreational Amenities. The HOA tracts will be landscaped along with the construction and development of hard and soft surface trails within the subdivision that will provide an integrated bicycle and pedestrian system. The trails planned to be constructed adjacent to 26, 26 $\frac{1}{2}$ and H $\frac{3}{4}$ Road are planned to be 8-foot wide paved trails while the Leach Creek trail is planned to be 10-foot wide. When fully developed, the Weeminuche subdivision will provide over 14,500 linear feet of paved and soft surface trails (2.74 miles). All trails will be maintained by the HOA except for the Leach Creek trail section that will be within the area proposed to be dedicated to the City. All trails will be dedicated for general public use. The proposed trails other than the Leach Creek trail, are not required by Code. All pedestrian trails and passive recreational areas will be constructed with each individual phase and appropriate public pedestrian easements will be dedicated at that time.

#5 Needed Housing types and/or Mix. The Weeminuche Subdivision is proposing a development to contain 303 single family lots, ranging from 10,050 sq. ft to 24,107 sq.ft. The development community, in general, has expressed the need for additional lots to develop based on buyer demand. This proposed subdivision appears to provide needed housing types for the area.

#7 The proposed development preserves environmentally sensitive areas and natural features (Leach Creek) and proposes both active and passive recreational areas throughout the development that includes trails, picnic shelters and play areas within HOA tracts.

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Outline Development Plan (ODP) was held on March 30, 2017. The Applicant's representative and City Planning staff were in attendance along with over 50 citizens. Comments and concerns expressed by the attendees centered on the proposed density of the development (proposed to be an R-4 density at the time of the Neighborhood Meeting, 389 single-family dwelling units

total), increased traffic, road networks and capacity, sewer availability, open space, proximity to the airport, nighttime lighting and drainage concerns. Since the Neighborhood Meeting, the applicant has reduced the plan from 385 lots to 303. City staff has received numerous inquiries regarding the proposed subdivision requesting more information along with written correspondence commenting on the proposed development, which are attached for review. The City Attorney has also received a letter from an attorney representing one of the area property owners and has been attached for review.

ANALYSIS

Pursuant to Section 21.02.150 (b) of the Grand Junction Zoning and Development Code, requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed Outline Development Plan complies with the Comprehensive Plan, specifically, Goals 3, 5 & 8, as provided below. Regarding the Future Land Use Map, the proposed development is within the residential density range of the Residential Medium Low (2 – 4 du/ac) category as identified on the Future Land Use Map. This Outline Development Plan request is consistent with the following vision, goals and/or policies of the Comprehensive Plan:

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.

Policy C: Increasing the capacity of housing developers to meet housing demand.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policy A: Design streets and walkways as attractive public spaces.

No changes to the existing Grand Valley Circulation Plan or street network are proposed. As proposed, the application is in conformance with the Grand Valley Circulation Plan and is working to implement the specific trail section planned along Leach Creek. The plan is in conformance with other applicable adopted plans and policies.

The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code.

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

A previously adopted PD has lapsed therefore invalidating the premises for the PD that was previously approved. It is required that the property now be rezoned. Staff finds 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 character and/or condition of the area has seen increased growth and development since the time of the previous approved Planned Development for the property in 2008. A new single-family residential subdivision, Freedom Heights, has been developed to the south that will be developed at a density of 0.88 dwelling units to the acre while larger lot single-family homes have been constructed to the west in the County. The Summer Hill Subdivision further to the east has added additional filings in 2015 and 2016 at a density of 2.31 dwelling units to the acre overall for the subdivision. Additionally, the existing Grand Vista Subdivision to the east has an overall residential density of 2.90 dwelling units to the acre. The Paradise Hills Subdivision directly abutting the property to the east is zoned R-4. The Applicant is requesting to develop a residential subdivision as a Planned Development at 2.0 dwelling units per acre which is at the bottom of the range for the allowable density as identified with the Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac). The request for rezone is consistent with the Comprehensive Plan, therefore, staff finds that this criterion has been met.

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

For purposes of this criteria staff looked at public and community facilities as public infrastructure including utilities and transportation as well as service facilities such as fire and EMS services. In addition, staff looked at commercial centers and other service type facilities such as hospitals and commercial centers.

Utilities. Ute Water is located within the 26, 26 ½ and H ¾ Road rights-of-way and City sanitary sewer is presently stubbed to the property from the adjacent Freedom Heights Subdivision to the south. The property can also be served by Grand Valley Power electric and Xcel Energy natural gas.

Transportation. As noted in the previous sections regarding transportation, the proposed project will impact roadways and specific intersections as described. The City has planned for these impacts and has several policy documents including the City's 5-year CIP, Urban Trails Master Plan, and 2040 Regional Transportation Plan that have recognized the need for both vehicular and active transportation improvements with or

without this development. In addition, the City's growth and development related street policy states that "development must pay its fair share for added traffic that development creates" and has provided that the developer does not have direct obligations, other than payment of Transportation Capacity Funds (TCP), to improve the major roadway system. Because the Applicant is proposing to pay all owed TCP fees and the city has already begun planning additional safety and capacity improvements to roadways, Staff has found the transportation system will be adequate to serve this proposed development.

Emergency Services and facilities. As noted, the adequacy of the fire and emergency medical facilities in this area are currently not meeting city targeted response times and as such, the City is currently in the planning stage to develop a temporary ambulance station followed by the permanent facility in the nearby area. The planned development will have a de minimus impact (0.4%) on current and future emergency response and service. St. Mary's Hospital is located a little over two miles directly to the south on 26 ½ Road.

Commercial Centers and Services. Located within the vicinity and along Horizon Drive are commercial centers that include general offices, grocery store, banks, restaurants, convenience stores and car wash, etc.

Staff finds the public and community facilities regarding utilities and access to services are or will be adequate to serve the type and scope of the residential land use proposed, therefore staff finds 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

The Weeminuche property is a large acreage, undeveloped parcel of land that is adjacent to all existing utility infrastructure and is ready for development without the need to assemble adjacent parcels of land. The Applicant is requesting to develop a residential subdivision within an existing residential zone, as a Planned Development that provides additional long-term community benefits that would not otherwise be required under conventional zoning. This property is proposed to be zoned PD to allow for design flexibility and long-term community benefits. Because PD is a zone category based on specific design and is applied on a case-by-case basis, staff finds this criterion is not applicable to this request, and, therefore this criterion has not been met.

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

The community will derive benefits from the zoning of PD by the proposed development providing both open space and extensive trail systems. An internal trail that bisects the subdivision will provide a convenient off-street connection between 26 and 26 ½

Roads. A detached trail will also be constructed around the perimeter of the subdivision that will be located within a large HOA tract of land that separates the trail from the road rights-of-way. The proposed subdivision will reduce traffic demands in the area from what could have been developed on the property under the previous approved ODP from 2008 that was approved to develop 362 lots. A proposed 10-foot wide concrete trail will be constructed adjacent to Leach Creek that will further the Urban Trails Master Plan and connect to the existing trail that was constructed as part of the Freedom Heights residential subdivision to the south. The proposed subdivision also includes both active and passive recreational areas throughout the development that includes HOA tracts that will include picnic shelters and play areas. Staff has found this criterion has been met.

The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;

(1) Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that:

Reduced building setbacks less than the minimum setbacks for the default zone are not proposed. This criterion has been met.

(2) Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

In a traditional subdivision, the minimum open space requirement for a residential project is 10% however the City regularly accepts an in lieu fee payment for this 10%. For projects utilizing the Cluster Development provision, the minimum requirement for open space is 20%. The Applicant is proposing over 33 acres of open space for a total of 22.4% of the total acreage of the property. The Applicant has exceeded this minimum standard and therefore has met this criterion. Portions of this open space acreage will be developed as tracts of land and will be dedicated to City of Grand Junction, the homeowner's association (HOA) and respective utility companies such as Grand Valley Water User's Association. The HOA tracts will be landscaped along with the construction and development of hard and soft surface trails both internally and externally to the subdivision which will provide an integrated bicycle and pedestrian system. When fully developed, the Weeminuche subdivision will provide over 14,500 linear feet (2.74 miles) of hard and soft surface trails.

(3) Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i). Fencing will be provided around the perimeter of the subdivision and in the open space areas. Fence materials will vary depending on the location of the fence but will include one of three types of materials; vinyl, composite or split rail and will comply with all applicable requirements of the Code meeting this criterion.

(4) Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

Landscaping is being provided in all open space tracts and will meet or exceed the requirements of the Code therefore meeting this criterion. Section 21.06.040 (g) (5) of the Zoning and Development Code requires a 14-foot wide landscape buffer outside a perimeter enclosure adjacent to arterial and collector streets. The proposed width of the perimeter HOA tracts are 69 feet to 115 feet adjacent to 26 Road, 30 feet adjacent to H $\frac{3}{4}$ Road and 40 feet adjacent to 26 $\frac{1}{2}$ Road. All tracts will include pedestrian amenities (trails), fencing, trees, shrubs and ground cover. A small pocket park with an irrigation pond, play area and picnic shelter will also be located in the center of the development and will be improved with an 8-foot-wide gravel walking trail around the perimeter of the pond.

(5) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

Off-street parking will be applied in accordance with the Zoning and Development Code for single-family residential development therefore meeting this criterion.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

All proposed streets and easements will be designed in accordance with the TEDS Manual and the Code therefore meeting this criterion. The applicable corridor guidelines and other overlay districts.

There are no corridor guidelines that are applicable for this development. The property is however, located within the Airport Area of Influence and the Applicant will file an Avigation Easement at the time of Final Plan recording. Staff finds this criterion will be met with the filing of an avigation easement.

Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

See discussion in Section b. (3) regarding Public and Community Facilities. Staff has found that adequate public services and facilities exist or will be provided, therefore finding this criterion has been met.

Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

The proposed subdivision will take access from 26 Road in two locations and from 26 $\frac{1}{2}$ Road in two locations. One access point is proposed from H $\frac{3}{4}$ Road along with a

separate street connection with the existing Freedom Heights Subdivision to the south (Liberty Lane). Center left turn lanes in the two entrance locations within 26 ½ Road will be constructed as part of the subdivision development. Internal streets and private shared driveways will be constructed per City Code requirements for residential streets. The ODP is consistent with the City's adopted Circulation Plan for this area and provides adequate circulation and access therefore staff has found this criterion has been met.

Appropriate screening and buffering of adjacent property and uses shall be provided;

The Applicant is proposing to construct an 8-foot wide trail within a public pedestrian easement within all HOA tracts surrounding the subdivision. The width of these HOA tracts will be 69 feet to 115 feet adjacent to 26 Road, 30-foot wide adjacent to H ¾ Road and 40-foot wide adjacent to 26 ½ Road. As a comparison, under a straight zone subdivision development, the minimum landscaping width requirement would be 14 feet adjacent to these street frontages. All HOA tracts will be landscaped. Fencing will be provided around the perimeter of the subdivision and in the open space areas. Fence materials will vary depending on the location of the fence but will include one of three types of materials; vinyl, composite or split rail. Staff has found appropriate screening and buffering shall be provided and therefore this criterion has been met.

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

The proposed density for Weeminuche Subdivision is 2 dwelling units/acre, which is at the low end but within the Future Land Use Map residential density requirements of the Residential Medium Low (2 – 4 du/ac) designation. Therefore, staff finds the density range for the development to be appropriate and compliant with this criterion.

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 an R-2 default zone district for establishing density and using the Cluster Development provision of the Code to allow for the application of the R-4 zone for bulk standards, with no deviations from the codified minimum standards. All other minimum standards associated with the Zoning and Development Code have been met or exceeded. The cluster provisions of the Zoning and Development Code allow the Applicant to utilize the bulk requirements (building setbacks, minimum lot width, lot coverage, etc.), of the zoning district which has the closest lot size to the proposed lot size of the overall development, which, in this case, is the R-4 (Residential – 4 du/ac) zone district, while still meeting the R-2 zone district densities.

An appropriate phasing or development schedule for the entire property or for each

development pod/area to be developed.

The Applicant is proposing to develop this subdivision in seven phases, with full completion by December 31, 2035. Each filing will be allotted 2 -3 years for approval to account for construction and full market absorption before the next filing will begin. However, the phasing schedule is limited to a period of performance between one year but not more than 10 years in accordance with Section 21.02.080 (n) (2) (i). The schedule as proposed exceeds this 10-year period by 7 years. City Staff recommends a 10-year phasing plan in accordance with this section of the Code. With the implementation of a 10-year phasing plan, staff finds this to be an appropriate phasing schedule that is consistent with the Zoning and Development Code.

FISCAL IMPACT:

This land use action does not have any direct fiscal impact. Subsequent actions such as future subdivision development and related construction will have a direct fiscal impact regarding associated road and utility infrastructure installation, future maintenance and indirect fiscal impacts related to the construction of the project and associated homes.

SUGGESTED MOTION:

I move to (adopt or deny) Ordinance No. 4775 - an ordinance approving the Outline Development Plan as a Planned Development with a Default Zone of R-2 (Residential –2 du/ac) for the development of 303 Single-Family detached dwelling lots to be known as Weeminuche Subdivision, located between 26 & 26 ½ Roads, South of H ¾ Road on final passage and order final publication in pamphlet form.

Attachments

1. Applicant's General Project Report
2. Planning Commission Staff Report
3. Site Location, Zoning, Future Land Use and Outline Development Plan Maps
4. Transportation System Impact Slides
5. Public Correspondence Received
6. Applicant's Letter to City Council
7. Attorney's Letter Received Addressed to John Shaver
8. Planning Commission Minutes - Sept 26, 2017 Meeting
9. Cluster Development Memo to City Council
10. Ordinance
11. Letter of Withdrawal

**General Project Report
For
Weeminuche Subdivision
Outline Development Plan (ODP) Rezone
Grand Junction, CO**

Date: May 12, 2017
Revised June 29, 2017

Prepared by: Robert W. Jones II, P.E.
Vortex Engineering and Architecture, Inc.
2394 Patterson Road, Suite 201
Grand Junction, CO 81505
970-245-9051
VEI# F17-006

Submitted to: City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Type of Design: Rezone from PD (Planned Development with R4 default)
to PD (Planned Development with R2 default)

Owner: 26 Road LLC
710 S. 15th Street
Grand Junction, CO 81501-4612

Property Address: Between 26 Road, H $\frac{3}{4}$ Road, 26 $\frac{1}{2}$ Road
Grand Junction, CO 81506

Tax Schedule No: 2701-262-00-585

1. Project Intent

This request is made to rezone approximately 151 acres from PD (Planned Development with R4 default zone) to PD (Planned Development with R2 default zone) for the proposed Weeminuche Subdivision Outline Development Plan (ODP), which supports the Comprehensive Plan's goal for ordered and balanced growth. The owner's intent is to rezone the subject property in anticipation of future residential development substantially similar to the previously approved Preliminary Plan for Weeminuche Estates subdivision.

2. Project Background and Description

The site is located north of H Road, between 26 Road and 26 ½ Road. The subject property was annexed into the City of Grand Junction on April 5, 1995 as part of the Pamona Park Annexation by Ordinance No. 2825. Prior to annexation, a formal agreement between the City of Grand Junction and Carol Ann Murphy, Lenna Marie Watson and Linda Marie Siedow (signing on behalf of the Saccomanno Girls Trust) was executed on August 19, 1994. The agreement, known as the Saccomanno Girls Trust Annexation Agreement, specified that zoning, which results in a density of not more than two units per acre, be adopted by the City for the subject property after annexation.

The City subsequently adopted Ordinance No. 2842 on May 3, 1995, which adopted the following zoning for the subject property: PR (with a density equivalent to RSF-2) and with a requirement that higher density locate towards the eastern edge and lower density locate towards the western edge of the property.

The subject property retained the PR zoning until a request to rezone was submitted by the applicant as part of the Weeminuche Estates development application. The subject property was rezoned from PR (with a density equivalent to RSF-2) and with a requirement that higher density locate towards the eastern edge and lower density locate towards the western edge of the property to PD (Planned Development with a default R4 zone) for the development of 362 dwelling units for the Weeminuche Estates Subdivision by Ordinance No. 4174 on January 16, 2008.

Initial zoning of the subject property took place prior to the adoption of the Comprehensive Plan. The Comprehensive Plan, a joint land use plan adopted by the City of Grand Junction and Mesa County government, was based on extensive public input. The Comprehensive Plan is a regional plan not only for the current city limits but also for the immediate vicinity of Grand Junction that may eventually be developed at urban densities. The planning process for the Comprehensive Plan was well underway during the time that the subject property was rezoned to PD (with R4 default zone) and likely informed the discussion about needed housing in the Grand Junction market.

The Comprehensive Plan assumes that most built neighborhoods will continue to exist as they do today. These are "areas of stability." The land uses for the "areas of stability" remain virtually the same as they were in the previous City and County plans. On the Future Land Use map, most new growth will occur in "areas subject to change," which include: areas near and within Centers (shown on the

Future Land Use map), vacant and undeveloped land, and underutilized land. These areas are not likely to remain as they are today. The vacant land will eventually be developed. (See Attachment A)

The subject property is identified by the Comprehensive Plan as an “area of change” which anticipates new growth and development for properties located near and within Village and Neighborhood Centers as shown on the Future Land Use Map. A Neighborhood Center is anticipated at the intersection of H and 26 ½ Roads. Future residential development of the subject property will provide needed housing and will support the anticipated Neighborhood Center.

Request to rezone to Planned Development (with R2 default zone)

The applicant originally wanted to simplify the development process by rezoning the subject property to a straight zone and submitted an application requesting a rezone from PD (with R4 default) to the R4 (Residential, 2-4 du/ac) zone district. A Neighborhood Meeting was held with area residents who expressed concern about the density range allowed by the R4 district and the impacts of the proposed number of lots in the Weeminuche Subdivision.

The applicant was contacted by City staff after the Neighborhood Meeting with a request to discuss the proposed rezone to R4. After the meeting the applicant determined that the request to rezone would be amended to rezone from PD (with R4 default) to PD (with R2 default). The default R2 zone (Residential, 2 du/ac) will limit the density to two dwelling units per acre, which is consistent with the Residential Medium Low land use classification of the Comprehensive Plan, and with the 1994 Saccomanno Girls Trust Annexation Agreement.

The proposed rezone will utilize the bulk standards from the R4 default zone district due to the use of the clustering provisions allowed in the code. The previously requested deviations are no longer necessary. Allowed uses will be the same as those permitted in the R2 zone district. Other development standards, such as those regarding fencing and accessory uses, shall be as permitted by the R2 zone district and the Zoning and Development Code.

Design and Community Benefit

The proposed Weeminuche Subdivision Outline Development Plan (ODP) is a single family development with 303 lots that will be developed in seven phases. Development of the subject property will take place over an extended period of time given the size of the property and the current absorption rate of the housing market.

Planned development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. Section 21.06.020(b), Open Space Dedication of the Zoning and Development Code requires subdivisions with 10 or more lots to dedicate 10% open space. The Weeminuche Subdivision has reserved 32.83 acres amounting to 21.7% open space in both active and passive areas throughout the development. The open space will be landscaped and provide a welcoming environment to enjoy the outdoor areas.

Hard and soft surface trails will be strategically constructed internally and externally to the subdivision and will provide an integrated bicycle and pedestrian system. A 10 foot concrete trail constructed on the north side of Leach Creek will provide a safe, off-street pedestrian path from 26 ½ Road into the development and will complete a partially constructed trail in the Freedom Heights development.

A small pocket park with an irrigation pond will be located in the center of the development and will be improved with a walking trail around the perimeter of the pond. When fully constructed, the Weeminuche Subdivision will provide over 4,000 linear feet of hard and soft surface trails. A greater quantity and quality of open space and trails than what is generally required by Code is being incorporated into the development as a community benefit.

Utilization of the R4 Bulk Standards

The project will utilize the R4 Bulk Standards for development based on the use of the clustering provisions allowed in the Zoning and Development Code. Allowed uses will be the same as those permitted in the R2 zone district. Other development standards, such as those regarding fencing and accessory uses, shall be as permitted by the Zoning and Development Code.

The requested minimum lot size has been calculated using the formula provided in Sec. 21.03.060, Cluster Developments, which equated to a minimum lot size of 10,120 square feet. Smaller lot sizes will allow the preservation of 32.83 acres of open space in the Weeminuche Subdivision. Lots will generally be 10,500 square feet; however, there may be a small number of lots that are slightly smaller based on design constraints. All lots shall meet the 10,120 square foot minimum lot size.

Smaller lot sizes require smaller or reduced building setbacks allowed in the R4 Bulk Standards. Side lots will require smaller setbacks to accommodate narrower lots. In general, all lots will need a smaller rear setback to have a reasonable back yard, but shallow lots that back up to open space areas such as along Leach Creek have limited area available for use in the rear.

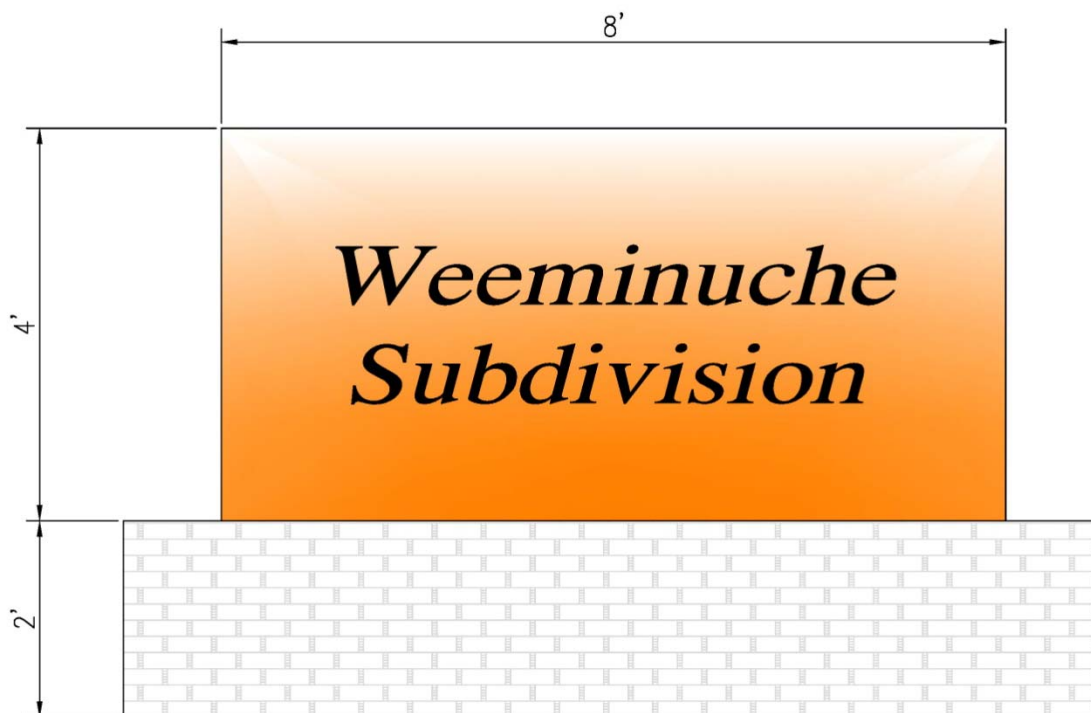
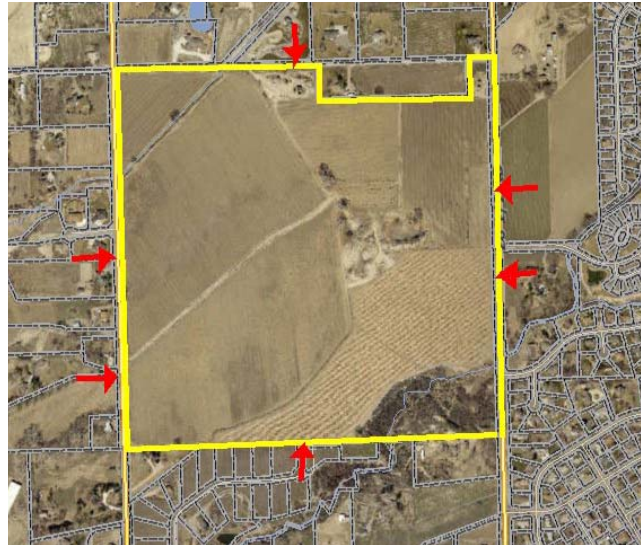
Likewise, due to smaller lot size based on clustering, an increase in the maximum lot coverage offered by the R4 Bulk Standards will be utilized.

Signage

The applicant is proposing signage as permitted by Sec. 21.06.070(7), Signs, Planned Development, which states:

(ii) One permanent monument sign up to 32 square feet in area is allowed at a multifamily apartment/condominium building/complex and on each common area parcel that abuts a public right-of-way; for purposes of this subsection, "common area parcel" means a parcel that is owned by a homeowners' association for the benefit of all lot owners in a planned community, common interest community or condominium.

The proposed signs will be located at the six points of entry to the subdivision and will be externally illuminated with lighting directed to the sign face. See proposed signage locations on the map below marked by the red arrows. Final design of proposed signage will be included with Final Plat and Plans for each filing.



Fencing will be installed by the applicant around the perimeter of the subdivision and in the open space areas. Materials will vary depending on the location of the fence but will include one of three types of fencing materials: vinyl, composite or split rail. Perimeter fencing will be constructed of either vinyl or composite fencing at a height not to exceed six feet. Generally, fencing in the open space areas will be split rail with 48 inch posts in areas where views and an open feel are intended to be protected. The applicant may construct a six foot privacy fence in areas where the open space backs up to individual lots. In all cases the applicant reserves the right to make a final determination on fencing materials. All fences shall meet the requirements of the Zoning and Development Code.

Legal Description

The legal description of this site is:

A parcel of land situate in the S 1/2 NW 1/4 and the N 1/2 SW 1/4 of Section 26, Township 1 North, Range 1 West, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the N 1/16 corner of said Section 26, the basis of bearing being N89°58'25"E along the north line of said S 1/2 NW 1/4 to the NW 1/16 corner of said Section 26;

thence N89°58'25"E a distance of 1317.20 feet to the NW 1/16 corner;

thence S00°00'28"W a distance of 40.00 feet to the south right-of-way line of H 3/4 Road as recorded in Book 2139 at Page 647;

thence N89°52'41"E a distance of 85.80 feet along said south line;

thence S00°15'15"E a distance of 208.66 feet;

thence N89°54'37"E a distance of 1043.64 feet;

thence N00°13'19"W a distance of 209.24 feet to said south right-of-way line;

thence N89°52'41"E a distance of 157.63 feet along said south line;

thence S00°02'15"W a distance of 1279.71 feet running parallel with and 30.00 feet west of the east line of said S 1/2 NW 1/4;

thence S00°01'38"W a distance of 659.87 feet running parallel with and 30.00 feet west of the east line of said N 1/2 SW 1/4;

thence S89°55'07"W a distance of 10.00 feet;

thence S00°01'38"W a distance of 634.65 feet running parallel with and 40.00 feet west of the east line of said N 1/2 SW 1/4;

thence along the northerly line of a boundary agreement as recorded in Book 4249 at Page 204 the following six courses:

1.) S85°55'46"W a distance of 246.52 feet; 2.) N00°01'56"E a distance of 15.00 feet

3.) S86°59'39"W a distance of 23.87 feet; 4.) S89°07'14"W a distance of 22.44 feet

5.) S88°22'07"W a distance of 196.46 feet; 6.) S13°27'26"W a distance of 16.70 feet to the south line of said N 1/2 SW 1/4;

thence S89°54'58"W a distance of 783.60 feet to the SW 1/16 corner of said Section 26;

thence S89°55'03"W a distance of 1316.04 feet to the S 1/16 corner of said Section 26;

thence N00°01'07"W a distance of 2639.94 feet to the point of beginning.

Said parcel contains 151.18 acres more or less.

3. Neighborhood Meeting

A Neighborhood Meeting was held on Thursday, March 30, 2017 at 5:30 pm at the Canyon View Vineyard Church, located at 736 24 ½ Road, Grand Junction. The owner's representative provided an overview of the rezone request from PD to R4, as well as a presentation on the future single family residential subdivision known as the Weeminuche Subdivision. Scott Peterson, Senior Planner with the City of Grand Junction also attended the meeting to answer questions about the rezone and subdivision review and approval process. A list of all those attending the meeting is attached to the end of this

report (Attachment D), as well as the primary issues of concern that were discussed during the meeting.

The meeting was well attended by approximately 50 citizens, although not everyone signed the Attendance Sheets. Comments from citizens included questions about the zoning, density, trails/open space, traffic and parking, when construction would begin, sewer availability, proximity to the airport, status of the Corcoran Drain (Ditch E) and concerns about night lighting in the subdivision. Although a rezone to R4 was discussed during the meeting, the rezone request has been modified to the R2 zone as the default zone district. The R2 is less dense than the R4; therefore the applicant did not hold another Neighborhood Meeting prior to submittal of this application.

Public notice for this application will be provided in accordance with Sec. 21.02.080(g) of the Grand Junction Municipal Code, including posting the subject property on all public rights-of-way.

4. Comprehensive Plan

The Comprehensive Plan's Future Land Use Map shows the subject property as Residential Medium Low (RML, 2-4 du/ac). The property is identified by the Comprehensive Plan as an "area of change" which anticipates new growth and development for properties located near and within Village and Neighborhood Centers as shown on the Future Land Use Map. A Neighborhood Center is anticipated at the intersection of H and 26 ½ Roads which is just south of the subject property. Residential development of this property will provide needed housing and will support the anticipated Neighborhood Center. Residents of the Weeminuche Subdivision will be future patrons and/or employees for businesses located within the Neighborhood Center.

The subject property is located within the 201 Sewer Service Boundary and the Urban Development Boundary. Properties within these boundaries are expected to grow and develop with urban densities and services. (See Attachment B)

The applicant has requested a rezone from the current zoning of PD (Planned Development with R4 default zone) to R2 (Residential, 2 du/ac) for the Weeminuche Subdivision ODP. Both the current zoning and the requested rezone to PD (with R2 default zone) are consistent with, and support, the Comprehensive Plan designation of Residential Medium Low.

The proposed development meets a number of the goals and policies of the Comprehensive Plan:

Goal 1, Policy D: For development that requires municipal services, those services shall be provided by a municipality or district capable of providing municipal services.

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

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Goal 8, Policy A: Design streets and walkways as attractive public spaces.

5. Zoning and Surrounding Areas

The applicant is requesting a rezone from the current PD (with R4 default) to the PD (with R2 default) zone district. This request is consistent with, and supports, the Comprehensive Plan's Future Land Use Map classification of Residential Medium Low (RML, 2-4 du/ac).

Surrounding area zoning and land uses include:

- North – Mesa County PUD, AFT, RSF-4 with single family residential and agricultural uses
- South – City of Grand Junction R1 (Residential, 1 du/ac) with single family residential uses
- West – Mesa County AFT, with single family residential and agricultural uses
- East – Mesa County RSF-R, City of Grand Junction R4 (Residential, 2-4 du/ac) and R5 (Residential, 3-5 du/ac) with single family residential and agricultural uses

The subject property is an area of transition located between established neighborhoods developed at densities consistent with the R4 and R5 zone districts to the east, and property developed at a lower density in unincorporated Mesa County to the north and west. Properties located to the north and west are located outside of the Persigo 201 Boundary area for sewer service and are not expected to develop at urban densities or with urban services such as sewer. The area to the east has already developed at urban densities and with urban services such as sewer service and streets with sidewalks and street lighting.

The Weeminuche Subdivision will provide housing between these two areas with development at the low end of the density range allowed by the Residential Medium Low (RML, 2-4 du/ac) land use classification at two dwelling units per acre.

The proposed Weeminuche Subdivision ODP has been designed to comply with the provisions of Sec. 21.03, Zoning Districts; Sec. 21.04, Uses and Sec. 21.06, Development Standards of the Zoning and Development Code. Proposed deviations from the R2 default zone district have been identified in this report.

6. Airport Environs

The subject property is located within the Airport Environs Area of Influence, Subdistrict A, which is defined in Sec. 21.07.030(d) (1) Airport Environs Subdistricts, as “an area surrounding the airport impacted or influenced by proximity of the airport, either by aircraft overflight, noise and/or vibrations.”

Because the property is within the Area of Influence, the site is governed by and shall comply with the following land use compatibility and use restrictions:

Sec. 21.07.030(f) (4), Land Use Compatibility

(4) Use Restriction. Notwithstanding any other provision of this code, no use may be made of land or water within any zone or subdistrict that creates or may create:

- (i) Interference with navigational signals or radio communication between the airport and aircraft;
- (ii) Difficulty for pilots to distinguish between airport lights and other lighting;

- (iii) Glare in the eyes of pilots using the airport;
- (iv) Impaired visibility in the vicinity of the airport;
- (v) A hazard or endanger landing, takeoff or maneuvering of aircraft.

In accordance with Sec.21.07.030 (g) Avigation Easement, new development located within the AE zone shall convey an avigation easement to the Grand Junction Regional Airport Authority in a form and with terms and conditions approved by the Director. The applicant will provide the required Avigation Easement if needed.

7. Utility Providers

All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the Weeminuche Subdivision have the capacity and willingness to serve the development. Public facilities such as medical, schools, parks and public safety are available to serve development on this site.

Utility providers for the site are as follows:

- Sewer: City of Grand Junction/Persigo
- Water: Ute Water
- Gas/Electric: Xcel/Grand Valley Power
- Cable: Spectrum

8. Soils and Drainage

A Geotechnical Report was conducted by Lincoln Devore, Inc., and is included with this application. The topography of the site is gently rolling hillside with an overall gradient to the southeast into Leach Creek. A ridge bisects the site with a portion of the property sloping northwest to the Cocoran Drain and the other portion sloping southeast to Leach Creek.

The geologic materials found on this site consist of very thin to moderately thick unconsolidated, fine-grained soils that have been deposited on the erosional surface of the Mancos Shale Formation. The thin to moderately thick surface soils on this site consist of a series of silt, silty clay and sandy clay soils, which are a product of mud flow/debris flow features originating on the south-facing slopes of the Bookcliffs. The surface soils are an erosional product of the upper Mancos Shale and the Mount Garfield Formations, which are exposed on the slopes of the Bookcliffs.

There are five distinct soil types identified in the geotechnical report that are present on this site. Soil Type No. 1 is Lean Clay (LC); Soil Type No. 2 is Silty Clay (CL-ML); Soil Type No. 3 is Sandy Lean Clay, with gravels of Siltstone, Sandstone and Shale (CL); Soil Type No. 4 is Sandy Silt (ML); and Soil Type No. 5 is Lean Clay (CL). Please see the geotechnical report for more detailed information regarding the site and soils.

9. Wetlands and Floodplain

Rare Earth Science, LLC conducted a Transaction Screen Process to evaluate the site for potential environmental hazards. No potential concerns per the American Society for Testing and Materials (ASTM E1528-06) were identified during the Transaction Screen Process. As part of their evaluation, Rare Earth Science contacted the Colorado Department of Public Health and Environment (CDPHE) and determined that the CDPHE had no records of previous radiation surveys or remedial activities for the subject property.

Rare Earth Science concluded that no further inquiry was needed at this site; however, they recommend the CDHPE be contacted for a mill-tailings survey prior to subdivision construction activities. The Transaction Screen Process report has been included with this application for review.

The subject property is predominantly in agricultural use with irrigated croplands with an open irrigation waste ditch in the northwest corner and a relatively undisturbed riparian area along Leach Creek in the southeast corner. Historically the site included a small man-made, irrigation fed pond used to water livestock. The pond has been removed as part of standard farming operations.

Rare Earth Science was asked to review the site and determine the potential for jurisdictional wetlands and/or waters. Based on their review, it was determined that the areas slated for development do not involve jurisdictional wetlands or waters of the U.S. as currently defined and regulated by the U.S. Army Corps of Engineers. Leach Creek and the associated wetlands are considered jurisdictional wetlands; however, there will be no development or encroachment in this area by the proposed subdivision. (Attachment C, Rare Earth Science, LLC letter dated May 26, 2006)

Although there will be no development activity or encroachment into the Leach Creek wetland area, ERO Resources has been asked to map the specific wetland area along Leach Creek to ensure that there will be no encroachment. The result of their work has been provided to the City. The results show an identified wetland area adjacent to the Leach Creek Bridge over 261/2 Rd. only. There is no construction activity planned in this area, thus no disturbance.

The 100-year floodplain for Leach Creek is delineated as required by the SSID manual.

10. Site Access and Traffic

Urban residential streets will be utilized throughout the subdivision. A 14-foot multipurpose easement will be provided along street frontages. All streets will be constructed to current City standards and specifications.

There are six points of access proposed for the development which will provide interconnectivity and efficient traffic flow to, and within, the development. Filing #1 will be accessed by Country Lane from the Freedom Heights subdivision located on the southern property line. There are two points of access proposed from 26 Road as well as two points of access from 26 ½ Road. There is one point of access proposed from H ¾ Road on the northern property line.

The applicant has been working with City staff on access locations into the site to determine the optimal locations for spacing and sight distance. Because the right-of-way is not entirely located in, or controlled by the City of Grand Junction, an annexation is being conducted by the City to bring the entire subdivision frontage into the City's jurisdiction. The applicant will dedicate half of the right-of-way width, from the centerline of the roadway on 26 Road and 26 ½ Road, if needed. Both streets are classified as Urban Collector with a 60' right-of-way.

A traffic impact study is being conducted by TurnKey Consulting based on the current subdivision proposal. The study will include analysis for the intersections at H Road with 26 Road and 26 ½ Road, in addition to the intersections of G Road with 26 Road and 26 ½ Road to provide a regional understanding of the traffic impacts.

The proposed subdivision includes a soft surface pedestrian trail that bisects the subdivision which provides an off-street connection between 26 Road across the length of the subdivision to 26 ½ Road. A perimeter pedestrian trail is provided for the majority of the subdivision except in the area of Leach Creek where existing topography precludes construction of the trail along a portion of the southern 26 ½ Road street frontage. An off-street detached trail will be provided on the north side of Leach Creek in a tract that will be owned and maintained by the HOA. This trail will provide pedestrians access from the perimeter trails and internal streets of Weeminuche Subdivision to the Leach Creek area and into the Freedom Heights subdivision. The partially constructed trail along Leach Creek in the Freedom Heights subdivision will be completed as part of Weeminuche Subdivision, Filing One. During a meeting with City staff it was determined that the City would utilize TCP funds to reimburse the applicant for the cost to complete the trail along Leach Creek in the Freedom Heights subdivision.

11. Approval Criteria

Section 21.02.150(b), **Outline Development Plan (ODP)**.

(1) **Applicability.** An outline development plan is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At ODP, zoning for the entire property or for each "pod" designated for development on the plan is established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual "pods" that will be the subject of future, more detailed planning.

(2) **Approval Criteria.** An ODP application shall demonstrate conformance with all of the following:

(i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

Response: The Weeminuche Subdivision Future Land Use classification is Residential Medium Low (RML, 2-4 du/ac). This land use classification is supported by the current zoning

of the property of PD (with R4 default zone) and the requested rezone to PD (with R2 default zone). The property is identified by the Comprehensive Plan as an “area of change” which anticipates new growth and development for properties located near and within Village and Neighborhood Centers as shown on the Future Land Use Map. A Neighborhood Center is anticipated at the intersection of H and 26 ½ Roads, located just south of the Weeminuche Subdivision site. Residential development of this property will provide needed housing and will support the anticipated Neighborhood Center. In addition, the proposed development supports several of the goals and policies of the Comprehensive Plan as noted earlier in this report.

The proposed development is designed to be compliant with the Grand Valley Circulation Plan. Specifically the development meets Sec. 31.08.020(d) which states: “Subdivisions and other development shall be designed to continue or create an integrated system of streets and trails that provide for efficient movement of pedestrians, bicycles, and automobiles to and from adjacent development.” Sidewalks and various detached pedestrian trails have been included in the design to meet the needs of an integrated system of streets and trails with convenient interconnectivity between streets and adjacent development. When fully constructed the Weeminuche Subdivision will provide over 4,000 linear feet of hard and soft surface trails.

Because interconnectivity and providing a safe, pleasant pedestrian experience is a priority for the applicant, multiple trails have been incorporated into the development including a trail along Leach Creek. Freedom Heights Subdivision partially constructed a trail along a portion of Leach Creek. Weeminuche will complete the trail to provide one pedestrian facility along the creek. The improved, pedestrian trail along Leach Creek supports the Urban Trails Master Plan.

This criterion has been MET.

(ii) The rezoning criteria provided in GJMC 21.02.140;

Section 21.02.140(a), **Code amendment and rezoning, Approval Criteria.** In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

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

Response: The subject property was zoned PD and completed the Preliminary Plan review process with City Council granting approval of the plans on January 29, 2008. Both the PD zone and the Preliminary Plans were found to be consistent with the Comprehensive Plan’s Future Land Use Map and the Zoning and Development Code. At the time of approval, the local and national economy slowed and there was no longer a market or available financing for the construction and sale of single family homes. The developer postponed development hoping that the market would improve. Unfortunately, approval of the Preliminary Plans and the phasing schedule expired during the time the local market improved enough for development to proceed. The

original premise and findings which led to the approval of the PD zone and Preliminary Plans have not been invalidated. This criterion is not applicable.

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

Response: The character and/or condition of the area have seen increased growth and development since the time of the PD zoning and approval of the Preliminary Plans on January 29, 2008. There has been an increase in the construction of single family homes to the west. A new single family subdivision known as Freedom Heights is currently under construction to the south. A stub street was provided by the Freedom Heights subdivision to the subject property in anticipation of future development. The Summer Hill Subdivision, located to the east, developed additional phases in 2015 and 2016.

The requested rezone to PD (with R2 default zone) will further the goals and policies of the Comprehensive Plan by providing for medium low density development in an area with shopping and services to support the new development. The proposed development will support the anticipated Neighborhood Center as shown on the Comprehensive Plan's Future Land Use Map.

This criterion has been MET.

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

Response: All required and necessary utilities shall be constructed concurrent with development of the subject property. Utility providers for the subject property have the capacity and willingness to serve future development. Public facilities such as medical facilities, schools, library and parks are adequate to serve the scope of anticipated residential development.

This criterion has been MET.

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

Response: There are very few vacant lots available for home construction within a mile of the subject property. Most neighborhoods are built out with the exception of the later phases of the Summer Hill subdivision. The nearest property with the potential to develop is located at the southeast corner of I-70 and 26 Road. There is an inadequate

supply of suitable designated land available in this part of the community, particularly in the area of the proposed Neighborhood Center at H Road and 26 ½ Road.

This criterion has been MET.

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

Response: The community will derive benefits from the rezone through the provision of twice the amount of open space required by the Zoning and Development Code. In addition, several pedestrian trails will be constructed for use by the public as well as residents of the Weeminuche Subdivision. An internal trail that bisects the subdivision will provide a convenient off-street connection between 26 Road and 26 ½ Road. Freedom Heights Subdivision, located to the south, partially constructed a trail along a portion of Leach Creek. Weeminuche Subdivision will complete the trail to provide one pedestrian facility along the creek which will provide a pleasant pedestrian experience away from busy streets. A detached trail will be constructed around the majority of the perimeter of the subdivision with rich landscaping creating a park-like setting for outdoor recreation.

This criterion has been MET.

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

Response: The proposed Weeminuche Subdivision meets the following requirements for Planned Developments:

Sec. 21.05.010, Purpose: Planned development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. The Weeminuche Subdivision has reserved 20%+ open space in both active and passive areas throughout the development. The open space will be landscaped with public trails internal and external to the development providing an integrated pedestrian system. A greater quantity and quality of open space is being incorporated into the development as a long term community benefit. The proposed development meets several of the goals and policies of the Comprehensive Plan as noted earlier in this report.

Sec. 21.05.020, Default Standards: The deviations from the R2 default zone have been noted in this report. The deviations are to utilize the R4 Bulk Standards based on the clustering provisions, and to achieve the density and design goals of the development.

Sec. 21.05.030, Establishment of Uses: Allowed uses will be the same as those permitted in the R2 zone district including accessory uses.

Sec. 21.05.040, Development Standards: The development standards, such as those regarding fencing, parking and accessory uses, shall be the same as those permitted by the R2 zone district.

Sec. 21.05.050, Planned Development Phases and Signage: An appropriate phasing schedule and proposed signage information have been included in this report.

This criterion has been MET.

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;

Response: There are no corridor guidelines that are applicable to the Weeminuche Subdivision site. Title 23, North Avenue Overlay Zone; Title 24, Greater Downtown Overlay Zone; and Title 25, the 24 Road Corridor Design Standards do not apply to the proposed development, therefore this criterion is not applicable.

This criterion has been MET.

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

Response: The subject property is located within the 201 Sewer Service Boundary and the Urban Development Boundary. These areas are expected to grow and development with urban densities and services. All necessary and required utilities shall be provided concurrent with construction of the Weeminuche Subdivision. Utilities shall be installed to current City standards and specifications. Public facilities such as medical facilities, schools, library and parks are adequate to serve the scope of anticipated residential development.

This criterion has been MET.

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

Response: There are six points of access proposed for the development which will provide interconnectivity and efficient traffic flow to, and within, the development. Filing #1 will be accessed by Country Lane from the Freedom Heights subdivision located on the southern property line. There are two points of access proposed from 26 Road as well as two points of access from 26 ½ Road. There is one point of access proposed from H ¾ Road on the northern property line. In addition to street circulation of traffic, several trails will be constructed to provide pedestrian and bicycle circulation as well.

This criterion has been MET.

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

Response: The HOA shall maintain a minimum 14-foot-wide street frontage landscape with appropriate trees and shrubs adjacent to the public rights-of-way; however, where detached walks are provided, a minimum street frontage landscape of five feet may be provided as permitted by Sec. 21.06.040(d)(6) of the Zoning and Development Code.

Fencing will be installed around the perimeter of the subdivision and in the open space areas. Materials will vary depending on the location of the fence but will include one of three types of fencing materials: vinyl, composite or split rail. Perimeter fencing will be constructed of either vinyl or composite fencing at a height not to exceed six feet. Fencing in the open space areas will be split rail with 48 inch posts in areas where views and an open feel are to be protected. The applicant may construct a six foot privacy fence in areas where the open space backs up to individual lots. In all cases the applicant reserves the right to make a final determination on fencing materials.

This criterion has been MET.

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

Response: The default R2 zone (Residential, 2 du/ac) will limit the density to two dwelling units per acre, which is consistent with the Residential Medium Low land use classification of the Comprehensive Plan, and with the 1994 Saccomanno Girls Trust Annexation Agreement. The Weeminuche Subdivision is proposing a substantial reduction in density compared to the previous Preliminary Plan approved by City Council on January 16, 2008.

This criterion has been MET.

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

Response: The deviations from the R2 default zone to the R4 Bulk Standards have been noted in this report which will apply to the entire property. Allowed uses will be the same as those permitted in the R2 zone district including accessory uses. Other development standards, such as those regarding fencing, parking and accessory uses, shall be the same as those permitted by the R2 zone district.

This criterion has been MET.

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

Response: Development of the subject property will take place over an extended period of time given the size of the property and the current absorption rate of the housing market. An

appropriate phasing schedule has been included in this report which is suitable for a large property of this nature to develop.

This criterion has been MET.

12. Development Schedule

It is anticipated that the request to rezone will be reviewed and scheduled for Planning Commission recommendation to City Council in approximately 6-8 weeks. City Council consideration is anticipated to be scheduled the following month by July, 2017. A phasing schedule is necessary for larger, more diverse projects that are expected to be developed over a long period of time.

The Weeminuche Subdivision will be developed in seven filings. Each filing will be allotted 2-3 years for construction and full market absorption before the next filing will begin. The following phasing schedule is proposed:

<u>Filing</u>	<u>Submit Final Plans by no later than</u>	<u>Record Final Plat</u>
One	4 th Quarter, 2017	4 th Quarter, 2018
Two	2020	4 th Quarter, 2020
Three	2023	4 th Quarter, 2023
Four	2026	4 th Quarter, 2026
Five	2029	4 th Quarter, 2029
Six	2032	4 th Quarter, 2032
Seven	2035	4 th Quarter, 2035

Should market conditions show a dramatic change and a substantial reduction in the housing market absorption rate, the applicant requests that an automatic one-year extension to record the final plat be incorporated into the phasing schedule. This would allow a reasonable time to allow the housing market to recover. For example, the one-year extension for Filing Two to record the final plat would become the 4th Quarter, 2021. The date to submit final plans for subsequent filings would automatically be adjusted forward by one year to accommodate the revised phasing schedule. For example, the date to submit final plans for Filing Three would be adjusted to 2024.

13. Conclusion

The request to rezone from PD (Planned Development with R4 default zone) to PD (Planned Development with R2 default) supports the Comprehensive Plan's Future Land Use Map classification of Residential Medium Low (2-4 du/ac) and the 1994 Saccomanno Girls Trust Annexation Agreement. The property is identified by the Comprehensive Plan as an "area of change" which anticipates new growth and development for properties located near and within Village and Neighborhood Centers as shown on the Future Land Use Map. The property is expected to develop in a residential manner consistent with the R2 zone allowable uses and density. Future development will provide needed housing and support the Neighborhood Center identified on the Comprehensive Plan's Future Land Use Map at the corner of H and 26 ½ Roads.

After demonstrating how the proposed Weeminuche Subdivision meets the design and development standards of the Zoning and Development Code, we respectfully request approval of the request to rezone to the Planned Development (with R2 default zone district) and the Outline Development Plan.

14. Limitations/Restrictions

This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by City of Grand Junction, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering, Inc. and is to be taken in its entirety. Excerpts from this report when taken out of context may not convey the true intent of the report. It is the owner's and owner's agent's responsibility to read this report and become familiar with recommendations and findings contained herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

The recommendations and findings outlined in this report are based on: 1) The site visit and discussion with the owner, 2) the site conditions disclosed at the specific time of the site investigation of reference, 3) various conversations with planners and utility companies, and 4) a general review of the zoning and transportation manuals. Vortex Engineering, Inc. assumes no liability for the accuracy or completeness of information furnished by the client or municipality/agency personnel. Site conditions are subject to external environmental effects and may change over time. Use of this report under different site conditions is inappropriate. If it becomes apparent that current site conditions vary from those reported, the design engineering should be contacted to develop any required report modifications. Vortex Engineering, Inc. is not responsible and accepts no liability for any variation of assumed information.

Vortex Engineering, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.

ATTACHMENT "A"

LOCATION MAP

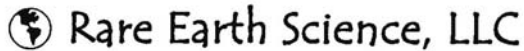


ATTACHMENT "B"

**201 Sewer Service Boundary Map (Black Area)
Urban Development Boundary Map (Blue Area)**



ATTACHMENT "C"



Post Office Box 4523
Grand Junction, Colorado 81502-4523
phone 970/241-1762
fax 970/241-1793
jim@rareearthscience.com

May 26, 2006

Joe Carter
Ciavonne, Roberts & Associates
844 Grand Avenue
Grand Junction, Colorado 81501-3425

**Re: Opinion on Non-Jurisdictional Wetlands & Waters of the U.S.
Weminuche Subdivision**

Dear Joe:

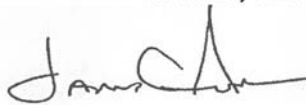
Rare Earth Science, LLC (Rare Earth) is presenting this letter to express our opinion about the potential for jurisdictional wetlands and/or waters of the U.S. at the proposed 151-acre Weminuche subdivision (hereafter, Site) located east of 26 Road and south of H $\frac{3}{4}$ Road in Grand Junction. Rare Earth performed two site visits in April & May 2006 to observe the local setting, topography, soil conditions, vegetation, and hydrology. The Site is predominantly in agricultural use with irrigated croplands, an open irrigation waste ditch in the northwest corner, and a small manmade pond (irrigation fed) in the east-central portion of the Site. A relatively undisturbed riparian area exists along Leach Creek in the southeast corner of the Site.

Based upon our review of USGS topographic maps, National Wetlands Inventory maps, historical aerial photographs, soil surveys and on-Site reconnaissance, it is our opinion that the areas slated for Site development do not involve jurisdictional wetlands or waters of the U.S., as currently defined and regulated by the U.S. Army Corps of Engineers (Corps). Leach Creek itself and the associated wetlands are considered jurisdictional; however, Site development is not expected to encroach in this area. Therefore, no further delineation or Corps permitting should be necessary prior to Site development activities.

Please contact me at 241-1762 if you require additional information.

Sincerely,

Rare Earth Science, LLC



James C. Armstrong
Principal Environmental Scientist

cc: Janet Elliot (26 Road, LLC)

ATTACHMENT “D”



March 31, 2017

City of Grand Junction
Scott Peterson, Senior Planner
Public Works & Planning Dept
250 N 5th Street
Grand Junction, CO 81501

Neighborhood Meeting - Rezone
RE: Weeminuche Subdivision
Date: Thursday, March 30, 2017
Time: 5:40 – 6:50 p.m.
Location: Canyon View Vineyard Church

Dear Mr. Peterson:

An opening introduction by Robert W. Jones II, Vortex Engineering, Inc., presented the following overview of the property.

The property being discussed tonight is between 26 Road, H $\frac{3}{4}$ Road, 26 $\frac{1}{2}$ Road in the City of Grand Junction. The parcel is approximately 151 acres in sizes. The zoning is presently PD-Planned Development; the applicant is proposing to rezone the property to R4; the R4 zone allows for 4 homes per acre. The R4 designation is in line with the future land use classification identified in the Comprehensive Land Use Plan. The developer is proposing to construct approximately 400 single family detached homes. The subdivision is proposed to be built in 7 filings with the first filing located on the southeast side of the property. There will be detached concrete walking trails; an irrigation pond in the northeast corner; 3 detention basins; portions of the perimeter of the subdivision will include a landscaped buffer.

The following is a synopsis of the questions posed by the meeting attendees; the responses were provided by Robert W. Jones II unless otherwise noted.

Q: Who is the developer; what is the proposed lot & home size?

A: Alan Parkerson. The lot size will be 9 -10,000 s.f. The CCR's have not yet been drafted; homes will most likely be in the 2 – 3,000 s.f. range.

Q: When will the rezoning hearing be held; will everyone on tonight's sign in sheet be notified?

A: The hearing date will be set by the City and only those that fall within the neighboring notification area as defined by City ordinance will receive a notification; that will be the same residences that received a notification for this meeting.

Q: Why is there a need to develop these homes? Since 2008-2009 home sales have gone down, there are too many homes for sale. What is the timeline for completion of these homes?

A: The need is market driven; the developer believes that the market is there for this development. The first filing will most likely take 3-4 months to construct. Construction is phased by filings to limit the number of homes for sale at one time.

Q: This plan is different from the previous plan. How many additional homes are allowed to be built because walking trails are included in the plan?

A: None.

Q: When will construction start?

A: Perhaps in the 3rd or 4th quarter of this year.

Q: How much open space is there in this plan?

A: Approximately 25 acres of open space.

Q: Why does the subdivision have to go back through this process? What is the current zoning? Why is the developer changing the plan for types of residences from the previous plan? The other plan had more diversity in the design; it included larger lots and townhomes.

A: The original zone approval has expired. The current zoning is Planned Development, PD. The developer is applying for R4 which is the base zoning classification in the PD zone. The developer wants more consistency within the development; the minimum lot size in the current plan has increased from the previous plan. The Town Homes and duplexes have been eliminated.

Q: Can you get sewer to filing 6?

A: Yes, that portion of the development's sewer will come through Liberty Heights.

Q: I live in Grand Vista; we have been waiting 26 years for sidewalks? What guarantee is there that the sidewalks for this subdivision will be built?

A: Every new home constructed in Grand Junction must pay transportation impact fees.

Q: This development has too much density and does not fit in with the rural character of the area. The City promised planned development for this area during 1995 & 2007 hearings. This plan will bring in 400 houses and 2,000 more people. The plan for this area should be rescinded. There are 5 acre minimum lots on the south and west sides; to the north and east are large lots. We want existing property owner's rights protected. The City has violated the zoning by implementing the Comprehensive Plan. Does the developer pay for streets? Where does the money go? In lieu of transportation payments, the developer gets credits for off-site improvements.

A: The Comprehensive Plan, which is the City of Grand Junction and Mesa County's long range plan, designates this parcel of the density proposed. Future land use maps established by the City of Grand Junction slate the land for this use.

Scott Peterson: The 2010 Comprehensive Plan prepared by the City of Grand Junction and Mesa County identifies areas and zoning districts. This property is zoned as 2 -4 homes per acre. The applicant will pay \$2,500 per home in transportation fees; the money goes to pay for streets. The 2007 hearings for this property included a PD zoning designation with R4 density.

Q: Has the airport been consulted?

A: No. The development is not within the flight path; it is in the fringe zone.

Q: Will a new traffic study be required?

Scott Peterson: Yes; that will be a part of the Preliminary Plan review.

Q: Will there be pedestrian and bike trails with signs? When will the perimeter trails be completed? Will there be public access to Leach Creek?

A: Yes there will be concrete sidewalks and detached trails; I don't know about signage. The perimeter trails will be constructed with each subsequent filing. Yes there is and will be public access to Leach Creek; Liberty Heights is constructing a trail.

Q: Cell service is lousy in this area; will a cell tower be built?

A: No.

Q: Will there be an HOA?

A: Yes.

Q: What about a fire station?

A: No.

Scott Peterson: The City is looking at locations for a fire station on the north side but has not yet identified a location.

Q: Will there be on street parking?

A: Yes; the streets are 44' in R.O.W. width, this width provides for on street parking.

Q: What will be done to control and prevent mud and water from flowing off the site during construction?

A: The design documents will include stormwater management plans and erosion & sediment control plans. The developer is also required to file a permit with the State of Colorado Department of Public Health; the State permit requires inspection of erosion and sediment control measures at prescribed times during the construction process.

Q: What type of landscaping will the homes have? Will there be fencing around the subdivision?

A: Landscaping will most likely be a combination of grass and Xeriscaping. The HOA covenants will most likely cover landscaping and fencing and these will also be a City checklist item.

Q: Summer Hill has 5' setback, the homes are too close together. Will there be 2 story homes? Who will the builders be?

A: Two story homes are yet to be determined; that could be included in the Covenants. Homes will most likely all be built by the developer.

Q: Would you choose to live here? These homes do not fit here, they belong in Clifton

A: I have lived on 7,000 s.f. lots.

Q: Will there be any type of sound buffering?

A: There will extensive landscaping around portions of the perimeter. There will be rock retaining walls.

Q: What about the marshland? Why are there houses in that area? How much fill will be brought in?

A: It is unknown. Fill will be brought in for sewer service; the plans are not done, there could be ± 6' of fill brought in.

Q: Will homes be built on the ridge?

A: Yes.

Q: Will all of the questions asked tonight be addressed? Will we be notified of the next meetings? Is this property annexed into the City? What is the process?

A: The meeting minutes will be provided to the City.

Scott Peterson: Those living within 500' of the development will be notified when the developer submits an application, notification of hearings will be sent as well. There will be a Planning Commission hearing and a City Council hearing. The Planning Commission makes the recommendation to send the project to the City Council. There are 7 members on the Planning Commission and on the City Council. You can contact the Planning Department for a list of the members. Yes, the property is annexed into the City.

Q: Are the sidewalks walking trails? Will there be retaining walls on 26 Road? What are the access roads to the subdivision? Where does the access on the south go? Four points of egress is not enough; how many homes are there?

A: Yes, the sidewalks are concrete walking trails. There is the potential for retaining walls; the grading plan is not done. The access roads are H³/₄ Road; 26 Road and 26¹/₂ Road. The southern access connects to Freedom Heights. Approximately 400 homes are proposed.

Q: What about light pollution?

A: Lights will be downward facing.

Scott Peterson: Lighting will be installed by Grand Valley Power and will be whatever their standard lighting is.

Q: Who paid for the sewer?

A: A combination of the developer for Freedom Heights and Parkerson.

Q: What is the intention for the southern border? That area is marshland.

A: It is open space.

Q: What happens to Corcoran Drain?

A: The Corcoran Drain is planned to go underground and will be piped.

Q: Our house values will fall by 25%. Can the Master Plan be changed? There is too much density; 80% of the surrounding property is acreage. Where is the protection for existing properties? The City is not protecting property owners; we were promised protection by the 2007 Planning Commission. Is this a done deal? It is hard for the City to resist the revenue generated by this development. This is the last signature property in the City; this is the last chance to do it right.

Scott Peterson: The 2010 Comprehensive Plan is what sets the density. Nothing is ever a done deal. I am here to gauge input; it is up to the Planning Commission and the City Council to approve this development. You can submit your comments to me and the City Council will look at them.

At 6:51 p.m. Robert Jones thanked those who attended and called the meeting to a close.

Upon your review of the meeting notes, should you have any questions or amendments, please do not hesitate to contact me at 970-245-9051.

Sincerely,

A handwritten signature in black ink that reads "Robert W. Jones II". The signature is written in a cursive, flowing style.

Robert W. Jones II, P.E.
Vortex Engineering & Architecture, Inc.

Cc: File

WEEMINIUCHE SUBDIVISION
Neighborhood Meeting Sign In Sheet

	Full Name (Printed)	Address	City	Zip
1	Su Joffrion	2658 I Rd	GJ	81506
2	B & Lester	2659 I Rd	GJ	81506
3	John W. Jan Warren	2682 H Rd	GJ	81506
4	Sandra Nesbitt	2616 H Rd.	G.J.	81506
5	Rick Warren	2622 H Rd	65	81506
6	Barbara Neuber	875 Summer Bend Ct	G	81506
7	MATT MacASKILL	834 Bermuda Ct	GT	81506
8	Radulas	871 26 ROAD	6J	81506
9	Paul & Doreen	852 Over Drive Rd	JJ	81506
10	Cindy & David Hernandez	2678 H 3/4 Rd	65	81506
11	Audrey Dusky	26628 Summer Creek Ct	GJ	81506
12	Donnamarie	2616 H 3/4 Rd.	6J	81506
13	Julie Ponsi	852 Grand Vista Way	65	81506
14	Malia Green	2281 El Moro Ct.	GJ	81507
15	Helen & Cindy Kemper	819 26 1/2 Rd	GJ	81506
16	Jana Monica Pederson	856 Grand Vista Way	GJ	81506

WEEMINIUCHE SUBDIVISION
Neighborhood Meeting Sign In Sheet

	Full Name (Printed)	Address	City	Zip
17	Mike + Cindy Kempes	819 26 1/2 Rd	GJ	81506
18	Garrett Woodell	2627 H 3/4 RD	Grand Junction	81506
19	Scott Peterson	CITY PLANNING		
20	Wylie Miller	2625 H Rd	GJ	81506
21	MIKE + KATHARIN STALL	2599 KAYDEN CT	GJ	81505
22	DENNY GREENING	894 26 Rd	GJ	81506
23	Craig Robillon rd	848 Summer Sage Ct	GJ	81506
24	Leo Bortnick	2654A Summer Crest Ct	GJ	81506
25	Adrian (Sue + Alan)	826 26 1/2 Rd.	H. J.	81506
26	Michael Maves	2594 Kayden Ct	GJ	81506
27	Jim + Karen Sufka	835 26 Rd.	GJ	81506
28	Hamilton + Lisa MacGregor	837 26 Rd	GJ	81506
29	BOB + JOYCE FERRELL	532 - 26 R	GJ	81506
30	Riel Cuthbert	830 Bermuda Ct	GJ	81506
31	Mack + Janet Candru	2612 H 3/4 Rd	GJ	81506

WEEMINIUCHE SUBDIVISION
Neighborhood Meeting Sign In Sheet

32	Lindsay Dickinson	2660 Catalina Dr.	GJ	81506
33	Liz Howell	873 Spring Crossing	GJ	81506
34	John Monosmith	880 Grand Vista Way	GJ	81506
35	Andy Lee Ramirez	867 26th Rd		81506
36	John + June Colosimo	2618 H Rd	GJ	81506
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PLANNING COMMISSION AGENDA ITEM

Project Name: Weeminuche Subdivision Outline Development Plan and
Rezone to PD with a Default Zone of R-2
Applicant: 26 Road LLC, Owner
Representative: Vortex Engineering Inc., Robert Jones II
Address: Between 26 & 26 ½ Roads, south of H ¾ Road
Zoning: Planned Development (PD)

I. SUBJECT

Consider a request of an Outline Development Plan (ODP) for Weeminuche Subdivision and a rezone to Planned Development (PD) with an R-2 default zone district, located between 26 & 26 ½ Roads, south of H ¾ Road.

II. EXECUTIVE SUMMARY

The Applicant, 26 Road LLC, is requesting a rezone to Planned Development (PD) with an R-2 (Residential – 2 du/ac) default zone district as well as the approval of an Outline Development Plan (ODP) for Weeminuche Subdivision. The proposed plan will develop a 303 lot, single-family detached residential subdivision on 151.18 +/- acres. The Outline Development Plan establishes specific performance standards that the development will be required to meet and conform with through each and every development phase, as authorized by Section 21.02.150 (b) of the Zoning and Development Code. The project is located between 26 & 26 ½ Roads, south of H ¾ Road.

III. BACKGROUND

The Zoning and Development Code (“The Code”) sets the purpose of a Planned Development (PD) zone that can be used for unique single-use projects where design flexibility is desired and is not available through application of the standards established in Chapter 21.03 GJMC. Planned Development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. In this case, the following long-term community benefits are derived; such as over 33 acres of open space, including expansive buffered landscape tracts adjacent to major roadways and an integrated trail system of hard and soft surface trails, picnic shelters and play areas.

The subject property is currently vacant unplatted land located between 26 & 26 ½ Roads, south of H ¾ Road and is currently zoned PD (Planned Development) with a default zone of R-4 (Residential – 4 du/ac). A previous ODP for this property was approved in January, 2008 by the City Council for a 362 dwelling units/lots project; however, that plan lapsed. The property owner now wishes to apply for a new Planned Development zone district with a default zone of R-2 (Residential – 2 du/ac) and lower the number of dwelling units/lots proposed to 303.

The property was annexed in 1995; however, prior to annexation, a formal agreement between the City of Grand Junction and the previous property owner (known as the Saccomanno Girls Trust) specified that zoning of the property shall not be more than two (2) dwelling units to the acre. Therefore, the City Council in 1995 annexed and zoned the property PR (Planned Residential), with a density equivalent to RSF-2 (Residential Single Family – 2 du/ac) and a requirement that higher density be located towards the eastern edge and lower density locate towards the western edge of the property. In 2007 the property was rezoned to PD (Planned Development) with a density of 4 dwelling units per acre.

The subject property retained the PR/PD zoning until 2007 when a new ODP application was submitted and ultimately approved by City Council in January 2008 to rezone the property to PD (Planned Development) with a default zone of R-4 (Residential – 4 du/ac) and which ultimately allowed more density on the property, 362 dwelling units/lots total, with a lot layout that included higher density located towards the eastern edge and lower density located towards the western edge of the property.

The proposed PD zone is still consistent with the Comprehensive Plan Future Land Use designation of Residential Medium Low (2 - 4 du/ac) and the original Saccomanno Girls Trust agreement from 1994/1995. The Applicant's original request to City staff in March 2017 was to move forward with a new ODP request for 389 +/- lots with a default zone of R-4 (Residential – 4 du/ac). However, after feedback from the Neighborhood Meeting, the applicant has scaled back significantly the ODP request to develop 303 single-family detached lots with a default zone of R-2.

Establishment of Uses:

The Plan allows only Single Family detached units.

Density:

The proposed density for the Weeminuche Subdivision is 2 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Residential Medium Low (2 – 4 du/ac). The Applicant is requesting a default zone of R-2, which has no minimum density and allows up to a maximum density of 2 dwelling units/acre.

Access:

The proposed subdivision will take access from 26 Road in two locations and from 26 ½ Road in two locations. One access point is proposed from H ¾ Road along with a separate street connection with the existing Freedom Heights subdivision to the south (Liberty Lane). Center left turn lanes in the two entrance locations within 26 ½ Road will be constructed as part of the subdivision development. Internal streets and private shared drive-ways will be constructed per the Code.

Open Space and Pedestrian Amenities:

The Plan provides over 33 acres of open space (21% of the total acreage of the property). Some of this open space acreage will be tracts held by a homeowner's association (HOA) for purposes of landscaping and respective utility companies such as Grand Valley Water User's Association for retention of their existing drainage infrastructure and the City of Grand Junction. The HOA tracts will be landscaped along with the construction and development of hard and soft surface trails within the subdivision which will provide an integrated bicycle and pedestrian system. When fully

developed, the Weeminuche subdivision will provide over 14,500 linear feet (2.74 miles) of hard and soft surface trails open for public use.

Within the proposed publicly City of Grand Junction owned tract adjacent to Leach Creek at the southeast corner of the property, a 10-foot-wide concrete trail will be constructed and will connect with the existing 10-foot-wide concrete trail located within the Freedom Heights Subdivision as required as part of the Urban Trails Master Plan. Also, in-lieu of constructing the minimum of 5' wide sidewalks adjacent to 26, 26 ½ and H ¾ Road, the Applicant is proposing to construct an 8-foot wide trail within a public pedestrian easement within a 69 foot to 115-foot-wide landscape buffer HOA tract of land adjacent to 26 Road, a 30-foot wide HOA tract of land adjacent to H ¾ Road and a 40-foot wide tract of land adjacent to 26 ½ Road. A small pocket park with an irrigation pond, play area and picnic shelter will also be located in the center of the development and will be improved with an 8-foot wide gravel walking trail around the perimeter of the pond.

As identified, the amount of developed open space meets Code requirements for clustering. In addition, the public trails being proposed, other than the Leach Creek trail, are not required by Code and serve as a community benefit for the Planned Development.

All pedestrian trails will be constructed with each individual phase and appropriate public pedestrian easements will be dedicated at that time.

Phasing:

The Plan provides for seven (7) phases of development. Each phase will be required to be developed within 2 -3 years to account for construction and full market absorption before the next filing will begin. The following phasing schedule is proposed (approval of final plat):

- Filing One (31 Lots): By December 31, 2018
- Filing Two (39 Lots): By December 31, 2020
- Filing Three (46 Lots): By December 31, 2023
- Filing Four (36 Lots): By December 31, 2026
- Filing Five (43 Lots): By December 31, 2029
- Filing Six (25 Lots): By December 31, 2032
- Filing Seven (83 Lots): By December 31, 2035

The seven phases are proposed to be completed with the filing of the Phase 7 plat by December 31, 2035; a 17-year phasing and development schedule. Specific phases of the project can found in the attached maps. Pursuant to Section 21.02.150 (B) (4) (iii) Validity, the effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval. However, the phasing schedule is limited to a period of performance between one year but not more than 10 years in accordance with Section 21.02. 080.(n)(2)(i). The schedule as proposed exceeds this 10-year period by 7 years.

The Applicant continues to request a development schedule as outlined above. The Applicant has provided specific rationale for reasons related to this timeframe including the significant size (“three times the size of an average subdivision in the Grand Valley”) and the” reasonable expectations for market absorption” of their product. In addition, the

Applicant provides that the inclusion of all of the property in a single ODP allows for the developer to master plan the entire site (instead of piecemeal) and will provide “predictability and assurances to neighborhood” as to the density, design and development of infrastructure related to the overall development.

Should the City be unable to provide a phasing and development schedule consistent with the Applicant’s request, the Applicant has suggested that a development and phasing schedule provide for Filing One to commence on or before December 31, 2018, with the last filing to be recorded 10 years from the date of approval.

Cluster Provisions:

The Applicant is interested in developing the Weeminuche Subdivision as a residential single-family detached subdivision to meet the R-2 zone district densities and proposes to utilize the cluster provisions of the Code to preserve and incorporate open space areas of the property. The amount of open space proposed (33 acres) would allow for minimum lot size of 10,050 sq. ft. in accordance with the Cluster Development provisions of Section 21.03.060 (c)(2). As proposed, each lot exceeds these minimum requirements. The cluster development provisions allow the applicant to utilize the bulk requirements (building setbacks, minimum lot width, lot coverage, etc.), of the zoning district which has the closest lot size, which, in this case, is the R-4 (Residential – 4 du/ac) zone district.

Subdivision Signage:

The Applicant is proposing to have two subdivision signs located at each of the six subdivision entrances (12 signs total). Subdivision signage will be placed in an HOA tract that abuts the public right-of-way and will not exceed 8’ in height and will each be 16 sq. ft. Requested number of signs, square footage and sign height are all in conformance with Section 21.02.150 (b) of the Zoning and Development Code.

Long-Term Community Benefit:

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. The Zoning and Development Code also states that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The proposed residential development has met the following long-term community benefits, corresponding to the list above:

#2 Reduced traffic demands. An approval of this plan will increase traffic from what exists today, however, this plan will reduce traffic demand in relation to the 2007 PD and Outline Development Plan on the property that had an approved density of 4 units per acre.

#3 Greater quality and quantity of public and/or private open space. The Applicant is proposing over 33 acres of open space (21% of the total acreage of the property), which will be owned and maintained by a homeowners' association and respective utility companies such as Grand Valley Water User's Association and the City of Grand Junction. Trails will be constructed by the developer(s) and maintained by the HOA for the benefit and use of the public. The HOA tracts will be landscaped along with the construction and development of hard and soft surface trails within the subdivision and will provide an integrated bicycle and pedestrian system. When fully developed, the Weeminuche subdivision will provide over 14,500 linear feet of paved and soft surface trails (2.74 miles). All trails will be dedicated for general public use and, other than the Leach Creek trail, the proposed trails are not required by Code and serve as a community benefit for the Planned Development. All pedestrian trails and passive recreational areas will be constructed with each individual phase and appropriate public pedestrian easements will be dedicated at that time.

#7 In addition, the proposed development preserves environmentally sensitive areas (Leach Creek) and proposes both active and passive recreational areas throughout the development that includes trails, picnic shelters and play areas within HOA tracts.

Default Zone:

Under the Cluster Development Provision of the Code, the Applicant is proposing to utilize the dimensional standard for the R-4 (Residential – 4 du/ac) zone district as follows:

- Front yard setback (Principal/Accessory): 20'/25'.
- Side yard setback (Principal/Accessory): 7/3'.
- Rear yard setback (Principal/Accessory): 25'/5'
- Maximum building height: 40'.
- Maximum Lot Coverage: 50%.
- Minimum Lot Area: 10,050 sq. ft.

Section 21.030.030 (d) (5) of the Code can also be utilized for setback reduction purposes for lots abutting open space tracts.

Deviations:

No special deviations are requested by the applicant as part of the ODP application. Proposed residential development will meet or exceed all Zoning Code requirements as identified.

Drainage:

As part of the subdivision development, the applicant will be relocating the existing Corchoran Wash at the northwest corner of the development. The existing drainage channel will be piped underground in an anticipated 30" to 36" pipe and rerouted along the H ¾ Road and 26 Road rights-of-way and reconnected downstream. Applicant has obtained approval for this relocation from Grand Valley Water Users Association which maintains the wash. The Applicant's engineer has also provided information stating that

drainage will not damage or impact existing drainage patterns either upstream or downstream with this proposed relocation.

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Outline Development Plan (ODP) was held on March 30, 2017. The applicant's representative and City Planning staff were in attendance along with over 50 citizens. Comments and concerns expressed by the attendees centered on the proposed density of the development (proposed to be an R-4 density at the time of the Neighborhood Meeting), increased traffic, road networks and capacity, sewer availability, open space, proximity to the airport, nighttime lighting and drainage concerns. Since the Neighborhood Meeting, City Project Manager has received numerous inquiries regarding the proposed subdivision requesting more information along with two official emails commenting on the proposed development, which are attached for review.

IV. ANALYSIS

Pursuant to Section 21.02.150 (b) of the Grand Junction Zoning and Development Code, requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

- a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed Outline Development Plan complies with the Comprehensive Plan, specifically, Goals 3, 5 & 8, as provided below. Regarding the Future Land Use Map, the proposed development is within the residential density range of the Residential Medium Low (2 – 4 du/ac) category as identified on the Future Land Use Map. This Outline Development Plan request is consistent with the following vision, goals and/or policies of the Comprehensive Plan:

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

Policy B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

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.

Policy C: Increasing the capacity of housing developers to meet housing demand.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policy A: Design streets and walkways as attractive public spaces.

No changes to the existing Grand Valley Circulation Plan or street network is proposed with the exception of the construction of center left turn lanes in the two

entrance locations within 26 ½ Road. As proposed, the application is in conformance with the Grand Valley Circulation Plan and other applicable adopted plans and policies.

In-lieu of constructing the minimum of 5' wide sidewalks adjacent to 26, 26 ½ and H ¾ Road, the Applicant is proposing to construct an 8' wide trail within a public pedestrian easement within a 69 foot to 115-foot-wide landscape buffer HOA tract of land adjacent to 26 Road, a 30-foot-wide HOA tract of land adjacent to H ¾ Road and a 40-foot-wide tract of land adjacent to 26 ½ Road. All HOA tracts of land will be fully landscaped and will provide an attractive landscape corridor along these road frontages.

b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code.

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

A previously adopted PD has lapsed, requiring that the property be rezoned.

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

The character and/or condition of the area has seen some increased growth and development since the time of the previous approved Planned Development for the property in 2008. A new single-family residential subdivision has been developed to the south (Freedom Heights) and additional single-family homes have been constructed to the west. The Summer Hill Subdivision further to the east has also added additional filings in 2015 and 2016. The applicant is requesting to develop a residential subdivision as a Planned Development within the allowable density range as identified with the Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac). The request for rezone is consistent with the Plan, therefore, staff finds that this criterion has been met.

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

Existing public and community facilities and services are available to the property and are sufficient to serve the single-family residential land uses allowed in the PD zone district. Ute Water is located within the 26, 26 ½ and H ¾ Road rights-of-way and City sanitary sewer is presently stubbed to the property from the adjacent Freedom Heights Subdivision to the south. The property can also be served by Grand Valley Power electric and Xcel Energy natural gas. Located within the vicinity and along Horizon Drive are commercial centers that include general offices, grocery store, banks, restaurants, convenience stores and car wash, etc. St. Mary's Hospital is located a little over two miles directly to the

south on 26 ½ Road. The public and community facilities are adequate to serve the type and scope of the residential land use proposed, therefore, staff finds 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

The Weeminuche property is a large acreage, undeveloped parcel of land that is adjacent to all existing utility infrastructure and is ready for development without the need to assemble adjacent parcels of land. The applicant is requesting to develop a residential subdivision within an existing residential zone, as a Planned Development that provides additional community benefits that would not otherwise be required under conventional zoning, such as an integrated bicycle and pedestrian system of hard and soft surface trails located within HOA tracts of land. This property is proposed to be zoned PD to allow for design flexibility and additional long-term community benefits. Because PD is a zone category based on specific design and is applied on a case-by-case basis, staff finds this criterion is not applicable to this request, and, therefore has not been met.

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

The community will derive benefits from the zoning of PD (Planned Development) by the proposed development providing an extensive amount of open space and trail systems, both internally and externally. An internal trail that bisects the subdivision will provide a convenient off-street connection between 26 and 26 ½ Roads. A detached trail will also be constructed around the perimeter of the subdivision that will be located within a large HOA tract of land that separates the trail from the road rights-of-way. The proposed subdivision will reduce traffic demands in the area from what could have been developed on the property under the previous approved ODP from 2008 that was approved under the default zone of the R-4 zone district. A proposed 10-foot wide concrete trail will be constructed adjacent to Leach Creek that will connect to the existing trail that was constructed as part of the Freedom Heights residential subdivision to the south. The proposed subdivision also includes both active and passive recreational areas throughout the development that includes HOA tracts that will include picnic shelters and play areas. Staff, therefore finds this criterion has been met.

c) The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;

(1) Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that:

Reduced building setbacks are not proposed by the applicant other than what would be allowed under the Cluster Development provisions of the Code, in this case the R-4 zone district.

(2) Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

The applicant is proposing over 33 acres of open space (21% of the total acreage of the property). Portions of this open space acreage will be developed as tracts of land and will be dedicated to the homeowner's association (HOA) and respective utility companies such as Grand Valley Water User's Association and the City of Grand Junction. The HOA tracts will be landscaped along with the construction and development of hard and soft surface trails both internally and externally to the subdivision which will provide an integrated bicycle and pedestrian system. When fully developed, the Weeminuche subdivision will provide over 14,500 linear feet (2.74 miles) of hard and soft surface trails. The minimum open space requirement for this project is 10%. The Applicant has exceeded this minimum standard and therefore has met this criterion.

(3) Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i).

Fencing will be provided around the perimeter of the subdivision and in the open space areas. Fence materials will vary depending on the location of the fence but will include one of three types of materials; vinyl, composite or split rail and will comply with all applicable requirements of the Code.

(4) Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

Landscaping is being provided in all open space tracts and will meet or exceed the requirements of the Code. Section 21.06.040(g)(5) of the Zoning and Development Code requires a 14-foot wide landscape buffer outside a perimeter enclosure adjacent to arterial and collector streets. The proposed width of the perimeter HOA tracts are 69 feet to 115 feet adjacent to 26 Road, 30 feet adjacent to H $\frac{3}{4}$ Road and 40 feet adjacent to 26 $\frac{1}{2}$ Road. All tracts will include pedestrian amenities (trails), fencing, trees, shrubs and ground cover. A small pocket park with an irrigation pond, play area and picnic shelter will also be located in the center of the development and will be improved with an 8-foot-wide gravel walking trail around the perimeter of the pond.

(5) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

Off-street parking will be applied in accordance with the Zoning and Development Code for single-family residential development.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

All proposed streets and easements will be designed in accordance with the TEDS Manual and the Code.

- d) The applicable corridor guidelines and other overlay districts.

The property is proposed to be developed as a Planned Development. There are no corridor guidelines that are applicable for this development. The property is however, located within the Airport Area of Influence and the Applicant will file an Avigation Easement at the time of Final Plan recording.

- e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

Existing public and community facilities and services are available to the property and are sufficient to serve the single-family residential land uses allowed in the PD zone district. Ute Water is located within the 26, 26 ½ and H ¾ Road rights-of-way and City sanitary sewer is presently stubbed to the property from the adjacent Freedom Heights Subdivision to the south. The property can also be served by Grand Valley Power electric and Xcel Energy natural gas. Located within the vicinity and along Horizon Drive are commercial centers that include general offices, grocery store, banks, restaurants, convenience stores and car wash, etc. St. Mary's Hospital is located a little over 2 miles directly to the south on 26 ½ Road.

- f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

The proposed subdivision will take access from 26 Road in two locations and from 26 ½ Road in two locations. One access point is proposed from H ¾ Road along with a separate street connection with the existing Freedom Heights Subdivision to the south (Liberty Lane). Center left turn lanes in the two entrance locations within 26 ½ Road will be constructed as part of the subdivision development. Internal streets and private shared drive-ways will be constructed per City Code requirements for residential streets. The ODP is consistent with the City's adopted Circulation Plan for this area.

- g) Appropriate screening and buffering of adjacent property and uses shall be provided;

The applicant is proposing to construct an 8-foot wide trail within a public pedestrian easement within all HOA tracts surrounding the subdivision. The width of these HOA tracts will be 69 feet to 115 feet adjacent to 26 Road, 30 foot' wide adjacent to H ¾ Road and 40-foot wide adjacent to 26 ½ Road. As a comparison, under a straight zone subdivision development, the minimum landscaping width requirement would be 14' adjacent to these street frontages. All HOA tracts will

be landscaped. Fencing will be provided around the perimeter of the subdivision and in the open space areas. Fence materials will vary depending on the location of the fence but will include one of three types of materials; vinyl, composite or split rail.

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

The proposed density for Weeminuche Subdivision is 2 dwelling units/acre, which is within the Future Land Use Map residential density requirements of the Residential Medium Low (2 – 4 du/ac) designation.

- 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 an R-2 default zone district for establishing density and R-4 zone for establishing dimensional standards, with no deviations. All other minimum standards associated with the Zoning and Development Code have been met or exceeded. The cluster provisions of the Zoning and Development Code allow the applicant to utilize the bulk requirements (building setbacks, minimum lot width, lot coverage, etc.), of the zoning district which has the closest lot size to the proposed lot size of the overall development, which, in this case, is the R-4 (Residential – 4 du/ac) zone district, while still meeting the R-2 zone district densities.

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

The applicant is proposing to develop this subdivision in seven phases, with full completion by December 31, 2035. Each filing will be allotted 2 -3 years for approval to account for construction and full market absorption before the next filing will begin.

V. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the application for a rezone to PD with an R-2 default zone district and an Outline Development Plan for the proposed Weeminuche Subdivision, PLD-2017-221, the following findings of fact have been made:

1. The Planned Development is in accordance with all criteria in Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code.
2. Pursuant to Section 21.02.150(a), the Planned Development has been found to have long term community benefits including:
 - a. The provision of over 33 acres of open space, including expansive buffered landscape tracts adjacent to major roadways, and
 - b. The dedication and construction an integrated public trail system of hard and soft surface trails, picnic shelters and play areas.
3. The Planned Development is consistent with the vision, goals and policies of the Comprehensive Plan.

4. Pursuant to Section 21.02.150 (B) (4) (iii) Validity, the first filing shall commence by December 31, 2018 and the final filing shall be approved within 10 years of the ODP approval.

Therefore, Staff recommends approval of the request for a Planned Zone and Outline Development Plan (ODP) for the Weeminuche Subdivision.

VI. RECOMMENDED MOTION

Madam Chairman, on the Rezone to Planned Development (PD) with an R-2 (Residential – 2 du/ac) default zone district and an Outline Development Plan to develop a 303 single-family detached residential subdivision, file number PLD-2017-221, I move that the Planning Commission forward a recommendation of approval to City with the findings of fact listed in the staff report.

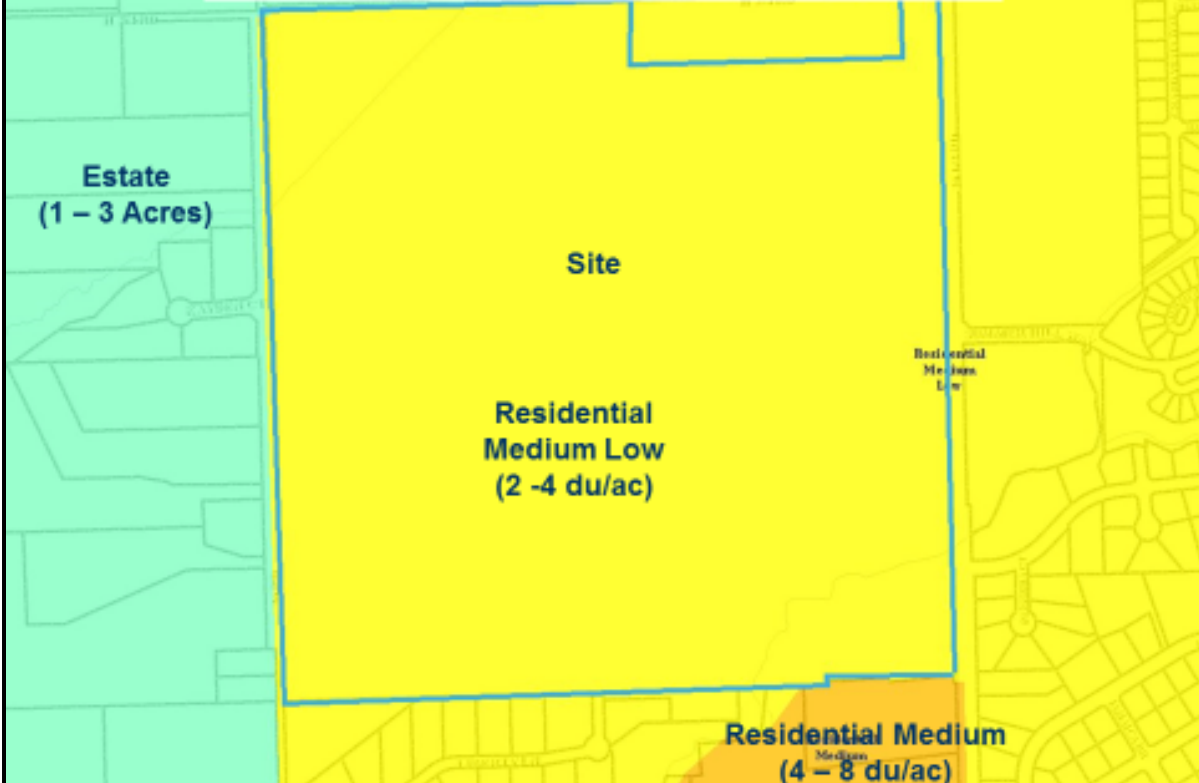
Attachments:

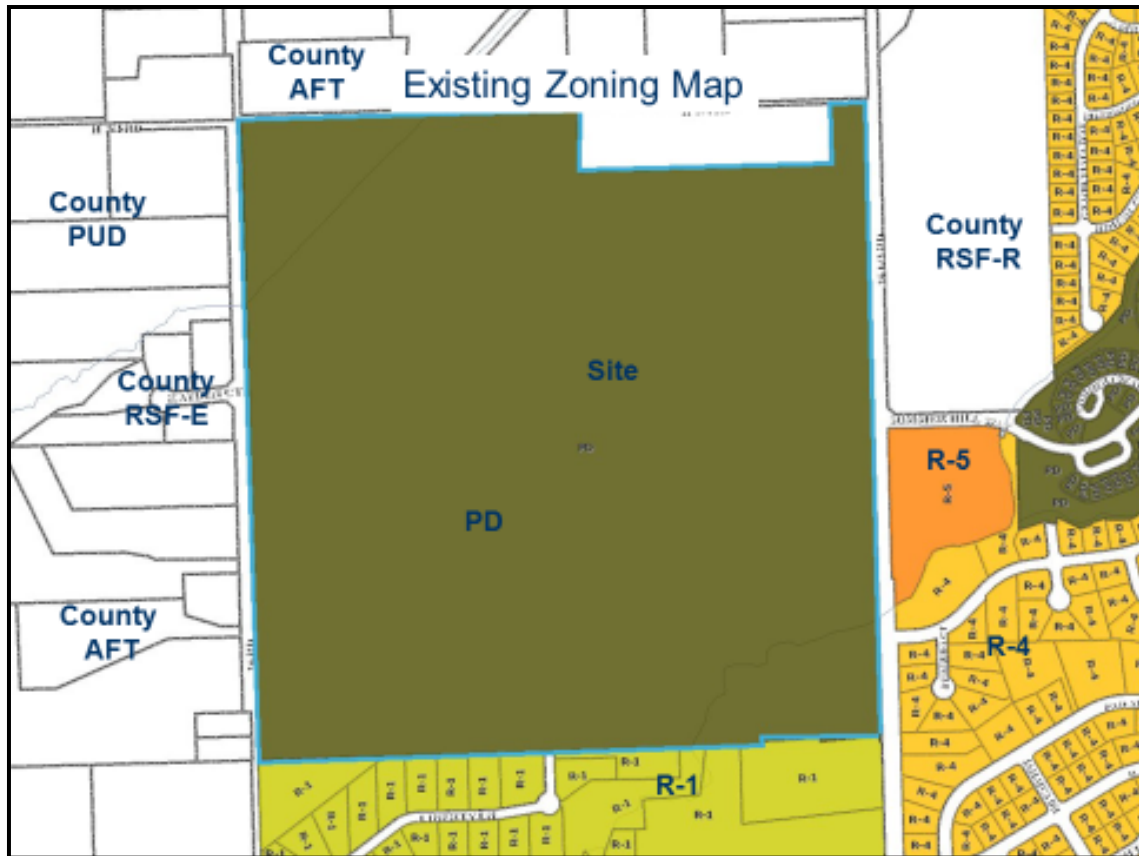
1. Site Location Map
2. Aerial Photo Map
3. Comprehensive Plan Future Land Use Map
4. Existing Zoning Map
5. Outline Development Plan
6. Phasing Plans
7. Open Space Plan
8. Correspondence received from the public
9. Ordinance (Proposed)



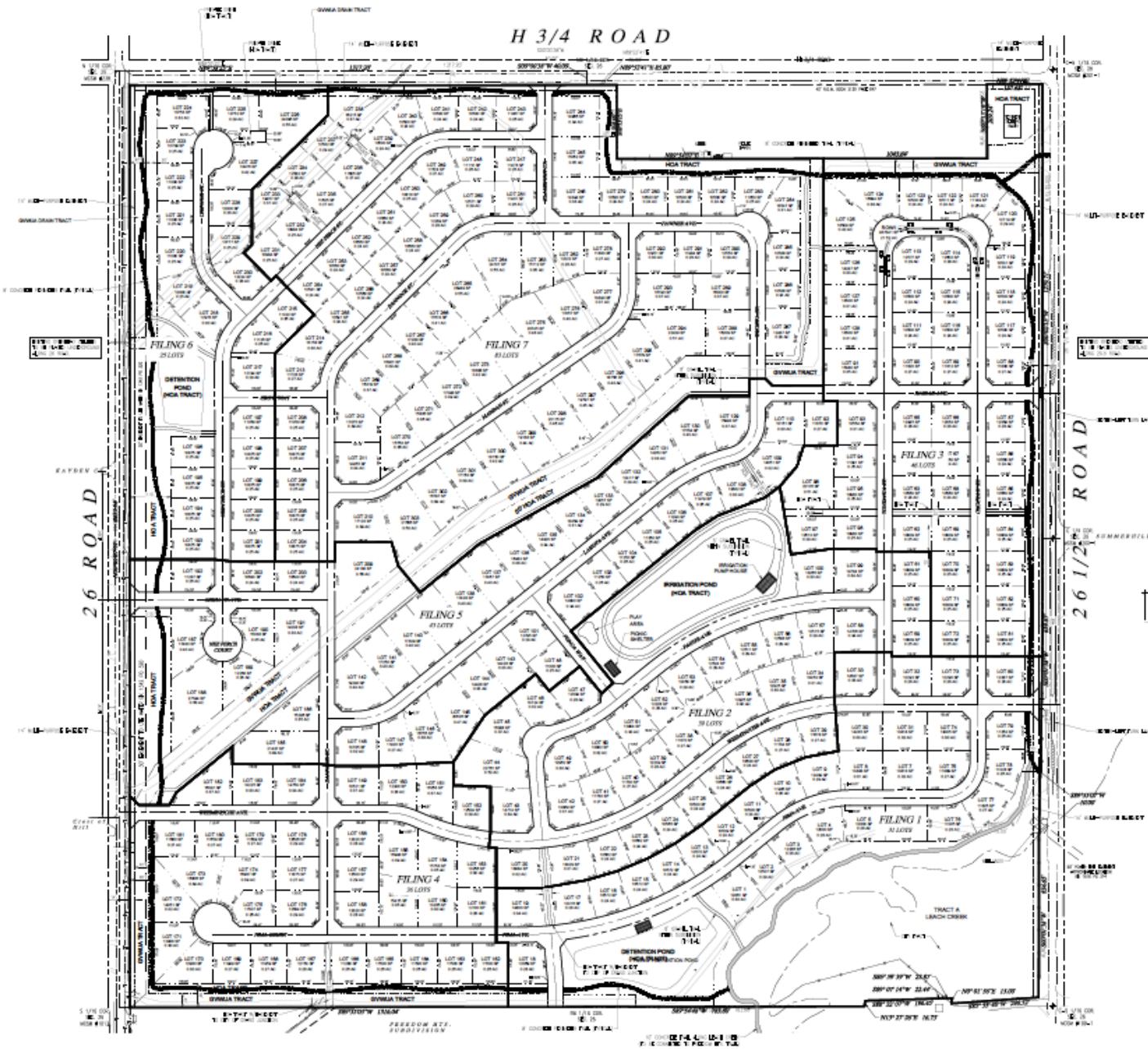


Comprehensive Plan Future Land Use Map

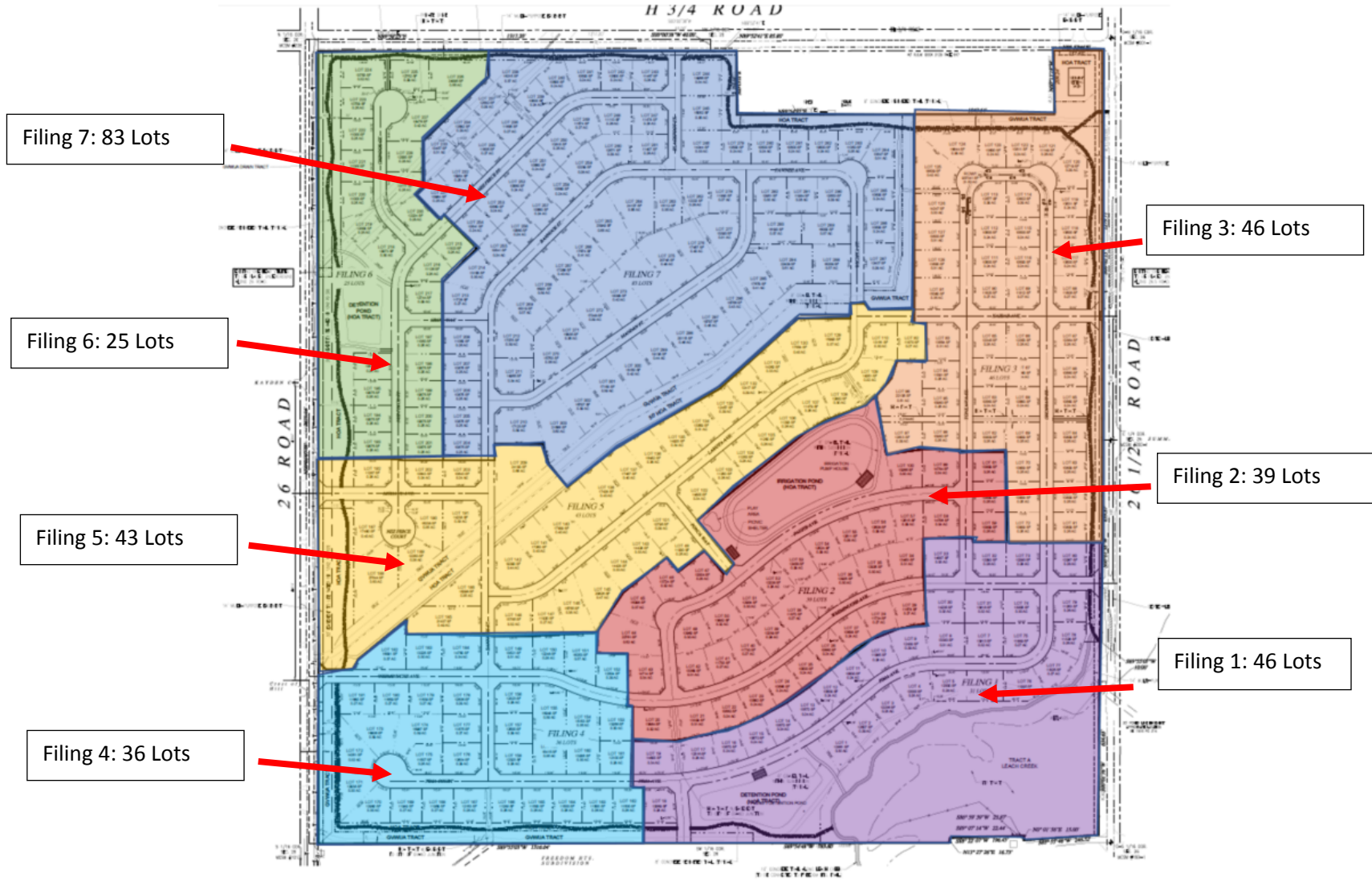




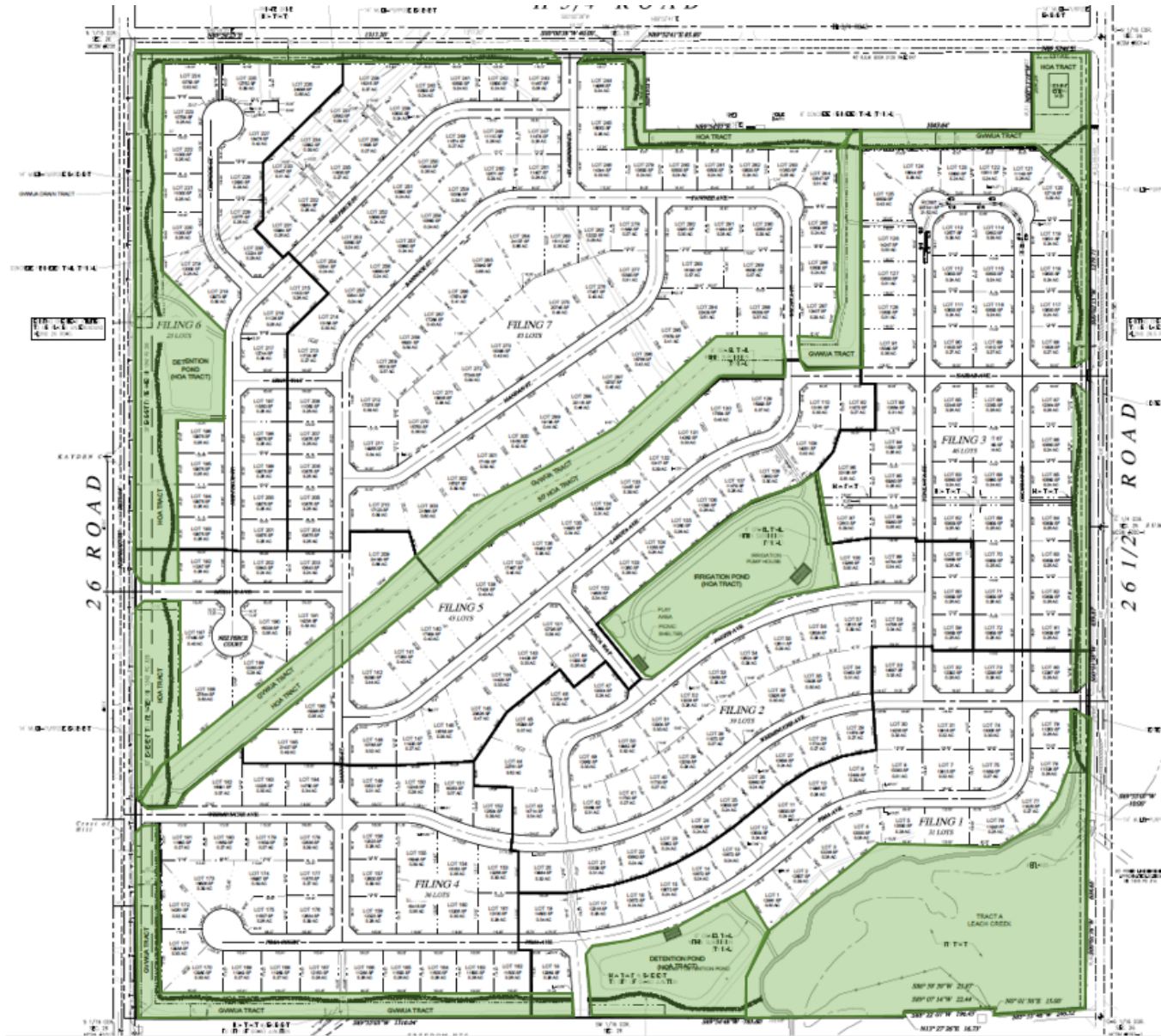
Outline Development Plan



Phasing Plan



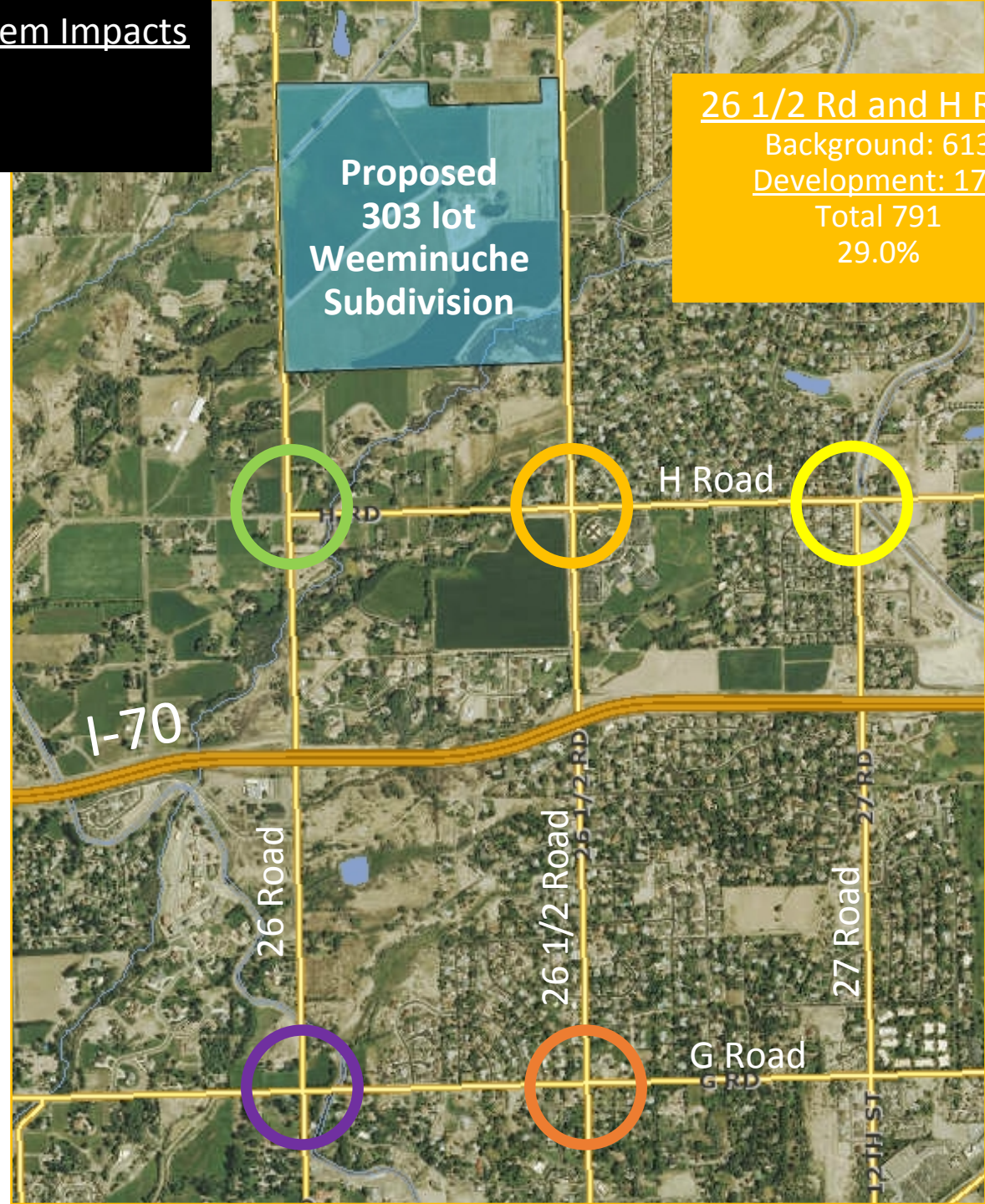
Open Space Plan



Google Map Image of Site and Surrounding Area



Weeminuche Transportation System Impacts
Year: 2022
PM Peak Hour



26 Rd and H Road
Background: 418
Development: 153
Total 571
36.6%

26 1/2 Rd and H Road
Background: 613
Development: 178
Total 791
29.0%

27 Rd and H Road
Background: 526
Development: 89
Total 615
16.9%

26 Rd and G Road
Background: 1267
Development: 120
Total 1387
9.5%

26 1/2 Rd and G Road
Background: 1152
Development: 85
Total 1237
7.4%

Vehicular Transportation Impacts and Improvements

Intersection	Recommended Improvement	Year required without project traffic	Year required with project traffic	City Capital Infrastructure Plan Implementation	Estimated Project Cost	Project Impact	Project Proportional Cost
East Site Accesses (along 26 1/2 Road)	Northbound left turn lanes needed	---	after 20 houses	To be built with project by Developer	\$200,000	100%	\$200,000
H Rd & 26 Rd	4-way stop control without turn lanes, 2-way stop with turn lanes	2035	2025	Unassigned	\$40,000	36.60%	\$14,640
H Rd & 26 1/2 Rd	4-way stop with turn lanes	beyond 2035	2030	Unassigned	\$200,000	29%	\$58,000
H Rd & 27 Rd	4-way stop control without turn lanes or 2-way stop with turn lanes	2035	2030	Unassigned	\$3,000	16.90%	\$507
G & 26 Rd	Signalization or Roundabout	2022	2022	2022	\$1,943,000	9.50%	\$184,585
G & 26 1/2 Rd	Signalization or Roundabout	2027	2022	2021	\$1,500,000	7.40%	\$111,000
	Additional Turn Lane Improvements at signal		2027				
						TCP Payment	\$773,862
						Remaining Funds	\$205,130



Scott Peterson

From: Mark Gardner <mark@whitewater.construction>
Sent: Tuesday, May 30, 2017 9:37 AM
To: Scott Peterson
Subject: RE: Weeminuche Subdivision - Proposed Lot Layout

Scott want to put in a comment for Weeminuche Subdivision.

The Weeminuche Subdivision does not transition to neighboring properties. The average lot size across from me is approximately .30 acres and the existing properties are between 2 to 5 acres. The Freemont Heights Subdivision went in with lot sizes of .70 acres with bordering properties of 1 to 2.5 acres.

As for the number of lots over the total acres, that is a numbers games. The Detention Ponds and the Irrigation Pond should not be counted as open space Leach Creek is not developable because of flood plain. Take those acres out and your lots per acre soar.

The property should be developed more like the original plan. That plan had better transition from higher density in the SE portion to lower in the NW. That type of transition reflects the surrounding areas.

In conclusion I am not against the development of Weeminuche Subdivision but I think it does not reflect or protect existing properties.

Mark Gardner
2612 H ¼ Road
Grand Junction, Co. 81506
970-242-7538

From: Scott Peterson [mailto:scottp@gjcity.org]
Sent: Friday, May 26, 2017 4:08 PM
To: Mark Gardner
Subject: Weeminuche Subdivision - Proposed Lot Layout

Mark,

See attached PDF of the proposed lot layout for the Weeminuche Subdivision.

Let me know if you have any further questions.

Thank you.

Scott Peterson
Senior Planner
City of Grand Junction
scottp@gjcity.org
(970) 244-1447

Scott Peterson

From: jim@thehighchaparralgroup.com
Sent: Wednesday, June 14, 2017 4:00 PM
To: Scott Peterson
Subject: PLD-2017-221 Weeminuche Subdivision Comments

Scott,

I would like to add these concerns and comments to the record for the proposed Weeminuche Subdivision PLD-2017-221:

Pedestrian and bicyclist safety:

There are no bike lanes or improved shoulders or sidewalks in either direction on any of the four boundary roads for this project (H Road, 26 Road, H-3/4 Road, and 26-1/2 Road). These are currently rural roads and have are highly used by both cyclists and joggers. I feel there is a legitimate concern for the safety of these people and that the subdivision should be required to add bike lanes in addition to the boundary sidewalks along all of the boundary roads that contact the subdivision. This will allow the pedestrians and cyclists to be off of the traffic lanes as the quantity of traffic increases.

Increased traffic concerns:

The last traffic study was completed in 2006 and should be updated for current traffic patterns. Of particular concern are the narrow feeder I-70 overpasses at 26 and 26-1/2 Roads. I would expect that the major flow of traffic to and from the subdivision would be over these two bridges as homeowners go to work and into town for shopping and activities. Neither of these bridges has shoulders or acceptable pedestrian crossings. Further it would require a major expense to improve these bridges, and I believe these to be a "pinch point" for access to the subdivision which has not been appropriately vetted. Additionally, the high speed limits on 26 and 26-1/2 Roads combined with the hilly topography make for unsafe ingress and egress from the subdivision. There are currently no provisions to include turning lanes which would allow traffic to safely get into and out of the area and I believe these should be required at all access points including that which leads into the new Freedom Heights subdivision.

Sound, visual, and light mitigation:

The addition of over 300 homes on 10,000 sq.ft. minimum lots surrounded on all sides (with the exception of those homes in Paradise Valley that border 26-1/2 Road near H Road) by rural homes on large 2+ acre lots will put an undue burden on quiet enjoyment of the bordering properties, and possibly negatively affecting their values. Specifically, we expect there to be additional noise from traffic, yard work, outdoor activities and other sources. There will also be additional light sources from the street lights, vehicles, and homes themselves that will affect the night sky of the surrounding homes. I would request that an increased setback of at least 100' be required along the entire perimeter of the subdivision which should include the addition of 8' high earthen berm topped with an appropriate 6' high solid fence of which vinyl would not be appropriate in this rural setting. (Stucco, stained wood, or stone veneer would be more appropriate).

Violation of the Intent of the original Planned Development application:

It is my understanding that the intent of the PD was to have higher density housing generally to the eastern edge and the lower density housing to be generally to the west. This is referenced in the OPD provided by Vortex. Although this requirement may have been changed or ignored over the last ten years of this process, I believe it is still a sound requirement. The current ODP plat map shows that the largest lots are centered in the subdivision. I believe this requirement should be reinstated and the developer held to it as was originally required.

Specific Concern about entrance to subdivision:

It appears that southern entrance on 26 Road to the subdivision is directly across the street from the homes at 835 and 837 26 Road. This will make it more difficult for these homeowners to safely enter and

exit their properties. Additionally, lights from traffic exiting the subdivision will adversely affect the quiet enjoyment of their properties and no provision to remediate this has been given. We request that this be a requirement for approval.

Thank you for taking these concerns and requests into account and I am requesting that they be made part of the public record.

Jim Sufka
835 26 Road
Grand Junction, CO 81506
970.270.7979

City of Grand Junction Planning Office
250 N 5th St
Grand Junction CO 81501



17 September 2017

Ordinance 2842: The City's compromise promise to preserve the neighborhood

The criteria for development of the 151.35 acre tract bounded by H.75 Rd, 26 Rd, and 26.5 Rd was defined from a long and contentious meeting of the City Council by Ordinance 2842, which passed 4-3 after several failed motions:

The following properties are zoned PR (with a density equivalent to RSF-2) and with a requirement that higher density locate towards the eastern edge & lower density locate towards the western edge of the properties: (legal description follows)

These requirements for density gradation were reaffirmed and application of gross density denied in a 1 June 1995 letter from City Manager Mark Achen to *Dr. Saccomanno* (excerpt of paragraphs 6 and 7 of 8):

We do not agree with your attorney's view that the maximum should be 300 units. City Code establishes a minimum lot size of 21,500 square feet in RSF-2 zones. This requires that the maximum number of lots be calculated on net acreage available after public-rights-of-way, open spaces, wetlands, etc. have been identified.

You are welcome to submit more detailed materials to assist our calculation of the maximum number of units. If you wish to do so, please provide such by Friday, June 9, 1995. This will allow us a week to evaluate your materials. Otherwise, we shall establish the maximum number of units that can be developed on the Trust property at 220.

The current plan to build 303 dwellings on the Weeminuche Subdivision (Figure 2) is similar to plans rejected by the City Council in 1995 (see above quotation) and dishonors two requirements of City Ordinance 2842. These requirements, clarified by City Manager Mark Achen a month after its passage, allow no more than 220 dwellings, and specify a density gradation from east to west. The neighborhood surrounding 95% of the perimeter of the Weeminuche Subdivision, a 151.35 acre tract, is entirely rural and almost entirely built out. This plan will severely degrade the character of the surrounding area, is inconsistent with the City's Comprehensive Plan, and dishonors the promised development plan made at the 3 May 1995 City Council meeting to residents who were unanimously opposed to zoning desired by the landowner. Most residents of the 88 parcels within the 1/4 mile wide swath surrounding on the west, south, and north sides who were at that meeting still reside here and vividly recall promises documented by the verbatim of that meeting and clarifications added after. We expect rejection of the proposed plan and await a plan that honors the visionary compromise of Ordinance 2842. As described below, the stark contrast and disharmony between existing neighborhoods and the proposed subdivision will entirely disappear if Ordinance 2842 is followed.

Elements of the compromise visionary plan by the City Council in 1995

At the 1995 meeting, the landowner asked the City to change zoning to RSF-4 (quarter acre minimum lot size) with annexation, whereas virtually all other residents desired to retain AFT zoning (5 acre lots) specified by the Appleton Plan that preceded annexation. The compromise of Ordinance 2842 by the 1995 City Council offers an opportunity to develop a visionary plan that gracefully grades from suburban parcel densities of Paradise Hills and Summer Hill to the east into the vast rural low density area that extends unbroken to Fruita. Within this vast rural low density region are Quail Run, Red Ranch, Northside, and many other subdivisions that blend in well with surrounding agricultural land and are unrecognizable in Figure 3. We provide an example (Figure 4) that precisely calculates the number of parcels within each 40 acre tract of land within Weeminuche Subdivision to match the average of the three adjacent 40 acre tracts outside the subdivision. In this example model, the total number of parcels within Weeminuche Subdivision is 122, and the density decreases from east to west. Parcel densities calculated for western Weeminuche Subdivision are virtually identical to those of Quail Run, whereas those for eastern Weeminuche Subdivision are virtually identical to those of Paradise Hills. All four 40 acre quadrants of Weeminuche Subdivision are within RSF-2 zone and R-2 as well. Every resident, whether inside or outside of the subdivision, enjoys a compatible neighborhood on all sides. We ask the City to reject the current proposal for Weeminuche Subdivision and to await a proposal that honors the zoning requirements promised to residents in 1995; most of these same residents now await its fulfillment.

Contrasting neighborhoods: Well established rural neighborhood and suburban

By 1995 the area surrounding the Weeminuche Subdivision was well established as rural, with about 1/3rd of the surrounding parcels currently grazing horses, llamas, alpacas and other large animals. All major thoroughfares negotiate hilly terrain and are virtually devoid of shoulders (Figure 1). Only 7 of the 303 parcels exceed 1/2 acre in the proposed plan. The addition of 303 dwellings (Figure 2) within an area of 0.235 square miles adds a population that is 165% of the existing population of the 1.25 square mile area surrounding the development on 3 sides, that is, a density contrast of 9, and embeds 1 of every 50 residents of the City within the midst of farm animals. Imagine trying to ease your horse trailer out onto a single lane roadway used by residents in a hurry to make it to the office on time. The current plan does not address transition from rural to suburban, dishonoring both Ordinance 2842 and goal 7 of the Comprehensive Plan.



Figure 1. Left: Farm animals are common residents of area surrounding proposed development. Right: View north on 26.5 Rd (7th St) 1/4 mile north from H Rd.

Residents who have migrated to our type of neighborhood, attracted by its quality living and extraordinary stability, include highly accomplished professionals such as a recent City mayor, doctors and lawyers, and many other occupations. Such professionals are well known to be supporters of the arts and sciences, and often philanthropic, great assets to any community. The City will not attract such residents into the Weeminuche Subdivision as currently planned, and many who reside outside will relocate; some already have. Development as promised by Ordinance 2842 offers a similar neighborhood within the western part of the Weeminuche Subdivision to attract residents like those who have typically lived here for 30 years.

No services are available or planned, with the closest market or any service available 3 miles distant from the proposed subdivision. To reach any required service, new residents will exit mostly to the south via 26 and 26.5 Roads, greatly increasing traffic density. To be sure, roads will eventually be upgraded to standards for the markedly increased traffic flow, but until then the present residents of the surrounding area will find the roadways, particularly 26 Road and H.75 Road highly unsafe with suburban traffic flow rates on rural roadways. No road enclosing the proposed subdivision has any shoulder to accommodate the recreational walkers, runners, or bicyclists that use these roads in great numbers, including us. These roads are not designed for such volume and will be unsafe for drivers as well. The proposed Weeminuche Subdivision will greatly endanger the use of the rural roads that surround it.

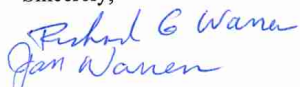
Infill: A key concept of the Comprehensive Plan

Figure 3, which shows parcel densities throughout the Grand Valley, demonstrates that the proposed subdivision certainly does not "reduce sprawl" to support the goal of Infill, which is "a high priority of the Comprehensive Plan".

Honor the promise of Ordinance 2842, a visionary compromise by the 1995 City Council

The compromise of Ordinance 2842 by the 1995 City Council offers an opportunity to develop a visionary plan that gracefully grades from suburban parcel densities of Paradise Hills and Summer Hill to the east into the vast rural low density area that extends unbroken to Fruita. Every resident, whether inside or outside of the subdivision, will have compatible neighborhoods on all sides when the original compromise is honored. The City has received its 30 acre parcel across 26.5 Rd from the Catholic Church, the landowner obtained zoning coupled with sewer service from annexation that allows the highest density consistent with surrounding, established rural neighborhoods. Now residents of 183 rural parcels and 818 suburban parcels within the half mile surrounding Weeminuche Subdivision await fulfillment of our end of the bargain: a plan that preserves neighborhoods surrounding proposed development. We ask the City to reject the current proposed plan and to await a proposal that honors the zoning requirements promised to the residents in 1995. Our neighborhood awaits a plan that best suits and preserves this lovely part of the Grand Valley, one that honors the visionary compromise of Ordinance 2842.

Sincerely,



Jan and Richard Warren
2622 H Road
Grand Junction, CO 81506

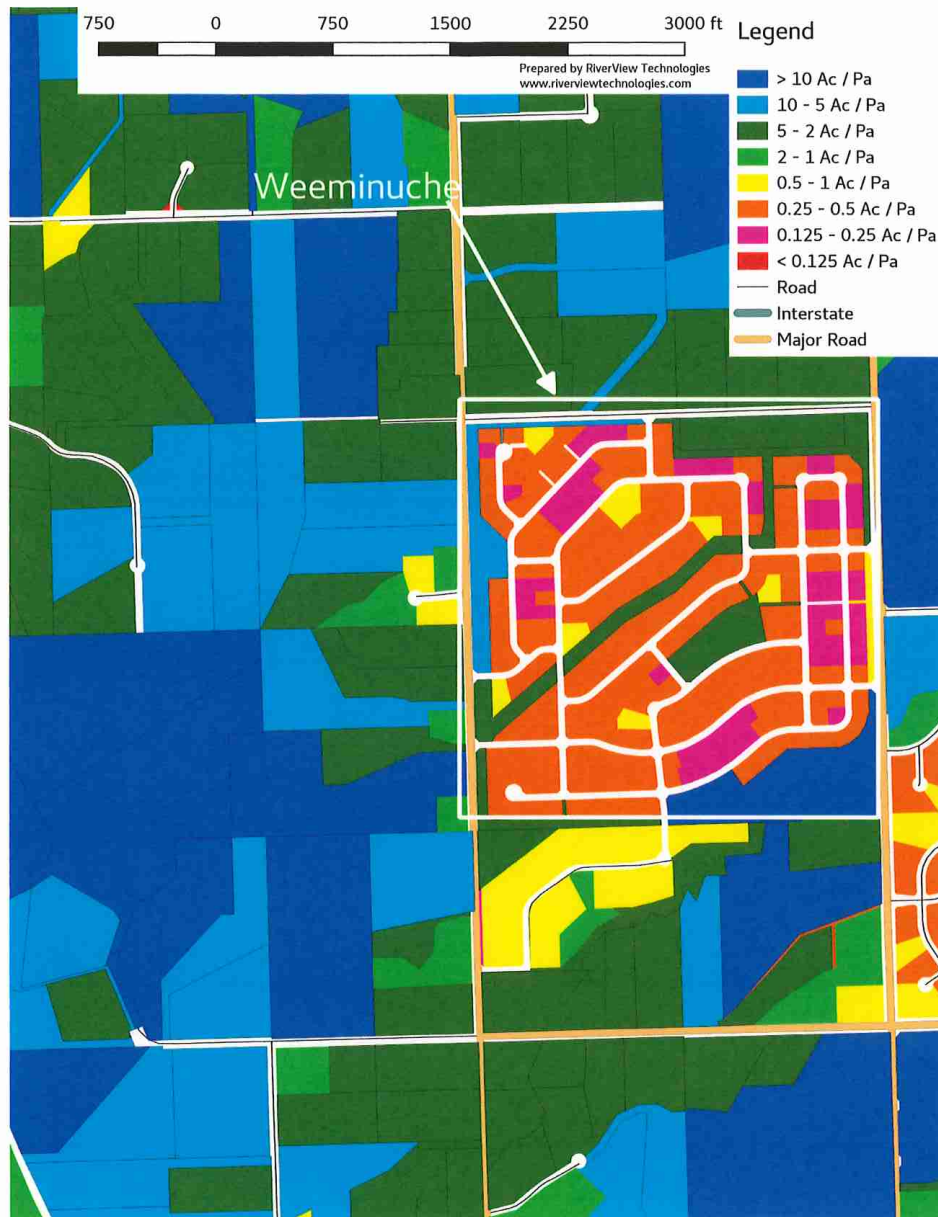


Figure 2. Parcel density for proposed 151.35 acre Weeminuche subdivision, 303 total parcels.

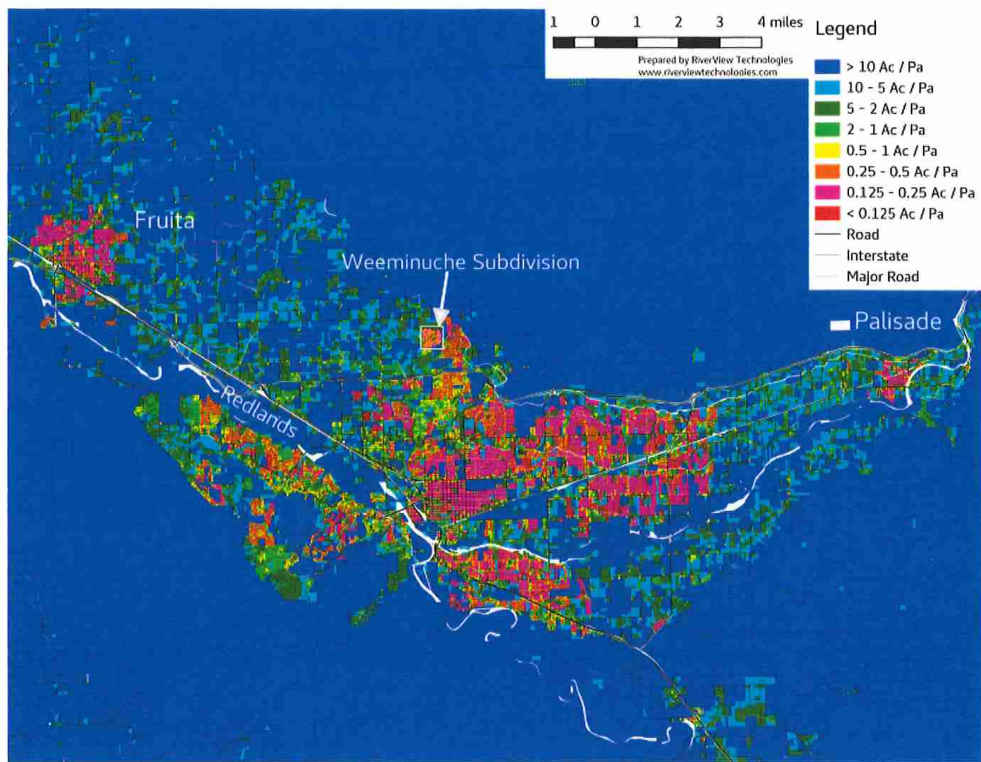


Figure 3. Parcel density for proposed 151.35 acre Weeminuche subdivision, 303 total parcels, compared to densities throughout Grand Valley.

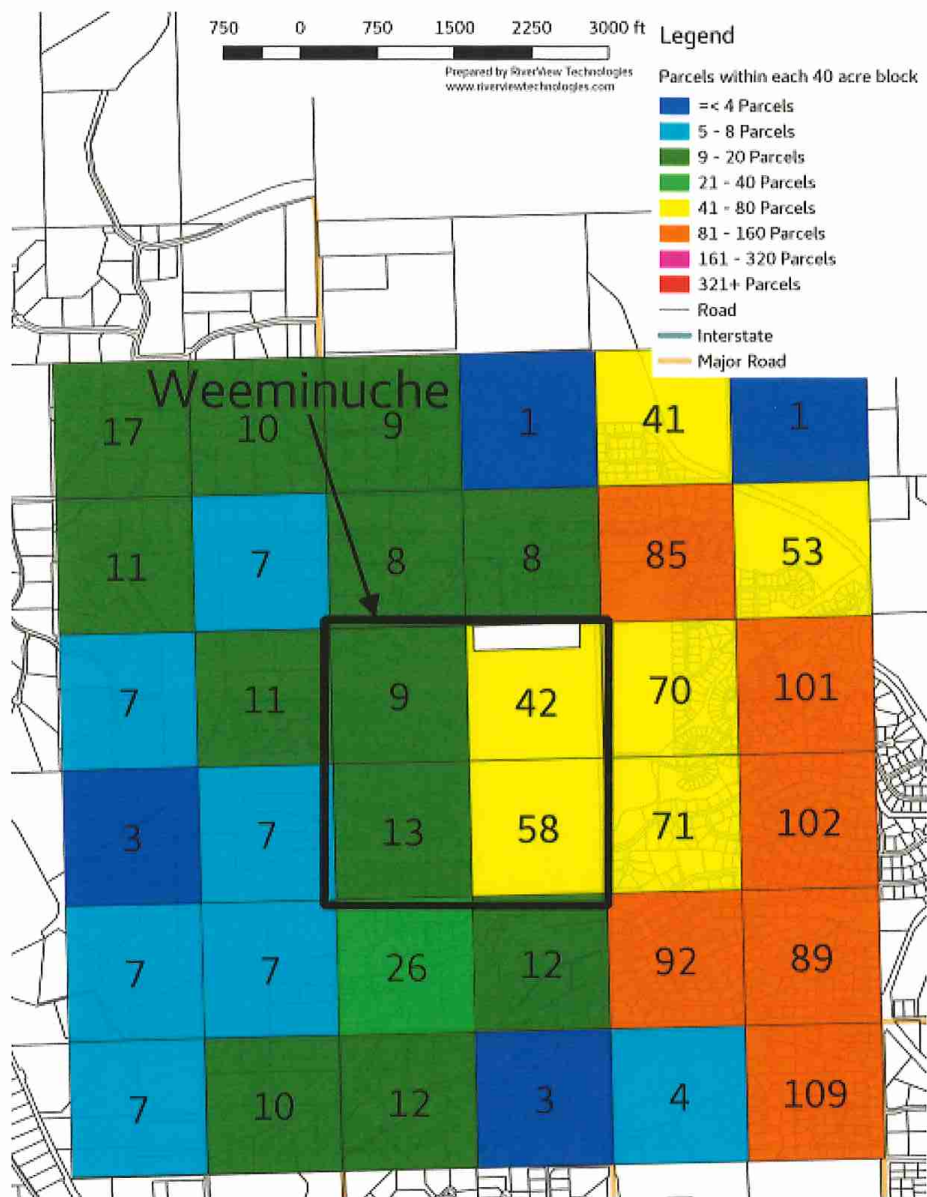


Figure 4. Number of parcels for each 40 acre tract calculated for 151.35 acre Weeminuche subdivision to match average for three immediately adjacent 40 acre tracts outside subdivision. Number of parcels for northeasterly 40 acre tract within subdivision is adjusted for smaller (31.35 acre) area.

To: Planning Commission
From: Mary Sornsin and Mike Agee
Paradise Hills Residents
Date: September 26th, 2017
RE: Development between 26 1/2 and 26 Road and H 3/4 Road

Please consider the number of houses, the type of houses, the quality of construction and the impact that it will have on existing communities.


Also, the increase in traffic will be dramatic and noisy I already have difficulty turning from Catalina Drive onto 26 1/2 road due to the increased traffic and the speed in which cars are moving.

Consider the reason why people have purchased homes in Paradise Hills on 1/4 acre lots and how we value neighborhoods, quiet and open spaces. Please do not jeopardize our living experiences.

And lastly, why do we need this much additional housing? To build communities that are valued and green would have a very different plan than the process that is being discussed and determined today. The focus would not be entirely on profit and getting an old plan completed.

Thank you.


Mary Sornsin


Mike Agee

To: Planning Commission

From: Mike Agee and Mary Sornsin
Paradise Hills Residents

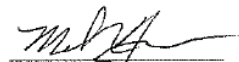
Date: September 26th, 2017

RE: Proposed development north of H Road.

When we moved to Grand Junction in 2011, we did so by choice. My circumstances permitted my wife and I to move anywhere in the US we desired and we chose Grand Junction. We also chose to live in an area that had a more rural character, which the area north of H Road represented to us. If we had known at the time we purchased our home that the city of Grand Junction planned to increase the housing density in this area we would have not picked this location. I am confident that many other folks in our area have similar feelings.

I realize from our previous life on the Front Range that developers have considerable clout in most city jurisdictions that the average tax paying citizen does not, but we had hoped things might be different here. We are fortunate enough that we can move to another location but really do not desire to do so. We have great neighbors and a community that has felt secure. All the changes that come with increased housing density really only minimize these quality of life attributes.

Regards


Mike Agee


Mary Sornsin

Sept. 26, 2017

To: Grand Junction Planning Commission

Re: Weeminuche Subdivision Outline Development Plan and
Rezone to PD with a Default Zone of R

I basically concur with the recommendations of the planning staff on the plans and plat for the Weeminuche Subdivision. However, I am concerned with the need to address the narrowness of the three major roads giving access to the development.

The three roads 26, 26 ½ and H Roads carry traffic to 1^s & 7th streets and the airport region. The Paradise Hills and Summer Hill subdivisions and that of Immaculate Heart Catholic Church and school feed into already narrow roads. Add pedestrians and bicyclists to these roads and we often experience dangerous driving conditions.

I respectfully suggest that the Planning Commission recommend to the City the widening and addition of bike trails along these three roads.

Respectfully yours,

A handwritten signature in black ink that reads "Gay Hammer". The signature is fluid and cursive, with the first name "Gay" being particularly prominent.

Gay Hammer
2673 Catalina Drive
Paradise Hills
Grand Junction, CO 81506

Scott Peterson

From: Jared Lloyd <soncroft@gmail.com>
Sent: Sunday, November 05, 2017 8:34 PM
To: Scott Peterson
Subject: Weeminuche Subdivision on 26 Road

Hi Scott,

I wanted to drop you a note about how a Collbran boy- a fifth generation Mesa County resident- finds the planning of a subdivision on the last viable piece of farmland on 26 Road is a terrible and irreversible idea, on so many levels from environmental, to traffic impact to... Well... I don't even know if anyone's voice counts when the developers' money talks, but in the off-chance.

On the mountain, we're losing all of our ranches to nouveau-riche urban transplants, building gawdy houses in the middle of our hayfields that our ancestors carved out (or the crooks at Ute Water buying it to suck it dry, or the energy companies buying it and letting it dry up and die while they rape it for hydrocarbons), and sold by a generation of greedy old men with no care for the future or legacy of their progeny or the land. In the lower valley, all the farms are being covered with houses, and we are experiencing a dangerous loss in viable, irrigable agricultural land.

We seem to encourage developers, gas companies, recreationalists and in doing so, we inflate land prices to a level where the young people cannot afford to live in their own town.

There isn't enough private land left to sustain the flocks and herds, and land that should be going into new orchards and greenhouses is being scalped for heinous, ugly developments like those atrocities on 24.5 and 25 Roads. Those were nice fields with deep soil and now they're dead, and covered with asphalt and "houses with leaky roofs" as John Wayne would say.

We have pastured our flock on 26 Road for the last few years and in such a short amount of time we have seen ALARMING changes. The kind and lovely Doctor Hartshorn wasn't cold in his grave before the development application signs went up and his farm was razed for those eyesores being assembled on it.

I've been tremendously blessed by the kindness and generosity of the small community who are being crowded out in that neighborhood, and it breaks my heart to see their land dying. It feels like the Grey City in CS Lewis' The Great Divorce- perpetuating forever and dismal. Like the ruin of Gormley's sheep pasture on North 1st and Patterson, and those statuary mockeries and patronizing building names cheapen the former beauty of what was something once peaceful and wholesome.

I just hope that the land and the future has an advocate somewhere. Please don't let them ruin Fisher's land so a few greedy creeps can make a quick buck. Please think about the long-term effects of more land lost to them.

Jared Lloyd
Collbran

From: John Herfurtner [<mailto:herfurtnerj@hotmail.com>]

Sent: Wednesday, November 01, 2017 6:36 PM

To: Belinda White <belindaw@qjcity.org>

Subject: Say No to the Weeninunhe Subdivision

All

I will not be able to attend tonight's council meeting however I wanted to voice my concerns about the proposed Weeninunhe Subdivision.

I'm concerned about the density of the proposed project in this neighborhood. It will add 300 families to a rural area without the needed roads to support from F Road to I Road. This is a safety concern for pedestrians, bicycles, and 3 times the traffic we have now, and it's not safe now...! If you've driven this area during rush hour you'll understand the significance of this increase. The cost to make necessary improvements would be millions and the tax payer would foot the bill, not the developer, even with the site fee charged by the city.

It will also spoil one of the most beautiful areas in GJ. There are geese that settle in the grass during migration. The views will be spoiled for all the current residents in the area. The proposed 300 homes will lower home values and spoiled views, and increase taxes to pay for Road widening, bike lanes, and sidewalks.

Finally, the proposed plan is asking for 17 years to complete. Imagine living near a construction site for 17 years.

The plan does not fit the character of the current neighborhood and the plan doesn't provide an improvement to the area, only blithe. We don't need the city in our neighborhood while there is still a lot of land to be developed in denser areas of the city. We are years away from the city growth reaching this area.

Please say NO to this proposal.

Sincerely,

John C Herfurtner
859 Grand Vista Way
Grand Junction Co 91506

Phone: 970-314-9982

Sent from my iPhone

November 1, 2017

Reason:
Weeminuche Subdivision

belinda@gjcity.org

Attention City Council:

My name is Roger Irvin. My wife, Tammy and I reside at 899 26 Road (corner of 26 and I roads). I am writing to object to a high density development on the proposed acreage to the south of us off H ¼ road, known as the Weeminuche Subdivision. The area does not support a higher density subdivision as most of the homes are on small acreage and of relative high value. Not only would such a development probably decrease home values, but would also create a great deal of congestion on 26 and I roads.

I road terminates going east at 26 road. This would become a major thoroughfare connecting 25, 24 1/2 and 24 roads via I road. The homes in these areas occupy small acreages and the increase in traffic volume on I road would be significant. The city would have to consider the impact of traffic on these roads and may have to incorporate these areas into the city limits in order to maintain the roads.

There are significant drainage issues to contend with as well, not to mention fire mitigation impact, safety concerns and destroying the rural/agricultural character of the area, to name a few.

Please take into account these concerns along with the decrease in property values, increase in noise and traffic and of the safety issues created by higher density traffic uses on I road. If this development goes forward I will petition that the city must incorporate properties up to I road. Then, anyone with property south of I road could subdivide their land as well. The increase of traffic on I road makes it incumbent on the City to be responsible for maintenance costs on I road associated by the development.

Respectfully Submitted
Roger and Tammy Irvin
899 26 Road
Grand Junction, CO 81506
970-243-6864
campirvin@gmail.com

From: Angel Mariz [<mailto:angmariz@yahoo.com>]

Sent: Tuesday, October 31, 2017 10:34 PM

To: Belinda White <belindaw@gjcity.org>

Subject: Weeminuche Subdivision

I am writing to ask you to please say no to the development of Weeminuche Subdivision. We purchased this home as our forever home because it's away from the business of Grand Junction without being too far away. We love the quiet nights and the sky full of stars. We love the ability to feel safe while walking or bike riding with our children. We love the beauty of an rural area and a subdivision with beautiful homes. We invested our lives into this home and this neighborhood and overpopulating it with tacky, cookie cutter homes built by some money hungry builder will take it all away. Not to mention causing the property value to take a nose dive due to an increase in noise, traffic and low quality homes.

Please do not destroy what a lot of people still enjoy about Grand Junction, please say no to cramming yet another cheaply built subdivision into a beautiful area of our city.

Sincerely,

Angela Manzanares

From: Colleen Marie Rouse [<mailto:cmrouse006@gmail.com>]
Sent: Tuesday, October 31, 2017 4:44 PM
To: Belinda White <belindaw@gjcity.org>
Subject: Fwd: Undeliverable: Weeminuche subdivision

From: Colleen Marie Rouse <cmrouse006@gmail.com>
To: belinda@gjcity.org
Cc:
Bcc:
Date: Tue, 31 Oct 2017 16:39:52 -0600
Subject: Weeminuche subdivision
Good afternoon Belinda,

We are not going to be able to attend the meeting for public comments on Wednesday Nov 1 so am sending this email in regards to our concerns about this proposed subdivision. I would like to vent my concern about Weeminuche proposed subdivision.

The roads can NOT handle all the traffic that this subdivision will bring in to the area. Possibly 500 + cars on 3 Roads. H 3/4, 26 and 26 1/2 Roads leading into GJ.

We have a lot of bicyclists now riding in that area and that would be a serious safety problem for them riding.

The density of the homes there are proposing does NOT fit with that area. It's farm land. We have farmers driving tractors with trailers full of hay. People coming upon them going 45 - 60 mph now have a hard time slowing down or stopping. These roads are very dangerous now let alone adding 400-500 + vehicles. Someone will get hurt bad and or killed then try to sue the City of Grand Junction for not making it safe before they let this subdivision pass.

The world as become a very impatient place which brings more accidents and deaths.

I am asking as a home owner at 879 26 Road to please please reconsider this subdivision. Please say NO No No..... We see people drive down the road going 60 mph all the time. We don't have the police or sheriffs now to control any of this or sit on a corner.

It may be a better idea to wait until the Grand Junction City Roads department can budget better roads in the area, before we just create a mess and then try to fix it. Grand Junction does not have the money to rebuild these roads at this time.

Colleen Marie and Ronald O Rouse
879 26 Road
Grand Junction, CO 81506
[970-241-8527](tel:970-241-8527)

Thank you for listening to my concerns

--
Have a Great Day, Colleen

From: mjpdouma@bresnan.net [<mailto:mjpdouma@bresnan.net>]

Sent: Tuesday, October 31, 2017 3:46 PM

To: Belinda White <belindaw@gjcity.org>

Subject: Proposed Subdivision

I am writing to voice my opposition to the proposed Weeminuche Subdivision.

I oppose it for a couple reasons and they are:

1) 26 and 26 1/2 road are not able to carry an increased load. They are too narrow and consist of two lanes. There is barely a shoulder on either and it is only a foot wide. There is already congestion just from the bike riders which I would add is an unsafe endeavor. Try walking those roads and you will see the problems.

2) That is simply too many houses to put in this area and they aren't compatible with existing structures or surrounding areas.

I urge the council to not make a money grab for fees and respect the area as it stands. When someone is ready to make the necessary improvements to handle the congestion I may support it.

Park Douma
868 Grand Vista Way
Grand Junction, CO 81506

From: Sherman Straw [mailto:S_Straw@msn.com]
Sent: Monday, October 23, 2017 6:00 AM
To: Belinda White <belindaw@qjcity.org>
Subject: city council - Weeminuche

Dear City Council,

I am **strongly opposed** to rezoning the Weeminuche subdivision area.

Why have a Master Plan if you aren't going to follow it?

I am a long term resident of Mesa County, (1983) & chose property for my home based on the County Wide Master Use Plan. I wanted a rural area with agricultural principles. This meant very low density housing, domestic & wild animals, narrow roads with very light use, views, peace & quiet.

The County Plan was & is a promise for preserving this character. We trusted our leaders & chose accordingly.

This is now threatened by a developer who does not want to follow the long standing plan.

Stick with the Planning Commission & **VOTE NO!**

- We do not want to change the character of our community.
- We do not want the expense which this will require – roads, bridges, drainage, lighting, traffic signals, signs, maintenance, etc.
- We do not want the increased housing density, traffic, safety concerns, & urbanization.

This will determine our future. There is no going back. Keep the promise & preserve our zoning.

Sincerely,

Sherman D Straw, MD

From: Harold [<mailto:haf3@aol.com>]
Sent: Friday, October 27, 2017 10:23 PM
To: Belinda White <belindaw@gjcity.org>
Subject: Weeminuche subdivision

Grand Junction City Council,

Re: Proposed Ordinance Approving Outline Development Plan for the Weeminuche subdivision.

We live adjacent to this land, on H 3/4 Road, and are opposed to the high density subdivision proposed for this property.

The property across the street, is currently and for hundreds of years, been farm land. Our land has a small vineyard and they fit like hand in glove for agriculture and nature. When we gaze out of our windows, we see cattle, corn, alfalfa and hay. One day, we know, this will all sadly vanish. We anticipate this. However, we never thought that we would see a typical, high density subdivision across the street.

At the last City Council meeting, no one stood up for this subdivision, many stood against it. The land owners pushing their agenda, were not even present. It almost seems criminal, something from a John Grisham book of greed and self interest to destroy all of the natural beauty there and build a parking lot.

Once this land is bulldozed, it will no longer be fit for cattle, geese, or nature. It will only be filled with traffic, pollution, and congestion for the next hundred years, plus. Please consider carefully the future of this beloved land and limit the number of houses to be built there.

Sincerely,

Cindy Fenster

From: Julie Mantlo [<mailto:jlionberger@hotmail.com>]
Sent: Saturday, October 28, 2017 7:24 PM
To: Belinda White <belindaw@gjcity.org>
Subject: Weeminuche Subdivision, City Council Meeting for November 1, 2017

City Council Members-

We wish to voice our concerns about the Weeminuche Subdivision proposal. We are residents of the Grand Vista subdivision which is off of 26 1/2 and H 3/4 Road. We feel that adding over 300 homes to the rural/agricultural area of north Grand Junction will cause many issues that the City of Grand Junction does not have the financial means to address. The current infrastructure is already overburdened in this area without adding 600+ cars a day.

This north area of Grand Junction is one of the few places that allow for our community to enjoy the rural/wildlife that is in this part of town. Adding 300+ homes would greatly affect the wildlife that we should be protecting. Are we allowing for open space so that we don't become a huge city of homes?

We also wonder about the drainage issues that would be created by adding so many homes.

Thank you for your consideration to our area. We have enjoyed living in this rural part of town for the past 12 years and hope that our City Council members feel the way that we do, that Grand Junction is growing but also needs to keep our agricultural/rural areas protected.

Sincerely,

Rich and Julie Mantlo

From: Andre Pelletier [<mailto:trsrchst@hotmail.com>]
Sent: Sunday, October 29, 2017 12:43 PM
To: Belinda White <belindaw@qicity.org>
Subject: Public comment concerning Weeminuche Subdivision

We have a simple solution to the way the City of Grand Junction approves developments within the city limits. 1. If a developer wants to develop a subdivision they need to stick to the growth plan and zoning rules that the planning commission already has in place. 2. The developer needs to front all costs associated with making necessary improvements to the infrastructure leading to and from the new development. 3. If the developer does not meet these requirements the development should be denied.

It is our understanding that the planning commission already denied the development of Weeminuche Subdivision because the developer did not meet the standards set forth by the commission. As homeowners within the city limits we are required to follow the rules set forth by the planning commission and the City of Grand Junction. The developer of the Weeminuche Subdivision needs to be held to the same standard as every other land owner in the city. We live near the proposed subdivision and we do not see any compelling reason to overrule the decision that has already been made by the planning commission. Although we would rather not see such a large subdivision built near us, we support the development if the developer plays by the rules. It is the responsibility of our elected and appointed officials to make sure that occurs.

Thank you,

Andre and Libby Pelletier

894 Trappers Ct.

Grand Junction, Co. 81506

970-216-0570

From: Gail Shotsberger [<mailto:gshotsberger@icloud.com>]
Sent: Sunday, October 29, 2017 6:56 PM
To: Belinda White <belindaw@gicity.org>
Subject: To City Council

RE: Weeminuche Subdivision

We are unable to attend the November 1 City Council meeting, but we want our concerns to be conveyed to the Council:

We are concerned that the present development plan is too dense for our somewhat rural area. High-density housing does not fit our community. We are concerned about increased traffic to 26 1/2, 26 and H Roads. These roads have poor visibility and little or no shoulder. Increased traffic will make the roadways more unsafe for walkers, joggers and cyclists. We are also concerned with drainage. Leach Creek has a history of flooding and flash flooding.

We know development is inevitable, but we hope the Council will seriously consider all our concerns and our neighbors concerns before approving the current development plan.

Gene and Gail Shotsberger
2671 Brush Court
81506

From: Jan Pomrenke [<mailto:blubirdben@aol.com>]
Sent: Monday, October 30, 2017 3:39 PM
To: Belinda White <belindaw@qiciv.org>
Cc: blubirdben@aol.com; barbara@giretire.com; Gigretta@aol.com;
camie.gudorf@mesacounty.us; Bennett Boeschstein <bennettb@qiciv.org>;
bret.pomrenke@gmail.com
Subject: Public Comment Re: Weeminuche Sub from Jan Pomrenke, neighbor

Please Read Into Public Comment:

My name is Jan Pomrenke. I own two properties which are located at 843 and 839 26 Road directly west of the subject property being addressed in the ODP and Rezone to PD known as Weeminuche Subdivision. I purchased my properties starting in 1989 in order to obtain a total of 15 acres in an agricultural area because I raise hay, love the quiet enjoyment of a rural area and wanted to build a new home which I did in 2007. Last year the former Hartshorn property just south of me was purchased by a developer and subdivided into 24 m/l lots ranging in size from .69 acre to .91 acre net after public improvements and open space dedication. During that time it was a total nightmare accessing my home with constant road blocks, closures and detours recklessly signed and wrongly directed by rude, inconsiderate flaggers without regard to the neighboring property owners being affected. It was as though we were trespassing. Let me say here, I have made my living and obtained my investments being a licensed Real Estate Broker over a period of 38 years and am familiar with developments and the need for new housing especially now in the North area. Since the Hartshorn development on Freedom Way etc. there is not a day now where I do not lose my internet connection or have a power outage due to the signing on of services in that only 24 lot development. How bad will it be when there are more? More critically importantly is the fact that 26 Road has become the North Speedway as it is the only north south street with a 45 MPH speed limit (which means people drive 55-60 because drivers get away with it) while 26 1/2 and 27 Road (aka 7th and 12th St.) are 35 MPH. 26 Road is long overdue for a 35 mph limit. Residents living north of H Road (and east and west of 26 Road) do this to avoid the Holy Family School 20 MPH and school congestion which is very dangerous. 26 Road has absolutely no shoulder, no bike lane or any safe walking area. Mail boxes are traditionally on the opposite side of the street making residents cross the road in order to retrieve their mail. I have seen a neighbor nearly get hit just getting his mail on the hill where site distance is restricted. Just August 14, 2017, my cat was hit (no one cares about a black cat) and killed by a speeding construction worker who has no regard for the safety of anything as he sped by and did not have the courtesy to even slow down. What if it had been a child? More importantly said.....this north area does not have the necessary infrastructure to support this development as submitted. The density is much too high. More planning needs also to happen to consider the Leach Creek flood plain and the maintenance of the flow as some people use these waters for irrigation. This development needs to be more

consistent with the present rural agricultural area as it currently exists. When I applied for my building permit in 2007 the county did not even want to allow me a separate driveway permit adjacent to that of a neighbor due to the sight distance of the hill on 26 Road. I am not the only property owner in this area who has spent substantially over a million in a new home and also improved the neighborhood. We want our property values protected as substantial tax payers and urge you to deny Weeminuche as proposed because it is wrong for the area, wrong for safety and traffic and again very wrong on density. As stated by the city in this months water bill insert re: "Planning & Infrastructure":
"City plans must be relevant and reflective of the community's vision and needs." I am sure I am not alone in my opinion and we don't want our access to be torn up again for several years to come. Thank you.

Respectfully submitted,
Jan Pomrenke, owner
839 and 843 26 Rd.
Grand Junction, CO. 81506
242-5794

October 29, 2017

Grand Junction City Council
250 North 5th Street
Grand Junction, CO 81501

RE: Weeminuch Subdivision

Dear Council Members,

My wife and I purchased a home at 847 26 Road in July of 2017. Our property is 4.5 acres and is surrounded by similar AFT zoned properties to the South, East and West. To the north is a small subdivision zoned RSF-E. We look to the east from our property and see a wonderful undeveloped large tract of land. This is why we moved to the country was to not be surrounded by hundreds of neighbors. I believe this is the driving factor for most people who buy land.

We understand that development is going to happen, its inevitable. However, we believe the proposed subdivision as planned will take away the reason we moved to our current residence and we are afraid this could negatively impact several aspects of not only our life, but our neighbors and community.

From reading the history of the subdivision plan, it does not sound like the current plan lives up to the original intent, which was to have the higher density lots on the east end of the subdivision and larger tracts on the 26 Rd and H ¼ Rd. We disagree with the allowance of open space (approximately 33 acres), roads, curb, gutter, easements in the allowance for density. We believe that a 1-5 acre lot minimum be required for all homes built along 26 Road and H ¼ Road with higher density in the east, south and center portions of the subdivision.

We would also believe a minimum of 300' set back from 26 road, H ¼ road and 26 ½ road in order to provide a suitable barrier between the property owners in the area. We will all be impacted by light pollution, noise, and the eye sore of the proposed 300+ homes.

In addition to the impact of our quiet enjoyment we are concerned about the increased population to our area and the impact that will have on the traffic and traffic noise. The proposed entrances from 26 road into the subdivision are in terrible locations! I would challenge the City Council members to come stand on 26 road and see for yourselves the numerous accidents that will likely occur due to poor sight distance and the entrances being placed in areas you cannot see vehicles coming over the hill or down in the dip further to the south of our property. My mail box is currently located on the East side of 26 road and it is honestly scary crossing the street to retrieve my mail and at times pulling out onto the road due to people driving 60 + miles per hour down 26 Road. The proposed density will add 600+ cars if a 2 car per household average is used.

We have invested a significant amount of money into our property and will continue to do so. Just like our neighbors we are concerned with the impact this subdivision will have on our property values. Are proposed lots going to be built with high-end custom homes or a track home development of cookie cutter homes.

The rural character of this neighborhood is why we and our neighbors live where we do. Just yesterday, there was a herd of deer in the field where the proposed development is. We see geese, raccoons, fox, coyotes in that field from time to time. There are several owls that frequent the large cotton wood trees on the property. I am afraid this subdivision will impact the desirability and marketability of my property should we decide to move in the future.

The developer benefit of "reduced traffic demands" does not make any sense to me. This benefit appears to be based on a 10 year old traffic study and building 60 less homes? How is adding 300 homes with possibly 600 or more cars added to the road going to reduce traffic demands. All of the services are on the south side of I-70, so any services (i.e. grocery, banking, etc.) will require these vehicles to travel some 3-6 miles into town and back.

How is the development of land that is agricultural purpose and has wildlife that frequents this property "protecting natural resources"?

I kindly request that the City Council seriously consider this developers request and current proposed density and the plan. I disagree that this type of housing and mix is needed in the north area. While we understand development is likely going to happen, we just request that the rural character of neighborhood be preserved (maybe allow 1-5 acre lots and nothing smaller). I think they need to go back to the drawing board and the City consider the safety concerns. I would also like to know why the City believes this plan is relevant and reflective of the community's vision and needs...

Please submit this into the public comment

Steve Carter
727 Woodridge Ct.
Grand Junction, CO 81505
November 27, 2016

TO: The Hon. Rick Taggart, Mayor
Members of the Grand Junction City Council
RE: Weeminuche Subdivision

I am sending you this letter as a neighbor to this proposed subdivision, a bicycle rider and a member of the Mesa County Bicycle Alliance. We are quite concerned that as you review this matter on December 6, the Council may not have sufficient information about the impacts this development will have on nonmotorized traffic in the northern part of the city.

The residents of this proposed subdivision will rely almost exclusively on two roads for access to school, work or shopping: 26 Road and 26 ½ Road. These two roads were designed in the 1950's to accommodate a vastly different pattern of traffic than we see now, or expect to see in the future. They have minimal to no shoulder, no sidewalks, no street lighting, and both of them have sharp hills which impair sight distance.

And these roads are being used heavily now by a mix of joggers, bicyclists, trucks, farm vehicles, shoppers, workers at the airport and the industrial complexes along H Road, commuters and school buses. They are not safe now, and they will become increasingly dangerous with any substantial increase in traffic.

The congestion along 26-1/2 road from parents taking their children to and from the Holy Family School, and those attending the Immaculate Heart of Mary church occasionally extends almost all the way to G Road. And this is without any additional traffic generated by this proposed subdivision.

As shown by the attached Strava Heatmap, 26 Road in particular is a favorite of bicyclists and joggers riding and running north from Grand Junction to the recreational activities available on BLM land north of town, and to the county roads which lead to Fruita. Those who have traveled on 26 Road will understand that the section between G-1/2 Road and H-3/4 Road is particularly dangerous because there's no shoulder and no sidewalk; two hills impair sight distances and cause bicyclists to ride much more slowly than motorized traffic; and the large trees which shade the roadway create a tunnel-like effect during the morning and afternoons when traffic is heaviest which means that cyclists are in shadow. And then there are the two I-70 overpass bridges, designed and built in another era¹ which have no room for pedestrians or bicyclists, and guard rails barely adequate for cars.

The developer has provided a traffic study, dated June 29, 2017, which calls for turning lanes, four-way stop signs, roundabouts and traffic signals, all of which deal almost exclusively with controlling motorized traffic. Our concern is that making these roads safe for use by all will require a substantial additional investment in right of way acquisition, road and bridge widening, and earth moving to reduce the sight distance and hill problems along both 26 and 26-1/2 Roads. This concern is mentioned

1 I suspect that the bridges were built in the early 1960's, since the utility covers still bear the insignia of "Bell System:"

in the staff review of the traffic study:

“While the existing structures can accommodate future project generated and background vehicular traffic demand, they are currently not designed to accommodate *current or future* increases in pedestrian and bicycle traffic.” (Emphasis added)

While at complete buildout the homeowners in the development will pay a modest amount² toward some of these improvements through payment of a Transportation Capacity Fee, the funds won't be received until after the impacts have been felt, and apparently the *developer* will receive a credit for improving the roads surrounding the subdivision. Any other improvement to these roads and bridges must compete with other projects promised to other areas in the City's long range traffic improvement plans, and sadly, the staff reports that “although these corridor improvements are on the priority list, these improvements related to bicycle and pedestrian improvements are neither on CDOT's or the City's list for funding through their capital improvement plans at this time.”

As far as I can determine, input from your Urban Trails Committee was neither solicited nor obtained, which is unfortunate, because according to their Mission Statement:

“The purpose of the Urban Trails Committee is to plan and promote the City Council's goals for an interconnected network of sidewalks, paths and routes for active transportation and recreation throughout the Grand Junction urbanized area. The Urban Trails committee acts in an advisory capacity to the Grand Junction City Council on matters pertaining to safe, convenient and efficient movement of pedestrians and bicyclists of all ages and abilities through the community, as well as other forms of transit.”

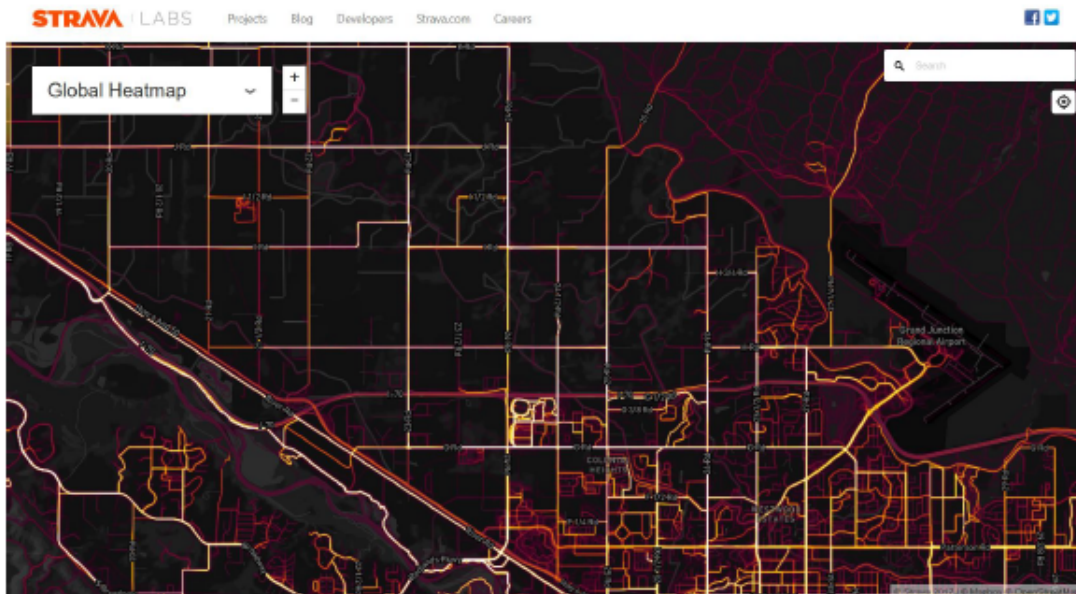
In other words, this committee has been struggling to achieve its goals by ameliorating the mistakes of the past but was never asked for advice or suggestions about a development which will have a substantial impact on its goals of encouraging bicycle and pedestrian use for commuting and recreation, and determining safe routes for children to ride from their homes to a nearby school³. It would have been helpful for you to have received formal recommendations from this committee, and estimates from your staff about what those needed improvements would cost, and where the money should come from.

Approval of this development now will give the developer vested rights to continue the development regardless of future changes in traffic patterns, but will subject the City and its citizens to years of dealing with aggravating, frustrating, overcrowded and unsafe traffic corridors. When specific plans are in place to improve the road and sidewalk infrastructure, along with plans to pay for them, then consideration of this development might be warranted.

Not now.

² 303 x \$2200 = \$660,000, if the figures given to me by the staff after the Planning Commission meeting are correct.

³ Spoiler alert: there aren't any.



Note: This Strava Heatmap is available for viewing online at:

[https://labs.strava.com/heatmap/#13.65/-108.60002/39.11239/hot/ride,](https://labs.strava.com/heatmap/#13.65/-108.60002/39.11239/hot/ride)

and it is the accumulation of data posted to their website from thousands of trips by bicyclists and joggers over the last few years. Strava makes it clear that the Heatmap is intended for visualization purposes only and is not to be used for planning. A more precise product is available from them, called "Strava Metro," and according to a recent Bicycle Colorado newsletter, has been purchased by CDOT and will be made available by them to local municipalities upon request.

North is up, and the wider and whiter the roadway, the more it is used.

From: GLENN KEMPERS <gnckempers@msn.com>
Date: November 29, 2017 at 12:35:29 PM PST
To: GJ City.org
Subject: Subdivision City Council Meeting 12/6/2017

Dear Hon. Rick Taggart
City Council of Grand Junction Members

From: Cindy and Glenn Kempers
819 26 1/2 Rd
Grand Junction, CO
C. 970-623-9719

Thank you for this opportunity to state our thoughts on the proposed Subdivision development. My husband Glenn and I have lived 45 years here. We know change happens, but we Because of a previous commitment, we are unable to attend the December 6 meeting.

We agree with our neighbors who are concerned about the increase impact on all services that will be affected by these 303 homes. Transportation is the most immediate thought impacting our road system. Currently, we think traffic is already especially congested at certain times of the day. I (Cindy)spoke at the P & Z Sept 26 meeting describing some issues on Freedom Heights roadways and new homeowners on 1 acre lots. our personal encounters on 26 1/2 Rd have increased since the new Subdivisions are in, not to mention new development. Bicyclists and pedestrian have little defense on roads without bike lanes and fast cars and pickups.

Additionally, we are concerned about the impact of the concentration of people in this area. Many have moved into the GJ area escaping situations that this Subdivision will produce. Human nature needs space to avoid conflict. We all need clean air which is generated by trees and green planting. Pavement and housing obliterates such precious commodities. Noises and Light pollution, smells of petroleum are other impacts that can destroy one' ability for recouping serenity and peace. Movement, activities of living are another way the quiet country life will be lost. There are tightly knit areas in our city with sizable problems which occur due to overcrowding. We were impressed by a previous neighbor's statement at the 2008Council meeting that concentrating 58 dwelling in the SE 40 acre corner in this property is likely to produce a ghetto. That is no one's wish. A previous owner of the property stated that poor people need a place to live also. The delineation of class is not the issue here. Numbers of people congregated in a small area is the issue.

The open space stated this project is on the Leach Creek wetland designated live water year round. Fish & Game dept and Soil Conservation stated this wetland must not be disturbed, or they should be notified.

Thank you for your consideration.

Cindy and Glenn Kempers
819 26 1/2 Rd
Grand Junction, CO. 81506
Gnckempers@msn.com
C. 970-623-9719

Sent from my iPad

29 November 2017

TO: The Hon. Rick Taggart, Mayor
Members of the Grand Junction City Council
RE: Weeminuche Subdivision
250 N 5th St
Grand Junction CO 81501

We are writing to oppose the proposed rezoning plan to build 303 dwellings on the Weeminuche Subdivision (Figures 1 and 2 at end of letter). Our opposition to all similar plans is documented in letters on 17 September 2017 to City of Grand Junction Planning Office and on 27 June 2007 to Mr. Ken Kovalchik, Senior Planner, City of Grand Junction.

Planning and Zoning Commission rejected this rezoning plan at their 26 September meeting. This letter only addresses our view that the compromise enacted by City Council in May 1995 as Ordinance 2842 offers by far the best plan to develop the 151.18 acre tract. The rezoning plan to be presented on 6 December and all previous plans dishonor and circumvent Ordinance 2842, the promise that the City made in behalf of residents now residing within 183 parcels within a half mile from this tract, mostly within unincorporated Mesa County.

Ordinance 2842: The City's compromise promise to preserve the neighborhood: The criteria for development of the 151.18 acre tract bounded by H.75 Rd, 26 Rd, and 26.5 Rd was defined from a long and contentious meeting of the City Council in May 1995 by Ordinance 2842, which passed 4-3 after several failed motions:

The following properties are zoned PR (with a density equivalent to RSF-2) and with a requirement that higher density locate towards the eastern edge & lower density locate towards the western edge of the properties: (legal description follows)

Honoring City's compromise promise to residents: At the May 1995 City Council meeting to address annexation, the landowner requested RSF-4 zoning for Weeminuche Subdivision. Most residents of the 86 parcels now within the 1/4 mile wide 320 acre (3.72 acres per parcel) swath surrounding on the west, south, and north sides were at that meeting and still reside here; they requested retention of AFT zoning (5-35 acre lots) specified by the Appleton Plan that preceded annexation and had been approved 3-0 by Planning and Zoning Commission. The compromise of Ordinance 2842 by the 1995 City Council provides a visionary plan that gracefully grades from suburban parcel densities of Paradise Hills, Summer Hill, and Grand Vista to the east into the vast rural low density area that extends unbroken to Fruita. Within this vast rural low density region are Quail Run, Red Ranch, Northside, and many other subdivisions that blend in so well with surrounding agricultural land that they are unrecognizable in Figure 2. The promise to residents was reiterated and clarified in a 1 June 1995 letter to the landowner's attorney:

We do not agree with your attorney's view that the maximum should be 300 units. City Code establishes a minimum lot size of 21,500 square feet in RSF-2 zones. This requires that the maximum number of lots be calculated on net acreage available after public-rights-of-way, open spaces, wetlands, etc. have been identified.

You are welcome to submit more detailed materials to assist our calculation of the maximum number of units. If you wish to do so, please provide such by Friday, June 9, 1995. This will

allow us a week to evaluate your materials. Otherwise, we shall establish the maximum number of units that can be developed on the Trust property at 220.

Parcel density for proposed rezoning: The present rezoning plan (Figure 1) falls squarely into R-4 zoning. Only 7 of 303 lots exceed minimum lot size of 21,500 sq ft (0.494 acre) required for RSF-2, and only 35 of 303 (11.5%, 1 in 9) lots exceed minimum lot size of 17,000 sq ft (0.390 acre) required for R-2. More than 75% of lots are smaller than 0.30 acre and 45 of these tiny lots are 0.24 acre. The 1995 City administration specifically disallowed the exact same density, and Planning and Zoning Commission nixed this rezoning plan just 2 months ago.

Vision of the City Comprehensive Plan: "...focuses the community on what it should do to sustain the quality of life that all residents desire and expect." We have not seen or heard a single word demonstrating consideration for residents adjacent to the development once Mark Achen departed as City Manager in 2000. In 2007 the City Planning Office improperly overreached to guide the developer away from Ordinance 2842 then in effect into the plan formulated as Ordinance 4174, as documented by testimony from developer's attorney 1 hr 10 min into DVD of 27 November 2007 meeting of Planning Commission:

We had the assumption at the time the planning and development was established that they assigned 2 units per acre, so we took that as fact, and then Staff said you could rezone property, try to go to a higher zoning range, or we could try to net an additional 60 units through the density bonus provision.

Ordinance 2842 properly followed: We anticipate that many residents will speak to you on 6 December to describe their discontent with what they consider complete disregard for quality of life that they sought and found in this neighborhood, and the extreme problems that this rezoning plan will create. Instead we describe a plan we have formulated to honor visionary Ordinance 2842, which has never been properly considered in any past or present development plan. Residents have held to the City Attorney's words at the 3 May 1995 City Council meeting:

City Attorney Dan Wilson explained a plan will come back for review. The Plan must be approved by the Planning Commission at a public hearing. The Planning Commission or City Council can determine how the zoning will be distributed. The decision will be made at the time the plan is reviewed. The decision cannot be made today because there is no development plan. When the plan is brought before Council it must address the entire 152 acres.

Simplicity of plan and Goal 7 of Comprehensive Plan: To apply the constraints of Ordinance 2842, we imagine standing in the center of Weeminuche subdivision, where lots become smaller eastward towards Paradise Hills, and larger westward towards unincorporated Mesa County. How do we quantify this into precise parcel densities? The fairest means is to simply average parcel densities surrounding the subdivision and apply these averages to the development. Fortuitously, the development covers nearly 160 acres, and so is conveniently divided into 40 acre portions. The parcel density for each 40-acre portion within the development is equated to the average for the 3 adjacent 40 acre portions outside the development. This very simple approach results in a plan for 122 parcels that grades as required and can be constructed entirely within RSF-2 zone (Figure 4). The visionary requirement that parcel density must grade from

high suburban to low agricultural density ALL WITHIN RSF-2 zoning ensures seamless density transition between the two, satisfying Goal 7 of the City Comprehensive Plan many years before it would be written. That is, all lots must satisfy minimum requirements for RSF-2 AND lot sizes must increase westward, but NONE of the lots can be smaller than the minimum. These requirements for density gradation were reaffirmed and application of gross density denied in a 1 June 1995 letter from City Manager Mark Achen to *Dr. Saccomanno* (see above).


Following Ordinance 2842 also solves P&Z's problem that the Weeminuche development plan is too dense for the area. Additional stress on existing roadways will be strongly mitigated not only by a considerably lesser populace, but by the demographics of new residents.

Housing variety: Goal 5 of the Comprehensive Plan aims to provide a "broader mix of housing types". The density gradation of Ordinance 2842 is exemplary. Every resident, whether inside or outside of the subdivision, enjoys a compatible neighborhood on all sides. Residents who have migrated to our neighborhoods, attracted by its quality living and extraordinary stability, include highly accomplished professionals such as a recent City mayor, doctors and lawyers, many who have resided here for 30 years and much longer. Development as promised by Ordinance 2842 offers a similar neighborhood within the western part of the Weeminuche Subdivision to attract similar new residents.

Honor the promise of Ordinance 2842, a visionary compromise by the 1995 City Council:

The City has received its 30 acre parcel across 26.5 Rd from the Catholic Church, the landowner obtained zoning coupled with sewer service from annexation that enables suburban development at the highest density consistent with surrounding, established rural neighborhoods. Now residents of 183 rural parcels and 818 suburban parcels within the half mile surrounding Weeminuche Subdivision await fulfillment of the contractual bargain that the 1995 City Council made in behalf of its residents, as directed by the City Attorney in 1995. We ask the City to reject the proposed plan and to await a plan that best suits and preserves this lovely part of the Grand Valley, one that honors the visionary compromise of Ordinance 2842.

Sincerely,


Jan and Richard Warren
2622 H Road
Grand Junction, CO 81506

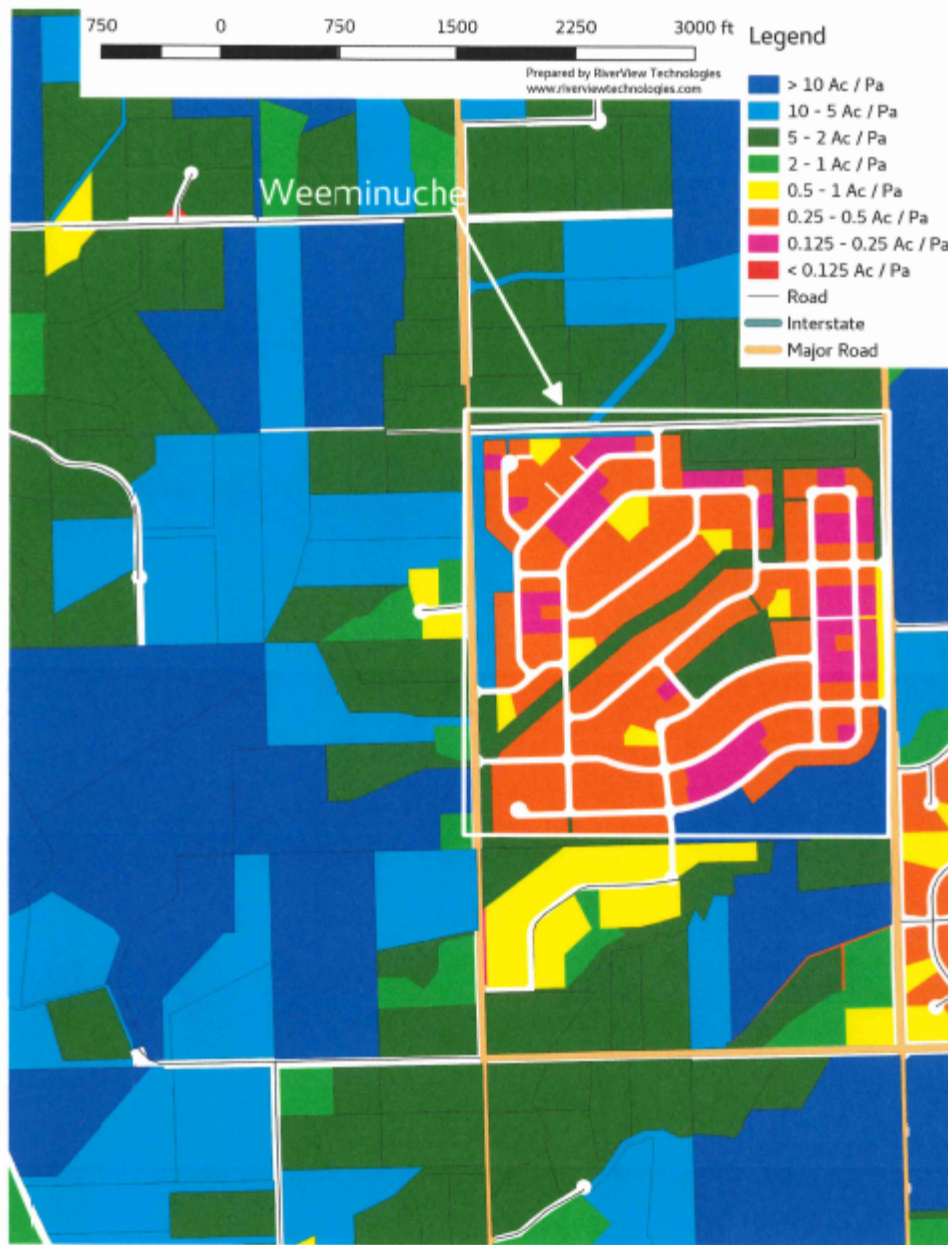


Figure 1. Parcel density for proposed 151.18 acre Weeminuche subdivision, 303 total parcels.

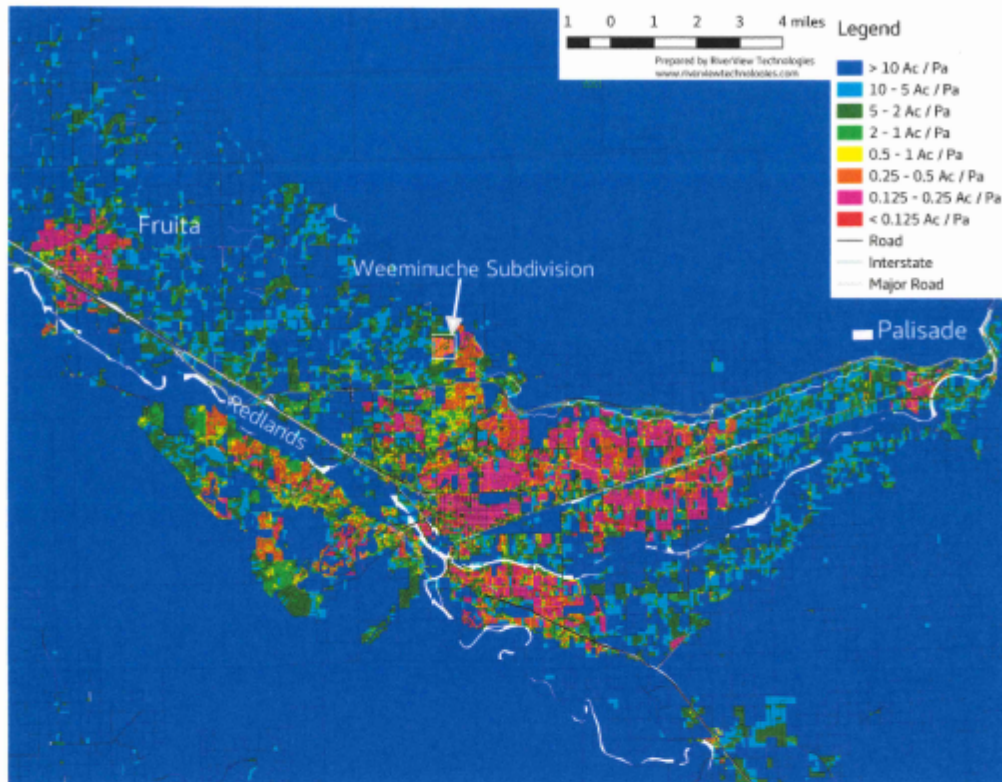


Figure 2. Parcel density for proposed 151.18 acre Weeminuche subdivision, 303 total parcels, compared to densities throughout Grand Valley.



Figure 3. Left: Farm animals are common residents of area surrounding proposed development.
Right: View north on 26.5 Rd (7th St) 1/4 mile north from H Rd.

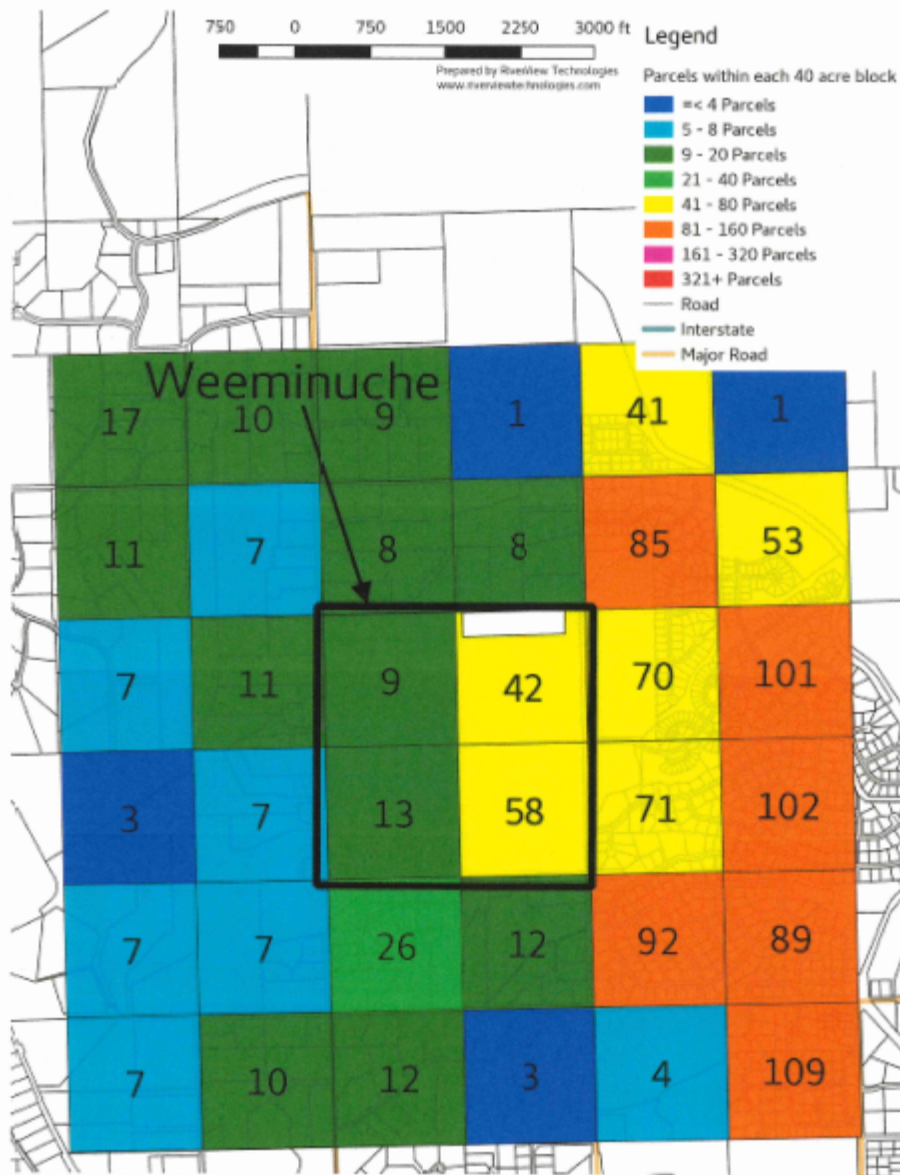


Figure 4. Number of parcels for each 40 acre tract calculated for 151.18 acre Weeminuche subdivision to match average for three immediately adjacent 40 acre tracts outside subdivision. Number of parcels for northeasterly 40 acre tract within subdivision is adjusted for smaller (31.35 acre) area.

Dear Grand Junction City Council,

My wife and I have lived at 823 26 Rd. since 1984, on 8 acres across 26 Road from the Weeminuche Subdivision. We are writing to oppose the proposed rezoning plan to build 303 homes in the Weeminuche Subdivision.

In 1995 there was extensive opposition by neighbors near the proposed dense housing associated with the annexation of Dr. Saccomanno's farm land. At that time a meeting with the neighbors, Dr. Saccomanno, Parkerson Construction, and Mark Achen, city manager, enabled a compromise. This compromise of 220 homes on the property was both a legal document, Ordinance 2842, and a "gentleman's agreement". The neighbors were told by all involved parties the 220 home number would never be exceeded. The opposing neighbors were disappointed by the agreement of 220 homes as it "does not fit" the five acre average of the surrounding homes and small farms, but at least we were confident it would not ever be more dense.

Overturning Ordinance 2842, which is the compromise plan, should not be a consideration. A person or a City Council's word is respected in Grand Junction. I respect the City Council's integrity. Please respect the compromise that was negotiated and agreed upon in 1995. In this exceedingly important matter it should be remembered that a "deal is a deal" and the deal was made by the city in 1995.

26 Road was built as a "farm to market" road. It is heavily traveled now. It has no shoulders, there is nothing but weeds and a drop off 2 inches outside the white line on either side. For city bikers wanting to get to less crowded roads north and west of the city, 26 Road is the main route to get there. Once they make it to 26 and H 3/4 Road they head west where it is safe to ride. Someone will die if shoulders are not constructed. The developer who spoke at the City Planning meeting told me at the 10 minute break "we plan to do nothing to improve 26 Road". At a minimum the developer should be required to put shoulders on both sides of 26 Road along the 3/4 mile stretch they are developing, and ideally for safety the shoulders should continue south on 26 Rd. Many more improvements are obviously needed all the way south to G Road. This is one of the many reasons even 220 homes "does not fit". One home/2 acre would be a reasonable compromise.

Thank you for your consideration in this extremely important decision,

William Scott, M.D.

823 26 Rd.

Grand Junction, CO 81506

970-640-3817

From: Kenneth Scissors [<mailto:scissorsgj@gmail.com>]
Sent: Thursday, November 30, 2017 7:40 AM
To: Belinda White <belindaw@gjcity.org>
Subject: Weeminuche Subdivision

Please assure that bicycle safety on the adjoining roads is adequate in the planning and approval process.
Thank-you
Ken Scissors

Sent from my iPad

From: Kayla Dodson [<mailto:kaylaafuera@gmail.com>]
Sent: Wednesday, November 29, 2017 5:18 PM
To: Belinda White <belindaw@gjcity.org>
Subject: Weeminuche Subdivision

It is interesting that a very large subdivision has been proposed for the area near 26 and H roads. That will mean a lot more people commuting for work and recreation. Has the project planned for good pedestrian and bicycle corridors? This would be a very sensible for the subdivision and probably make the neighbors a lot happier plus it adds all kinds of value to a subdivision when there are urban trails. Can you please ask them to add this to their plan? Thank you,

Kayla Dodson,
2504 Mt Sopris Dr,
Grand Junction, CO 81507,
970-787-5371

DATE: August 16, 2017

TO: City of Grand Junction
Attn: Scott Peterson, Senior Planner
250 North 5th Street
Grand Junction, CO 81501

RE: Weeminuche Subdivision
Response to Comments – Round 4
26 Road & H ¼ Road
Grand Junction, CO

VEAI #: F17-006

FILE #: PLD-2017-221

Dear Mr. Peterson,

We ask that you attach this letter, Response to Comments – Round 4, to the staff report that will be submitted by Friday of this week for the October 18, 2017 City Council agenda. We feel it's very important to include this information in the Council's agenda packet so they can review it prior to the final public hearing on November 1, 2017.

At the September 26, 2017 Planning Commission meeting, it was noted by one Commissioner that the Weeminuche Subdivision Outline Development Plan (ODP) did not appear to meet the community benefit requirements of the Zoning and Development Code (Code). To demonstrate compliance with all required provisions of the Code, the applicant requests that City Community and Development Department staff affirm that the Weeminuche Subdivision ODP meets the following provisions of the Grand Junction Municipal Code:

21.02.150 Planned development (PD).

(a) **Purpose.** The planned development (PD) district is intended to apply to mixed use or unique single use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter 21.05 GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC 21.05.010. Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:

- 1) More efficient infrastructure;
- 2) Reduced traffic demands;
- 3) More usable public and/or private open space;
- 4) Recreational amenities; and/or
- 5) Needed housing choices.

The Weeminuche Subdivision ODP meets a number of the long term benefits for the community:

- 2) Reduced traffic demands – Although the Weeminuche site is designated as Residential Medium Low (RML, 2-4 du/ac) on the Comprehensive Plan Future Land Use Map, and the anticipated density range allows up to 4 dwelling units per acre, the proposed ODP limits density to only two dwelling units per acre. By limiting the density (where a higher density range is anticipated as appropriate for the subject property), the community will benefit from reduced traffic demands. Overall, there is approximately 3,000 vehicle trips per day reduction anticipated with the R2 density. In addition, the provision of more than 14,500 linear feet of hard and soft surface trails that are part of the pedestrian and bicycle network also support reduced traffic demands by providing alternative modes of transportation and connectivity.
- 3) More usable public and/or private open space – The Zoning and Development Code requires 10% of open space be provided for developments with 10 or more lots; the Cluster Development provisions require at least 20% open space be provided when the cluster provisions are used. The Weeminuche Subdivision ODP is utilizing the cluster provisions and provides 21%, or 33 acres, of open space. Moreover, the open space that is provided is improved with landscaping and other amenities that are available for the use of the general public in addition to Weeminuche residents. Shade shelters, picnic tables, benches and playground equipment placed throughout the park areas and open space create an inviting environment for the public, as well as within the setbacks along roads with trails.

The open space represents a higher value to the overall community because it is made available to the general public, not just the residents of the Weeminuche Subdivision. The hard and soft surface trails allow the public to move throughout the community in a safe, richly landscaped environment. The provision of detached trails provides the public a safe, pleasant opportunity to walk or ride bikes around the entire perimeter and throughout the subdivision with very little interaction with vehicles.

- 4) Recreational amenities – While the Code requires the provision of a certain percentage of open space, there is no requirement to improve the open space with additional amenities. The Weeminuche Subdivision ODP will provide many amenities throughout the open space and park areas that will enhance the public's experience and provide safe areas for recreation. Shade shelters, picnic tables, benches and playground equipment all contribute to the enjoyment of the residents and public while using the park areas or the many hard and soft surface trails.

(b) **Outline Development Plan (ODP).**

- 1) **Applicability.** An outline development plan is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At ODP, zoning for the entire property or for each “pod” designated for development on the plan is established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual “pods” that will be the subject of future, more detailed planning.

The Weeminuche Subdivision ODP conforms to the Comprehensive Plan through the proposed PD with R2 default zone district. The Future Land Use Map shows the subject property as Residential Medium Low (2-4 du/ac) density range. The proposed density for the Weeminuche Subdivision ODP is limited to two dwelling units per acre through the PD zoning process. This density is at the low end of the anticipated density range of 2-4 dwelling units per acre.

The proposed Weeminuche Subdivision ODP is located on the outer edge of the 201 Sewer Service area and the Urban Growth Boundary. Properties located outside of the sewer service area in the unincorporated area of Mesa County are expected to develop at rural densities and with rural services. However, properties located within the 201 Sewer Service area and the Urban Growth Boundary are expected to develop with urban densities and with urban services such as sewer, streets with curb, gutter and sidewalk and smaller lot sizes.

The Weeminuche Subdivision ODP will provide single family housing as a transition between the low density, rural type development of the unincorporated area of Mesa County located outside of the sewer service area and Urban Growth Boundary and the more urbanized residential development located to the east which is located inside the City limits, 201 Sewer Service area and Urban Growth Boundary.

The Weeminuche property has been master planned as one large project to maximize the external improvements on perimeter roads and to preserve continuity throughout the development of the entire project. All required infrastructure shall be constructed in compliance with all City of Grand Junction, state and federal requirements. All required local, state and federal permits shall be obtained. The applicant has designed the Weeminuche Subdivision ODP in compliance with the Zoning and Development Code, TEDS and SWMM manuals and all other applicable regulations and development policies.

- 2) **Approval Criteria.** An ODP application shall demonstrate conformance with all of the following:
 - (i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The Weeminuche Subdivision Future Land Use classification is Residential Medium Low (RML, 2-4 du/ac). This land use classification is supported by the current zoning of the property of PD (with R4 default zone) and the requested rezone to PD (with R2 default

zone). The property is identified by the Comprehensive Plan as an “area of change” which anticipates new growth and development for properties located near and within Village and Neighborhood Centers as shown on the Future Land Use Map. A Neighborhood Center is anticipated at the intersection of H and 26 ½ Roads, located southeast of the Weeminuche Subdivision site. Residential development of this property will provide needed housing and will support the anticipated Neighborhood Center. In addition, the proposed development supports several of the goals and policies of the Comprehensive Plan as noted earlier in this report.

The proposed development is designed to be compliant with the Grand Valley Circulation Plan. Specifically the development meets Sec. 31.08.020(d) which states: “Subdivisions and other development shall be designed to continue or create an integrated system of streets and trails that provide for efficient movement of pedestrians, bicycles, and automobiles to and from adjacent development.” Sidewalks and various hard and soft surface detached pedestrian trails have been included in the design to meet the needs of an integrated system of streets and trails with convenient interconnectivity between streets and adjacent development. When fully constructed, the Weeminuche Subdivision will provide over 14,500 linear feet of hard and soft surface trails along with the extensive network of local roadways, connecting the development to the collector roadway system without encouraging cut-through traffic.

Because interconnectivity and providing a safe, pleasant pedestrian experience is a priority for the applicant, multiple trails have been incorporated into the development including a trail along Leach Creek. Freedom Heights Subdivision partially constructed a trail along a portion of Leach Creek. The Weeminuche Subdivision will complete the trail to provide one pedestrian facility along the creek, basically connecting 26 Road to 26 ½ Road through the Leach Creek corridor. The improved, pedestrian trail along Leach Creek supports the Urban Trails Master Plan.

(ii) The rezoning criteria provided in GJMC 21.02.140;

Section 21.02.140(a), Code amendment and rezoning, Approval Criteria. In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

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

The subject property was zoned PD and completed the Preliminary Plan review process with City Council granting approval of the plans on January 29, 2008. Both the PD zone and the Preliminary Plans were found to be consistent with the Comprehensive Plan’s Future Land Use Map and the Zoning and Development Code. At the time of approval, the local and national economy slowed and there was no longer a market or available financing for the construction and sale of single family homes. The developer postponed development hoping that the market would improve. Unfortunately, approval of the Preliminary Plans and the phasing schedule expired during the time the local market improved enough for development to proceed. The original premise and findings which led to the approval of the PD zone and Preliminary Plans have not been invalidated and still hold true. The proposed density for the new PD zoning is

substantially less than what was previously approved by the City in 2008. This criterion is not applicable.

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

The character and/or condition of the area have seen increased growth and development since the time of the PD zoning and approval of the Preliminary Plans on January 29, 2008. There has been an increase in the construction of single family homes to the south and east. A new single family subdivision known as Freedom Heights is currently under construction to the south. A stub street was provided by the Freedom Heights subdivision to the subject property in anticipation of future development. The Summer Hill Subdivision, located to the east, developed additional phases in 2015 and 2016.

The requested rezone to PD (with R2 default zone) will further the goals and policies of the Comprehensive Plan by providing for medium low density development in an area with shopping and services to support the new development. The proposed development will support the anticipated Neighborhood Center as shown on the Comprehensive Plan's Future Land Use Map.

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

All required and necessary utilities shall be constructed concurrent with development of the subject property. Utility providers for the subject property have the capacity and willingness to serve future development. Public facilities such as medical facilities, schools, library and parks are adequate to serve the scope of anticipated residential development. In addition, based on the recommendations of the Traffic Impact Study, left turn lanes will be constructed on 26 ½ Road and any additional right-of-way will be dedicated where needed on 26, H ¾, and 26 ½ Road.

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

There are very few vacant lots available for home construction within a mile of the subject property. Most neighborhoods are built out with the exception of the later phases of the Summer Hill subdivision. The nearest property with the potential to develop is located at the southeast corner of I-70 and 26 Road. There is an inadequate supply of suitable designated land available in this part of the community, particularly in the area of the proposed Neighborhood Center at H Road and 26 ½ Road.

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

The community will derive benefits from the rezone through the provision of 33 acres of public open space, trails and amenities. In addition, several pedestrian trails will be constructed for use by the public as well as residents of the Weeminuche Subdivision. An internal trail that bisects the subdivision will provide a convenient off-street connection between 26 Road and 26 ½ Road.

Freedom Heights Subdivision, located to the south, partially constructed a trail along a portion of Leach Creek. Weeminuche Subdivision will complete the trail to provide one pedestrian facility along the creek which will provide a pleasant pedestrian experience away from busy streets. A detached trail will be constructed around the majority of the perimeter of the subdivision with rich landscaping creating a park-like setting for outdoor recreational enjoyment.

Wide, landscaped buffer areas will provide the public with an inviting place to walk or ride bikes away from traffic. The width of the perimeter tracts are 69 feet to 240 feet adjacent to 26 Road; 30 feet adjacent to H ¾ Road and 50 feet wide adjacent to 26 ½ Road which far exceed the minimum Zoning Code requirements. All tracts with trails will include pedestrian amenities such as shade trees, shrubs and ground cover.

Park areas in the Weeminuche Subdivision ODP will also have community amenities to create an inviting place for passive and active recreation. Playground equipment, shade shelters and picnic tables will be provided for use by the public and residents. In addition, a 3.69 acre irrigation pond will create an aquatic amenity providing wildlife, a waterfall feature and scenic value to the users.

At the request of City staff, the area along Leach Creek will be dedicated to the public for ownership and maintenance by the City. This environmentally sensitive area will be preserved for the enjoyment of the public.

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

The proposed Weeminuche Subdivision meets the following requirements for Planned Developments:

Sec. 21.05.010, Purpose: Planned development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. The Weeminuche Subdivision has reserved 21% open space in both active and passive areas throughout the development. The open space will be landscaped with public trails internal and external to the development providing an integrated pedestrian system. A greater quantity and quality of open space is being incorporated into the development as a long term community benefit. The proposed development meets several of the goals and policies of the Comprehensive Plan as noted earlier in this report.

Sec. 21.05.020, Default Standards: Use of the Cluster provisions of Section 21.03.060 permit the use of the R4 bulk standards. This helps to achieve the density and design goals of the development and to preserve open space.

Sec. 21.05.030, Establishment of Uses: Allowed uses will be the same as those permitted in the R2 zone district including accessory uses.

Sec. 21.05.040, Development Standards: The development standards, such as those regarding fencing, parking and accessory uses, shall be the same as those permitted by the R2 zone district.

Sec. 21.05.050, Planned Development Phases and Signage: An appropriate phasing schedule and proposed subdivision signage information have been proposed for the Weeminuche Subdivision ODP.

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;

There are no corridor guidelines that are applicable to the Weeminuche Subdivision ODP. Title 23, North Avenue Overlay Zone; Title 24, Greater Downtown Overlay Zone; and Title 25, the 24 Road Corridor Design Standards do not apply to the proposed development, therefore this criterion is not applicable.

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

The subject property is located within the 201 Sewer Service Boundary and the Urban Development Boundary. These areas are expected to grow and development with urban densities and services. All necessary and required utilities shall be provided concurrent with construction of the Weeminuche Subdivision. Utilities shall be installed to current City standards and specifications. Public facilities such as medical facilities, schools, library and parks are adequate to serve the scope of anticipated residential development.

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

There are six points of access proposed for the development which will provide interconnectivity and efficient traffic flow to, and within, the development. Filing #1 will be accessed by Liberty Lane from the Freedom Heights subdivision located on the southern property line and 26 ½ Road on the east. There are two points of access proposed from 26 Road and two points of access from 26 ½ Road. There is one point of access proposed from H ¾ Road on the northern property line. In addition to street circulation of traffic, several trails will be constructed to provide pedestrian and bicycle circulation in a multi-modal network.

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

The HOA will maintain tracts along the perimeter of the development, with a minimum 30 foot width on H ¾ Road and up to a 240 foot width on the 26 Road frontage, which will be landscaped with shade trees and shrubs adjacent to the public rights-of-way. The open space tracts with detached trails provide a substantial visual buffer as well as physical separation between new and existing development.

Fencing will be installed around the perimeter of the subdivision and in the open space areas. Materials will vary depending on the location of the fence but will include one of three types of fencing materials: vinyl, composite or split rail. Perimeter fencing will be constructed of either vinyl or composite fencing at a height not to exceed six feet. Fencing in the open space areas will be split rail with 48 inch posts in areas where views and an open feel are to be protected. The applicant may construct a six foot privacy fence in areas where the open space backs up to

individual lots. In all cases, the applicant reserves the right to make a final determination on fencing materials.

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

The default R2 zone (Residential, 2 du/ac) will limit the density to two dwelling units per acre, which is consistent with the Residential Medium Low (2-4 du/ac) land use classification of the Comprehensive Plan. The Weeminuche Subdivision ODP is proposing a substantial reduction in density compared to the previous Preliminary Plan approved by City Council on January 16, 2008 which zoned the property PD with R4 default zone for up to 362 dwelling units.

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

The R4 bulk standards will be utilized as permitted by Section 21.03.060, Cluster Development. Allowed uses will be the same as those permitted in the R2 zone district including accessory uses. Other development standards, such as those regarding fencing, parking and accessory uses, shall be the same as those permitted by the R2 zone district.

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

: Development of the subject property will take place over an extended period of time given the size of the property and the current absorption rate of the housing market. An appropriate phasing schedule has been proposed which is suitable for a large property of this nature to develop.

(3) Decision-Maker.

- (i) The Director and Planning Commission shall make recommendations to City Council.
- (ii) City Council shall approve, conditionally approve or deny all applications for an ODP and accompanying planned development rezoning.

The applicant shall attend and participate in the public hearing process with the Planning Commission and City Council.

(4) Additional Application and Review Procedures.

- (i) Simultaneous Review of Other Plans. An applicant may file an ODP with a final development plan for all or a portion of the property, as determined by the Director at the pre-application conference.

The applicant shall submit final plat and plans upon approval of the Weeminuche Subdivision ODP for the first filing.

- (ii) Density/Intensity. Density/intensity may be transferred between development pods/areas to be developed unless explicitly prohibited by the ODP approval.

: The overall density of the Weeminuche Subdivision ODP shall be limited to two dwelling units per acre which is consistent with the R2 default zone district and the low end of the anticipated density range of the Residential Medium Low (2-4 du/ac) land use classification. Density will be monitored with each filing and adjusted to ensure that the two dwelling units per acre are not exceeded.

- (iii) Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval.

It is very important to the applicant that the phasing schedule be realistic. A phasing schedule that is too short (for this very large subdivision) will require the applicant and the neighborhood to return to the public hearing process to gain approval for what will be the very same plans that were initially approved. The public hearing process is time and labor intensive for both the neighborhood, the City, and developer. The applicant is requesting that a realistic phasing schedule be approved that *guarantees* what the density and design of the development will be for the neighborhood through the approved ODP.

The Weeminuche Subdivision is at least three to four times the size of the average subdivision that is built in the Grand Valley. The requested phasing schedule is equivalent to the time allowed for the smaller subdivisions to build out. As an example, the Hawk's Nest Subdivision was approved for 110 lots and the first filing was recorded in July, 2007. That development is just now completing build out of the 110 lots. During the time of construction, the market had a slow steady absorption rate of the lots. No changes were made over the past 10 years to the design of the development; the developer simply continued to construct homes as the lots were sold.

The Summer Hill Subdivision, located to the east of the Weeminuche site, is another example of the time required to construct and build out a large development. The Summer Hill development began in 2000 with 85.61 acres. After 17 years of development, the subdivision is currently developing Filing 7 and still has 15 undeveloped acres before the project will be built out.

Because the Weeminuche Subdivision is larger than most developments, more time is needed to complete the build out. The developer is master planning the entire site through the ODP process, which will provide assurances to the neighborhood as to the density and design elements, if a realistic phasing schedule is approved with the ODP. If the subject property were developed as smaller, independently owned parcels, the community would not benefit from the same high quality amenities and open space.

With assurances that the Weeminuche site will not be developed at the high end of the Residential Medium Low (2-4 du/ac) density range, the neighborhood will benefit from the PD with R2 default zoning because the density will be limited by the ODP ordinance and the overall site design will be established through the approved Outline Development Plan. The Planned Development rezone

process provides an opportunity to deviate from the standard provisions of the Code when a community benefit is being provided, which is what the applicant is requesting with the phasing schedule.

The applicant requests that the phasing schedule be established to allow each filing a period of three years for construction and build out. Should the market be more favorable than anticipated, construction will be expedited for each subsequent filing. With over 30 years of residential construction experience in the Grand Valley, the applicant is confident that the proposed phasing schedule is realistic for the very large size of the Weeminuche Subdivision. The applicant is eager to secure predictability for the neighborhood, as well as for their confidence in retaining the entitlement for the Weeminuche Subdivision.

- (iv) Required Subsequent Approvals. Following approval of an ODP, a subsequent final development plan approval shall be required before any development activity occurs.

The applicant shall submit final plat and plans for the first filing upon approval of the Weeminuche Subdivision ODP. Said plat and plans shall meet or exceed all City Code and development regulations.

21.05.010 Purpose.

The planned development (PD) zone applies to mixed use or unique single-use projects where design flexibility is desired and is not available through application of the standards established in Chapter 21.03 GJMC. Planned development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. The Director shall determine whether substantial community benefits will be derived. Specific benefits that the Director may find that would support a PD zoning include, but are not limited to:

- (a) More effective infrastructure;
- (b) Reduced traffic demands;
- (c) A greater quality and quantity of public and/or private open space;
- (d) Other recreational amenities;
- (e) Needed housing types and/or mix;
- (f) Innovative designs;
- (g) Protection and/or preservation of natural resources, habitat areas and natural features; and/or
- (h) Public art.

The following community benefits will be derived through the Weeminuche Subdivision ODP:

- (b) Reduced traffic demands – The Comprehensive Plan Future Land Use Map designates the subject property as Residential Medium Low (2-4 du/ac), meaning that the Comprehensive Plan anticipates residential development at a density starting at 2 dwelling units per acre and ranging

upward to 4 dwelling units per acre. The Weeminuche Subdivision ODP proposes development at not more than 2 dwelling units per acre, thereby reducing the overall potential traffic demands by 50% in terms of the total potential density anticipated by the Comprehensive Plan. The community will benefit from a reduction in the overall density of the Weeminuche Subdivision ODP compared with the overall allowed density of four dwelling units per acre which is anticipated by the Comprehensive Plan.

- (c) A greater quality and quantity of public and/or private open space – The Weeminuche Subdivision ODP proposes to preserve and make available to the public 33 acres of open space, which is more than 21% of the overall site. The majority of the open space will be maintained by the Home Owner's Association for the benefit of the public. When fully developed, the Weeminuche Subdivision will provide over 14,500 linear feet of paved and soft surface trails (2.74 miles). All trails will be dedicated for the use of the general public, not just the residents of the subdivision.
- (d) Other recreational amenities – The open space and trails in the Weeminuche Subdivision ODP contain many amenities such as shade shelters, picnic tables, benches which are not required by the Code, as well as landscaping. These amenities are provided to enhance the appearance of the proposed development and to create an inviting environment for the residents and the public to enjoy. In addition, a 3.69 acre irrigation pond will create an aquatic amenity providing wildlife, a waterfall feature and scenic value to the users.
- (g) Protection and/or preservation of natural resources, habitat areas and natural features – The southeast corner of the subject property contain a relatively undisturbed riparian area along Leach Creek. ERO Resources was engaged to map any wetland areas along Leach Creek and identified an area adjacent to the Leach Creek Bridge over 26 ½ Road as the only area of wetlands. This area is being preserved as an environmentally sensitive area and will be dedicated to the City of Grand Junction for ownership and maintenance. The area along Leach Creek will contain a 10' concrete trail that will allow pedestrians and bicyclists from the public to enjoy this area of natural beauty. Although the trail along Leach Creek is shown on the Urban Trails Master Plan and is a required feature, a large portion of this area is being preserved in the tract that will be dedicated to the City instead of being platted as private portions of the lots that line the Leach Creek. The community benefits from a larger area along Leach Creek being preserved so that everyone in the public may enjoy this area in its natural condition, including local wildlife.

21.05.020 Default standards.

The use, bulk, development, improvement and other standards for each planned development shall be derived from the underlying zoning, as defined in Chapter 21.03 GJMC. In a planned development context, those standards shall be referred to as default standards or default zone. The Director shall determine whether the character of the proposed planned development is consistent with the default zone upon which the planned development is based. Deviations from any of the default standards may be approved only as provided in this chapter and shall be explicitly stated in the zoning/rezoning ordinance. The planned development ordinance shall contain a provision that if

the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards.

The Cluster Development provisions of the Code are being utilized, as permitted by Section 21.03.060. With preservation of 21% open space, the Cluster provisions allow use of the R4 bulk, or dimensional, standards. For lots located adjacent to open space tracts, Section 21.03.030(d)(5) may also be utilized for setback reduction purposes, as permitted by the Code. Due to the use of the R4 bulk standards and the opportunity to use Section 21.03.030(d)(5), there are no special deviations that are requested by the applicant as part of the Weeminuche Subdivision ODP.

21.05.030 Establishment of uses.

- (a) **Uses Allowed.** At the time of zoning a parcel to PD, the City Council shall determine the allowed uses. Only uses consistent in type and density with the Comprehensive Plan may be allowed within a PD. The type and density of allowed uses should generally be limited to uses allowed in the default zoning.

As noted in the General Project Report that was submitted with the initial application, the allowed uses will be the same as those permitted in the R2 zone district. Other development standards, such as those regarding fencing and accessory uses, shall be as permitted by the R2 zone district and the Zoning and Development Code. Density shall be limited to two dwelling units per acre which is consistent with the R2 zone district and the Residential Medium Low land use classification of the Comprehensive Plan.

- (b) **Adoption and Modification of Authorized Uses.** The City Council, at the time of establishing a PD zone, shall list uses that are authorized by right or by conditional use permit. All uses, whether by right or conditional use permit, shall be subject to all applicable permit and approval processes established in this code. The rezoning process shall be used to modify the authorized use list for any planned development.

The allowed uses will be the same as those permitted in the R2 zone district. There are no requested modifications to the list of allowed uses by the applicant for the requested PD zone district.

21.05.040 Development standards.

- (a) **Generally.** Planned development shall minimally comply with the development standards of the default zone and all other applicable code provisions, except when the City Council specifically finds that a standard or standards should not be applied. Planned development shall comply with GJMC 21.02.150.

The proposed residential development shall meet or exceed all Zoning and Development Code requirements, as well as all other applicable code provisions such as Title 28, Stormwater Management Manual (SWMM) and Title 29, Transportation Engineering Design Standards (TEDS). The R4 bulk standards will be utilized as permitted by Section 21.03.060, Cluster Developments, of the Zoning Code. There are no deviations requested from the R4 bulk standards.

- (b) **Residential Density.** Dwelling unit densities in planned development shall comply with the maximum and minimum densities of the Comprehensive Plan or default zone.

The Weeminuche Subdivision ODP density shall not exceed two dwelling units per acre which is consistent with the R2 default zone district, and the Residential Medium Low (RML, 2-4 du/ac) land use classification of the Comprehensive Plan Future Land Use Map. Although the RML land use anticipates density between two and four dwelling units per acre, the Weeminuche Subdivision ODP limits density to two dwelling units per acre for the entire development, which is at the low end of the allowed density for the subject property.

- (c) **Nonresidential Intensity.** A maximum floor area shall be established at the time of planned development approval. In determining the maximum floor area, the Planning Commission and City Council shall consider:

- (1) The intensity of adjacent development;
- (2) The demand for and/or mix of residential and nonresidential development in the proposed PD and in the vicinity of the proposed PD;
- (3) The availability of transportation facilities, including streets, parking, transit facilities and bicycle/pedestrian facilities;
- (4) The adequacy of utilities and public services.

There are no anticipated nonresidential uses that will be permitted other than those allowed by the R2 default zone district.

- (d) **Mixed Use Intensity.**

- (1) In mixed use developments in areas designated for residential development in the Comprehensive Plan, no more than 10 percent of the land area may be dedicated to nonresidential uses.
- (2) The maximum residential densities within mixed use developments designated for nonresidential development in the Comprehensive Plan shall not exceed 24 dwelling units per acre. In such developments, residential uses shall not constitute more than 75 percent of total floor area.

: This section is not applicable to the Weeminuche Subdivision ODP which is limited to the uses in the R2 default zone district.

- (e) **Minimum District Size.** A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD. In approving a planned development smaller than five acres, the Planning Commission and City Council shall find that the proposed development:

- (1) Is adequately buffered from adjacent residential property;
- (2) Mitigates adverse impacts on adjacent properties; and
- (3) Is consistent with the goals and policies of the Comprehensive Plan.

: This section is not applicable to the Weeminuche Subdivision ODP due to the overall acreage of the subject property which is approximately 151 acres.

(f) **Development Standards.** Planned development shall meet the development standards of the default zone or the following, whichever is more restrictive. Exceptions may be allowed only in accordance with this section.

- (1) **Setback Standards.** Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that:
 - (i) Buildings can be safely designed and that the design is compatible with lesser setbacks.

Compatibility shall be evaluated under the International Fire Code and any other applicable life, health or safety codes;

- (ii) Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space;
- (iii) Reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural features.

: Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the conditions listed in subsections (i), (ii) and (iii) have been met. Additionally, the provisions of Section 21.03.030(d)(5) may be utilized for lots located adjacent to open space tracts.

- (2) **Open Space.** All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

The R2 default zone requires the provision of 10% open space for subdivisions with 10 or more lots. Utilizing the Cluster provisions of the Code, the applicant is preserving 21% open space, or 33 acres, of the overall site. The amount of open space being preserved is double the amount required by the R2 default zone district.

The quality of the open space is greatly enhanced with amenities such as shade shelters, picnic tables and benches. Landscaping with shade trees, shrubs and ground cover create an inviting environment for passive and active recreation for the public.

Wide buffer tracts along the perimeter create a visual buffer and physical separation between new and existing development. Detached trails within the landscaped tracts provide a safe place for pedestrians and bicyclists to move throughout the development. A combination of hard and soft surface trails will provide 14,500 linear feet, or 2.7 miles, of trails when the Weeminuche Subdivision has been fully built out.

(3) Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i).

: Fencing shall be provided around the perimeter of the Weeminuche Subdivision ODP and in the open space areas. Fence materials will vary depending on the location of the fence but will include one of three types of materials: vinyl, composite or split rail. All fencing shall comply with Section 21.04.040.

(4) Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

: Landscaping located around the perimeter of the Weeminuche Subdivision ODP or in open space tracts owned by the HOA shall be maintained by the HOA, and shall meet or exceed the requirements of Section 21.06.040.

(5) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

Off-street parking shall be provided in accordance with Section 21.06.050.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

All internal streets have been designed to meet the urban residential street standards of Title 29, TEDS, and the applicable sections of Section 21.06.060. Street configuration and lot layout has been configured to minimize long straight runs and is circuitous in nature to assure low traffic speeds within the subdivision. City staff directed adjustment of street alignment to better comply with the intent of the street configuration to avoid long straight runs.

(g) Deviation from Development Default Standards. The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include:

- (1) Transportation amenities including, but not limited to, trails other than required by the multimodal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelters;
- (2) Open space, agricultural land reservation or land dedication of 20 percent or greater;
- (3) Community facilities for provision of public services beyond those required for development within the PD;
- (4) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 20 years; and
- (5) Other amenities, in excess of minimum standards required by this code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.

: Due to the use of the R4 bulk standards and the opportunity to use Section 21.03.030(d)(5), there are no special deviations that are requested by the applicant as part of the Weeminuche Subdivision ODP. The applicant has provided 21% open space equal to 33 acres, and included many amenities for use by the public which include playground equipment in the center park, hard and soft surface trails exceeding 14,500 linear feet surrounding and throughout the Weeminuche Subdivision ODP as well as other features such as shade shelters, picnic tables and benches. Although these amenities have been provided for use by the residents and the general public, the applicant has not requested any special deviations from the default zone district standards.

21.05.050 Planned development phases.

- (a) **Transfer of Ownership.** No developer, owner or agent thereof shall sell, convey or otherwise transfer ownership of any planned development that has not been finally approved until such person has informed the buyer, in writing, of the property's exact status with respect to the planned development process and conditions of approval, if any. The City shall bear no liability for misrepresentation or failure to disclose terms and conditions by the owner or agent.

The applicant shall comply with the provisions of this section should they ever be applicable.

- (b) **Outline Development Plan (ODP).** An outline development plan (ODP) is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, compatibility of land use and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of an ODP. Zoning for the entire property or for each development "pod" is established at ODP. With an ODP, the pattern of development is established with densities assigned to individual "pods," which shall be the subject of future, more detailed planning.

The Weeminuche Subdivision ODP has demonstrated conformance with the Comprehensive Plan which designates the subject property as Residential Medium Low (RML, 2-4 du/ac). The applicant has requested a zoning of Planned Development with R2 default zone district, which limits density to the low end of the allowed density range (2 du/ac maximum) of the RML land use classification.

The proposed development is compatible with surrounding land development, which is not to say that it will be the same. Compatibility is found in the transitional nature of the proposed single family residential development between the large lot, estate type development of the areas located in unincorporated Mesa County to the north and west of the subject site, and the smaller lot, more urban type development of the areas located within City limits to the east and south. The Weeminuche Subdivision ODP transitions the lot sizes between these two areas that anticipate very different types of development.

The properties located outside of the 201 Persigo Sewer Service area (to the north and west) are expected to develop with rural density and rural services. The properties located within the 201 Persigo Sewer Service area and the Urban Growth Boundary (to the east and south) are expected to develop at urban densities and with urban services such as sewer, streets with curb, gutter and sidewalks and small lot sizes.

Construction of improvements will be coordinated with each development phase to ensure that all required off-site improvements are constructed as warranted by the Traffic Impact Study. Open space amenities and trails will also be constructed with each phase of development to ensure that residents and the public have access to the trails and open space features.

Zoning for the overall Weeminuche Subdivision ODP shall be limited to two dwelling units per acre and established with the Planned Development zoning.

- (c) **Signage.** No sign shall be allowed on properties in a planned development zone unless the sign has been approved as part of the final development plan. Variance of the maximum total surface area of signs shall not be permitted, but the maximum sign allowance for the entire development or use may be aggregated and the total allowance redistributed. See GJMC 21.06.070 for sign regulations.

The proposed signage shall comply with Sections 21.05.050(c), 21.06.070(h)(1) and 21.06.070(h)(7) of the Zoning and Development Code. The signage will be located at the six points of access to the Weeminuche Subdivision ODP and will be externally illuminated with lighting directed to the sign face. A total of 32 square feet of sign face area is permitted for each subdivision entry which will be divided between two signs at each point of entry. Final design of the proposed signage shall be included with the final plat and plans for each filing.

- (d) **Final Development Plan.** The final development plan and/or the subdivision plat are necessary to ensure consistency with the approved outline development plan, specific development requirements and construction requirements. See GJMC 21.02.150(c).

The final development plans for each filing shall be consistent with the approved outline development plan, specific requirements of the ODP approval and construction requirements.

Section 28.28, Storm Runoff.

All City, State and Federal permits will be obtained. Agreements with the 5-2-1 Drainage Authority will be executed for construction and post-construction stormwater management.

Section 29.08, Transportation Impact Study.

The applicant worked closely with City staff on access locations into the site to determine the optimal locations for spacing and sight distance. Compliance with TEDS requirements is based on findings of the Traffic Impact Study. Based on generated traffic volumes from the report, the City requested additional operational analysis of off-site major intersections (approximately 1 mile away from site). Recommendations contained in the analysis and approved by the City will be implemented according to project build-out.

Section 29.20, Residential and Commercial Streets, Landscaping and Traffic Calming.

The Weeminuche Subdivision ODP has been designed using the urban residential street standards within TEDS. Street configuration and lot layout was configured to minimize long straight runs and is circuitous in nature to assure low traffic speeds within the subdivision. City staff directed adjustment

of street alignment to better comply with the intent of the street configuration to avoid long straight runs.

Section 29.28, Arterial and Collector Geometric Design, Including Roundabouts.

The Traffic Impact Study (TIS) indicates that left turn lanes will be warranted and have therefore been designed in accordance with this Section 29.28 of TEDS. Improvements for surrounding major collectors around the perimeter of the subdivision will follow the recommendations of the TIS report. Construction improvements at subdivision access points and off-site intersections will be constructed with each development phase as warranted by increased traffic. Thank you.

Vortex Engineering, Inc. looks forward to working successfully with the City of Grand Junction to permit this project.

Should you have any questions or require additional information, please do not hesitate to contact me at (970) 245-9051 or by email at rjones@vortexeng.us. Thank you.

Sincerely,

Vortex Engineering, Inc.

A handwritten signature in black ink, appearing to read "Robert W. Jones, II". The signature is written in a cursive, flowing style.

Robert W. Jones, II, P.E.

Cc: File

WEGENER, SCARBOROUGH,
YOUNGE & HOCKENSMITH, LLP
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ATTORNEYS & COUNSELORS

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BENJAMIN WEGENER
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970-242-2645, EXT. 203

October 19, 2017

*Via Email to johns@gjcity.org &
Via U.S. Mail, Postage Prepaid, To:*
Mr. John Shaver, Esq.
Grand Junction City Attorney's Office
250 N. 5th Street
Grand Junction, Colorado 81501

Re: *The Proposed Weeminuche Subdivision*

Dear Mr. Shaver:

Please be advised that this office represents Rick and Jan Warren, who reside at 2622 H Road, Grand Junction, Colorado 81506, with respect to the above referenced matter. In this regard, I am writing to discuss the proposed Weeminuche Subdivision, which as I understand, will be addressed by the City Council at its meeting on Wednesday, November 1, 2017. In particular, it is my understanding that on November 1, 2017, the City Council will be determining whether or not to approve the Weeminuche Subdivision. Thus, the purpose of this letter is to discuss this proposed Subdivision and Mr. & Mrs. Warren's objections to it so that you can provide this information to the City Council in advance of its meeting on November 1, 2017.

With that being said, and as you likely know, the real property that would comprise the proposed Weeminuche Subdivision was formally annexed to the City of Grand Junction on May 3, 1995, pursuant to Ordinance Number 2842. See Enclosure "1" (Ordinance Number 2842). As part of the annexation of this particular parcel of real property, the City of Grand Junction zoned it as PR, but with a density equivalent to RSF-2, and with the requirement that a higher density be located toward the eastern edge of the real property and a lower density toward the western edge of the property. This is important because the proposed Weeminuche Subdivision would be located toward the western edge of the real property that was annexed to the City of Grand Junction in May of 1995, meaning that it is required to have a lower density. In fact, in correspondence about the annexation of this real property, Mr. Mark Achen, the City Manager at the time, stated that this real property would have to have a minimum lot size of 21,500 square feet, which is approximately ½ acre lots. See Enclosure "2" (June 1, 1995 Letter).

At the time the real property comprising the proposed Weeminuche Subdivision was annexed, this real property was to have the density equivalent of RSF-2. As you know from Mesa County's Land Development Code, property zoned as RSF-2 is property that "is primarily intended to accommodate medium-low density, single family residential development, and to provide land use protection for areas that develop in such a manner." See Enclosure "3" (Land Development Code, Zoning Districts, Chapter 4; Page 4-2). This is also important to note because Mr. Achen stated that only 220 lots would be the maximum amount permissible under the RSF-2 zoning classification for any development on the real property comprising the proposed Weeminuche Subdivision. See Enclosure "2."

Since the property in question was required to have the density equivalent of property zoned as RSF-2, the City of Grand Junction has moved to a different zoning classification system, and similar properties would now likely be zoned as "R-2." In this regard, the "R-2" classification is similar to the RSF-2 classification, but they are different. The stated purpose of the R-2 classification is "[t]o provide areas for medium-low density, single-family residential uses where adequate public facilities and services exist." See Enclosure "4" (R-2; Residential-2 Classification). In fact, Grand Junction City zoning rules state that property zoned R-2 cannot have more than two (2) units an acre. See *id.* Thus, while RSF-2 and R-2 are similar, they differ because while R-2 limits the maximum density to no more than 2 units an acre, the lot size for each unit could be smaller than a ½ acre, but RSF-2 would require each lot to be approximately ½ acre, or 21,500 square feet.

This is important to note because in the plan for the proposed Weeminuche Subdivision, only 7 of the 303 single-family homes to be constructed in this Subdivision are on a ½ acre or larger. This is not in conformance with the original annexation agreement for this real property and the classification given to it as part of Ordinance Number 2842. In other words, when the original classification of the real property required a density equivalent of RSF-2 is taken into consideration, along with the fact that the City of Grand Junction must also consider such things as public rights-of-way, open spaces, and wetlands, the proposed Weeminuche Subdivision far exceeds the permitted use and zoning for the area.

Furthermore, and as stated above, the proposed Weeminuche Subdivision currently calls for the construction of 303 single-family homes. It is surprising that this many lots have been proposed because it would be contradictory to the original zoning classification for medium-low density development. In this regard, and as stated above, the real property comprising the Weeminuche Subdivision was to have a density equivalent of RSF-2, as Ordinance Number 2842 requires. In fact, Ordinance Number 2842 states that the real property annexed to the City of Grand Junction in 1995 was to have a higher density located toward the eastern edge of the real property and a lower density located toward the western edge of the property. This is important to note because historical data indicates that the development of this real property was to have an average of 1.4 units an acre to the east (Paradise Hills Subdivision) and move to 3.64

units per acre to the west. In other words, the real property comprising the proposed Weeminuche Subdivision should only have a home built every 3.64 acres. Additionally, it must also be remembered that Mr. Achen's June 1, 1995 correspondence specifically rejected the notion that this real property could support 300 homes, and he indicated that the number of homes that could be built in this area would be far less. *See* Enclosure "2."

Besides the foregoing, the construction of 303 single-family homes in this area would have a drastic impact on public facilities and services. This fact was recognized by the Planning Commission when it voted to deny the application of the proposed Weeminuche Subdivision. In fact, the Planning Commission Chairman, Ms. Christian Reece, was quoted as saying that she did not believe that the City's "current infrastructure can handle that type of growth in that part of town." Ms. Reece then stated that she did not believe that the proposed Weeminuche Subdivision was in "our community's best interest."

In fact, the drastic effects that the construction of a large amount of single-family homes would have on this area was identified long ago by the City of Grand Junction. As stated above, Mr. Achen's best estimate for the development of this area, given how the property was zoned, would be for the construction of 220 single-family homes. *See* Enclosure "2." While 220 lots was an estimate as to the maximum amount of homes that the area could sustain, it is far less than the 303 currently proposed (given the property, the wetlands thereon, the current infrastructure, etc., the maximum amount of lots that the area could sustain would likely be much lower than 220). This fact alone is likely why the Planning Commission has recommended the rejection of the proposed Weeminuche Subdivision.

Furthermore, the seventh goal of the City of Grand Junction's Comprehensive Plan states that when new development is adjacent to existing development of a different density/unit type and/or land use type, an appropriate transition should occur to act as a buffer. If the proposed Weeminuche Subdivision is approved, it would act to contradict the City of Grand Junction's Comprehensive Plan as there would be a very abrupt transition between an urban and rural setting. This is also important to point out since it would appear that Ordinance Number 2842 was created to prevent this from occurring as it would be read to require that a substantial buffer zone was to be maintained between the urban areas of Grand Junction and the rural/agricultural land that currently exists in this area.

With the foregoing in mind, the City of Grand Junction annexed the real property that would comprise the Weeminuche Subdivision under an annexation agreement in 1995. As part of this annexation agreement, this property was zoned in a way that the area comprising the proposed Weeminuche Subdivision would have a medium-low density. For the City Council to now approve the proposed Weeminuche Subdivision, particularly when the Planning Commission has not recommended its approval, it would be breaching the agreement the City made in 1995, along with violating its own Ordinance in regard thereto. In fact, if the City

Council were to take action on November 1, 2017 and approve the proposed Weeminuche Subdivision, the City of Grand Junction would open itself up to a number of claims/causes of action against it by the people who bought property in this area, relying on the 1995 annexation agreement and the zoning classification given to this property.

I would ask that you provide this correspondence, along with the attachments hereto, to the City Council for their review and consideration in advance of the November 1, 2017. Thank you, in advance, for your prompt attention to this matter.

Yours very truly,

**WEGENER, SCARBOROUGH YOUNGE &
HOCKENSMITH, LLP**


By Benjamin M. Wegener

OWNERS OF 2622 H ROAD


By Rick Warren


By Jan Warren

/bmw
Enclosures

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2842

Ordinance Zoning the Pomona Park Annexation

Recitals.

The following properties have been annexed to the City of Grand Junction as the Pomona Park Annexation and require a City zoning designation be applied to the properties.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the following zone of annexation.

The City Council finds that the requested zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

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

The following described properties be zoned as follows:

The following properties are zoned PR 12:

LOT 36 OF POMONA PARK, LOCATED IN SECTION 33, T1N, R1W OF THE UTE MERIDIAN

The following properties are zoned PR 7.8:

BEG S 89DEG29'30SEC W 1274.35FT FR NE COR SE4 NW4 SEC 3 1S 1W N 89DEG29'30SEC E 369.39FT S 483FT TO C LI G V CNL N 69DEG02'21SEC W 105.48FT N 60DEG45'20SEC W 150.29FT N 32DEG45'52SEC W 144.30FT N 14DEG00'04SEC W 254.8FT TO BEG + ALSO THAT PT BEG S 701.84FT FR NE COR SE4 NW4 SD SEC 3 N 77DEG38'37SEC W 847.93FT N 69DEG02'21SEC W 82.07FT N 53.54FT N 69DEG02'21SEC E 97.49FT S 77DEG38'37SEC E 833.25FT S 51.19FT TO BEG EXC E 25FT FOR ROAD ROW

The following properties are zoned PR 9.9:

BEG SE COR E2NE4NW4 SEC 3 1S 1W S 89DEG14'08SEC W 509.32FT N ODEG02'45SEC E 220.96FT N 89DEG59'05SEC E 508.04FT S ODEG16'55SEC E 214.3FT TO BEG EXC E 25FT FOR RD ROW

The following properties are zoned RSF-R:

BEG S 89DEG58' W 30FT FR NE COR SE4 NE4 SEC 32 1N 1W S 89DEG58' W 1288.13FT S ODEG00'30SEC E 1040.59FT N 84 DEG37'30SEC E 28.80FT N 81DEG59'30SEC E 1213.20FT N 04 DEG32' E 577.30FT S 89DEG56' E 12.30FT N ODEG01' W 294.15FT TO BEG EXC THAT PT BEG S 89DEG58' W 30FT FR NE COR SE4 NE4 SD SEC 32 S 89DEG58' W 200FT S ODEG01' E 210FT N 89DEG58' E 200FT N ODEG01' W 210FT BEG; AND

ALSO BEG S 89DEG58' W 30FT FR NE COR SE4 NE4 SEC 32 1N
1W S 89DEG58' W 200FT S ODEG01' E 210FT N 89DEG58' E
200FT N ODEG01' W 210FT TO BEG; AND ALSO N 15A OF LOTS
11 + 12 POMONA PK SEC 33 1N 1W EXC .19A I-70 ON SW; AND
ALSO S 5A OF LOTS 11 + 12 + N 10A OF LOTS 13 + 14
POMONA PK SEC 33 1N 1W EXC 1A I-70 ON W; AND ALSO S2 OF
LOTS 13 + 14 POMONA PK SEC 33 1N 1W N OF I-70; AND ALSO
LOTS 26 + 35 POMONA PK SEC 33 1N 1W EXC 1.15A I-70 ON
W; AND ALSO THAT PT OF SE4NE4 SEC 34 1N 1W N OF I-70 +
E OF LEACH WASH; AND ALSO LOTS 45 + 46 IN N2SW4SW4 SEC
34 1N 1W; AND ALSO E2 LOT 64 POMONA PK SEC 34 1N 1W + N
155FT SW4SE4SW4 SEC 34 1N 1W; AND ALSO SW4SE4SW4 SEC 34
1N 1W EXC N 155FT THEREOF; AND ALSO N2SE4SW4 SEC 34 1N
1W EXC BEG NW COR SD N2SE4SW4 S 89DEG56'25SEC E
940.78FT S ODEG01'20SEC W 208.71FT N 89DEG56'25SEC W
417.42FT S ODEG01'20SEC W 124.21FT N 89DEG56'25SEC W
523.36FT N ODEG01'20SEC E 332.92FT TO BEG; AND ALSO BEG
NW COR LOT 39 POMONA PARK SUB SEC 34 1N 1W E 268.65FT S
200FT W 268.65FT N 200FT TO BEG EXC ROW AS DESC IN
B-997 P-330 THRU 331 MESA CO RECDS; AND ALSO BEG 200FT
S OF NW COR LOT 39 POMONA PARK SUB SEC 34 1N 1W S TO SW
COR SD LOT 39 E 268.65FT N TO A PT 268.65FT E OF BEG W
TO BEG; AND ALSO LOT 2 REPLAT OF SUNNY KNOLL SUB SEC 35
1N 1W + BEG 447.2FT E OF SW COR NW4NW4 SEC 35 N
67DEG14MIN E 94.7FT S 36.64FT TO S LI NW4NW4 W 87.32FT
TO BEG; AND ALSO LOT 1 REPLAT OF SUNNY KNOLL SUB SEC 35
1N 1W; AND ALSO BEG 855FT N OF SW COR SW4NW4 SEC 35 1N
1W N 455FT TO NW COR SW4NW4 E 500FT SWLY 671FT TO BEG
EXC .02A I-70; AND ALSO THAT PT NW4NW4 SEC 35 1N 1W N +
W OF C RICE WASH EXC N 30FT FOR RD; AND ALSO BEG N
4389FT OF SW COR SEC 35 1N 1W S 224FT N 65DEG15' E
330FT N 265FT SWLY TO BEG + BEG N 201.33FT + N 76DEG57'
E 30.8FT OF SW COR NW4NW4 SD SEC 35 N 76DEG57' E
167.8FT N 50DEG17' E 106FT N 53DEG53' E 119FT N
59DEG41' E 114.88FT N 14DEG31' W 355.84FT S 52DEG09' W
103.31FT S 360.25' S 65DEG W 297.40FT S 28.90FT TO BEG;
AND ALSO BEG NW COR S2SW4 SEC 26 1N 1W E 550FT SWLY TO
A PT 400FT S OF BEG N TO BEG EXC W 30FT FOR ROW; AND
ALSO THAT PT OF S2SW4 SEC 26 1N 1W N + W OF WASH EXC
BEG NW COR S2SW4 E 550FT SWLY TO A PT 400FT S OF BEG N
TO BEG + EXC BEG 30FT N OF SW COR SEC 26 N 10' E 382FT
S 89DEG55' E 732.31FT TO C LI RICE WASH S 40DEG07' W
498.91FT TO A PT ON LI OF RD N 89DEG55' W 411.95FT TO
BEG; AND ALSO BEG N ODEG10' E 30FT FR COM COR TO SECS
26-27-34 & 35 1N 1W N ODEG10' E 382FT S 89DEG55' E
131.91FT S ODEG10' W 173.98FT S 82DEG54'07SEC E
415.02FT S 40DEG07' W 205.49FT N 89DEG55' W 411.95FT TO
BEG & ALSO BEG N 19DEG12'30 SEC E 404.32FT FR COM COR
TO SECS 26-27-34 & 35 1N 1W S 89DEG55' E 600.4FT S
40DEG07' W 293.42FT N 82DEG54'07SEC W 415.02FT N
ODEG10' E; AND ALSO W4NW4SE4 SEC 3 1S 1W; AND ALSO BEG
NW COR OF E2W2NW4SE4 SEC 3 1S 1W E 9RD S 13.5RD W 9RD N
TO BEG; AND ALSO BEG N ODEG13' E 1049.23FT FR S4 COR
SEC 26 1N 1W N 89DEG47' W 30FT S 85DEG08' W 790.2FT N

ODEG05' E 154.3FT N 87DEG50' E 60.24FT N 36DEG32' E 226.9FT S 89DEG56' E 621.73FT S ODEG13' W 271.27FT TO BEG EXC THAT PT BEG S 89DEG56' E 614.99FT FR N COR SE4SW4 SEC 26 N 89DEG56' W 6.74FT S 36DEG 46' W 227.6FT S 87DEG50' W 60.24FT S ODEG05' W 154.3FT N 85DEG08' E 203.64FT N ODEG05' E 322.20FT TO BEG; AND ALSO THAT PT OF W2NE4NW4 SEC 3 1S 1W N OF WASH THAT PT OF NW4NW4 SEC 3 1S 1W N + E OF RR + N OF WASH

The following properties are zoned PR (with a density equivalent to RSF-2) and with a requirement that higher density locate towards the eastern edge & lower density locate towards the western edge of the properties:
S2NW4 + N2SW4 SEC 26 1N 1W EXC N 40FT OF SE4NW4 + EXC E 30FT OF SE4NW4 + OF NE4NE4SW4 + EXC E 40FT OF SE4NE4SW4 SEC 26 EXC BEG 188FT W OF NE COR SE4NW4 W 1043.6FT S 248.7FT E 1043.6FT N TO BEG

The following properties are zoned RSF-2:
BEG SW COR LOT 31 POMONA PARK N 145.8FT E 258FT S 145.8FT W 258FT TO BEG

The following properties are zoned PB:
BEG N 25DEG07'28SEC W 255.83FT + S 05DEG22' E 409.20FT + S 63DEG49'52SEC W 67.07FT + S 74DEG01' 57SEC W 257.85FT FR E4 COR SEC 34 1N 1W N 86DEG06'02 SEC W 122.96FT N 51DEG46'49SEC W 111.57FT N 43DEG52 '15SEC E 235.75FT S 10DEG44'53SEC E 251.76FT TO BEG; AND ALSO BEG N 25DEG07'28SEC W 255.83FT + S 05DEG22' E 409.20FT + S 63DEG49'52SEC W 67.07FT + S 74DEG01' 57SEC W 257.85FT + N 86DEG06'02SEC W 122.96FT + N 51 DEG46'49SEC W 111.57FT FR E4 COR SEC 34 1N 1W N 38 DEG24'46SEC W 235.17FT N 46DEG51'15SEC W 95.77FT N 51DEG35'14SEC E 247.67FT S 38DEG24'46SEC E 298.26FT S 43DEG52'15SEC W 235.75FT TO BEG; AND ALSO THAT PT OF SE4NE4 + OF NE4SE4 SEC 34 1N 1W N OF RD + S OF I-70 + DN EX THAT PT DESC IN B-1070 P-922 + THAT PT DESC IN B-1123 P-82 CO CLKS OFF

The following properties are zoned PZ:
LOTS 27 33 & 34 & THAT PT OF LOT 28 POMONA PARK SEC 33 1N 1W LYG E OF A WASH EXC THAT PT CONVEYED TO COLO DEPT OF HWYS IN B-861 P-284 MESA CO RECDS; AND ALSO LOTS 29 TO 32 INC & THAT PT OF LOT 28 POMONA PARK SEC 33 1N 1W LYG W OF WASH EXC THAT PART CONVEYED TO COLO DEPT OF HWYS IN B-861 P-279 MESA CO RECDS & ALSO EXC BEG SW COR SD LOT 31 N 145.80FT E 258FT S 145.80FT W 258FT TO POB

Introduced on first reading this 19th day of April, 1995.

PASSED and ADOPTED on second reading this 3rd day of May, 1995.

/s/ Ron Maupin

ATTEST:

Mayor

/s/ Stephanie Nye
City Clerk

Handwritten signature

 City of Grand Junction, Colorado
 250 North Fifth Street
 81501-2668
 FAX: (303) 244-1598

June 1, 1995

Dr. Geno Saccosmano
 778 264 Road
 Grand Junction, CO 81506

Dear Dr. Saccosmano:

This letter is intended to extend the deadline in paragraph 9 of the agreement between the Saccosmano Girls' Trust and the City dated August 19, 1994. This is the deadline by which the Trust may elect to notify the City of its intention to terminate the agreement. To accommodate further communication on the maximum allowable units the City agrees to extend the deadline until June 16, 1995.

We believe that the zoning approved by the Council satisfies the terms of the annexation agreement. However, we recognize that you have the right to disagree.

The City Council's May 3/4, 1995, action directed that the zoning of the Saccosmano Girls' Trust property be Planned Residential (PR); that the maximum number of units be equivalent to what this property would support under Residential Single Family 2 (RSF-2) zoning; and that the actual development plan arrange densities to moderate impacts to neighboring lower density properties.

It is the responsibility of City staff to apply the Council's decision. This will occur whenever a development plan is submitted for review. However, it seems both possible and desirable to at least identify the maximum number of units now.

During the hearing May 3/4, Steve Watson testified that he estimated approximately 320 single family dwelling units would be allowed based upon the current RSF-2 classification. City staff have reviewed aerial photographs of the property and agree.

We do not agree with your attorney's view that the maximum should be 300 units. City Code establishes a minimum lot size of 21,500 square feet in RSF-2 zones. This requires that the maximum number of lots be calculated on net acreage available after public rights-of-way, open spaces, wetlands, etc. have been identified.

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Dr. Saccosmano
 June 1, 1995
 Page 2

You are welcome to submit more detailed materials to assist our calculation of the maximum number of units. If you wish to do so, please provide such by Friday, June 9, 1995. This will allow us a week to evaluate your materials. Otherwise, we shall establish the maximum number of units that can be developed on the Trust property at 220.

Feel free to contact me, if you have any questions.

Sincerely,

Handwritten signature of Mark E. Achan
 Mark E. Achan
 City Manager

cc: Kirk Rider, Attorney at Law
 City Council Members
 Larry Tiza, Community Development Director
 Dan Wilson, City Attorney

Chapter 4 *
ZONING DISTRICTS

§4.1 | Rural Zoning Districts

The AF-35 and AFT Districts shall be known as Rural Zoning Districts. These districts are generally appropriate for application in the Rural Planning Area. The Zoning Districts as described in Chapter 4 are general in nature and not guarantees that the stated minimums or maximums can be achieved on every site. Other regulations of this Land Development Code or site-specific conditions may further limit development.

Rural Districts Summary	
District Name	Density /Lot Size
AF-35	1 unit/35 acres
AFT	1 unit/5-35 acres (See Section 6.3)

4.1.1 | AF-35, Agricultural and Forestry District

The AF-35, Agricultural and Forestry District is primarily intended to provide for the protection and continuation of agriculture and forestry operations, and the preservation of environmentally sensitive lands. AF-35 Districts are intended for application in the Rural Planning Area. The district corresponds to and implements the Mesa County Master Plan’s “Rural/Agricultural 35+,” “Large Lot Rural/Agricultural 35+” and “Conservation” future land use classifications.

4.1.2 | AFT Agricultural, Forestry, Transitional District

The AFT, Agricultural, Forestry, Transitional District is primarily intended to accommodate agricultural operations and very low-density single-family residential development within the Rural Planning Area. The district corresponds to and implements the Mesa County Master Plan’s “Rural Agricultural,” “Rural/Residential 5,” “Rural/Agricultural 10,” “ Rural/Agricultural 17,” “Rural Agricultural 20 NB,” “Fruita 201-10,” “EOM 10,” “Conservation,” “Cooperative Planning Area,” and “Buffer” future land use classifications.

§4.2 | Urban Residential Zoning Districts

The URR, RSF-R, RSF-E, RSF-1, RSF-2, RSF-4, RMF-5, RMF-8, RMF-12, RMF-16, RMF-24 and MU-R Districts shall be known as Urban Residential Zoning Districts. These districts are generally appropriate for application in the Urban Development Boundary of the Grand Junction Comprehensive Plan, in Rural Communities where sewer is available, and near municipalities – all in accordance with the Future Land Use Maps and written policies in the Mesa County Master Plan.

4.2.1 | RSF-R, Residential-Single-Family Rural District

The RSF-R, Residential-Single-Family Rural District is primarily intended to accommodate low-intensity agricultural operations and very low-density single-family uses on large parcels. The district is appropriate for application in areas where very low-density, rural character development is desired, or where terrain, environmental resources or the absence of public facilities and services necessitates very low-intensity development. The RSF-R District corresponds to and implements the Mesa County Master Plan’s “Rural,” “Estate” and “Conservation/Mineral Extraction” future land use classifications within the Urban Development Boundary of the Grand Junction Comprehensive Plan.

Urban Residential Districts Summary		
District Name	Density/Lot Size	Replaces Old District
RSF-R	1 unit/5 acres	AFT/R3
URR	1 unit/2 acres	New
RSF-E	1 unit/2 acres	R2A
RSF-1	1 unit/acre	R1A
RSF-2	2 units/acre	R1B
RSF-4	4 units/acre	R2/R2T
RMF-5	5 units/acre	R1C/R1D
RMF-8	8 units/acre	R4
RMF-12	12 units/acre	New
RMF-16	16 units/acre	New
RMF-24	24 units/acre	R5
MU-R	12 units/acre	New

4.2.2 | RSF-E, Residential-Single-Family Estate District

The RSF-E, Residential-Single-Family Estate District is primarily intended to accommodate low-density, estate-type, single-family residential development on lots of one (1) to three (3) acres in size, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Estate” and “Residential/Low Density” future land use classifications.

CHAPTER 4 | ZONING DISTRICTS

4.2.3 | RSF-1, Residential-Single-Family District

The RSF-1, Residential-Single-Family District is primarily intended to accommodate low density, single-family residential development, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Residential/Low-Density,” and “Estate” future land use classifications.

4.2.4 | RSF-2, Residential-Single-Family District

The RSF-2, Residential-Single-Family District is primarily intended to accommodate medium-low density, single-family residential development and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Residential/Low-Density,” “Residential/Medium-Low-Density,” and “Loma Residential-Medium Low to Medium-High” future land use classifications.

4.2.5 | RSF-4, Residential-Single-Family District

The RSF-4, Residential-Single-Family District is primarily intended to accommodate medium-density, single-family residential development, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Residential/Medium-Low-Density,” “Residential/Medium-Density,” and “Loma Residential Medium-Low to Medium-High” future land use classifications.

4.2.6 | RMF-5, Residential-Multi-Family District

The RMF-5, Residential-Multi-Family District is primarily intended to accommodate medium-density single-family, two-family, and low-density multi-family residential development, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Residential/Medium-Density” and “Loma Residential Medium-Low to Medium-High” future land use classifications.

RMF-5 Summary	
Primary	Det./Att. Single-Family,
Uses	Duplex, Multi-Family, Civic
Max.	5 units/acre (cluster allowed)
Density	

4.2.7 | RMF-8, Residential-Multi-Family District

The RMF-8, Residential-Multi-Family District is primarily intended to accommodate medium-high-density multi-family residential development, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Residential/Medium-Density,” “Residential/Medium-High-Density,” “Neighborhood Center/Mixed Use,” “Village Center/Mixed Use,” and “Loma Residential Medium-Low to Medium-High” future land use classifications.

RMF-8 Summary	
Primary	Det./Att. Single-Family,
Uses	Duplex, Multi-Family, Civic
Max.	8 units/acre (cluster allowed)
Density	

4.2.8 | RMF-12, Residential-Multi-Family District

The RMF-12, Residential-Multi-Family District is primarily intended to accommodate medium-high-density multi-family residential development, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Residential/Medium-High-Density,” “Neighborhood Center/Mixed Use,” “Village Center/Mixed Use,” “Business Park/Mixed Use,” and “Loma Residential Medium-Low to Medium-High,” future land use classifications.

RMF-12 Summary	
Primary	Residential Multi-Family,
Uses	Duplex, Multi-Family, Civic
Max.	12 units/acre (cluster allowed)
Density	

4.2.9 | RMF-16, Residential-Multi-Family Urban District

The RMF-16, Residential-Multi-Family District is primarily intended to accommodate medium to high-density multi-family residential development, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan’s “Residential/Medium-High-Density,” “Residential/High-Density,” “Residential/High-Density/Mixed Use,” “Urban Residential Mixed Use,” “Neighborhood Center/Mixed Use,” “Village Center/Mixed Use,” and “Business Park/Mixed Use” future land use classifications.

RMF-16 Summary	
Primary	Det./Att. Single-Family,
Uses	Duplex, Multi-Family, Civic
Max.	16 units/acre (cluster allowed)
Density	

4.2.10 | RMF-24, RMF-24 Summary

Residential-Multi-Family Urban District

The RMF-24, Residential-Multi-Family District is primarily intended to accommodate high-density multi-family residential development, and to provide land use protection for areas that develop in such a manner. It corresponds to and implements the Mesa County Master Plan's "Residential/High-Density," "Urban Residential Mixed Use," "Residential High Density/Mixed Use," and "Village Center/Mixed Use" future land use classifications.

RMF-24 Summary	
Primary Uses	Det./Att. Single-Family, Duplex, Multi-Family, Civic
Max. Density	24 units/acre (cluster allowed)
Density	

4.2.11 | MU-R Mixed Use – Residential, Multi-Family Urban District

The MU-R Mixed Use-Residential Multi-Family District is primarily intended to accommodate a mix of high-density multi-family residential and commercial uses. The Mixed Use Residential District accommodates mixed use buildings with local retail, service and other uses on the ground floor and residential and retail/service uses in close proximity to each other. It corresponds to and implements the Mesa County Master Plan's "Mixed Use-Residential," "Urban Residential Mixed Use," "Neighborhood Center/Mixed Use," and "Village Center/Mixed Use" future land use classifications. In the Mixed Use-Residential District, between sixty percent (60%) and seventy-five percent (75%) of the uses in the district are residential.

MU-R Summary	
Primary Uses	Multi-Family/Com
Max. Density	12 units/acre
Density	

4.2.12 URR, Urban Residential Reserve District

The URR, Urban Residential Reserve District is intended to accommodate single-family residential densities of up to one (1) unit per two (2) acres. Subdivided lots are grouped together with a larger building lot "reserved" for future urban development when public sewer and other urban infrastructure/services are available to serve the subdivision in the reasonable foreseeable future. It corresponds to and implements the Mesa County Master Plan's "Urban/Residential Reserve 5" land use classification.

URR Summary	
Primary Uses	Single-Family/Residential
Max. Density	1 units/ 2 acre
Density	

§4.3 | Urban Nonresidential Zoning Districts

The R-O, B-1, B-2, C-1, C-2, I-1, I-2 and MU-C Districts shall be known as Urban Nonresidential Zoning Districts.

4.3.1 | R-O, Residential Office District

The R-O, Residential Office District is primarily intended to accommodate very low-intensity office uses on small sites in or near residential areas, or between residential and commercial areas. The district regulations are intended to ensure that the scale and character of uses within the R-O District do not adversely affect nearby residential areas. The R-O District corresponds to and implements the Mesa County Master Plan's "Commercial," "Residential Medium," "Residential Medium-High," "Residential High/Mixed Use," "Neighborhood Center/Mixed Use," "Village Center/Mixed Use," "Mixed Use Opportunity Corridor," and "Business Park/Mixed Use" future land use classifications.

Urban Nonresidential Districts Summary	
District Name	Replaces Old District
R-O	–
B-1	BR
B-2	B
C-1	HS, T, SC
C-2	C
I-1	ILCA/ILCB
I-2	I
MU-C	New

4.3.2 | B-1, Limited Business District

The B-1, Limited Business District is primarily intended to accommodate low-intensity neighborhood service and office uses that are compatible with the scale and character of residential neighborhoods. The B-1 District corresponds to and implements the Mesa County Master Plan's "Urban Residential Mixed Use," "Commercial," "Neighborhood Center/Mixed Use," "Mixed Use Opportunity Corridor," and "Village Center/Mixed Use" future land use classifications.

4.3.3 | B-2, Concentrated Business District

The B-2, Concentrated Business District is primarily intended to accommodate concentrated retail, service, office and mixed uses in community downtown settings. The district is not intended for major shopping centers or large

outdoor sales areas. Pedestrian circulation is encouraged within the B-2 District through the use of flexible parking requirements and design standards. The B-2 District corresponds to and implements the Mesa County Master Plan's "Main Street Commercial" future land use classification.

4.3.4 | C-1, Limited Commercial District

The C-1, Limited Commercial District is primarily intended to accommodate retail, service, and office uses conducted entirely indoors. The district promotes well-designed development on sites that provide excellent transportation access. The C-1 District corresponds to and implements the Mesa County Master Plan's "Commercial," "Neighborhood Center/Mixed Use," "Village Center/Mixed Use," and "Highway Commercial" future land use classifications.

MU-OTC Summary	
Primary Uses	Residential, commercial
Max. Bldg. Size	Non-residential: either within mixed-use buildings or as stand-alone structures 20,000 sq. ft. gross floor area (except subject to CUP).
Max Density	Residential: 12 units/acre
Min. Density	Residential: 8 units/acre

4.3.5 | C-2, General Commercial District

The C-2, General Commercial District is primarily intended to accommodate moderate- to high-intensity commercial uses, which may include outdoor display or storage. The C-2 District corresponds to and implements the Mesa County Master Plan's "Commercial," "Commercial/Industrial" and "Highway Commercial" future land use classifications.

4.3.6 | I-1, Limited Industrial District

The I-1, Limited Industrial District is primarily intended to accommodate light manufacturing uses within enclosed structures or developments that provide for a mix of office, light industrial, and limited retail and service uses in attractive, business park settings. The I-1 District corresponds to and implements the Mesa County Master Plan's "Commercial/Industrial," "Business Park," and "Business Park MU" future land use classifications.

4.3.7 | I-2, General Industrial District

The I-2, General Industrial District is primarily intended to accommodate areas of heavy and concentrated fabrication, manufacturing and industrial uses. The district is appropriate for application in areas that will not be adversely affected by the impacts of such activities, or where such impacts can be minimized to the maximum extent practical. The I-2 District corresponds to and implements the Mesa County Master Plan's "Industrial" future land use classification.

4.3.8 | MU-C Mixed Use – Commercial, Multi-Family Urban District

The MU-C, Mixed Use-Commercial, Multi-Family District is primarily intended to accommodate a mix of commercial and high-density multi-family residential uses. The MU-C District accommodates mixed use buildings with local retail, service and other uses on the ground floor and residential uses in the upper stories. The MU-C District also permits a mix of residential and retail/service uses in close proximity to each other. The MU-C District corresponds to and implements the Mesa County Master Plan's "Mixed Use/Commercial," "Residential Medium-High," "Residential High/Mixed Use," "Main Street Commercial," "Urban Residential Mixed Use," "Neighborhood Center/Mixed Use," and "Village Center/Mixed Use" future land use classifications.

4.3.9 MU-OTC Old Town Clifton Mixed Use District

A. Purpose: The MU-OTC, Old Town Clifton Mixed Use District is primarily intended to accommodate a mix of residential and commercial uses. The MU-OTC District is intended to ensure the Old Town Clifton Planning Area will become a mixed-use community and remain an attractive environment for business, offices, services and housing. It accommodates mixed use buildings with local retail, service and other uses on the ground floor and residential uses in the upper stories. The MU – OTC District also permits a mix of residential and commercial uses in close proximity to each other. It corresponds to and implements the Mesa County Master Plan's "Old Town Clifton Commercial Mixed Use," "Urban Residential Mixed Use," "Neighborhood Center/Mixed Use," and "Village Center/Mixed Use" future land use classification and implements the Clifton/Fruitvale Community Plan.

B. Authorized Uses. Table 5.1 lists the authorized uses in the MU-OTC District.

CHAPTER 4 | ZONING DISTRICTS

- C. Density and Dimensional Standards. Table 6.1 lists the standards that apply in the MU-OTC District.
- D. Development and Design Standards/Guidelines. In addition to the Code standards, development in the MU-OTC District is subject to the mandatory standards and design guidelines in Appendix C of this Code.

(d) **R-2: Residential – 2.**

Primary Uses		
Detached Single-Family, Two-Family Dwelling, Civic See GJMC 21.04.010, Use Table		
Lot		
Area (min. sq. ft.)		15,000
Width (min. ft.)		100
Frontage (min. ft.)		50
Frontage on cul-de-sac (min. ft.)		30
Setback	Principal	Accessory
Front (min. ft.)	20	25
Side (min. ft.)	15	3
Rear (min. ft.)	30	5
Bulk		
Lot Coverage (max.)		30%
Height (max. ft.)		35
Height (max. stories)		2.5
Density (max.)		2 units/acre
Cluster Allowed		Yes

(1) Purpose. To provide areas for medium-low density, single-family residential uses where adequate public facilities and services exist.

GRAND JUNCTION PLANNING COMMISSION
September 26, 2017 MINUTES
6:00 p.m. 8:41 to p.m.

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

Also in attendance representing the City Planning Commission were, Kathy Deppe, Keith Ehlers, Steve Tolle, Ebe Eslami and Bill Wade.

In attendance, representing the Community Development Department – Tamra Allen, (Community Development Director), Kathy Portner, (Community Services Manager), and Lori Bowers, (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 74 citizens in attendance during the hearing.

*****INDIVIDUAL CONSIDERATION*****

1. Rezoning and Outline Development Plan of Weeminuche Subdivision

[File#PLD-2017-221]

Request for an Outline Development Plan (ODP) for Weeminuche Subdivision as a Planned Development (PD) zone district.

Action: Recommendation to City Council

Applicant: 26 Road LLC, Owner
Location: Between 26 and 26 ½ Roads, South of H ¾ Road
Staff Presentation: Kathy Portner, Community Services Manager

Kathy Portner, Community Services Manager, presented a PowerPoint slide of the area and stated that this is a request for an Outline Development Plan and Rezone to PD, Planned Development with a default zone of R-2. Mr. Portner explained that the property is located between 26 & 26 ½ Roads, south of H ¾ Road and is currently zoned PD (Planned Development) with a default zone of R-4 (Residential – 4 du/ac). The applicant is proposing an outline development plan to develop a 303 lot, single-family detached residential subdivision on 151 acres with a default zone of R-2.

The next slide Ms. Portner displayed was an aerial photo of the site and explained that the property was annexed in 1995; however, prior to annexation, a formal agreement between the City of Grand Junction and the previous property owner, known as the

Saccomanno Girls Trust specified that zoning of the property shall not be more than two (2) dwelling units to the acre.

Ms. Portner stated that the City Council in 1995 annexed and zoned the property PR (Planned Residential), with a density equivalent to RSF-2 and a requirement that higher density be located toward the eastern edge and lower density locate towards the western edge of the property.

Ms. Portner explained that a previous ODP for this property was approved in January, 2008 by the City Council for 362 units and a default zone of R-4; however, that plan lapsed.

Ms. Portner displayed a slide illustrating the Comprehensive Plan Future Land Use Map overlay of the area and noted that the proposed PD zone is consistent with the Comprehensive Plan Future Land Use designation of Residential Medium Low (2 - 4 du/ac). Ms. Portner added that the surrounding area to the south and east has the same designation and the area to the north and west have an Estate designation.

Ms. Portner stated that a Neighborhood Meeting was held on March 30, 2017, where the applicant had originally proposed a plan with 389 lots and a default zone of R-4 (Res., 4 u/a). The applicant's representative and City Planning staff were in attendance along with over 50 citizens. Comments and concerns expressed by the attendees centered on the proposed density of the development, increased traffic, road networks and capacity, sewer availability, open space, proximity to the airport, nighttime lighting and drainage concerns.

Ms. Portner noted that after feedback from the Neighborhood Meeting, the applicant has reduced the number of proposed units to 303 single-family detached lots with a default zone of R-2.

The City has received numerous inquiries regarding the proposed subdivision requesting more information along with two official emails and one letter commenting on the proposed development, which are attached to the Staff Report. In addition, three letters were received at tonight's meeting that have been distributed to the Commission and entered into the record.

Ms. Portner's next slide showed the existing zoning map of the area. The property is currently zoned PD with a lapsed plan for 389 units. Ms. Portner pointed out that the adjacent zoning to the south is City R-1, with City R-5 and R-4 to the east. To the west is County RSF-E, Estate and County AFT.

The following slide illustrated the proposed ODP with 303 Single Family detached units, for an overall density of 2 units per acre, with no deviations from the default zone of R-2 proposed. Ms. Portner referred to the arrows showing the proposed access points and noted that the proposed subdivision will take access from 26 Road in two locations and from 26 ½ Road in two locations. One access point is proposed from H ¾ Road along

with a separate street connection with the existing Freedom Heights subdivision to the south (Liberty Lane).

Center left turn lanes at the two entrance locations along 26 ½ Road will be constructed as part of the subdivision development. In addition, internal streets and private shared drive-ways will be constructed per the Code.

The Applicant is proposing to utilize the cluster provisions of the Code to preserve and incorporate open space areas of the property. The 33 acres of open space proposed represents over 20% of the land area which allows for minimum lot size of 10,050 sq. ft. in accordance with the Cluster Development provisions of the Code.

Ms. Portner stated that the proposed lots range in size from 10,500 s.f. (.24 acres) to 27,544 s.f. (.63 acres). Ms. Portner explained that the cluster development provisions allow the applicant to utilize the bulk requirements, such as building setbacks, of the zoning district which has the closest lot size, which, in this case, is the R-4 (Residential – 4 du/ac) zone district.

The HOA tracts will be landscaped along with the construction and development of hard and soft surface trails within the subdivision which will provide an integrated bicycle and pedestrian system. When fully developed, the Weeminuche subdivision will provide over 14,500 linear feet or 2.74 miles of hard and soft surface trails open for public use.

The tract adjacent to Leach Creek at the southeast corner of the property will be dedicated to the City of Grand Junction and will include a 10-foot-wide concrete trail that will connect with the existing trail located within the Freedom Heights Subdivision.

Ms. Portner added that the project will also include an 8' wide detached paved trail adjacent to 26, 26 ½ and H ¾ Road, within the landscaped open space tracts. A small pocket park with an irrigation pond, play area and picnic shelter will also be located in the center of the development and will be improved with an 8-foot-wide gravel walking trail around the perimeter of the pond. The public trails being proposed, other than the Leach Creek trail, are not required by Code and serve as a community benefit for the Planned Development. All pedestrian trails will be constructed with each individual phase and appropriate public pedestrian easements will be dedicated at that time.

Ms. Portner displayed a slide illustrating the 7 proposed phases of the project. The applicant has proposed a development schedule consisting of 7 phases over a total of 17 years.

The Code states that the effective period of an ODP/phasing schedule shall be determined concurrent with ODP approval, however, the phasing schedule is limited to a period of performance between one year but not more than 10 years. The schedule as proposed exceeds this 10-year period by 7 years.

The applicant continues to request the 17-year development schedule due to the

significant size of the development and the reasonable expectations for market absorption. However, if the City is unable to provide a phasing schedule consistent with the applicant's request, the applicant proposes a schedule having Filing One commence on or before Dec. 31, 2018, with the last filing to be recorded 10 years from the date of approval.

Staff recommends approval of the request for a Planned Zone and Outline Development Plan (ODP) for the Weeminuche Subdivision based on the following findings:

After reviewing the application for a rezone to PD with an R-2 default zone district and an Outline Development Plan for the proposed Weeminuche Subdivision, and with the condition of the 10-year phasing schedule, the following findings of fact have been made:

1. The Planned Development meets all criteria in Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code.
2. The Planned Development meets the purpose of a PD pursuant to Section 21.02.150(a) by providing long term community benefits, including:
 - a. The provision of over 33 acres of open space, including expansive buffered landscape tracts adjacent to major roadways, and
 - b. The dedication and construction an integrated public trail system of hard and soft surface trails, picnic shelters and play areas.
3. The Planned Development is consistent with the vision, goals and policies of the Comprehensive Plan.

Questions for Staff

Commissioner Eslami inquired about the time line. Ms. Portner explained that staff's recommendation is 10 years, however, she anticipated that the applicant will address that during their presentation.

Commissioner Ehlers asked if the applicant should choose to go with less density in a particular filing, would they have to come back and go through a formal process. Ms. Portner responded that the ODP establishes a maximum density so staff would have to determine if it is a minor or major change. Ms. Portner added that if it did not substantially change the road network and access points, it could possibly come in as a minor change, but they could not go to a higher density without a formal process.

Commissioner Wade asked if there have been any traffic studies done to determine the proposal's impact on 26 ½, 26, and H Roads. Ms. Portner explained that the applicant was required to have a traffic analysis done and that study has been reviewed by staff.

Applicant Presentation

Robert Jones II, Vortex Engineering, 2394 Patterson Rd., STE 201 stated that he was representing the applicant. Mr. Jones gave an overview of the proposed project and noted that much of the material was covered with the staff presentation. Mr. Jones noted that properties to the north and west of the proposed project area are outside the Persigo 201 Boundary and are not expected to develop to urban densities or with urban services such as sewer. Areas to the east are developed with urban standards. Mr. Jones highlighted some of the community benefits such as the trails and sidewalks, a pocket park and a 3 acres' area with a pond and walking trail.

Mr. Jones emphasized that the previous ODP had an R-4 default zone that allows for 362 units and the proposed ODP default zoning is R-2 allowing for 303 units.

The applicant will widen 26 ½ Rd. to accommodate two left turn lanes. The widened section of 26 ½ Rd will start at the bridge near Leach Creek and extend north to the intersection of H ¾ Rd, running approximately the length of the subdivision. Mr. Jones showed a slide of the cross section of the proposed widening.

Questions for Applicant

Commissioner Wade asked what kind of impact the traffic study showed once all the phases are built out. Mr. Jones replied that currently, 26 Rd., north of H Rd., the Average Daily Trips (ADT) is approximately 1,230 and south of H Rd. is approximately 3,240. 26 ½ Rd., north of H, has an ADT of about 307, and south of H Rd. is about 4,000 ADT.

Mr. Jones anticipated that at complete built out the project will generate 2,912 ADTs with a split of 45% to 26 Rd., 45% to 26 ½ Rd. and 10% to the north H ¾ Rd. When you equate an average increase to 26 and 26 ½ Rd. it is anticipated to be 1,300 ADTs.

The highest ADT anticipated on 26 and 26 ½ Rd with the project is somewhere around 5,300 ADTs. Comparably, a two lane road such as 26 and 26 1/2 , as long as intersections are not a limiting factor, has a capacity of approximately 20,000 ADTs.

Commissioner Wade asked if ADTs of bicycles are considered in the study. Mr. Jones did not think the study considered bicycles.

Commissioner Ehlers asked if the applicant is asking for any deviations from the Transportation Capacity fees that will be required. Mr. Jones explained that the improvements to 26 and 26 ½ Rd. would utilize the TCP fees generated from this project, which will be over ¾ million dollars.

Commissioner Deppe asked about setbacks. Mr. Jones stated that since the cluster provision was applied, they would use the bulk standards of the R-4 zone district.

Chairman Reece asked how much wider 26 ½ Rd would be. Mr. Jones stated that it will be widened by approximately 17 feet.

Noting that the applicant originally submitted a straight rezone Chairman Reece asked if the plan for the development changed when the applicant changed it to a Planned Development. Mr. Jones stated that the original application had a density that allowed for 389 units and the current proposal has 303 units.

Commissioner Eslami asked what percentage of open space is required. Mr. Jones believed that it is 10% however they brought it up to over 21% utilizing the cluster option. Ms. Portner added that the Planned Development doesn't have a specific percentage requirement for open space, however it is one of the potential public benefits that can be considered. The size lots they are proposing would require 20% open space to utilize the cluster provision.

Commissioner Ehlers asked if the open space, other than the HOA tracts, would be available for public use. Mr. Jones stated it would.

Chairman Reece called for a short break. After the break, the Planning Commission reconvened the meeting. Chairman Reece explained that there is a three minute limit for comments.

Public Comments

Richard Warren, 2622 H Rd. cited that Ordinance 2842 was the City's compromise to conserve the neighborhood of Paradise Hills. Mr. Warren explained that in 1995, when the City annexed the 151 acres, now known as Weeminuche, the owner offered the City a 30-acre parcel across from the Catholic Church as incentive. Mr. Warren stated that the neighborhoods around this parcel are waiting for a plan that honors the compromise that was made at the time of annexation in 1995.

Gail Redin, 2596 Kayden Ct. stated that she is concerned about the traffic. Ms. Redin commented that she doesn't understand why they would ask for this type of density in the middle of a rural area. Ms. Redin stated that she remembers there were concerns about the Airport being so close to Paradise Hills when it was built and how scary it was for how low the planes flew. Ms. Redin wanted to know if the Airport Authority had reviewed this plan. Ms. Redin stated that they moved out there to get away for higher density.

Steve Carter, 727 Woodridge Ct. stated he is a member of the Mesa County Bicycle Alliance. Mr. Carter stated that 26 Rd. and 26 ½ Rd. is populated by bicycles and walkers as well as cars. Mr. Carter explained that the City has identified 1st Street as a major north-south non-motorized roadway and spent a lot of money on the bike path and it is good until it gets to G ½ Rd. Mr. Carter asked if the TCP adequately addresses the impact that development will bring to these two Roads.

William Scott, 823 26 Rd. commented that 26 Rd. is a farm to market road and it is very dangerous. Mr. Scott feels that someone will be killed on that road and would like to see

26 Rd. widened.

Jerry Corzatt, 883 Grand Vista Way, was concerned about the traffic impact of certain hours of the day when commuters are driving. Mr. Corzatt also expressed concern about emergency vehicles being able to navigate. Mr. Corzatt moved to the area to be in a rural environment.

Donnamarie, 2616 H ¾ Rd. felt that building 300-400 new homes equates to Denver Sprawl without the Denver amenities. Donnamarie wanted to know where the jobs are for approximately 900 people that will live there. Ms. Donnamarie noted the foresight of planning for Central Park in New York.

Hamilton MacGregor, 837 26 Rd. stated that he feels goal number seven of the Comprehensive Plan was not met. Goal seven addresses appropriate buffering between high and low density.

Susan Joffrion, 2658 I Rd. spoke to the Commission about her concern regarding the traffic that the project will generate. Ms. Joffrion stated that she retired and moved to Grand Junction to live in a less dense part of the country.

Jan Warren, 2622 H Rd. stated that she and her husband picked their house because it was in a semi-rural area with beautiful views. Ms. Warren noted that the applicant did not address traffic on H Road. Ms. Warren wanted to know if the road improvements will be done before the development comes in, or will they have to wait 17 years. Ms. Warren noted that only seven of the 303 parcels in the project exceed ½ acre and wanted to remind the Commission that this is a rural area. Referring to the annexation agreement made in 1995, Ms. Warren stated that the City had an agreement with Dr. Saccomanno and the neighboring residents and they have not fulfilled their obligation in 22 years and the residents will not be happy until the agreement is fulfilled.

BJ Lester, 2659 I Rd. stated that the applicant emphasized the 33 acres, however the southwest corner of the development is not developable. Ms. Lester also is concerned about the future traffic.

Toni Heiden, 2676 Catalina, spoke to the Commission regarding the current traffic issues and feels the development will only make this worse. Ms. Heiden believed that the developer should improve the Roads now, rather than wait. Ms. Heiden expressed concern about the traffic from the construction trucks that will be accessing the development as it is being built.

Tom Pederson, 856 Grand Vista Way, noted that he wanted to take a more philosophical approach to the issue and stated that he does not feel 3 minutes is enough time for each person to speak. Mr. Pederson feels the value of his home will be diminished by the project. He has read the agreement between Mr. Saccomanno and the City and would like to be able to count on the agreements of the past. Mr. Pederson spoke to the politics in California where they had moved from and felt that the majority

of people do not understand rural living. He felt this was a ranching/farming community and he moved here for a lifestyle where his values are respected.

David Krogh 892 Overview Rd. stated that the Grand Vista Subdivision was started about 14 years ago. Mr. Krogh spoke about the Transportation Impact Fee money that is generated by each development. He stated that after 14 years there is still not decent drainage or sidewalks down 26 ½ Rd. Mr. Krogh speculated that the Transportation fees generated will go in the City coffers and nothing will be improved.

Denny Granum, 894 26 Rd. stated that he is not against the development but he has concerns about the traffic. Mr. Granum stated that 26 Rd. is a problem even with the proposed bike lanes. Mr. Granum observed that many people use 26 Rd and 26 ½ Rd. to bike from the City to the country. Mr. Granum stated that the potential traffic at intersections at 26 Rd and G Rd. and 26 ½ Rd. and G Rd. are a big concern

Anthony Padilla, 371 26 Rd. spoke to the Commission regarding disapproval of the proposed project. He feels this is the last signature property in Grand Junction. Mr. Padilla noted that he has observed subdivisions in Grand Junction typically look nice right after development and they start going downhill progressively in the following 10 years. Mr. Padilla would like to see a magnificent subdivision go in, one that will stay nice in the future.

John Herfurtner, 859 Grand Vista Rd. stated that when he moved to the area a couple years ago he was told that this property would be developed at one unit per 5 acres. Mr. Herfurtner noted that he sees geese stopping at this property overnight. Mr. Herfurtner commented that there are many empty lots in the City and would like to see the City slow down growth in this area and utilize the existing lots in the City to prevent sprawl.

Joseph Breman, 2611 Vista Way read a letter from 1995 addressed to Dr. Saccomanno from the then City Manager, Mark Achen, and that noted that the proper zoning for this property should be R-2 and the maximum build out would be 220 homes.

John Marshall, 903 26 Rd. stated that he and his wife live at the intersection of I and 26 Rd. Mr. Marshall stated that he has spoken with many neighbors in the area and they feel the purpose of planning is to help make good neighbors, and this is not being a good neighbor. Mr. Marshall commented that he did not feel this project is appropriate and requested that they downgrade the density.

June Colosimo, 2618 H Rd. spoke about a subdivision that has been built adjacent to her home and the homes are in disrepair. She referenced other open parcels to the east and felt they should be developed first.

Mike Stahl, 2599 Kayden Ct. stated that he moved to his home in 2008 and it overlooks the project. Mr. Stahl does not feel the infrastructure is in place to accommodate this proposal.

Jerry Conrow, 501 Kings Place, Newport Beach CA stated that he was here visiting his sister. Mr. Conrow stated that he went to High School here and comes back regularly. Mr. Conrow spoke to the intense density in California and how it ruins the quality of life. Mr. Conrow did not feel this density will be a good thing for this particular area given the rural nature of the area.

Monica Pederson, 856 Grand Vista Way, noted that there would be 5 times as many people in the audience if everyone was notified. Ms. Pederson stated that she personally delivered 117 flyers to her neighbors regarding the meeting. Ms. Pederson asked that next time there is a meeting regarding this project, she wants everyone in Paradise Hills, Grand Vista and all the way to H Rd. to be notified.

Chris Grasso, 2674 Riverwood Ct. thought the site plan was deceiving because the open space running through the property is a ditch, and the open space in the southeast corner can't be used. Mr. Grasso stated that he moved to a rural area and the proposed density is too high.

Cynthia Kempers, 819 26 ½ Rd. stated that she lives on 13.5 acres. She was glad to see that they have decreased the density. Ms. Kempers stated there is a new nearby subdivision that has brand new houses and she feels bad for the people buying those houses not knowing the traffic will increase drastically.

Craig Robillard, 848 Summer Sage Ct. stated that he left town the previous week and had checked the City website and none of the submittal was available online. Mr. Robillard stated that he does not feel it's fair that everyone has to come down to planning to look at the submittal and that it should be available online in this day and age. Mr. Robillard referred to the letter written in 1995 and asked if it is addressed in the staff report. Referring to the neighborhood meeting, Mr. Robillard stated that it was just a broad brushed presentation and everyone should have access to the submittal and be able to ask questions about it. Mr. Robillard noted the traffic congestion during the school year that currently exits near the Catholic Church and the congestion at 26 ½ and G Rd. in the morning. Mr. Robillard stated that he is a bicyclist and the area is already dangerous. Mr. Robillard explained that he has around 15 questions about the project now that he has heard the presentation and asked the Commission for more time to ask questions before they approve this project.

Laureen Gutierrez, 923 Vista Ct., stated her concern about flooding and drainage in the area.

Julie Bursi, 852 Grand Vista Way, stated that she had gone to the presentation in March and had asked if someone buying a lot could bring in their own builder. She was told by the presenter that they believed they would just use one builder. Ms. Bursi feels only having one builder will be an atrocity.

Sandy Ramunno, 867 26 Rd., stated she was at the meetings in 1995. Ms. Romano stated that most of her neighbors know a subdivision will go in there, but they object to the density. Ms. Romano noted that the clustering of homes gives an appearance of even greater density. Ms.

Romano stated that her property is their biggest asset and she is concerned about keeping the value of it. Ms. Roman expressed concern about the percentage increase in traffic and feels the impact will be felt all the way to Patterson.

Questions for Applicant

Commissioner Wade asked why the only roadwork proposed is on 26 ½ Rd. and not 26 Rd. as well. Mr. Jones replied they completed intersection operational analysis down 26 Rd. and turn lane warrant analysis for this development. Recommendations were provided in the traffic impact study and reviewed with staff. Mr. Jones explained the turn lanes on 26 ½ Rd. was the only requirement as the peak vehicle hour trips triggered this for both of the entrances on the east side. Mr. Jones deferred to Mr. Dorris as to how capital funded city projects are going to progress along these roads.

Commissioner Eslami asked if the project will be making improvements to both 26 Rd. and 26 ½ Rd. Mr. Jones clarified that it is just 26 ½ Rd. Commissioner Eslami asked if the improvements will be done by phase, or all in the first phase. Mr. Jones stated that the improvements will be made as the phases are built and there will be trigger points for the next phase of improvements.

Commissioner Ehlers observed that Paradise Hills is zoned R-4 and asked what the density was. Ms. Portner stated that she does not know offhand but would guess they are about ¼ acre lots.

Questions for Staff

Commissioner Eslami asked what Ordinance 2842 was that several members of the public were referring to. Ms. Portner stated that the ordinance was the one that zoned the Pomona Park Annexation in 1995. Ms. Portner went on to say that it was a big annexation and there were separate zonings put on separate properties. The subject property had a zone of Planned Residential and established the RSF-2 zone which existed at that time for purposes of establishing density. Chairman Reece asked if RSF-2 was two units/acre at that time. Ms. Portner explained that the City calculates density differently than they did in 1995 and noted that RSF-2 would have require ½ acre lots in 1995.

Commissioner Ehlers asked if it was based on minimum lot size and not density. Ms. Portner stated that the ordinance zoned the property PR (Planned Residential) with the density equivalent to RSF-2 and with a requirement that higher density located along the eastern edge and lower density along the western edge of the property.

Commissioner Ehlers asked when the Comprehensive Plan was first done. Ms. Portner replied that the Comprehensive Plan was adopted in 2010 and identified this area for the 2-4 units/acre. Ms. Portner added that since 1995 the property was rezoned in 2008 to Planned Development with a default zone of R-4 (Residential 4 units/acre).

Commissioner Eslami asked how the Comprehensive Plan affects the letter of understanding between the City and Dr. Saccomanno. Ms. Portner explained that since the 1995 Ordinance, there has been another Ordinance that placed a different zoning on the property.

Ms. Beard (Assistant City Attorney) explained that the 1995 letter was not actually a part of the Ordinance and the Ordinance is what they have to look to because it is what was adopted by

City Council. The letter refers to the Code, however, that was the Code at that time and now we need to look at the current code. In addition, Ms. Beard stated that as mentioned, the property has since been rezoned. The rezone has lapse and that is why there are before the Planning Commission again.

Commissioner Wade stated it was obvious there are already traffic problems with 26 ½ and 26 Rd. and asked Mr. Dorris (Development Engineer) what the transportation plan is for those roads in that area and if there was a timeline. Mr. Dorris stated that as far as improving the transportation corridor, there is nothing in the budget right now for that. Mr. Dorris added that in the proposed 5-year capital improvement budget, there are intersection improvements proposed for 26 ½ Rd, at both G and H intersections. In the proposed 10-year capital budget there are improvements to 26 Rd. and G Rd. proposed.

Commissioner Wade asked if traffic studies that are done for subdivisions are only looking at motorized vehicles. Mr. Dorris said technically no, but that is what winds up being addressed more. Mr. Dorris added that when the corridors are developed, bike lanes will be a part of that. Chairman Reece added that she would include pedestrians for consideration as there are many people that walk in that area.

Commissioner Ehlers asked if bicycles can be on the sidewalk in the City. Ms. Beard stated that they are allowed on the sidewalks unless specifically not allowed, and at this time they are not allowed in the downtown area.

Commissioner Ehlers asked if the trails plan calls for a pedestrian corridor down Leach Creek. Ms. Portner stated that the Leach Creek trail is identified on the Urban Trails Master Plan and it will get constructed with this development. Mr. Ehlers asked if there will be missing pieces of the trail connectivity. Ms. Portner replied that there are still missing connections along Leach Creek. She also stated that there presently is an Urban Trails Master Plan and a Circulation Plan that is specific to the roadways. Ms. Portner added that in the coming months they will be bringing forward a document for adoption that combines both of these plans.

Chairman Reece stated that when this project was brought forward it originally had requested phasing going out to 2035. According to the Code, the City can only allow phasing for ten years. Ms. Portner agreed and stated that they are recommending ten-year phasing, however the applicant can come back and ask for extensions as long as they are making sufficient progress.

Commissioner Discussion

Commissioner Ehlers explained that the Planning Commissions review is to determine if the proposed projects adhere to existing Codes and Master Plans and their intent. Commissioner Ehlers commented that it is understandable that there are concerns especially as developments extend to the edges of the City. Commissioner Ehlers noted that several people had mentioned being “good neighbors” and commented that being a good neighbor extends on to the greater community. Commissioner Ehlers gave an overview of all the plan that are considered. Commissioner Ehlers pointed out that if these were ½ lots there would be the same number of units and same number of traffic counts.

Commissioner Ehlers pointed out that all of the Comprehensive and Master Plans they look at were vetted with extensive public input. Commissioner Ehlers also noted that when the developer came forward to re-establish the zoning that had lapsed, he downsized the development by 86 lots to mitigate the impact the neighbors anticipated. Commissioner Ehlers

encouraged the citizens to stay involved as Master Plans evolve and change when they are updated over the years.

Commissioner Eslami expressed the confidence and appreciation he holds for the staff that he has worked with for 9 years and with the City where he has worked as a developer for 40 years. Commissioner Eslami stated that the public had input in the formation of the Future Land Use Map and he noted that the Commission has to use these documents to review projects.

Commissioner Deppe expressed concern about the traffic, density and setbacks of the development. Commissioner Deppe agreed with Commissioners Ehlers and Eslami that they are reviewing the project to see if it meets code.

Chairman Reece stated that the proposal is requesting a default rezone to R-2. When you look at the density using the cluster provisions, its effectively R-4 so it is not really defaulting back to R-2 with this proposal. Chairman Reece expressed concerns about the proposal using “community benefit” as one of the criteria for a planned development. Chairman Reece did not feel that the 33 acres of undevelopable land in the development is a “community benefit” and should not satisfy part of the required 20% of land for “community benefit.”

Chairman Reece also stated concerns about the traffic and stated that it is over a 200% increase in over a ten-year span. Chairman Reece stated that she has biked, walked and driven those roads and does not feel the infrastructure can handle that type of growth in that part of town. Chairman Reece added it is not in the community’s best interest to force something that dense into that place when you are risking the lives of our citizens on those roads. Chairman Reece added that the proposed density is incompatible with the surrounding zoning in this area. Chairman Reece stated that although this proposal does meet the zoning that is outlined in the Comprehensive Plan, she feels the Comprehensive Plan got it wrong in this case.

Commissioner Tolle stated that he spent 30 years as a transportation and safety planner all over the world and he has the same reservations that Chairman Reece had. Commissioner Tolle referred to an incident where there was an accident on I-70 and they diverted traffic down to G Rd. Commissioner Tolle explained that the traffic was backed up and gave him insight to the capacity of the infrastructure that is currently in place there.

Commissioner Wade stated that they are a volunteer public commission with one specific duty; to look at a development and see if it is adhering to the Code. Commissioner Wade explained that this is not the end of the process and if the motion should pass and go forward, the body that will make the final decision is the City Council. Commissioner Wade noted that the City Council is not constrained the way the Planning Commission is and they can consider public input and turn down a project even if it complies with the code. Commissioner Wade encouraged the public to stay involved and show up at the City Council meeting if this proposal moves forward.

Commissioner Ehlers and Commissioner Toole both encouraged citizens to stay involved.

MOTION: (Commissioner Wade) “Madam Chairman, on the Rezone to the Planned Development, with an R-2 (Residential 2 du/ac) default zone district, and an Outline Development Plan to develop 303 single family detached homes in the subdivision, file number PLD-2017-221, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

Commissioner Ehlers seconded the motion. A vote was called and the motion failed by a vote of 2-4 (with Commissioners Ehlers and Eslami voting in the affirmative).

2. Adjournment

The meeting was adjourned at 8:41 pm.



CITY MANAGER'S OFFICE

Memorandum

TO: Mayor and Members of City Council
FROM: Greg Caton, City Manager
Tamra Allen, Community Development Director
DATE: October 13, 2017
SUBJECT: Information - Cluster Development

At the City Council meeting on October 4, there was a planning project that discussed Cluster Development. There were some questions regarding this topic, so we wanted to provide an informational memo for City Council.

The purpose of Cluster Development (Clustering) is to allow for and encourage the preservation of environmentally sensitive areas, open space and agricultural lands. The Zoning and Development Code (Code) allows for the clustering of development to occur under certain criteria and implemented at the time of subdivision design. For development to utilize the Cluster Provision (Cluster), the Code requires a minimum of 20% of the land area in a proposed development to be dedicated open space while the benefit to the developer becomes the ability to be more flexible with minimum lot sizes and bulk standards of each lot within a development.

Currently, clustering is allowed in all lower density residential zone districts including R-R, R-E, R-1, R-2, R-4 and R-5. When applied, the maximum overall density of the zone district still applies (e.g. R-2 still would be developed at a 2-dwelling unit per acre density), but the lot sizes can be reduced and the corresponding bulk standards (setbacks, width, frontage, setbacks, lot coverage, and height) applied. The bulk standards that are applied are determined based on a prescribed formula in the land use code that give proportional benefit to a project based upon the amount of open space that will be preserved.

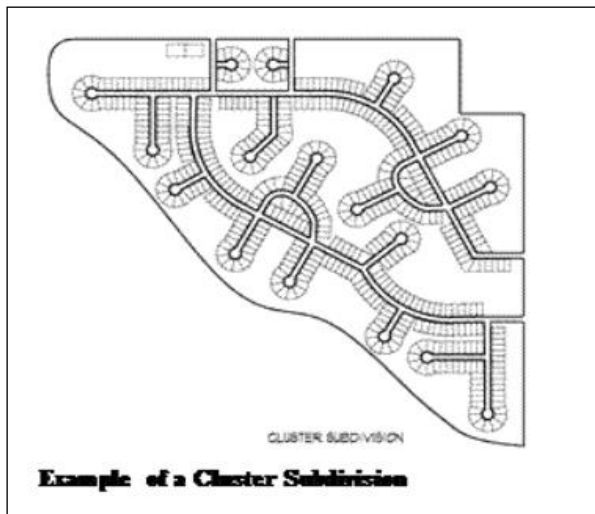
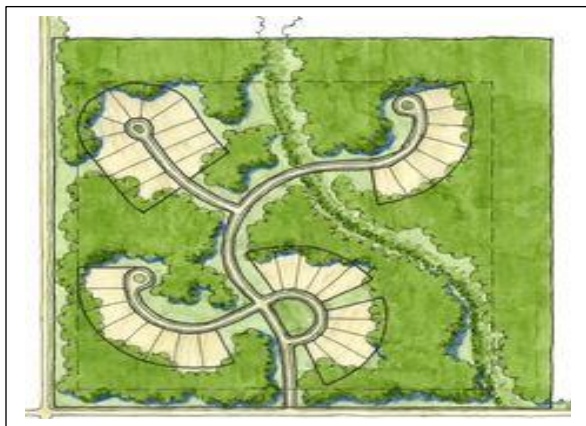
The City has maintained a Cluster Development provision in its Zoning and Development Code since 2000. Cluster Development promotes flexibility in site and lot design and generally provides for housing choices by offering a variety. In addition, a Cluster helps facilitate the development of units in more compact development in areas of the City where the Comprehensive Plan and zoning provide for lower density residential development. It also provides for the City and surrounding neighborhoods to realize significant long-term benefit from the dedication of open space preservation.

Examples of Cluster Development – The City has allowed for several subdivisions to utilize the Cluster Development of the Code. Examples include Spyglass Subdivision, Park Mesa Subdivision, Pinnacle Ridge Subdivision, Summer Hill Subdivision and Ridgewood Heights Subdivision. When applying the Cluster Provision, the project is allowed to reduce the minimum lot size based on the amount of open space that the subdivision will provide. The formula for calculating the minimum lot size is provided for in Section 21.030.060(c)2. of the Zoning and Development Code. The table below provides examples of the zone district of a specific project,

how much open space the development provided therein dictating what the allowed minimum lot size can be as well as the bulk standards that were applied to the overall project:

Subdivision	Zone District	Bulk Standards Zone District	Open Space	Zoning Min. Lot size (sq.ft)	Clustering Allowed Min. Lot size (sq.ft.)
Park Mesa	PD/R-1	R-2	34%	30,000	21,780
Pinnacle Ridge	R-2	R-4	33%	15,000	7,125
Ridgewood Heights	R-5	R-8	30%	6,500	4,000
Summer Hill	PD/R-5	R-4	35%	7,000	4,500
Spyglass	R-2	R-8	56%	17,000	4,250

Below are some illustrative examples of Cluster subdivision design:



Zoning and Development Code – The following is the section of the Zoning and Development code regarding Cluster Development:

21.03.060 Cluster developments.

(a) To preserve environmentally sensitive areas, open space and agricultural lands, cluster development is encouraged.

(b) In any residential zone district where clustering is permitted, the Director may approve lots that are smaller and arranged differently than otherwise allowed under this code.

(c) Unless provided otherwise by the subdivision approval, cluster subdivisions must meet the following standards:

(1) Twenty percent of the gross acreage must be open space.

(2) The minimum lot size is the percentage of open space of total acres of the entire development multiplied by 1.5. The minimum lot size requirement of the underlying zoning district may then be reduced by the resulting percentage. Minimum lot size shall also be subject to other provisions, such as GJMC 21.07.020(f), Hillside Development, which might further restrict lot size. The following table provides example lot sizes based on various open space reservations.

(3) In no event shall any lot be less than 3,000 sq. feet.

(4) Bulk requirements for clustered lots are those of the district which has the closest lot sizes. For example, if an R-2 district is developed with 30 percent open space then the bulk requirements of the R-4 district apply.

(5) The bulk standards of the R-8 district apply to every lot of less than 4,500 sq. feet.

	Min. Req. Lot Size	20 Percent Open Space	30 Percent Open Space	50 Percent Open Space	66 Percent Open Space
R-R	5 acres	3.5 acres	2.75 acres	1.25 acres	3,000 sq. ft.
R-E	1 acre	30,492 sq. ft.	23,958 sq. ft.	16,890 sq. ft.	3,000 sq. ft.
R-1	30,000 sq. ft.	21,000 sq. ft.	16,500 sq. ft.	7,500 sq. ft.	3,000 sq. ft.
R-2	15,000 sq. ft.	10,500 sq. ft.	8,250 sq. ft.	3,750 sq. ft.	3,000 sq. ft.
R-4	7,000 sq. ft.	4,900 sq. ft.	3850 sq. ft.	3,000 sq. ft.	3,000 sq. ft.
R-5	4,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.

(d) At least 20 percent of a cluster development shall be open space. Unless the Director approves otherwise, public open space shall abut or provide easy access to or protect other public land, especially federal land. The applicant for cluster development shall:

(1) Offer the open space to dedicate to a local government or other entity approved by the Director. Open space in a cluster shall be offered as a dedication to the City or, at the election of the City, to a nonprofit trust or conservancy approved by the City;

(2) Convey open space to an entity to hold it in perpetuity for the owners of lots and/or the public; or

(3) Establish a conservation easement for agricultural land to be preserved in the form approved by the City Attorney.

(e) All open space shall be conveyed to, owned and maintained by an entity approved by the City. The covenants and restrictions regarding perpetual preservation and maintenance of the open space shall include provisions addressing:

- (1) Maintenance duties of the grantee;
- (2) A mechanism so that each lot owner may be assessed by the grantee; and
- (3) The power but not any duty of the City to enforce any covenant or restriction.

(f) Open space shall be provided for each phase of a development or all may be provided at the first phase. If common open space will not be provided proportionally by phase, the developer shall on the first plat identify all areas of all phases which are intended to be open space and deliver to the City Clerk a warranty deed to all such areas which will be recorded if the development is not completed.

(g) Unless the Director approves otherwise, public open space shall abut or provide easy access to or protect other public land, especially federal land. Open space design and developer constructed improvements shall:

- (1) Be linked to existing and planned public open spaces, constructed areas and trails as the Director deems possible;
- (2) Maximize access and use by residents of the cluster development; and
- (3) Provide trails, paths and walkways to recreation areas, schools, commercial areas and other public facilities.

(h) The Director may require:

- (1) Paved pedestrian paths, located in rights-of-way or easements;
- (2) Paved bicycle ways; and
- (3) Equestrian trails surfaced with softer materials such as wood chips or gravel.

(i) **Landscaping.**

(1) The perimeter of a cluster development which abuts a right-of-way shall be buffered. If the cluster development has the same zoning as the adjacent property, a perimeter enclosure in accordance with GJMC 21.06.040 may be required and/or some other form of buffering to be determined to be necessary to buffer the developed portion of the cluster from adjoining development. All, or a portion of, the open space shall be located between the clustered development and adjoining development.

(2) The project landscaping and buffer design shall be established as part of any preliminary subdivision plan approval.

(j) A cluster development project may be developed in phases. The Director may require the applicant to divide the project into phases in order to meet requirements and standards contained in these regulations. Each phase must be self-sufficient with adequate facilities and services and contain a mix of residential uses and densities and open space, while meeting the requirements, standards and conditions applicable to the project as a whole.

(Ord. 4428, 6-14-10; Ord. 4419, 4-5-10)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE APPROVING THE OUTLINE DEVELOPMENT PLAN AS A
PLANNED DEVELOPMENT WITH A DEFAULT ZONE OF R-2 (RESIDENTIAL –2
DU/AC) FOR THE DEVELOPMENT OF 303 SINGLE-FAMILY DETACHED
DWELLING LOTS TO BE KNOWN AS WEEMINUCHE SUBDIVISION**

LOCATED BETWEEN 26 & 26 ½ ROADS, SOUTH OF H ¾ ROAD

Recitals:

The applicant, 26 Road LLC, proposes to develop a 303 lot, single-family detached residential subdivision to be located between 26 & 26 ½ Roads, south of H ¾ Road on a total of 151.18 +/- acres to be constructed within seven phases.

The request for an Outline Development Plan as a Planned Development with a default R-2 (Residential—2 du/ac) has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning, deviations and conditions of approval for the Outline Development Plan for Weeminuche Subdivision.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Outline Development Plan and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved “long-term community benefits” by providing;

#1 Greater quality and quantity of public and/or private open space. The Applicant is proposing approximately 34 acres of open space or 22.4% of the total acreage of the property. Part of the open space includes a 69 foot to 115-foot-wide landscape buffer HOA tract of land adjacent to 26 Road, a 30-foot-wide HOA tract of land adjacent to H ¾ Road and a 40-foot-wide tract of land adjacent to 26 ½ Road. The proposed open space dedication also includes of 8.86 acres along Leach Creek. All HOA tracts of land will be fully landscaped and will provide an attractive landscape corridor along these road frontages. The open space will be owned and maintained by a homeowners’ association, respective utility companies (along ditch), and the City of Grand Junction (Leach Creek). The open space will be landscaped and contain developed trails, picnic shelters, benches, shade shelters and play areas all available to the general public for use.

#2 Other Recreational Amenities. The HOA tracts will be landscaped along with the construction and development of hard and soft surface trails within the subdivision

that will provide an integrated bicycle and pedestrian system. The trails planned to be constructed adjacent to 26, 26 ½ and H ¾ Road are planned to be 8-foot wide paved trails while the Leach Creek trail is planned to be 10-foot wide. When fully developed, the Weeminuche subdivision will provide over 14,500 linear feet of paved and soft surface trails (2.74 miles). All trails will be maintained by the HOA except for the Leach Creek trail section that will be within the area proposed to be dedicated to the City. All trails will be dedicated for general public use. The proposed trails other than the Leach Creek trail, are not required by Code. All pedestrian trails and passive recreational areas will be constructed with each individual phase and appropriate public pedestrian easements will be dedicated at that time.

#3 Needed Housing types and/or Mix. The Weeminuche Subdivision is proposing a development to contain 303 single family lots, ranging from 10,050 sq. ft. to 24,107 sq.ft. The development community, in general, has expressed the need for additional lots to develop based on buyer demand. This proposed subdivision appears to provide needed housing types for the area.

#4 The proposed development preserves environmentally sensitive areas and natural features (Leach Creek) and proposes both active and passive recreational areas throughout the development that includes trails, picnic shelters and play areas within HOA tracts. (see attached Exhibit A).

After reviewing the application for a rezone to PD with an R-2 default zone district and an Outline Development Plan for the proposed Weeminuche Subdivision, PLD-2017-221, the following findings of fact have been made:

1. The Planned Development is in accordance with all criteria in Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code.
2. Pursuant to Section 21.02.150(a), the Planned Development has been found to have long term community benefits including:
 - a. The provision of over 33 acres of open space, including expansive buffered landscape tracts adjacent to major roadways, and
 - b. The dedication and construction an integrated public trail system of hard and soft surface trails, picnic shelters and play areas.
3. The Planned Development is consistent with the vision, goals and policies of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE OUTLINE DEVELOPMENT PLAN AS A PLANNED DEVELOPMENT FOR THE WEEMINUCHE SUBDIVISION IS APPROVED WITH THE FOLLOWING STANDARDS AND DEFAULT ZONE:

- A. This Ordinance applies to the following described property:

A parcel of land situate in the S 1/2 NW 1/4 and the N 1/2 SW 1/4 of Section 26, Township 1 North, Range 1 West, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the N 1/16 corner of said Section 26, the basis of bearing being N89°58'25"E along the north line of said S 1/2 NW 1/4 to the NW 1/16 corner of said Section 26; thence N89°58'25"E a distance of 1317.20 feet to the NW 1/16 corner; thence S00°00'28"W a distance of 40.00 feet to the south right-of-way line of H 3/4 Road as recorded in Book 2139 at Page 647; thence N89°52'41"E a distance of 85.80 feet along said south line; thence S00°15'15"E a distance of 208.66 feet; thence N89°54'37"E a distance of 1043.64 feet; thence N00°13'19"W a distance of 209.24 feet to said south right-of-way line; thence N89°52'41"E a distance of 157.63 feet along said south line; thence S00°02'15"W a distance of 1279.71 feet running parallel with and 30.00 feet west of the east line of said S 1/2 NW 1/4; thence S00°01'38"W a distance of 659.87 feet running parallel with and 30.00 feet west of the east line of said N 1/2 SW 1/4; thence S89°55'07"W a distance of 10.00 feet; thence S00°01'38"W a distance of 634.65 feet running parallel with and 40.00 feet west of the east line of said N 1/2 SW 1/4; thence along the northerly line of a boundary agreement as recorded in Book 4249 at Page 204 the following six courses:

1.) S85°55'46"W a distance of 246.52 feet. 2.) N00°01'56"E a distance of 15.00 feet. 3.) S86°59'39"W a distance of 23.87 feet. 4.) S89°07'14"W a distance of 22.44 feet. 5.) S88°22'07"W a distance of 196.46 feet. 5.) S13°27'26"W a distance of 16.70 feet to the south line of said N 1/2 SW 1/4; thence S89°54'58"W a distance of 783.60 feet to the SW 1/16 corner of said Section 26; thence S89°55'03"W a distance of 1316.04 feet to the S 1/16 corner of said Section 26; thence N00°01'07"W a distance of 2639.94 feet to the point of beginning.

Said parcel contains 151.18 acres more or less.

- B. This Property is zoned PD (Planned Development) with the following standards and requirements:

Establishment of Uses:

Allowed land uses will be single-family residential and associated accessory land uses as permitted in the R-2 zone district.

Density:

The proposed density for the Weeminuche Subdivision is 2 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Residential Medium Low (2 – 4 du/ac). The Applicant is requesting a default zone of R-2, which has no minimum density and allows up to a maximum density of 2 dwelling units/acre.

This density is at the bottom of the range prescribed by the Comprehensive Plan for density in this area.

Access:

The proposed subdivision will take access from 26 Road in two locations and from 26 ½ Road in two locations. An access point is also proposed from H ¾ Road as well as an additional street connection with the existing Freedom Heights subdivision to the south that will connect to Liberty Lane. Center left turn lanes at the two entrance locations within 26 ½ Road will be constructed as part of the subdivision development. Internal streets and private shared driveways will be designed and constructed consistent with the Code.

Open Space and Pedestrian Amenities:

The ODP provides 33.94 acres of open space (22.4% of the total acreage of the property). Some of this open space acreage will be tracts dedicated to the homeowner's association (HOA) for purposes of landscaping. Other tracts will be dedicated to respective utility companies such as Grand Valley Water User's Association for retention of their existing drainage infrastructure. With Council approval, the plan proposed to dedicate to the City the 8.86 acres encompassing Leach Creek. The HOA tracts will be landscaped along with the construction and development of hard and soft surface trails within the subdivision which will provide an integrated bicycle and pedestrian system. When fully developed, the Weeminuche Subdivision will provide over 14,500 linear feet (2.74 miles) of hard and soft surface trails open for public use and approximately 34 acres open space.

Within the proposed City of Grand Junction-owned tract adjacent to Leach Creek at the southeast corner of the property, a 10-foot-wide concrete trail will be constructed and will connect with the existing 10-foot-wide concrete trail located within the Freedom Heights Subdivision as required as part of the Urban Trails Master Plan. Also, in-lieu of constructing the minimum of 5-foot wide sidewalks adjacent to 26, 26 ½ and H ¾ Road, the Applicant is proposing to construct an 8-foot wide trail within a public pedestrian easement within a 69 foot to 115-foot wide landscape buffer HOA tract of land adjacent to 26 Road, a 30-foot wide HOA tract of land adjacent to H ¾ Road and a 40-foot wide tract of land adjacent to 26 ½ Road. A small pocket park with an irrigation pond, play area and picnic shelter will also be located in the center of the development and will be improved with an 8-foot wide gravel walking trail around the perimeter of the pond.

All pedestrian trails will be constructed with each individual phase and appropriate public pedestrian easements will be dedicated at that time.

The Zoning and Development Code requires a typical subdivision to dedicate 10% of land to open space or pay a fee in lieu of dedication. Similarly, if a subdivision proposes to use the City's Cluster Development regulations it is required to set aside 20% of the project as open space. The Applicant, however has pursued a PD and an outline development plan which requires "all residential planned developments shall comply with the minimum open space standards established in the open space requirements of

the default zone.” In this case, the minimum open space requirement would be 10% because the proposed subdivision is 10 lots or greater in size (Section 21.06.020 (b) (1)) but because they are proposing to utilize the cluster provision (and not specific deviations from the default zone district) the minimum open space requirement is 20%.

Phasing:

The Applicant’s proposed ODP provides for seven (7) phases of development. Each phase is proposed to be developed within 2 -3 years to account for construction and full market absorption before the next filing will begin. The following phasing schedule is proposed (approval of final plat):

- Filing One (31 Lots): By December 31, 2018
- Filing Two (39 Lots): By December 31, 2020
- Filing Three (46 Lots): By December 31, 2023
- Filing Four (36 Lots): By December 31, 2026
- Filing Five (43 Lots): By December 31, 2029
- Filing Six (25 Lots): By December 31, 2032
- Filing Seven (83 Lots): By December 31, 2035

The seven phases are proposed to be completed with the filing of the Phase 7 plat by December 31, 2035; a 17-year phasing and development schedule. Specific phases of the project can found in the attached maps. Pursuant to Section 21.02.150 (B) (4) (iii) Validity, the effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval. However, the phasing schedule is limited to a period of performance between one year but not more than 10 years in accordance with Section 21.02.080 (n) (2) (i). The schedule as proposed exceeds this 10-year period by 7 years. City Staff recommends a 10-year phasing plan in accordance with this section of the Code.

The Applicant continues to request a development schedule as outlined above. The Applicant has provided specific rationale for reasons related to this timeframe including the significant size (“three times the size of an average subdivision in the Grand Valley”) and the “reasonable expectations for market absorption” of their product. In addition, the Applicant provides that the inclusion of all of the property in a single ODP allows for the developer to master plan the entire site (instead of piecemeal) and will provide “predictability and assurances to the neighborhood” as to the density, design and development of infrastructure related to the overall development.

Should the City Council not consider the Applicant’s request for a 17-year phasing schedule, the Applicant has provided that a development and phasing schedule should provide for Filing One to commence on or before December 31, 2018, with the last filing to be recorded 10 years from the date of approval. Staff has included this alternative phasing plan in the recommended findings.

Cluster Provisions:

The Applicant is interested in developing the Weeminuche Subdivision as a residential single-family detached subdivision to meet the R-2 zone district densities and proposes to utilize the cluster provisions of the Code to preserve and incorporate open space areas of the property. The amount of open space proposed (33 acres) would allow for minimum lot size of 10,050 sq. ft. in accordance with the Cluster Development provisions of Section 21.03.060 (c) (2). As proposed, each lot exceeds these minimum requirements. The cluster development provisions allow the applicant to utilize the bulk requirements (building setbacks, minimum lot width, lot coverage, etc.), of the zoning district which has the closest lot size, which, in this case, is the R-4 (Residential – 4 du/ac) zone district.

Subdivision Signage:

The Applicant is proposing to have two subdivision signs located at each of the six subdivision entrances (12 signs total). Subdivision signage will be placed in an HOA tract that abuts the public right-of-way and will not exceed 8’ in height and will each be 16 sq. ft. Requested number of signs, square footage and sign height are all in conformance with Section 21.02.150 (b) of the Zoning and Development Code.

Default Zone:

The Applicant is proposing an R-2 zone district as the default zone as reflected in the ODP. In addition, the Applicant plans on developing the site utilizing the City’s Cluster Development provision (Section 21.03.060). The cluster provisions of the Zoning and Development Code allow the Applicant to utilize the bulk requirements (building setbacks, minimum lot width, lot coverage, etc.), of the zoning district which has the closest lot size to the proposed lot size of the overall development which, in this case, is the R-4 (Residential – 4 du/ac) zone district. Despite being able to use the R-4 bulk standards, the development is still required to meet the R-2 zone district densities. Applying the cluster development formula set by the Code, the Applicant will be able to develop lots with a minimum lot area of 10,050 square feet (instead of 15,000 square feet) and use the R-4 bulk standards as follows:

Bulk Standards	R-2 Zone District	R-4 Zone District
Front yard setback	20 feet/25 feet	20 feet/25 feet
Side yard setback	15 feet/3 feet	7 feet/3 feet
Rear yard setback	30 feet/5 feet	25 feet/5 feet
Minimum Lot Width	100 feet	70 feet
Maximum building height	35 feet	40 feet
Maximum Lot Coverage	30%	50%
Minimum Lot Frontage	50 feet	20 feet
Minimum Lot Area	15,000 sq.ft.	7,000 sq. ft.

The Code also allows for the reduction of setback for lots abutting open space as provided in Section 21.030.030 (d) (5).

Deviations from Zone District Standards:

The R-2 zone district will be the default zone, however because the Applicant intends to utilize the Cluster Development provision of the Code, the R-4 bulk standards will apply. No deviations are being requested from the R-4 bulk standards by the Applicant as part of the ODP application. Proposed residential development will meet or exceed all other Zoning Code requirements as identified.

Drainage:

As part of the subdivision development, the Applicant will be relocating the existing Corchoran Wash at the northwest corner of the development. The existing drainage channel will be piped underground in an anticipated 30" to 36" pipe and rerouted along the H ¾ Road and 26 Road rights-of-way and reconnected downstream. Applicant has obtained approval for this relocation from Grand Valley Water Users Association which maintains the wash. The Applicant's engineer has also provided information stating that drainage will not damage or impact existing drainage patterns either upstream or downstream with this proposed relocation.

Introduced for first reading on this 18th day of October, 2017 and ordered published in pamphlet form.

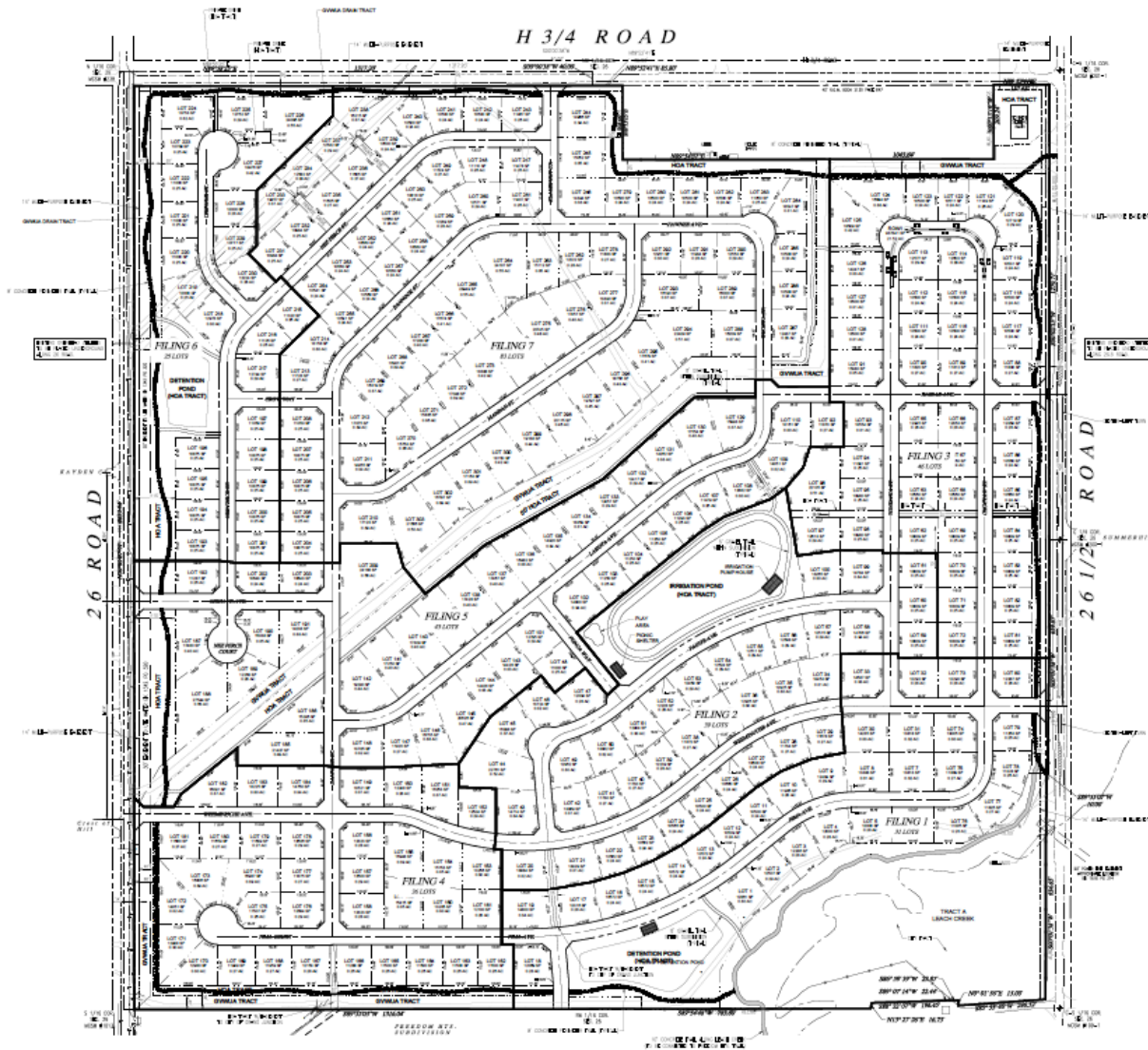
PASSED and ADOPTED this _____ day of _____, 2017 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

EXHIBIT A – OUTLINE DEVELOPMENT PLAN



December 4, 2017

City of Grand Junction
Attn: Scott Peterson, Senior Planner
250 North 5th Street
Grand Junction, CO 81501

RE: Outline Development Plan
PLD-2017-221
Weeminuche Subdivision
Between 26 Road, H 3/4 Road, 26 1/2 Road
Grand Junction, CO 81505

V.E.A. I.#: F17-006

Dear Mr. Peterson,

Vortex Engineering, Inc, as representative for and on behalf of 26 Road LLC, hereby notifies the City of Grand Junction that the applicant is withdrawing the Outline Development Plan (ODP) application for Weeminuche Subdivision (PLD-2017-221).

The time and consideration that city staff has invested in this project is greatly appreciated. Should you have any questions, or wish to discuss this matter further, please do not hesitate to contact me at 970-245-9051. Thank you.

Sincerely,
Vortex Engineering, Inc.



Robert W. Jones II, P.E.

Cc: File



Grand Junction City Council

Regular Session

Item #5.b.i.

Meeting Date: December 6, 2017

Presented By: Greg Caton, City Manager, Jodi Romero, Finance Director

Department: City Manager

Submitted By: Jodi Romero, Finance Director

Information

SUBJECT:

An Ordinance Appropriating Certain Sums of Money to Defray All Necessary Expenses and Liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the Year Beginning January 1, 2018 and Ending December 31, 2018 also known as the Annual Appropriation Ordinance

RECOMMENDATION:

Staff recommends adoption of Appropriation Ordinance No. 4776 approving the 2018 Recommended Budget.

EXECUTIVE SUMMARY:

The budget represents the allocation of resources to achieve the goals identified in the City of Grand Junction's Strategic Plan. The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses.

The 2018 Recommended Budget has been discussed with City Council during four budget workshops from October 2nd through November 13th, and presented to the Public for comment on November 15th.

Complete documents have been provided to City Council and the public throughout the Council budget workshop process including presentations, capital projects, and economic development funding detail as well as a line item budget detail by fund.

This meeting, December 6, 2017 is the second public hearing and consideration of the 2018 Recommended Budget for final approval through the adoption of the Appropriation Ordinance.

BACKGROUND OR DETAILED INFORMATION:

The budget represents the allocation of resources to achieve the goals identified in the City of Grand Junction's Strategic Plan. The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses.

The 2018 Recommended Budget has been discussed with City Council during four budget workshops from October 2nd through November 13th, and presented to the Public for comment on November 15th.

Complete documents have been provided to City Council and the public including presentations, capital projects, and economic development funding detail as well as a line item budget detail by fund.

This meeting, December 6, 2017 is the second public hearing and consideration of the 2018 Recommended Budget for final approval through the adoption of the Appropriation Ordinance.

The October 2nd Workshop included an overview of the entire 2018 recommended budget as well as the budgets for the major operating departments of the City including Police, Fire, Parks & Recreation, Public Works, and Water. On October 16th, the Downtown Business Improvement and Horizon Drive Business Improvement directors presented their budget and operating plans for 2018. Also on October 16th the City's 2018 recommended capital budget was discussed in accordance with a 10 year capital plan, and the recommended economic development budget was reviewed and discussed by City Council as well. On October 30th, the Downtown Development Authority and the Economic Development Partners reviewed and discussed their 2018 budgets with Council.

On November 13th, staff reconciled the budget for changes to the recommended budget since the October 2nd workshop. At that time the total recommended budget was \$160.6 million and a 2018 General Fund Surplus was estimated at \$942,678. Also discussed were several pending items including an estimated increase to budgeted sales tax revenue based on current actual revenues being better than expected, the reduction of the General Fund Overhead revenue from the Persigo Fund from 7.5% of Persigo revenues to 5% (\$337,000) and increase in expenses in the Persigo fund for a consultant to study the overhead charge (\$60,000) based on the Joint Persigo Board Meeting on November 9th, and the estimated additional revenue in 2018 from the recently passed Mesa County Public Safety Tax (estimated at \$400,000). Based on the discussions, the following items have been included in the final recommended budget:

- > \$250,000 for Horizon Drive Pedestrian Improvements (Capital Fund)
- > \$100,000 for North Avenue Streetscape Improvements (Capital Fund)

- > \$100,000 increase for Colorado Mesa University in the economic development budget for scholarships (General Fund)
- > \$50,000 for a surround sound system at the Avalon Theater which is a match to \$50,000 from the Avalon Theatre Foundation for a total project of \$100,000 (Capital Fund)
- > \$400,000 for Fire Capital funded by the Mesa County Public Safety Tax (Capital Fund)
- > \$60,000 for consultant to study overhead charge to Persigo Fund

All of these changes were incorporated in the 2018 Recommended Budget as presented on November 15th for a total budget of \$161.3 million with a General Fund surplus of \$550,234.

Since November 15th there has been one change based on information received within the last week from the City's current workers compensation excess insurance carrier, Safety National. Safety National will no longer insure the City's Wildland Fire Fighting program under the current terms and the proposed new terms increased the City's exposure significantly as well as the cost of insurance. The City's insurance broker, HUB International, was already in the process of evaluating the option of moving from a self-insured model to a fully-insured model for the City's workers compensation program. HUB included this latest information from Safety International and finalized a comparison for management's consideration today. There are many advantages to maintaining a Wildland Fire Fighting team, included but not limited to, a net financial gain from the deployments as well as the local community benefitting from highly trained and experienced firefighting personnel at the Grand Junction Fire Department. The resulting recommendation is to move to a fully-insured model for the City's workers compensation program which will increase the cost but provide immediate benefit for continued coverage of wildland firefighting activities and additional loss control expertise provided through a fully-insured program. Therefore in the 2018 Recommended budget there is an additional \$261,000 added to the Insurance Fund budget for the change to a fully-insured model. There is also a recommendation for a \$200,000 contingency which will provide flexibility in managing actual claims experience under the new model.

The final total 2018 Recommended Budget to \$161.5 million with a General Fund surplus of \$550,234.

The 2018 appropriation ordinance is the legal adoption of the City's budget by the City Council for the upcoming fiscal year. In accordance with the Charter the City Manager shall prepare the annual budget and upon approval of it and the appropriation ordinance expend sums of money to pay salaries and other expenses for the operation of the City. The documentation of the proposed revenue and expenses prepared and maintained by the Finance Director in support of the budget and ordinance are

incorporated by this reference as if fully set forth. This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2018 recommended budget.

Attached budget documentation:

- 1) Appropriation Ordinance
- 2) Appropriation Reconciliation to Fund Balance Worksheets
- 3) City of Grand Junction 2018 Recommended Budget Fund Balance Worksheet
- 4) Downtown Development Authority 2018 Recommended Budget Fund Balance Worksheet
- 5) 2018 Recommended Capital
- 6) 2018 Recommended Economic Development
- 7) 2018 Line Item Detail by Fund
- 8) Certificate of Participation Supplemental Budget Information

FISCAL IMPACT:

The 2018 appropriation ordinance and budget are presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City. The appropriation ordinances are consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference.

SUGGESTED MOTION:

I move to (adopt or deny) Ordinance No. 4776 - an ordinance appropriating certain sums of money to defray all necessary expenses and liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the year beginning January 1, 2018 and ending December 31, 2018 also known as the Annual Appropriation Ordinance on final passage and order final publication in pamphlet form.

Attachments

1. 2018 Appropriation Ordinance
2. Appropriation Reconciliation to Fund Balance Worksheets
3. City of Grand Junction 2018 Recommended Fund Balance Worksheet
4. Downtown Development Authority 2018 Recommended Fund Balance Worksheet
5. 2018 Recommended Capital
6. 2018 Recommended Economic Development
7. 2018 Line Item Detail Budget by Fund
8. Certificate of Participation Supplemental Budget Information

ORDINANCE NO. ____

AN ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO AND THE DOWNTOWN DEVELOPMENT AUTHORITY FOR THE YEAR BEGINNING JANUARY 1, 2018 AND ENDING DECEMBER 31, 2018 ALSO KNOWN AS THE ANNUAL APPROPRIATION ORDINANCE

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

SECTION 1. That the following sums of money, or so much therefore as may be necessary, be and the same are hereby appropriated for the purpose of defraying the necessary expenses and liabilities, and for the purpose of establishing emergency reserves of the City of Grand Junction, for the fiscal year beginning January 1, 2018, and ending December 31, 2018, said sums to be derived from the various funds as indicated for the expenditures of:

Fund Name	Fund #	Appropriation
General Fund	100	\$ 71,111,607
Enhanced 911 Fund	101	\$ 3,672,611
Visit Grand Junction Fund	102	\$ 2,185,801
D.D.A. Operations	103	\$ 1,163,715
CDBG Fund	104	\$ 370,224
Parkland Expansion Fund	105	\$ 184,792
Conservation Trust Fund	110	\$ 567,657
Sales Tax CIP Fund	201	\$ 24,633,919
Storm Drainage Fund	202	\$ 16,000
D.D.A. Capital Improvements	203	\$ 9,311,104
Transportation Capacity Fund	207	\$ 1,300,000
Water Fund	301	\$ 8,363,699
Solid Waste Removal Fund	302	\$ 4,621,632
Two Rivers Convention Center Fund	303	\$ 3,421,340
Golf Courses Fund	305	\$ 1,953,525
Parking Authority Fund	308	\$ 534,696
Ridges Irrigation Fund	309	\$ 262,162
Information Technology Fund	401	\$ 7,096,740
Fleet and Equipment Fund	402	\$ 7,195,547
Self-Insurance Fund	404	\$ 4,293,286
Communication Center Fund	405	\$ 7,754,347
Facilities Management Fund	406	\$ 2,815,049
General Debt Service Fund	610	\$ 6,887,170
T.I.F. Debt Service	611	\$ 1,378,941
GJ Public Finance Corp Fund	614	\$ 532,685
Riverside Parkway Debt Retirement Fund	615	\$ 3,167,000
Cemetery Perpetual Care Fund	704	\$ 21,500
Joint Sewer Operations Fund	900	\$ 17,747,598

PASSED, ADOPTED, and ordered published this 6TH day of December 2017.

J. Merrick Taggart
Mayor and President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



**2018 Budget-Reconciliation of Fund Balance Worksheets to Appropriations
December 6, 2017**

Fund #	Fund Name	Per Fund Balance Worksheets			Total 2018 Appropriations
		Total Expense	Transfers Out	Contingency Funds	
100	General	70,136,607	800,000	175,000	71,111,607
101	Enhanced 911 Special Revenue	-	3,672,611	-	3,672,611
102	Visit Grand Junction	1,985,801	200,000	-	2,185,801
103	D.D.A. Operations*	490,304	173,411	500,000	1,163,715
104	Community Development Block Grants	134,538	235,686	-	370,224
105	Open Space (Parkland Expansion)	-	184,792	-	184,792
110	Conservation Trust	-	567,657	-	567,657
201	Sales Tax Capital Improvements	14,866,674	9,767,245	-	24,633,919
202	Storm Drainage Improvements	16,000	-	-	16,000
203	D.D.A. Capital Improvements*	30,000	9,281,104	-	9,311,104
207	Transportation Capacity Improvements	1,300,000	-	-	1,300,000
301	Water	8,363,699	-	-	8,363,699
302	Solid Waste	4,471,632	150,000	-	4,621,632
303	Two Rivers Convention Center	3,421,340	-	-	3,421,340
305	Golf Courses	1,953,525	-	-	1,953,525
308	Parking	534,696	-	-	534,696
309	Irrigation Systems	262,162	-	-	262,162
401	Information Technology	7,096,740	-	-	7,096,740
402	Fleet and Equipment	7,195,547	-	-	7,195,547
404	Self Insurance	4,093,286	-	200,000	4,293,286
405	Communications Center	7,754,347	-	-	7,754,347
406	Facilities Management	2,815,049	-	-	2,815,049
610	General Deb Service	6,887,170	-	-	6,887,170
611	T.I.F. Debt Service*	1,378,941	-	-	1,378,941
614	GJ Public Finance Debt Service	532,685	-	-	532,685
615	Riverside Parkway Debt Retirement	-	3,167,000	-	3,167,000
704	Cemetery Perpetual Care	-	21,500	-	21,500
900	Joint Sewer System , Total	17,747,598	-	-	17,747,598
*per DDA Fund Balance Worksheet					

Calendar 2018
Recommended Budget

December 6th 2017

Row Labels	PROJECTED BEGINNING FUND BALANCES	TOTAL REVENUE	LABOR	NON PERSONNEL OPERATING	TOTAL OPERATING EXPENSE	DEBT SERVICE	MAJOR CAPITAL	TOTAL EXPENSE	TRANSFERS IN	TRANSFERS OUT	NET SOURCE (USE) OF FUNDS	CONTINGENCY FUNDS	NET CHANGE IN FUND BALANCE	ENDING FUND BALANCE	
General Government															
100 General Fund	21,094,420	68,572,373	44,483,759	25,652,848	70,136,607	-	-	70,136,607	3,116,421	800,000	752,187	175,000	577,187	21,671,607	\$ 21,671,607
102 Visit Grand Junction	186,641	2,232,763	789,670	1,196,131	1,985,801	-	-	1,985,801	-	200,000	46,962	-	46,962	233,603	(5,208,952) Less Internal Loans
104 CDBG Fund	-	400,521	-	134,538	134,538	-	-	134,538	-	235,686	30,297	-	30,297	30,297	(2,000,000) Less TABOR Emergency Reserve
105 Parkland Expansion Fund	128,325	134,800	-	-	-	-	-	-	-	184,792	(49,992)	-	(49,992)	78,333	(3,856) 1% for the Arts
110 Conservation Trust Fund	93,562	716,366	-	-	-	-	-	-	-	567,657	148,709	-	148,709	242,271	\$ 14,458,799 Unrestricted Fund Balance
201 Sales Tax CIP Fund	725,153	20,146,924	-	184,988	184,988	-	14,681,686	14,866,674	4,597,460	9,767,245	110,465	-	110,465	835,618	
202 Storm Drainage Fund	19,323	16,000	-	-	-	-	16,000	16,000	-	-	-	-	-	19,323	
207 Transportation Capacity Fund	423,164	1,580,000	-	-	-	-	1,300,000	1,300,000	-	-	280,000	-	280,000	703,164	
610 General Debt Service Fund	3,451	722,025	-	3,010	3,010	6,884,160	-	6,887,170	6,165,140	-	(5)	-	(5)	3,446	
614 GJ Public Finance Corp Fund	3,836	300,000	-	1,510	1,510	531,175	-	532,685	232,675	-	(10)	-	(10)	3,826	Contingency Detail
615 Riverside Pkwy Debt Retirement	8,669,289	110,000	-	-	-	-	-	-	845,184	3,167,000	(2,211,816)	-	(2,211,816)	6,457,473	175,000 City Manager
704 Cemetery Perpetual Care Fund	1,412,429	40,000	-	-	-	-	-	-	-	21,500	18,500	-	18,500	1,430,929	
Subtotal	32,759,593	94,971,772	45,273,429	27,173,025	72,446,454	7,415,335	15,997,686	95,859,475	14,956,880	14,943,880	(874,703)	175,000	(1,049,703)	31,709,890	
Enterprise Operations															
301 Water Fund	3,673,748	8,708,026	2,776,008	2,199,061	4,975,069	645,968	2,742,662	8,363,699	-	-	344,327	-	344,327	4,018,075	
302 Solid Waste Removal Fund	1,292,655	4,302,388	1,143,991	2,935,683	4,079,674	91,958	300,000	4,471,632	-	150,000	(319,244)	-	(319,244)	973,411	
303 Two Rivers Convention Cntr Fund	-	3,221,340	-	421,340	421,340	-	3,000,000	3,421,340	200,000	-	-	-	-	-	
305 Golf Courses Fund	255,507	1,882,000	811,063	867,083	1,678,146	275,379	-	1,953,525	85,000	-	13,475	-	13,475	268,982	
308 Parking Authority Fund	57,845	513,300	160,408	130,521	290,929	243,767	-	534,696	-	-	(21,396)	-	(21,396)	36,449	
309 Ridges Irrigation Fund	134,661	270,828	101,646	160,516	262,162	-	-	262,162	-	-	8,666	-	8,666	143,327	
900 Joint Sewer System Fund	17,683,757	16,554,334	3,618,759	3,727,283	7,346,042	1,170,797	9,230,759	17,747,598	-	-	(1,193,264)	-	(1,193,264)	16,490,492	
Subtotal	23,098,173	35,452,216	8,611,875	10,441,487	19,053,362	2,427,869	15,273,421	36,754,651	285,000	150,000	(1,167,436)	-	(1,167,436)	21,957,689	
Special Taxing Districts															
613 Ridges Debt Service Fund	16,962	-	-	-	-	-	-	-	-	-	-	-	-	16,962	
Subtotal	16,962	-	-	-	-	-	-	-	-	-	-	-	-	16,962	
Internal Service Operations															
101 Enhanced 911 Fund	2,672,113	2,387,000	-	-	-	-	-	-	-	3,672,611	(1,285,611)	-	(1,285,611)	1,386,502	
401 Information Technology Fund	2,201,400	6,391,960	2,137,420	4,554,320	6,691,740	-	405,000	7,096,740	-	-	(704,780)	-	(704,780)	1,496,620	
402 Fleet and Equipment Fund	1,787,759	5,799,934	1,114,198	2,319,344	3,433,542	-	3,762,005	7,195,547	352,000	-	(1,043,613)	-	(1,043,613)	744,146	
404 Self Insurance Fund	5,086,575	2,963,669	1,253,238	2,840,048	4,093,286	-	-	4,093,286	-	-	(1,129,617)	200,000	(1,329,617)	3,756,958	\$ 3,756,958
405 Comm Center Fund	701,923	4,505,619	4,594,274	1,799,724	6,393,998	-	1,360,349	7,754,347	3,172,611	-	(76,117)	-	(76,117)	625,806	(1,520,597) Retiree Health Benefit Funds
406 Facilities Management Fund	214,687	2,600,362	519,462	2,101,167	2,620,629	-	194,420	2,815,049	-	-	(214,687)	-	(214,687)	-	\$ 2,236,361 Net Insurance Fund Balance
Subtotal	12,664,457	24,648,544	9,618,592	13,614,603	23,233,195	-	5,721,774	28,954,969	3,524,611	3,672,611	(4,454,425)	200,000	(4,654,425)	8,010,031	
Total All Funds	\$ 68,539,185	\$ 155,072,532	\$ 63,503,896	\$ 51,229,115	\$ 114,733,011	\$ 9,843,204	\$ 36,992,881	\$ 161,569,095	\$ 18,766,491	\$ 18,766,491	\$ (6,496,563)	\$ 375,000	\$ (6,871,563)	\$ 61,694,572	

Downtown Development Authority

2018
Recommended Budget *December 6th 2017*

Row Labels	ACTUAL BEGINNING FUNDS BALANCE	TOTAL REVENUE	LABOR	NON PERSONNEL OPERATING	TOTAL OPERATING EXPENSE	DEBT SERVICE	MAJOR CAPITAL	TOTAL EXPENSE	TRANSFERS IN	TRANSFERS OUT	NET SOURCE (USE) OF FUNDS	CONTINGENCY FUNDS	NET CHANGE IN FUND BALANCE	ENDING FUND BALANCE
General Government														
103 Downtown Development Authority	634,247	1,297,871	166,161	377,554	543,715	-	120,000	663,715	281,104	-	915,260	500,000	415,260	1,049,507 *
203 DDA Capital Improv Fund	6,244,404	9,159,000	-	9,030,000	9,030,000	-	-	9,030,000	-	281,104	(152,104)	-	(152,104)	6,092,300
611 DDA TIF Debt Service Fund	1,502,912	1,771,704	-	85,500	85,500	1,293,441	-	1,378,941	-	-	392,763	-	392,763	1,895,675
Total All Funds	8,381,563	12,228,575	166,161	9,493,054	9,659,215	1,293,441	120,000	11,072,656	281,104	281,104	1,155,919	500,000	655,919	9,037,482

* 1,049,507 DDA Fund Balance
 4,000 Legends Restricted
 1,045,507 DDA Unrestricted Fund Balance



Recommended Capital Projects 2018
City Council Meeting December 6, 2017

Line #	Ref	Department	Project Title	Cost
3/4% Sales Tax Capital Projects				
1		Street Maintenance	7th Street Reconstruction	2,400,000
2		Street Maintenance	Outside Contract Street Maintenance	2,325,000
3		Street Maintenance	City-Performed Street Improvements	800,000
4		Street Maintenance	Pavement Condition Index Road Survey	90,000
5		Street Maintenance	Horizon Drive Pedestrian Improvements	250,000
6		Street Maintenance	North Avenue Streetscape Improvements	100,000
Total Street Maintenance				5,965,000
7		Public Safety-Fire	North Area Ambulance Station (Fire Station 6 interim plan)	350,000
8		Public Safety-Fire	Fire Training Facility (FML grant)	275,000
9		Public Safety-Fire	Public Safety Capital (Mesa County Public Safety Tax)	400,000
Total Public Safety-Fire				1,025,000
10		Parks and Recreation	Cemetery Irrigation Repair/Replacement	25,000
11		Parks and Recreation	Park Restroom Renovation (CTF funded)	55,000
12		Parks and Recreation	Las Colonias Park - Riparian Area (Open Space funded)	50,000
13		Parks and Recreation	Las Colonias Park Completion	3,000,000
14		Parks and Recreation	Playground Repair (CTF funded)	25,000
15		Parks and Recreation	Riverfront Trail Repairs (CTF funded)	25,000
16		Parks and Recreation	Stocker Stadium West Restrooms (CTF & PIAB funded)	60,000
17		Parks and Recreation	Suplizio Field Infield (CTF and partner funded)	36,000
18		Parks and Recreation	Tennis Court/Pickleball Improvements (CTF funded)	40,000
19		Parks and Recreation	Westlake Property Acquisition	23,000
Total Parks and Recreation				3,339,000
21		Public Works	Bookcliff Middle School Sidewalk (CDBG funded)	42,000
22		Public Works	Curb, Gutter, Sidewalk Safety Repairs	50,000
23		Public Works	Las Colonias Business Park	3,535,000
24		Public Works	Monument Rd Trail-D Rd to Lunch Loop Pkg Lot (Open Space & grant funded)	345,000
25		Public Works	Nisley Sidewalk Improvement (CDBG funded)	80,000
26		Public Works	Riverside (RIO) Park Improvement (CDBG funded)	73,686
27		Public Works	Traffic Signal Controllers	50,000
28		Public Works	Traffic Signal Equipment Upgrade	167,000
29		Public Works	Two Rivers Convention Center Improvements (budgeted in TRCC fund)	3,000,000
30		Public Works	Avalon Theater Improvements	100,000
Total Public Works				7,442,686
Total Sales Tax Capital Projects				\$ 17,771,686
Transportation Capacity Capital Projects				
31		Public Works	Orchard Ave-Normandy to 29 Road (Mesa County partner)	400,000
32		Public Works	25 Road Left Turn Lanes	700,000
33		Public Works	Amber Springs Way, Leach Creek Crossing Bridge	200,000
Total TCP Capital Projects				\$ 1,300,000
Enterprise Funds Capital Projects				
34		Water	Water Line Replacements	300,000
35		Water	Flow Line Replacement	552,662
36		Water	Raw Water Irrigation Supply Line Phase I	900,000
37		Water	Somerville/Anderson Ranch Improvements	55,000
38		Water	Raw Water Reservoir #3 Rehabilitation	492,000



Recommended Capital Projects 2018
City Council Meeting December 6, 2017

Line #	Ref	Department	Project Title	Cost
39	Water		Grand Mesa Reservoir Improvements	55,000
40	Water		Water Meter Replacement	164,000
41	Water		Valve Actuator and Vac Tank Trailer Mount	60,000
42	Water		Water Treatment Plant Modifications	164,000
Total Water				2,742,662
43	Solid Waste		Side Load CNG Garbage Truck	300,000
Total Solid Waste				300,000
44	Sewer		Interceptor Repair and Replacement	900,000
45	Sewer		Sewer Line Replacement in Collections System	2,600,000
46	Sewer		Sewer Line Replacement/Alley Reconstruction	285,000
47	Sewer		Lift Station Elimination	145,343
48	Sewer		Collection System Equipment	107,250
49	Sewer		Plant Backbone Improvements	468,166
50	Sewer		Biological Nutrient Removal-Effluent Diffuser	4,000,000
51	Sewer		23 Road Trunk Extension	725,000
Total Sewer				9,230,759
Total Enterprise Funds				\$ 12,273,421
Internal Service Funds Capital Projects				
52	Information Technology		Backup AC for PD UPS Room	25,000
53	Information Technology		Cityhall Rewire	350,000
54	Information Technology		Email Archive System	30,000
Total Information Technology				405,000
55	Fleet		Fleet Replacement	3,395,005
56	Fleet		Tire Machine Balancer	15,000
57	Fleet-Street Maintenance		Street Maintenance Equipment	352,000
Total Fleet				3,762,005
58	Communication Center		Logging Recorder	60,349
59	Communication Center		Next Generation 9-1-1	80,000
60	Communication Center		800MHz Capital Improvements	70,000
61	Communication Center		9-1-1 Telephone Upgrade	600,000
62	Communication Center		Relocate Grand Mesa Tower	400,000
63	Communication Center		Relocate Microwave Hop	100,000
64	Communication Center		Fire Notification System Upgrade	50,000
Total Communications Center				1,360,349
65	Facilities		Facility Condition Index Replacements	194,420
Total Facilities				194,420
Total Internal Service Funds				\$ 5,721,774

**Recommended 2018 Economic Development, Partnerships, Sponsorships,
and Memberships December 6, 2017**

Item Ref.	Partner	2017 Adopted	2018 Requested	2018 Recommended
1	5.2.1 Drainage Authority	122,000	122,000	122,000
2	Associated Governments of Northwest Colorado	8,200	8,200	8,200
3	Chamber of Commerce	6,225	6,500	6,500
4	Club 20	4,100	4,100	4,100
6	Colorado Municipal League	43,776	45,089	45,089
7	Colorado Water Congress	5,970	5,970	5,970
8	Metropolitan Planning Organization	28,397	28,397	28,397
9	National League of Citites	4,467	4,467	4,467
10	Parks Improvement Advisory Board (PIAB)	14,000	14,000	14,000
11	Subtotal	\$ 237,135	\$ 238,723	\$ 238,723
12	Arts Commission	30,000	40,000	40,000
13	Avalon Theatre Foundation	-	50,000	-
14	Bonsai	-	1,000,000	1,000,000
15	Botanical Gardens	-	19,650	19,650
16	Broadband/Wireless	50,000	100,000	100,000
17	Business Incubator	53,600	53,600	53,600
18	Colorado Mesa University-Campus Expansion Thru 2017, Scholarships 2018	500,000	500,000	250,000
19	Colorado Mesa University-Classroom Building (15 yrs ending in 2027)	500,000	500,000	500,000
20	Commercial Catalyst Pilot Program	30,000	30,000	30,000
21	Downtown Business Improvement District	13,466	15,269	15,269
22	ED Partnership (Chamber, BIC, Sports Commission, GJEP)	227,800	370,000	370,000
23	Foreign Trade Zone	100,000	-	-
24	FRA Colorado West Branch 244- (Memorial Day Wreath Floating)	150	150	150
25	GJEP Job Incentive Program	57,000	3,400	3,400
26	Grand Junction Centennial Band	-	2,500	2,500
27	Grand Junction Economic Partnership	40,000	40,000	40,000
28	Grand Junction Firefighters Association (Turkey Trot)	2,000	2,000	2,000
29	Grand Junction Housing Authority-The Highlands Phase 2	252,622	-	-
30	Grand Junction Housing Authority-Bookcliff Squire	-	75,000	75,000
31	Grand Junction Housing Authority-Support Services Program (one time)	-	25,000	-
32	Grand Valley Transit	389,886	389,886	389,886
33	Hi Five Robotics	1,000	-	-
34	Hilltop Community Resources	-	20,000	20,000
35	Hilltop Gala	1,000	1,000	1,000
36	Homeless Plan	26,000	35,000	35,000
37	Homeward Bound-Pathways Village Apartments-Phase 2	100,000	-	-
38	Homeward Bound-Respite Center Facility Project	-	100,000	100,000
39	Hope West (capital campaign new request)	5,000	10,000	5,000
40	Hospice Gala	1,900	1,900	1,900
41	Marketing Plan	30,000	30,000	30,000
42	Mesa Land Trust - Operations	20,000	20,000	20,000
43	Mind Springs Health - Captial project	-	100,000	100,000
44	Museum of Western Colorado	-	20,000	20,000
45	Riverfront Commission	17,121	17,121	17,121
46	Special Olympics	5,700	6,082	6,082
47	Western Slope Center for Children	30,000	30,000	30,000
48	Western Slope Center for Children-SANE Coordinator	7,500	7,500	7,500
49	Young Entrepreneur Academy	4,000	4,500	4,500
50	Subtotal	\$ 2,495,745	\$ 3,619,558	\$ 3,289,558
51	Total	\$ 2,732,880	\$ 3,858,281	\$ 3,528,281
Other Economic Development Investment				
52	Downtown Development Authority Sales Tax Increment Transfer	169,859		252,234
53	Vendors Fee Transfer to Visitor & Convention Center	673,113		707,463
54	Las Colonias Final Phase and Business Park	-	696,834	696,834
55	Two Rivers Convention Center Improvements	-	258,087	258,087
56	GRAND TOTAL ECONOMIC DEVELOPMENT	\$ 3,575,852	\$ 4,813,202	\$ 5,442,899



2017 Adopted, 2017 Amended, 2018 Recommended
As of 12/06/2017

BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
100 General Fund			
Revenue			
Taxes			
4010 - Property Tax, None	\$ 7,531,567	\$ 7,531,567	\$ 7,568,960
4010.01 - Property Tax_Specific Ownership, None	990,000	990,000	1,100,000
4010.02 - Property Tax_Refunds, None	(175,000)	(175,000)	-
4020 - Sales Tax, None	30,041,052	31,618,962	32,305,806
4020.01 - Sales Tax_Audits, None	300,000	300,000	300,000
4020.02 - Sales Tax_Revenue Recovery Group, None	(60,000)	(60,000)	(60,000)
4020.03 - Sales Tax_City Share of County, None	6,257,396	6,529,260	6,594,553
4020.04 - Sales Tax_Refunds, None	(20,000)	(20,000)	(20,000)
4020.06 - Sales Tax_County Public Safety Tax	-	-	400,000
4025 - Use Tax, None	932,438	1,203,690	1,018,182
4050 - Severence Tax, None	257,257	257,257	556,723
4050.01 - Severence Tax_Mineral Leasing, None	418,829	418,829	381,635
4055.01 - Franchise Tax_Public Service, None	2,200,000	2,200,000	2,200,000
4055.02 - Franchise Tax_GV Rural Power, None	260,000	260,000	250,000
4055.04 - Franchise Tax_Cable Television, None	260,000	260,000	340,000
4060 - Cigarette Tax, None	240,000	240,000	250,000
4070 - Beer/Liquor Occupational Tax, None	45,000	45,000	50,000
4075 - Highway Use Tax, None	2,374,000	2,447,628	2,261,202
4076 - Add Motor Vehicle Reg Fee, None	96,000	96,000	96,000
4077 - Apportioned Highway Reg Fee, None	140,000	140,000	140,000
4078 - Mesa County Road/Bridge Tax, None	209,000	209,000	215,000
Taxes Total	\$ 52,297,539	\$ 54,492,193	\$ 55,948,061
Licenses and Permits			
4100 - Lic/Permit Rev, None	\$ 48,250	\$ 48,250	\$ 69,062
4100.01 - Lic/Permit Rev_Sales Tax, None	6,500	6,500	6,000
4100.02 - Lic/Permit Rev_Liquor/Beer , None	10,000	10,000	10,000
4100.03 - Lic/Permit Rev_Managers Reg , None	500	500	750
4100.04 - Lic/Permit Rev_Liq/Beer Renewal, None	15,000	15,000	15,000
4100.05 - Lic/Permit Rev_Special Events, None	3,500	3,500	4,000
4100.06 - Lic/Permit Rev_Burning/Prevent, None	11,000	8,000	11,000
4100.07 - Lic/Permit Rev_Bicycle Licence, None	50	50	50
4100.08 - Lic/Permit Rev_Curb/Gutter/Side, None	17,500	17,500	20,000
Licenses and Permits Total	\$ 112,300	\$ 109,300	\$ 135,862
Intergovernmental			
4200 - Grant/Reimb Rev, None	\$ 8,500	\$ 13,630	\$ 225,541
4200.01 - Grant/Reimb Rev_Federal, None	303,261	303,261	134,000
4200.03 - Grant/Reimb Rev_State, None	112,200	46,000	75,500
4200.04 - Grant/Reimb Rev_Other, None	172,780	190,830	239,488
4200.05 - Grant/Reimb Rev_Pending Award, None	-	-	100,000
Intergovernmental Total	\$ 596,741	\$ 553,721	\$ 774,529
Charges for Service			
4100.09 - Lic/Permit Rev_Ownrshp Trnsfer, None	\$ 4,150	\$ 4,150	\$ 5,100
4100.10 - Lic/Permit Rev_New Liq/Beer Appl, None	6,000	6,000	6,000
4100.11 - Lic/Permit Rev_Mod Premise Fee, None	1,000	1,000	500
4100.12 - Lic/Permit Rev_Fence/Sign/Home, None	7,500	7,500	6,500
4100.13 - Lic/Permit Rev_Clearances, None	5,100	5,100	10,500
4300 - Merchandise Sales, None	3,400	6,545	6,200
4305 - Marketing Services Revenue, None	24,000	15,500	15,500



2017 Adopted, 2017 Amended, 2018 Recommended
As of 12/06/2017

BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
4310 - Weed Removal, None	10,000	10,000	6,100
4310.01 - Weed Removal_Admin Fee, None	2,000	2,000	1,120
4315 - Development Fees, None	43,500	43,500	66,000
4320 - False Alarms, None	3,000	3,000	4,000
4325 - Rural Fire District Contract, None	1,792,392	1,900,000	1,900,000
4326 - Wildland Fire Mitigation, None	75,000	75,000	150,000
4327 - Hazardous Materials Mitigation, None	10,000	10,000	2,500
4328 - Ambulance Transports, None	9,100,000	9,100,000	9,100,000
4328.01 - Ambulance Transports_Offset, None	(5,750,000)	(5,750,000)	(5,750,000)
4330 - Prof Svcs Rev, None	278,046	270,046	268,046
4330.01 - Prof Svcs Rev_CMU, None	454,053	454,053	463,085
4330.02 - Prof Svcs Rev_Street Cut Repair, None	40,000	-	50,000
4330.03 - Prof Svcs Rev_Highway Maint, None	60,000	60,000	60,000
4330.04 - Prof Svcs Rev_Traffic Sign/Strip, None	281,630	281,630	281,630
4350 - Grave Space Sale, None	71,273	71,273	69,260
4355 - Grave Openings, None	71,271	71,271	69,812
4355.01 - Grave Openings_Vault, None	35,000	35,000	35,300
4355.02 - Grave Openings_Vault Setting Fee, None	13,000	13,000	13,200
4360 - Fee Revenue, None	785,150	717,944	730,582
4360.01 - Fee Revenue_Admissions, None	287,800	280,050	272,500
4360.03 - Fee Revenue_Lessons, None	124,000	110,514	113,000
4360.14 - Fee Revenue_Traffic School, None	10,000	10,000	10,000
4360.16 - Fee Revenue_OJW, None	-	-	5,000
4360.17 - Fee Revenue_Altered Dog, None	-	-	2,800
4360.18 - Fee Revenue_Scholarships, None	(7,500)	(2,500)	(2,500)
4360.19 - Fee Revenue_Diversion Program, None	7,000	7,000	14,000
4360.20 - Fee Revenue_Payment Plan, None	-	-	8,100
4360.21 - Fee Revenue_CAC, None	-	-	20,000
4360.22 - Fee Revenue_PSS, None	-	-	10,000
4363.01 - Food/Bev Sales_Concessions, None	15,600	18,700	18,700
4363.03 - Food/Bev Sales_Liquor, None	79,000	79,400	77,800
4370 - Facility Use Fees, None	126,500	124,500	127,900
4370.01 - Facility Use Fees_Baseball, None	83,500	83,500	82,000
4370.02 - Facility Use Fees_Football, None	11,800	11,800	10,000
4370.04 - Facility Use Fees_Concessions, None	45,000	45,000	59,000
4370.05 - Facility Use Fees_Softball, None	6,150	6,150	9,000
4370.06 - Facility Use Fees_Multi-Purpose, None	47,000	47,000	45,000
4370.07 - Facility Use Fees_Hospitality Room, None	35,600	35,600	30,275
4370.08 - Facility Use Fees_Pennacle Venue Services, None	-	-	30,000
4375 - Parks Use Fees, None	96,759	96,759	112,163
4415 - Delinquent Charges, None	27,000	27,000	21,560
4700 - Misc Revenue, None	61,000	55,000	65,000
4700.01 - Misc Revenue_NSF Fees, None	800	800	400
Charges for Service Total	\$ 8,483,474	\$ 8,449,785	\$ 8,712,633
Fines and Forfeitures			
4410 - Fines, None	\$ 350,000	\$ 350,000	\$ 400,000
4410.01 - Fines_Animal Control, None	30,000	30,000	30,500
4410.02 - Fines_Muni Accident Assessment, None	45,000	45,000	34,000
4410.03 - Fines_DUI, None	10,000	10,000	10,000
4410.04 - Fines_Drug Surcharge, None	4,000	4,000	6,600
4410.05 - Fines_Substance Tests, None	5,000	5,000	3,200



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4410.06 - Fines_No Insurance, None	15,000	15,000	16,000
4430 - Seized Funds, None	100,000	150,803	-
4435.01 - Unclaimed Funds_Escheat, None	-	-	5,000
4435.02 - Unclaimed Funds_Bond Forfeitures, None	500	500	1,600
Fines and Forfeitures Total	\$ 559,500	\$ 610,303	\$ 506,900
Interfund Revenue			
4390.01 - Interfund Chgs_Water, None	\$ 487,457	\$ 487,457	\$ 520,668
4390.02 - Interfund Chgs_Sewer, None	386,590	386,590	700,780
4390.03 - Interfund Chgs_Solid Waste, None	281,250	281,250	315,825
4390.04 - Interfund Chgs_Comm Center, None	217,032	217,032	318,698
4390.05 - Interfund Chgs_VisitGJ, None	113,170	113,170	113,797
4390.06 - Interfund Chgs_Irrigation, None	19,161	19,161	20,312
4390.07 - Interfund Chgs_Parking, None	36,473	36,473	38,498
4390.08 - Interfund Chgs_TRCC, None	25,000	25,000	-
4390.11 - Interfund Chgs_LP Golf, None	39,750	39,750	40,988
4390.12 - Interfund Chgs_TR Golf, None	98,193	98,193	100,163
4390.16 - Interfund Chgs_DDA, None	24,537	24,537	25,609
Interfund Revenue Total	\$ 1,728,613	\$ 1,728,613	\$ 2,195,338
Interest			
4610 - Interest Income, None	\$ 183,000	\$ 233,000	\$ 241,000
Interest Total	\$ 183,000	\$ 233,000	\$ 241,000
Other			
4650 - Lease Revenue, None	\$ 6,000	\$ 6,000	\$ 5,800
4750.02 - Donations_Grant A Wish, None	14,450	15,450	40,250
Other Total	\$ 20,450	\$ 21,450	\$ 46,050
Capital Proceeds			
4665 - Sale of Equipment, None	\$ 8,000	\$ 8,000	\$ 12,000
Capital Proceeds Total	\$ 8,000	\$ 8,000	\$ 12,000
TOTAL REVENUE	\$ 63,989,617	\$ 66,206,365	\$ 68,572,373
Expenditures			
Labor and Benefits			
5000 - Full Time Salaries, None	\$ 28,978,213	\$ 29,002,708	\$ 29,983,124
5010 - Cellular Telephone, None	43,114	43,114	32,639
5099 - Pay Plan Contingency, None	-	-	112,773
5100 - Holiday Pay, None	28,036	28,036	18,724
5290 - Seasonal Part-Time, None	1,697,288	1,710,748	1,721,118
5390 - Overtime, None	1,248,610	1,258,017	989,965
5390.02 - Overtime_Constant Manning, None	188,171	188,171	148,636
5390.05 - Overtime_FLSA, None	90,764	90,764	90,775
5410 - Awards, None	15,000	15,000	17,400
5410.05 - Awards_EOY, None	3,000	3,000	-
5420 - Gen Retire Plan, None	734,928	744,828	762,725
5450 - Retirement Payout, None	96,232	96,232	171,919
5480 - PTO Buyout, None	71,000	71,000	71,000
5510 - Social Security Cont, None	849,130	850,524	868,187
5515 - Medicare Cont, None	460,993	461,318	471,452
5520 - Deferred Compensation, None	5,401	5,401	5,940
5545 - Old Hire Fire Pension, None	424,262	320,273	320,275
5550 - Police Retirement Plan, None	915,165	915,165	947,283
5555 - Fire Retirement Plan, None	910,255	910,255	953,988
5610 - Worker's Compensation, None	927,101	927,101	927,071



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5620 - Dental Insurance, None	281,580	281,940	286,338
5625 - Health Insurance, None	4,584,707	4,586,450	5,175,507
5630 - Life Insurance, None	42,416	42,368	42,518
5630.15 - Life Insurance_Retired Employ, None	2,185	2,185	2,352
5635 - Long Term Disability, None	111,596	109,129	108,023
5640 - FPPA Disability, None	191,596	191,596	203,094
5645 - Cardiac Benefits, None	16,200	16,200	15,525
5820.02 - Allowances_Automobile, None	36,352	36,352	35,408
Labor and Benefits Total	\$ 42,953,295	\$ 42,907,875	\$ 44,483,759
Non Personnel Operating			
6010 - Cost of Goods Sold, None	\$ 4,800	\$ 7,400	\$ 8,000
6010.01 - Cost of Goods Sold_Adjustments, None	500	500	500
6020 - Fuel, None	2,000	2,000	2,000
6105 - Operating Supply, None	495,735	495,920	485,650
6105.01 - Operating Supply_Ammunition, None	68,000	68,000	68,000
6105.02 - Operating Supply_Business Meals, None	28,500	28,500	38,080
6105.03 - Operating Supply_Comput/Printer, None	4,100	4,100	3,900
6105.06 - Operating Supply_Evidence, None	30,000	30,000	30,000
6105.08 - Operating Supply_Janitorial, None	6,750	6,750	7,250
6105.09 - Operating Supply_Medical, None	115,500	115,500	127,050
6105.10 - Operating Supply_Minor Equip, None	7,400	7,400	7,400
6105.11 - Operating Supply_Office, None	60,160	55,760	44,950
6105.13 - Operating Supply_Small Tools, None	9,542	9,542	9,425
6105.14 - Operating Supply_Trophy/Certs, None	5,255	5,255	4,805
6120 - Postage/Freight, None	54,370	54,370	56,500
6125 - Uniforms/Clothing, None	167,597	167,819	177,640
6125.01 - Uniforms/Clothing_Protective Clothing, None	35,500	35,500	50,000
6130 - Materials, None	9,500	9,500	9,500
6130.01 - Materials_Asphalt, None	75,000	75,000	75,000
6130.02 - Materials_Gravel, Sand, Soil, None	54,600	54,600	57,600
6130.03 - Materials_Nursery Stock, None	28,000	28,000	28,170
6130.04 - Materials_Paint, None	181,088	181,088	182,210
6130.05 - Materials_Road Salt, None	101,295	101,295	90,000
6145 - Chemical/Fertilizers, None	116,000	120,000	122,035
6150 - Pipe & Supplies, None	73,400	73,400	73,750
6155 - Food Stuffs, None	9,800	12,500	11,780
6156 - Bar Stock, None	25,650	26,150	24,520
6160.01 - Equip Parts/Supply_Batteries, None	3,200	3,200	3,000
6160.04 - Equip Parts/Supply_Parts, None	15,350	15,350	17,250
6210 - Repairs/Maint, None	135,100	135,100	131,850
6210.01 - Repairs/Maint_Buildings, None	2,000	2,000	13,000
6210.04 - Repairs/Maint_Equipment, None	36,000	36,000	51,300
6210.10 - Repairs/Maint_Signal Light, None	34,000	34,000	83,000
6210.18 - Repairs/Maint_Pedestrian/Schools, None	4,000	4,000	5,000
6270.01 - Damage Repair_City Property, None	36,000	36,000	41,000
6270.02 - Damage Repair_Outside Property, None	2,500	2,500	6,000
6270.03 - Damage Repair_Vehicles, None	4,600	4,600	6,000
6310 - Printing/Publications, None	34,780	34,780	48,725
6310.01 - Printing/Publications_Calendar, None	46,000	46,000	46,000
6310.02 - Printing/Publications_Newsletter, None	1,000	-	-
6400 - Advertising, None	81,650	91,650	89,700



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6400.01 - Advertising_Brochures, None	12,000	12,000	12,000
6400.04 - Advertising_Ordinance/Resolution, None	3,000	3,000	3,000
6420 - Public Info/Education, None	1,000	1,000	-
6510 - Telephone, None	157,181	157,181	164,504
6510.02 - Telephone_Cellular, None	5,500	5,500	4,250
6510.08 - Telephone_Other, None	1,700	1,700	1,700
6510.09 - Telephone_Air Cards/Mobile Device, None	187,764	187,764	194,568
6550.02 - Utilities_Elect-Street Lights, None	1,507,000	1,507,000	1,507,000
6550.03 - Utilities_Elect-Traffic Signals, None	28,000	28,000	28,000
6550.05 - Utilities_Sewer, None	17,720	18,851	25,622
6550.06 - Utilities_Solid Waste, None	45,430	46,165	66,147
6550.07 - Utilities_Water, None	327,900	350,030	383,686
6550.08 - Utilities_Water Fees, None	25,255	25,255	25,800
6550.09 - Utilities_Energy Service Contract, None	27,329	27,329	28,068
6550.10 - Utilities_Cable/Internet, None	15,820	15,820	15,820
6550.12 - Utilities_Drainage, None	40,800	40,800	40,675
6640.01 - Rent_Equipment, None	98,000	98,000	97,000
6640.03 - Rent_Property/Space, None	37,710	37,710	42,276
6720 - Insurance Premiums, None	7,200	7,200	7,200
6720.04 - Insurance Premiums_Pork & Hops, None	-	-	1,000
6770 - CIRSA Deductibles, None	2,000	2,000	2,000
6825.01 - Allowance/Reimb_Mileage, None	4,350	4,350	4,370
6825.03 - Allowance/Reimb_Tuition, None	1,500	1,500	30,000
6830.01 - Professional Develop_Training, None	357,680	384,475	405,282
6830.02 - Professional Develop_Travel, None	44,820	44,820	49,500
6835 - Dues, None	278,565	278,565	278,582
7100.02 - Legal_Litigation, None	20,000	20,000	18,000
7100.03 - Legal_Research, None	6,800	6,800	8,800
7310 - Charges/Fees, None	98,055	98,055	102,225
7310.02 - Charges/Fees_Credit Card, None	9,675	7,775	9,090
7310.03 - Charges/Fees_Filing, None	4,250	4,250	4,850
7310.04 - Charges/Fees_Landfill, None	45,900	45,900	63,400
7310.07 - Charges/Fees_Treasurer, None	158,000	158,000	159,000
7320.01 - Court Fees_CAC, None	-	-	20,000
7320.02 - Court Fees_PSS, None	-	-	10,000
7410 - Contract Svcs, None	563,369	570,179	644,093
7410.01 - Contract Svcs_Animal Control, None	325,269	325,269	267,896
7410.02 - Contract Svcs_Archiving, None	-	-	31,600
7410.04 - Contract Svcs_Blood Testing, None	53,900	53,900	53,600
7410.05 - Contract Svcs_Collections, None	150	150	150
7410.07 - Contract Svcs_Consultant, None	900	900	5,900
7410.10 - Contract Svcs_Dump Truck, None	85,000	85,000	88,000
7410.11 - Contract Svcs_Elections, None	39,460	43,672	71,000
7410.13 - Contract Svcs_Financial Audit, None	17,018	17,018	22,168
7410.20 - Contract Svcs_Physicals, None	45,000	50,000	50,000
7410.21 - Contract Svcs_Random Drug Screen, None	8,000	8,000	8,000
7410.22 - Contract Svcs_Recycling, None	1,000	1,000	-
7410.23 - Contract Svcs_Rolloff Tanks, None	55,000	55,000	53,000
7410.24 - Contract Svcs_Security, None	50,850	50,850	68,275
7410.26 - Contract Svcs_Televis Broadcast, None	10,000	10,000	10,000
7410.27 - Contract Svcs_Traffic Control, None	49,500	49,500	52,500



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7410.35 - Contract Svcs_Legal, None	15,000	15,000	30,000
7430 - Contract Maintenance, None	96,280	95,500	35,120
7430.05 - Contract Maintenance_Building, None	4,800	4,800	3,500
7430.13 - Contract Maintenance_Elevator, None	4,500	4,500	4,500
7500 - Recruitment, None	5,000	5,000	5,000
7500.01 - Recruitment_Backgrounds, None	15,000	15,000	16,000
7500.02 - Recruitment_Candidates, None	5,000	5,000	5,000
7500.03 - Recruitment_Dispatch, None	14,000	14,000	14,000
7500.04 - Recruitment_Executive, None	-	5,000	5,000
7500.05 - Recruitment_Fire, None	10,000	10,000	10,000
7500.06 - Recruitment_Police, None	30,000	22,000	15,000
7505 - Personnel Prog, None	25,000	25,000	33,000
7505.03 - Personnel Prog_Awards Dinner, None	8,000	5,000	10,000
7505.04 - Personnel Prog_EAP, None	24,750	24,750	24,750
7505.07 - Personnel Prog_Medical Exams, None	36,000	36,000	36,000
7505.08 - Personnel Prog_NEO, None	2,000	2,000	1,500
7505.10 - Personnel Prog_Recognition Prog, None	10,000	13,000	13,000
7505.11 - Personnel Prog_Flex Spending, None	9,700	9,700	9,700
7505.13 - Personnel Prog_Wellness, None	15,500	15,500	15,500
7520 - Hazardous Waste Disposal, None	500	500	500
7530 - Licenses/Permits, None	4,000	4,000	4,550
7585 - Comm Participat, None	15,700	15,700	18,900
7610 - Comm Center Charges, None	2,749,231	2,749,231	2,643,315
7620.01 - Data Process Chgs_Basic, None	2,417,005	2,417,005	2,237,398
7620.02 - Data Process Chgs_Equip Replace, None	-	-	282,829
7620.03 - Data Process Chgs_Direct, None	1,541,934	1,541,934	1,626,370
7640 - Liability Insurance, None	264,782	264,782	264,782
7655 - Interfund Line Rep, None	15,300	15,300	-
7655.01 - Interfund Line Rep_Persigo Rent, None	-	-	30,000
7680 - Interfund Fuel, None	395,500	395,500	393,608
7685.01 - Fleet Accrual_Replacement, None	1,182,874	1,182,874	1,634,675
7685.02 - Fleet Accrual_Maintenance, None	1,154,509	1,154,509	1,184,627
7690.01 - Facility Accrual_Maintenance, None	860,725	860,725	792,539
7695 - Interfund Utilities, None	672,443	672,443	622,754
7821 - Grant Expendture Pending Award, None	-	-	100,000
7825 - Contributions, None	283,750	283,750	1,025,532
7825.02 - Contributions_Business Incubator, None	53,600	53,600	53,600
7825.05 - Contributions_Downtown BID, None	13,466	13,466	15,269
7825.07 - Contributions_GJEP, None	40,000	40,000	40,000
7825.08 - Contributions_Grand Valley Trans, None	389,886	389,886	389,886
7825.12 - Contributions_Mesa Land Trust, None	20,000	20,000	20,000
7825.14 - Contributions_Colorado Mesa University, None	1,000,000	1,000,000	750,000
7825.16 - Contributions_PIAB, None	14,000	14,000	14,000
7825.17 - Contributions_Riverfront, None	17,121	17,121	17,121
7825.23 - Contributions_Western Slope Center for Children, None	37,500	37,500	37,500
7825.27 - Contributions_Hilltop, None	-	-	21,000
7825.28 - Contributions_Facade Program, None	30,000	30,000	30,000
7825.29 - Contributions_Arts & Culture Grants, None	30,000	30,000	40,000
7825.31 - Contributions_ED Partners, None	227,800	227,800	370,000
7825.32 - Contributions_Development Fees, None	352,622	352,622	-
7825.33 - Contributions_Housing Authority, None	-	-	75,000



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7825.34 - Contributions_Mind Springs Health, None	-	-	100,000
7825.35 - Contributions_Homeward Bound, None	-	-	100,000
7825.36 - Contributions_Homeless Plan, None	-	-	35,000
7825.37 - Contributions_Broadband, None	-	-	100,000
7825.38 - Contributions_Botanical Gardens, None	-	-	19,650
7825.39 - Contributions_Marketing Plan, None	-	-	30,000
7825.40 - Contributions_Museum of Western CO, None	-	-	20,000
7825.42 - Contributions_DDA, None	-	-	1,207,155
7900 - Operating Equip, None	130,750	130,750	116,585
7900.01 - Operating Equip_Communications, None	22,000	22,000	22,000
7900.02 - Operating Equip_Computer Hardwar, None	2,000	4,500	18,000
7900.03 - Operating Equip_Computer Softwar, None	300	12,500	41,500
7900.04 - Operating Equip_Machinery & Tool, None	20,250	20,250	25,100
7900.07 - Operating Equip_Operating Capital Plan, None	-	-	1,216,547
7910 - Furniture/Fixtures, None	2,750	6,570	1,850
Non Personnel Operating Total	\$ 21,381,370	\$ 21,475,830	\$ 25,652,848
Capital Outlay			
8100 - Capital Equip, None	\$ 184,900	\$ 184,900	-
8100.03 - Capital Equip_Specialty, None	65,690	97,690	-
8100.04 - Capital Equip_Vehicles/Machinery, None	6,000	6,000	-
8230.02 - Land Improve_Park Improve, None	-	776,295	-
Capital Outlay Total	\$ 256,590	\$ 1,064,885	\$ -
TOTAL EXPENDITURES	\$ 64,591,255	\$ 65,448,590	\$ 70,136,607
Transfers In			
4814 - Transfer in CDBG Fund, None	\$ 40,000	\$ 40,000	\$ 40,000
4821 - Transfer in Sales Tax CIP, None	1,150,000	1,150,000	2,904,921
4832 - Transfer in Solid Waste, None	-	-	150,000
4842 - Transfer In Fleet Fund, None	34,900	34,900	-
4874 - Transfer in Perpetual Care, None	13,000	13,000	21,500
Transfers In Total	\$ 1,237,900	\$ 1,237,900	\$ 3,116,421
Transfers Out			
9201.None - Transfers to Sales Tax CIP Fund, None	\$ -	\$ -	\$ 800,000
9303 - Transfers to TRCC Fund, None	222,468	127,000	-
9611 - Transfers to DDA Debt Svc Fund, None	77,209	77,209	-
Transfers Out Total	\$ 299,677	\$ 204,209	\$ 800,000
Contingency and Reserves			
8920 - Contingency, None	\$ 975,000	\$ 131,789	\$ 175,000
Contingency and Reserves Total	\$ 975,000	\$ 131,789	\$ 175,000
102 Visit Grand Junction			
Revenue			
Taxes			
4030 - Vendor's Fee Reduction, None	\$ 673,113	\$ 708,391	\$ 715,475
4040 - Lodging Tax, None	1,508,934	1,461,558	1,506,588
Taxes Total	\$ 2,182,047	\$ 2,169,949	\$ 2,222,063
Charges for Service			
4300 - Merchandise Sales, None	\$ 2,500	\$ 2,500	\$ 2,500
4305 - Marketing Services Revenue, None	7,500	7,500	7,500
Charges for Service Total	\$ 10,000	\$ 10,000	\$ 10,000
Interest			
4610 - Interest Income, None	\$ -	\$ -	\$ 700



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Interest Total	\$ -	\$ -	\$ 700
TOTAL REVENUE	\$ 2,192,047	\$ 2,179,949	\$ 2,232,763
Expenditures			
Labor and Benefits			
5000 - Full Time Salaries, None	\$ 548,708	\$ 548,708	\$ 555,986
5010 - Cellular Telephone, None	2,304	2,304	1,804
5099 - Pay Plan Contingency, None	-	-	4,306
5290 - Seasonal Part-Time, None	13,755	6,725	10,487
5390 - Overtime, None	2,850	2,850	2,952
5420 - Gen Retire Plan, None	36,317	36,317	37,934
5450 - Retirement Payout, None	-	-	18,254
5510 - Social Security Cont, None	35,315	34,879	36,701
5515 - Medicare Cont, None	8,264	8,162	8,587
5610 - Worker's Compensation, None	1,780	1,780	1,780
5620 - Dental Insurance, None	6,365	6,365	5,946
5625 - Health Insurance, None	98,561	98,561	97,816
5630 - Life Insurance, None	822	822	830
5635 - Long Term Disability, None	2,067	2,067	2,086
5820.02 - Allowances_Automobile, None	4,201	4,201	4,201
Labor and Benefits Total	\$ 761,309	\$ 753,741	\$ 789,670
Non Personnel Operating			
6010 - Cost of Goods Sold, None	\$ 1,000	\$ 1,000	\$ 1,000
6105 - Operating Supply, None	12,000	9,000	10,000
6105.02 - Operating Supply_Business Meals, None	-	-	5,500
6105.03 - Operating Supply_Comput/Printer, None	900	900	2,000
6105.08 - Operating Supply_Janitorial, None	1,100	1,100	1,500
6105.10 - Operating Supply_Minor Equip, None	1,500	500	500
6105.11 - Operating Supply_Office, None	1,500	1,500	1,500
6120 - Postage/Freight, None	23,500	27,500	22,000
6210 - Repairs/Maint, None	2,000	2,000	1,000
6210.01 - Repairs/Maint_Buildings, None	4,000	3,000	5,000
6210.04 - Repairs/Maint_Equipment, None	-	-	3,500
6310 - Printing/Publications, None	6,000	7,000	35,000
6400 - Advertising, None	73,300	58,487	70,300
6400.05 - Advertising_Special Events, None	30,000	26,250	42,000
6400.06 - Advertising_Special Programs, None	123,500	110,550	123,500
6400.07 - Advertising_Visitor Guide, None	25,000	25,000	-
6510 - Telephone, None	9,648	9,648	5,082
6510.09 - Telephone_Air Cards/Mobile Device, None	2,172	2,172	660
6550.05 - Utilities_Sewer, None	500	500	550
6550.06 - Utilities_Solid Waste, None	700	700	750
6550.07 - Utilities_Water, None	2,300	2,300	2,400
6550.09 - Utilities_Energy Service Contract, None	1,915	1,915	1,966
6550.10 - Utilities_Cable/Internet, None	700	700	800
6825.01 - Allowance/Reimb_Mileage, None	1,000	1,000	1,000
6830.01 - Professional Develop_Training, None	7,000	3,300	12,000
6830.02 - Professional Develop_Travel, None	17,000	15,700	-
6835 - Dues, None	16,830	15,530	16,000
7410 - Contract Svcs, None	385,000	385,000	385,000
7410.07 - Contract Svcs_Consultant, None	46,000	46,000	46,000
7410.13 - Contract Svcs_Financial Audit, None	587	587	736



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7410.22 - Contract Svcs_Recycling, None	840	840	-
7410.28 - Contract Svcs_Website, None	170,000	170,000	170,000
7585 - Comm Participat, None	1,000	1,000	1,000
7620.01 - Data Process Chgs_Basic, None	69,761	69,761	47,145
7620.02 - Data Process Chgs_Equip Replace, None	-	-	4,627
7620.03 - Data Process Chgs_Direct, None	20,868	20,868	11,734
7640 - Liability Insurance, None	962	962	962
7650.01 - Interfund Chgs_General Govt, None	113,170	113,170	113,797
7680 - Interfund Fuel, None	862	862	686
7685.01 - Fleet Accrual_Replacement, None	1,686	1,686	1,766
7685.02 - Fleet Accrual_Maintenance, None	752	752	437
7695 - Interfund Utilities, None	7,591	7,591	6,733
7700 - Special Events, None	31,000	31,000	40,000
Non Personnel Operating Total	\$ 1,215,144	\$ 1,177,331	\$ 1,196,131
Capital Outlay			
8100.04 - Capital Equip_Vehicles/Machinery, None	\$ 20,000	\$ 23,713	\$ -
Capital Outlay Total	\$ 20,000	\$ 23,713	\$ -
TOTAL EXPENDITURES	\$ 1,996,453	\$ 1,954,785	\$ 1,985,801
Transfers Out			
9303 - Transfers to TRCC Fund, None	\$ 222,469	\$ 222,469	\$ 200,000
Transfers Out Total	\$ 222,469	\$ 222,469	\$ 200,000
104 CDBG Fund			
Revenue			
Intergovernmental			
4200.01 - Grant/Reimb Rev_Federal, None	\$ 518,843	\$ 518,843	\$ 400,521
Intergovernmental Total	\$ 518,843	\$ 518,843	\$ 400,521
TOTAL REVENUE	\$ 518,843	\$ 518,843	\$ 400,521
Expenditures			
Non Personnel Operating			
7820 - Grant Distributions, None	\$ 254,145	\$ 254,145	\$ 134,538
Non Personnel Operating Total	\$ 254,145	\$ 254,145	\$ 134,538
TOTAL EXPENDITURES	\$ 254,145	\$ 254,145	\$ 134,538
Transfers Out			
9100 - Transfers to General Fund, None	\$ 40,000	\$ 40,000	\$ 40,000
9201 - Transfers to Sales Tax CIP Fund, None	224,698	137,325	195,686
9406 - Transfer to Facilities Fund, None	-	87,373	-
Transfers Out Total	\$ 264,698	\$ 264,698	\$ 235,686
105 Parkland Expansion Fund			
Revenue			
Fines and Forfeitures			
4410.01 - Fines_Animal Control, None	\$ 10,000	\$ 10,000	\$ 8,000
Fines and Forfeitures Total	\$ 10,000	\$ 10,000	\$ 8,000
Interest			
4610 - Interest Income, None	\$ 1,500	\$ 6,800	\$ 2,100
Interest Total	\$ 1,500	\$ 6,800	\$ 2,100
Other			
4315.01 - Development Fees_Land, None	\$ 75,000	\$ 75,000	\$ 75,000
4315.02 - Development Fees_Unit, None	50,000	50,000	49,700
Other Total	\$ 125,000	\$ 125,000	\$ 124,700



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TOTAL REVENUE	\$ 136,500	\$ 141,800	\$ 134,800	
Expenditures				
Transfers Out				
9201 - Transfers to Sales Tax CIP Fund, None	\$ 601,115	\$ 601,115	\$ 184,792	
Transfers Out Total	\$ 601,115	\$ 601,115	\$ 184,792	
110 Conservation Trust Fund				
Revenue				
Intergovernmental				
4200 - Grant/Reimb Rev, None	\$ -	\$ -	\$ 91,666	
4230.01 - Lottery Funds_State, None	624,000	624,000	624,000	
Intergovernmental Total	\$ 624,000	\$ 624,000	\$ 715,666	
Interest				
4610 - Interest Income, None	\$ 1,000	\$ 6,900	\$ 700	
Interest Total	\$ 1,000	\$ 6,900	\$ 700	
TOTAL REVENUE	\$ 625,000	\$ 630,900	\$ 716,366	
Expenditures				
Transfers Out				
9201 - Transfers to Sales Tax CIP Fund, None	\$ 617,674	\$ 617,674	\$ 249,982	
9306 - Transfers to Tiara Rado GC, None	155,000	155,000	85,000	
9614 - Transfers to GJPFC, None	230,155	230,155	232,675	
Transfers Out Total	\$ 1,002,829	\$ 1,002,829	\$ 567,657	
201 Sales Tax CIP Fund				
Revenue				
Taxes				
4020 - Sales Tax, None	\$ 11,355,394	\$ 11,947,111	\$ 12,065,927	
4020.04 - Sales Tax_Refunds, None	(9,500)	(9,500)	(9,500)	
4025 - Use Tax, None	349,664	451,383	381,818	
Taxes Total	\$ 11,695,558	\$ 12,388,994	\$ 12,438,245	
Intergovernmental				
4200 - Grant/Reimb Rev_Federal, None	\$ -	\$ -	\$ 6,000,000	
4200.01 - Grant/Reimb Rev_Federal, None	606,880	459,526	-	
4200.02 - Grant/Reimb Rev_State Energy Imp, None	-	136,643	275,000	
4200.03 - Grant/Reimb Rev_State, None	1,103,127	1,318,230	1,000,000	
4200.04 - Grant/Reimb Rev_Other, None	68,429	99,226	183,679	
Intergovernmental Total	\$ 1,778,436	\$ 2,013,625	\$ 7,458,679	
Charges for Service				
4385 - Utility Construction Reimburse, None	\$ 30,000	\$ 30,000	\$ 30,000	
Charges for Service Total	\$ 30,000	\$ 30,000	\$ 30,000	
Other				
4500 - Special Assessments, None	\$ 9,700	\$ 9,700	\$ -	
4750 - Donations, None	492,001	644,201	220,000	
Other Total	\$ 501,701	\$ 653,901	\$ 220,000	
TOTAL REVENUE	\$ 14,005,695	\$ 15,086,520	\$ 20,146,924	
Expenditures				
Non Personnel Operating				
6130.01 Materials_Asphalt, None	\$ -	\$ 465,033	\$ -	
6130.02 Materials_Gravel, Sand, Soil, None	-	105,600	-	
7310.07 - Charges/Fees_Treasurer, None	400	400	400	
7410 - Contract Svcs, None	-	6,885	90,000	



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7825.42 - Contributions_DDA, None	-	-	94,588
Non Personnel Operating Total	\$ 400	\$ 577,918	\$ 184,988
Capital Outlay			
8210 - Facility Construction New, None	\$ 85,000	\$ 319,951	\$ 4,560,000
8215 - Facility Improvements, None	779,373	688,558	233,686
8225 - Land Acquisition, None	-	-	23,000
8230.02 - Land Improve_Park Improve, None	2,193,583	2,975,782	3,256,000
8320 - Bridge Construction - New, None	694,192	511,907	-
8330 - Curb, Gutter & Sidewalk - New, None	187,325	187,325	172,000
8355 - Street Maintenance, None	3,500,000	6,541,035	3,125,000
8360 - Street Reconstruction, None	-	-	2,750,000
8365 - Street Lighting, None	-	88,332	-
8370 - Traffic Signals & Controls, None	25,000	25,000	217,000
8375 - Trail Construction - New, None	-	194,418	345,000
8510 - Other Infrastructure Improvement, None	-	33,046	-
Capital Outlay Total	\$ 7,464,473	\$ 11,565,354	\$ 14,681,686
TOTAL EXPENDITURES	\$ 7,464,873	\$ 12,143,272	\$ 14,866,674
Transfers In			
4810.None - Transfer in General Fund, None	\$ -	\$ -	\$ 800,000
4814 - Transfer in CDBG Fund, None	224,698	137,325	195,686
4815 - Transfer in Parkland Expansion, None	601,115	601,115	184,792
4850 - Transfer in Consvr Trust Fund, None	617,674	617,674	249,982
4865 - Transfer In Riverside Parkway Debt Retirement, None	-	3,750,000	3,167,000
Transfers In Total	\$ 1,443,487	\$ 5,106,114	\$ 4,597,460
Transfers Out			
9100 - Transfers to General Fund, None	\$ 1,150,000	\$ 1,150,000	\$ 2,904,921
9202 - Transfers to Storm Drainage Fund, None	150,000	226,400	-
9208.None - Transfers to Facilities Fund, None	-	30,000	-
9402.None - Transfer to Fleet, None	-	-	352,000
9610.11 - Transfer to Debt Serv_PSI COP's 2010, None	1,832,293	1,837,303	1,810,015
9610.12 - Transfer to Debt Serv_Parkway 12 Refunding, None	3,853,875	3,853,875	3,855,125
9611 - Transfers to DDA Debt Svc Fund, None	92,650	92,650	-
9615 - Transfer To Parkway Debt Retirem, None	1,105,078	1,090,277	845,184
Transfers Out Total	\$ 8,183,896	\$ 8,280,505	\$ 9,767,245
202 Storm Drainage Fund			
Revenue			
Charges for Service			
4315 - Development Fees, None	\$ -	\$ 16,000	\$ 16,000
Charges for Service Total	\$ -	\$ 16,000	\$ 16,000
TOTAL REVENUE	\$ -	\$ 16,000	\$ 16,000
Expenditures			
Capital Outlay			
8440 - Drainage System Expansion, None	\$ 150,000	\$ 226,400	\$ 16,000
Capital Outlay Total	\$ 150,000	\$ 226,400	\$ 16,000
TOTAL EXPENDITURES	\$ 150,000	\$ 226,400	\$ 16,000
Transfers In			
4821 - Transfer in Sales Tax CIP, None	\$ 150,000	\$ 226,400	\$ -
Transfers In Total	\$ 150,000	\$ 226,400	\$ -
207 Transportation Capacity Fund			



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Revenue				
<u>Charges for Service</u>				
4315 - Development Fees, None	\$ 1,200,000	\$ 1,200,000	\$	1,530,000
Charges for Service Total	\$ 1,200,000	\$ 1,200,000	\$	1,530,000
<u>Intergovernmental</u>				
4315 - Development Fees, None	\$ -	\$ -	\$	50,000
Intergovernmental Total	\$ -	\$ -	\$	50,000
TOTAL REVENUE	\$ 1,200,000	\$ 1,200,000	\$	1,580,000
Expenditures				
<u>Capital Outlay</u>				
8350 - Street Capacity Expansion, None	\$ 2,985,000	\$ 2,985,000	\$	1,100,000
8370 - Traffic Signals & Controls, None	170,000	170,000		-
8510 - Other Infrastructure Improvement, None	-	-		200,000
Capital Outlay Total	\$ 3,155,000	\$ 3,155,000	\$	1,300,000
TOTAL EXPENDITURES	\$ 3,155,000	\$ 3,155,000	\$	1,300,000
610 General Debt Service Fund				
Revenue				
<u>Intergovernmental</u>				
4200.01 - Grant/Reimb Rev_Federal, None	\$ 698,727	\$ 698,727	\$	722,025
Intergovernmental Total	\$ 698,727	\$ 698,727	\$	722,025
TOTAL REVENUE	\$ 698,727	\$ 698,727	\$	722,025
Expenditures				
<u>Non Personnel Operating</u>				
7270.11 - Debt Service Fees_PSI COP's 2010, None	\$ 2,510	\$ 2,510	\$	2,510
7270.12 - Debt Service Fees_Parkway 2012, None	500	500		500
Non Personnel Operating Total	\$ 3,010	\$ 3,010	\$	3,010
<u>Debt Service</u>				
8860.11 - Bond Principal_PSI COP's 2010, None	\$ 755,000	\$ 755,000	\$	790,000
8860.12 - Bond Principal_Parkway 2012, None	2,705,000	2,705,000		2,845,000
8870.11 - Interest Expense_PSI COP's 2010, None	2,273,510	2,273,510		2,239,535
8870.12 - Interest Expense_Parkway 2012, None	1,148,375	1,148,375		1,009,625
Debt Service Total	\$ 6,881,885	\$ 6,881,885	\$	6,884,160
TOTAL EXPENDITURES	\$ 6,884,895	\$ 6,884,895	\$	6,887,170
<u>Transfers In</u>				
4811 - Transfer in E911 Fund, None	\$ 500,000	\$ 500,000	\$	500,000
4821.11 - Transfer in Sales Tax CIP_PSI COP's 2010, None	1,832,293	1,834,798		1,810,015
4821.12 - Transfer in Sales Tax CIP_Parkway 12 Refunding, None	3,853,875	3,853,875		3,855,125
Transfers In Total	\$ 6,186,168	\$ 6,188,673	\$	6,165,140
614 GJ Public Finance Corp Fund				
Revenue				
<u>Other</u>				
4755 - Contributions, None	\$ 300,000	\$ 300,000	\$	300,000
Other Total	\$ 300,000	\$ 300,000	\$	300,000
TOTAL REVENUE	\$ 300,000	\$ 300,000	\$	300,000
Expenditures				
<u>Non Personnel Operating</u>				
7270 - Debt Service Fees, None	\$ 1,510	\$ 1,510	\$	1,510
Non Personnel Operating Total	\$ 1,510	\$ 1,510	\$	1,510
<u>Debt Service</u>				



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Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget	
8860 - Bond Principal, None	\$ 230,000	\$ 230,000	\$	240,000
8870 - Interest Expense, None	298,650	298,650	\$	291,175
Debt Service Total	\$ 528,650	\$ 528,650	\$	531,175
TOTAL EXPENDITURES	\$ 530,160	\$ 530,160	\$	532,685
Transfers In				
4850 - Transfer in Consv Trust Fund, None	\$ 230,155	\$ 230,155	\$	232,675
Transfers In Total	\$ 230,155	\$ 230,155	\$	232,675
615 Riverside Pkwy Debt Retirement				
Revenue				
Interest				
4610 - Interest Income, None	\$ 85,000	\$ 124,000	\$	110,000
Interest Total	\$ 85,000	\$ 124,000	\$	110,000
TOTAL REVENUE	\$ 85,000	\$ 124,000	\$	110,000
Expenditures				
Transfers In				
4821 - Transfer in Sales Tax CIP, None	\$ 1,105,078	\$ 1,090,277	\$	845,184
Transfers In Total	\$ 1,105,078	\$ 1,090,277	\$	845,184
Transfers Out				
9201 - Transfers to Sales Tax CIP Fund, None	\$ -	\$ 3,750,000	\$	3,167,000
Transfers Out Total	\$ -	\$ 3,750,000	\$	3,167,000
704 Cemetery Perpetual Care Fund				
Revenue				
Charges for Service				
4360 - Fee Revenue, None	\$ 20,000	\$ 20,000	\$	20,000
Charges for Service Total	\$ 20,000	\$ 20,000	\$	20,000
Interest				
4610 - Interest Income, None	\$ 13,000	\$ 13,000	\$	20,000
Interest Total	\$ 13,000	\$ 13,000	\$	20,000
TOTAL REVENUE	\$ 33,000	\$ 33,000	\$	40,000
Expenditures				
Transfers Out				
9100 - Transfers to General Fund, None	\$ 13,000	\$ 13,000	\$	21,500
Transfers Out Total	\$ 13,000	\$ 13,000	\$	21,500
706 Emp Retire Health Benefits Fund				
Revenue				
Interest				
4610 - Interest Income, None	\$ 9,400	\$ -	\$	-
Interest Total	\$ 9,400	\$ -	\$	-
Other				
4755.01 - Contributions_Employee, None	\$ 258,510	\$ -	\$	-
4755.02 - Contributions_Retiree Dependents, None	133,746	-	-	-
4755.03 - Contributions_Buy-In, None	25,500	-	-	-
4755.07 - Contributions_Retiree Premiums, None	4,897	-	-	-
Other Total	\$ 422,653	\$ -	\$	-
TOTAL REVENUE	\$ 432,053	\$ -	\$	-
Expenditures				
Labor and Benefits				
5625.16 - Health Insurance_Retirees, None	\$ 490,100	\$ -	\$	-



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Labor and Benefits Total	\$ 490,100	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 490,100	\$ -	\$ -	\$ -
Transfer Out				
9404 - Transfer in Self Insurance, None	\$ -	\$ 937,648	\$ -	\$ -
Transfers In Total	\$ -	\$ 937,648	\$ -	\$ -
301 Water Fund				
Revenue				
Intergovernmental				
4200.03 - Grant/Reimb Rev_State, None	\$ 50,000	\$ 50,000	\$ -	\$ -
4200.04 - Grant/Reimb Rev_Other, None	26,731	26,731	26,597	26,597
Intergovernmental Total	\$ 76,731	\$ 76,731	\$ 26,597	\$ 26,597
Charges for Service				
4340.01 - Service Chgs_Meter Turn On/Off, None	\$ 35,000	\$ 35,000	\$ 44,000	\$ 44,000
4340.02 - Service Chgs_Hook Up, None	2,000	2,000	-	-
4340.03 - Service Chgs_Water Sale-In City, None	6,115,103	6,115,103	6,420,858	6,420,858
4340.04 - Service Chgs_Water Sale-Out City, None	149,128	149,128	156,584	156,584
4340.05 - Service Chgs_Raw Water Sale, None	40,000	40,000	45,000	45,000
4340.06 - Service Chgs_Bulk Water Sale, None	30,000	30,000	35,000	35,000
4340.07 - Service Chgs_Reservoir Wtr Sale, None	20,000	20,000	20,000	20,000
4415 - Delinquent Charges, None	50,000	50,000	53,000	53,000
4700.01 - Misc Revenue_NSF Fees, None	300	300	-	-
4700 - Misc Revenue, None	600	600	2,000	2,000
Charges for Service Total	\$ 6,442,131	\$ 6,442,131	\$ 6,776,442	\$ 6,776,442
Interfund Revenue				
4390.02 - Interfund Chgs_Sewer, None	\$ 364,476	\$ 364,476	\$ 428,963	\$ 428,963
4390.03 - Interfund Chgs_Solid Waste, None	206,832	206,832	217,009	217,009
4390.06 - Interfund Chgs_Irrigation, None	9,435	9,435	9,815	9,815
4391 - Interfund Line Repair, None	100,000	100,000	100,000	100,000
Interfund Revenue Total	\$ 680,743	\$ 680,743	\$ 755,787	\$ 755,787
Interest				
4610 - Interest Income, None	\$ 18,500	\$ 18,500	\$ 32,000	\$ 32,000
Interest Total	\$ 18,500	\$ 18,500	\$ 32,000	\$ 32,000
Other				
4650 - Lease Revenue, None	\$ 10,150	\$ 10,150	\$ 10,700	\$ 10,700
4650.01 - Lease Revenue_Hunting, None	3,000	3,000	3,000	3,000
4650.02 - Lease Revenue_Ranch, None	44,145	44,145	45,000	45,000
Other Total	\$ 57,295	\$ 57,295	\$ 58,700	\$ 58,700
Capital Proceeds				
4671 - Note Proceeds, None	\$ -	\$ 857,852	\$ 1,010,000	\$ 1,010,000
4685 - Tap Charges, None	35,000	35,000	48,500	48,500
Capital Proceeds Total	\$ 35,000	\$ 892,852	\$ 1,058,500	\$ 1,058,500
TOTAL REVENUE	\$ 7,310,400	\$ 8,168,252	\$ 8,708,026	\$ 8,708,026
Expenditures				
Labor and Benefits				
5000 - Full Time Salaries, None	\$ 1,843,552	\$ 1,843,552	\$ 1,887,233	\$ 1,887,233
5010 - Cellular Telephone, None	3,821	3,821	2,714	2,714
5099 - Pay Plan Contingency, None	-	-	5,921	5,921
5290 - Seasonal Part-Time, None	11,440	11,440	19,642	19,642
5390 - Overtime, None	86,436	86,436	87,543	87,543
5420 - Gen Retire Plan, None	111,118	111,118	115,178	115,178



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5510 - Social Security Cont, None	120,273	120,273	123,591
5515 - Medicare Cont, None	28,181	28,181	28,966
5610 - Worker's Compensation, None	49,442	49,442	49,442
5620 - Dental Insurance, None	21,610	21,610	21,048
5625 - Health Insurance, None	369,511	369,511	422,867
5630 - Life Insurance, None	2,792	2,792	2,843
5635 - Long Term Disability, None	6,964	6,964	7,130
5820.02 - Allowances_Automobile, None	504	504	1,890
Labor and Benefits Total	\$ 2,655,644	\$ 2,655,644	\$ 2,776,008
Non Personnel Operating			
6105 - Operating Supply, None	\$ 56,825	\$ 64,825	\$ 62,825
6105.02 - Operating Supply_Business Meals, None	200	200	-
6105.03 - Operating Supply_Comput/Printer, None	500	500	500
6105.07 - Operating Supply_Hardware, None	100	100	100
6105.08 - Operating Supply_Janitorial, None	750	750	650
6105.10 - Operating Supply_Minor Equip, None	2,575	2,575	2,300
6105.11 - Operating Supply_Office, None	6,594	6,594	6,544
6105.13 - Operating Supply_Small Tools, None	4,350	4,350	4,400
6120 - Postage/Freight, None	171,500	179,500	181,500
6125 - Uniforms/Clothing, None	4,200	4,200	4,200
6130.02 - Materials_Gravel, Sand, Soil, None	13,550	13,550	13,550
6145 - Chemical/Fertilizers, None	102,200	102,200	102,200
6150 - Pipe & Supplies, None	15,000	15,000	25,000
6150.01 - Pipe & Supplies_Clamps, None	7,000	7,000	7,000
6150.02 - Pipe & Supplies_Fittings, None	36,250	36,250	36,250
6150.03 - Pipe & Supplies_Meters, None	17,900	17,900	17,900
6150.04 - Pipe & Supplies_Pipe, None	11,500	11,500	6,000
6150.06 - Pipe & Supplies_Valves, None	4,950	4,950	4,950
6150.07 - Pipe & Supplies_Yokes, None	20,000	20,000	21,500
6160.03 - Equip Parts/Supply_Oil & Grease, None	100	100	100
6210 - Repairs/Maint, None	22,000	22,000	22,000
6210.03 - Repairs/Maint_Electrical, None	5,200	5,200	5,200
6210.04 - Repairs/Maint_Equipment, None	17,000	13,000	14,500
6210.05 - Repairs/Maint_Hydrants, None	5,850	13,698	13,000
6210.07 - Repairs/Maint_Pipe, None	4,800	4,800	4,800
6210.08 - Repairs/Maint_Property, None	2,000	2,000	2,000
6210.09 - Repairs/Maint_Pumps, None	5,700	5,700	5,100
6270.03 - Damage Repair_Vehicles, None	2,500	2,500	2,500
6310 - Printing/Publications, None	850	850	500
6400 - Advertising, None	10,000	5,000	8,000
6510 - Telephone, None	8,542	8,542	7,691
6510.02 - Telephone_Cellular, None	2,085	2,085	2,085
6510.09 - Telephone_Air Cards/Mobile Device, None	1,908	1,908	2,916
6550.04 - Utilities_Gas, None	-	-	800
6550.06 - Utilities_Solid Waste, None	750	750	800
6550.07 - Utilities_Water, None	7,000	7,000	6,000
6550.08 - Utilities_Water Fees, None	8,450	8,450	9,450
6640.01 - Rent_Equipment, None	500	500	500
6640.03 - Rent_Property/Space, None	17,760	17,760	17,760
6830.01 - Professional Develop_Training, None	20,200	20,200	18,485
6830.02 - Professional Develop_Travel, None	2,500	2,500	5,000



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BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
6835 - Dues, None	17,630	12,630	13,130
7310.02 - Charges/Fees_Credit Card, None	125	425	510
7310.07 - Charges/Fees_Treasurer, None	3,000	3,600	4,500
7410 - Contract Svcs, None	94,900	133,900	195,000
7410.08 - Contract Svcs_Consum Confidence, None	1,000	1,000	1,000
7410.13 - Contract Svcs_Financial Audit, None	2,142	2,142	2,685
7410.15 - Contract Svcs_Laundry, None	1,000	1,000	800
7410.19 - Contract Svcs_Patching, None	52,500	52,500	52,500
7410.27 - Contract Svcs_Traffic Control, None	16,000	16,000	16,000
7410.37 - Contract Svcs_Lab Testing, None	23,000	23,000	26,000
7430 - Contract Maintenance, None	5,400	1,000	1,000
7430.13 - Contract Maintenance_Elevator, None	2,100	2,100	2,100
7530 - Licenses/Permits, None	5,000	5,000	2,000
7585 - Comm Participat, None	25,000	20,000	19,400
7620.01 - Data Process Chgs_Basic, None	112,848	112,848	111,340
7620.02 - Data Process Chgs_Equip Replace, None	-	-	8,855
7620.03 - Data Process Chgs_Direct, None	164,504	164,504	175,864
7640 - Liability Insurance, None	45,936	45,936	45,936
7650.01 - Interfund Chgs_General Govt, None	487,457	487,457	520,688
7680 - Interfund Fuel, None	36,481	36,481	34,016
7685.01 - Fleet Accrual_Replacement, None	61,330	61,330	83,762
7685.02 - Fleet Accrual_Maintenance, None	111,184	111,184	121,085
7690.01 - Facility Accrual_Maintenance, None	17,327	17,327	29,976
7695 - Interfund Utilities, None	50,346	50,346	62,258
7900 - Operating Equip, None	8,000	8,000	8,000
7900.04 - Operating Equip_Machinery & Tool, None	13,100	13,100	13,100
7910 - Furniture/Fixtures, None	1,000	1,000	1,000
Non Personnel Operating Total	\$ 1,979,949	\$ 2,020,297	\$ 2,199,061
Debt Service			
8850.10 - Note Principal_Water Rev 2009, None	\$ 176,093	\$ 176,093	\$ 180,523
8850.13 - Note Principal_Water 2016, None	-	-	68,920
8850.14 - Note Principal_Water 2017, None	-	-	29,491
8860.03 - Bond Principal_Water 2002, None	204,725	204,725	210,113
8870.03 - Interest Expense_Water 2002, None	50,131	50,131	41,267
8870.10 - Interest Expense_Water Rev 2009, None	68,645	68,645	64,215
8870.13 - Interest Expense_Water 2016, None	-	-	31,171
8870.14 - Interest Expense_Water 2017, None	-	-	20,268
8870 - Interest Expense, None	162,700	-	-
Debt Service Total	\$ 662,294	\$ 499,594	\$ 645,968
Capital Outlay			
8410 - Water Supply, None	\$ 496,000	\$ 582,695	\$ 1,562,662
8415 - Water Distribution, None	989,000	489,000	524,000
8420 - Water Treatment, None	1,114,000	1,025,172	656,000
Capital Outlay Total	\$ 2,599,000	\$ 2,096,867	\$ 2,742,662
TOTAL EXPENDITURES	\$ 7,896,887	\$ 7,272,402	\$ 8,363,699

302 Solid Waste Removal Fund

Revenue

Charges for Service

4340 - Service Chgs, None	\$ 3,600,000	\$ 3,600,000	\$ 4,000,000
4340.08 - Service Chgs_Recycling, None	200,000	200,000	200,000



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BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
4700 - Misc Revenue, None	88,997	88,997	91,388
Charges for Service Total	\$ 3,888,997	\$ 3,888,997	\$ 4,291,388
Interest			
4610 - Interest Income, None	\$ 6,900	\$ 12,900	\$ 11,000
Interest Total	\$ 6,900	\$ 12,900	\$ 11,000
TOTAL REVENUE	\$ 3,895,897	\$ 3,901,897	\$ 4,302,388
Expenditures			
Labor and Benefits			
5000 - Full Time Salaries, None	\$ 738,857	\$ 738,857	\$ 759,841
5010 - Cellular Telephone, None	317	317	225
5099 - Pay Plan Contingency, None	-	-	538
5290 - Seasonal Part-Time, None	10,076	10,076	1,000
5390 - Overtime, None	38,502	38,502	25,000
5420 - Gen Retire Plan, None	44,539	44,539	46,464
5450 - Retirement Payout, None	-	-	7,341
5510 - Social Security Cont, None	48,780	48,780	49,171
5515 - Medicare Cont, None	11,425	11,425	11,519
5610 - Worker's Compensation, None	94,281	94,281	94,281
5620 - Dental Insurance, None	8,638	8,638	7,892
5625 - Health Insurance, None	135,016	135,016	136,467
5630 - Life Insurance, None	1,172	1,172	1,108
5635 - Long Term Disability, None	2,842	2,842	2,724
5820.02 - Allowances_Automobile, None	211	211	420
Labor and Benefits Total	\$ 1,134,656	\$ 1,134,656	\$ 1,143,991
Non Personnel Operating			
6105 - Operating Supply, None	\$ 6,000	\$ 6,000	\$ 6,000
6105.11 - Operating Supply_Office, None	350	350	350
6105.13 - Operating Supply_Small Tools, None	1,250	1,250	1,300
6125 - Uniforms/Clothing, None	1,800	1,800	1,800
6210 - Repairs/Maint, None	16,000	16,000	16,000
6270.02 - Damage Repair_Outside Property, None	4,000	4,000	2,000
6270.03 - Damage Repair_Vehicles, None	1,000	1,000	1,000
6310 - Printing/Publications, None	700	700	2,700
6400 - Advertising, None	1,800	1,800	1,800
6510 - Telephone, None	516	516	508
6550.12 - Utilities_Drainage, None	1,700	1,700	1,700
6830.01 - Professional Develop_Training, None	3,500	3,500	3,500
7310.05 - Charges/Fees_Landfill Commercial, None	100,000	120,000	124,000
7310.06 - Charges/Fees_Landfill-Resident, None	445,000	534,000	550,000
7410.13 - Contract Svcs_Financial Audit, None	912	912	1,143
7410.22 - Contract Svcs_Recycling, None	727,992	727,992	742,835
7620.01 - Data Process Chgs_Basic, None	10,259	10,259	10,309
7620.02 - Data Process Chgs_Equip Replace, None	-	-	1,000
7620.03 - Data Process Chgs_Direct, None	5,104	5,104	7,255
7640 - Liability Insurance, None	23,001	23,001	23,001
7650.01 - Interfund Chgs_General Govt, None	281,250	281,250	315,825
7650.02 - Interfund Chgs_Utility Billing, None	206,832	206,832	217,009
7680 - Interfund Fuel, None	103,661	103,661	103,380
7685.01 - Fleet Accrual_Replacement, None	276,253	276,253	377,297
7685.02 - Fleet Accrual_Maintenance, None	338,851	338,851	343,034
7690.01 - Facility Accrual_Maintenance, None	-	-	10,550



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BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
7695 - Interfund Utilities, None	-	-	5,387
7900 - Operating Equip, None	65,000	65,000	65,000
7900.01 - Operating Equip_Communications, None	1,800	1,800	-
Non Personnel Operating Total	\$ 2,624,531	\$ 2,733,531	\$ 2,935,683
Debt Service			
8850 - Note Principal, None	\$ 89,541	\$ 89,541	\$ 91,958
Debt Service Total	\$ 89,541	\$ 89,541	\$ 91,958
Capital Outlay			
8100.04 - Capital Equip_Vehicles/Machinery, None	\$ -	\$ -	\$ 300,000
Capital Outlay Total	\$ -	\$ -	\$ 300,000
TOTAL EXPENDITURES	\$ 3,848,728	\$ 3,957,728	\$ 4,471,632
Transfers Out			
9100 - Transfers to General Fund, None	\$ -	\$ -	\$ 150,000
Transfers Out Total	\$ -	\$ -	\$ 150,000

303 Two Rivers Convention Center Fund

Revenue

Intergovernmental			
4200.04 - Grant/Reimb Rev_Other, None	\$ 2,300	\$ -	\$ 3,196,340
Intergovernmental Total	\$ 2,300	\$ -	\$ 3,196,340
Charges for Service			
4300 - Merchandise Sales, None	\$ 19,260	\$ -	-
4330 - Prof Svcs Rev, None	194,145	202,877	-
4330.09 - Prof Svcs Rev_Security, None	22,630	-	-
4330.10 - Prof Svcs Rev_Equipment, None	22,745	-	-
4360.01 - Fee Revenue_Admissions, None	52,300	-	-
4361.02 - Rental Income_Room, None	277,340	-	-
4361.06 - Rental Income_Equipment, None	121,950	-	-
4363 - Food/Bev Sales, None	845,887	-	-
4363.01 - Food/Bev Sales_Concessions, None	91,095	-	-
4363.03 - Food/Bev Sales_Liquor, None	251,101	-	-
4700 - Misc Revenue, None	29,700	-	25,000
4710 - Vendor's Fee, None	2,439	-	-
4720 - Uncollected Revenues, None	-	815	-
Charges for Service Total	\$ 1,930,592	\$ 203,692	\$ 25,000
TOTAL REVENUE	\$ 1,932,892	\$ 203,692	\$ 3,221,340

Expenditures

Labor and Benefits			
5000 - Full Time Salaries, None	\$ 628,405	\$ 155,946	\$ -
5010 - Cellular Telephone, None	2,453	285	-
5290 - Seasonal Part-Time, None	356,822	(46,400)	-
5290.06 - Seasonal Part-Time_Gratuity, None	114,387	114,387	-
5390 - Overtime, None	12,971	1,539	-
5420 - Gen Retire Plan, None	35,572	8,472	-
5480 - PTO Buyout, None	-	2,862	-
5510 - Social Security Cont, None	68,995	14,127	-
5515 - Medicare Cont, None	16,147	3,304	-
5610 - Worker's Compensation, None	32,984	-	-
5620 - Dental Insurance, None	7,677	876	-
5625 - Health Insurance, None	133,722	14,515	-
5630 - Life Insurance, None	937	139	-



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BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
5635 - Long Term Disability, None	2,295	350	-
Labor and Benefits Total	\$ 1,413,367	\$ 270,402	\$ -
<u>Non Personnel Operating</u>			
6105 - Operating Supply, None	\$ 29,200	\$ -	\$ -
6105.08 - Operating Supply_Janitorial, None	18,500	-	-
6105.09 - Operating Supply_Medical, None	200	-	-
6105.10 - Operating Supply_Minor Equip, None	6,800	-	-
6105.11 - Operating Supply_Office, None	1,250	-	-
6120 - Postage/Freight, None	1,575	-	-
6155 - Food Stuffs, None	282,900	-	-
6156 - Bar Stock, None	59,600	-	-
6210.01 - Repairs/Maint_Buildings, None	16,000	208	-
6210.03 - Repairs/Maint_Electrical, None	3,500	-	-
6210.04 - Repairs/Maint_Equipment, None	12,800	3,891	-
6310 - Printing/Publications, None	1,200	-	-
6400 - Advertising, None	6,248	-	-
6510 - Telephone, None	16,735	-	-
6550.01 - Utilities_Electricity, None	3,000	-	-
6550.05 - Utilities_Sewer, None	3,225	-	-
6550.06 - Utilities_Solid Waste, None	12,015	-	-
6550.07 - Utilities_Water, None	4,840	-	-
6550.09 - Utilities_Energy Service Contract, None	30,390	-	31,206
6550.10 - Utilities_Cable/Internet, None	2,292	-	-
6640.01 - Rent_Equipment, None	2,000	-	-
6640.03 - Rent_Property/Space, None	500	-	-
6830.01 - Professional Develop_Training, None	600	-	-
6830.02 - Professional Develop_Travel, None	500	-	-
6835 - Dues, None	1,335	-	-
7310 - Charges/Fees, None	35,000	-	-
7310.02 - Charges/Fees_Credit Card, None	7,500	-	-
7410 - Contract Svcs, None	35,000	225,000	225,000
7410.07 - Contract Svcs_Consultant, None	14,400	65,778	-
7410.13 - Contract Svcs_Financial Audit, None	665	758	-
7410.15 - Contract Svcs_Laundry, None	25,000	-	-
7410.24 - Contract Svcs_Security, None	18,155	-	-
7430.13 - Contract Maintenance_Elevator, None	7,925	-	-
7530 - Licenses/Permits, None	3,700	-	-
7620 - Data Process Chgs, None	-	(89,929)	-
7620.01 - Data Process Chgs_Basic, None	82,071	71,812	-
7620.03 - Data Process Chgs_Direct, None	18,117	18,117	-
7640 - Liability Insurance, None	7,072	-	7,072
7650.01 - Interfund Chgs_General Govt, None	25,000	-	-
7680 - Interfund Fuel, None	456	-	374
7685.01 - Fleet Accrual_Replacement, None	2,525	-	3,449
7685.02 - Fleet Accrual_Maintenance, None	4,227	-	3,272
7695 - Interfund Utilities, None	157,944	-	150,967
7900 - Operating Equip, None	2,500	-	-
Non Personnel Operating Total	\$ 964,462	\$ 295,635	\$ 421,340
<u>Capital Outlay</u>			
8215 - Facility Improvements, None	\$ -	\$ -	\$ 3,000,000
Capital Outlay Total	\$ -	\$ -	\$ 3,000,000



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BUDGET BY FUND				
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget	
TOTAL EXPENDITURES	\$ 2,377,829	\$ 566,037	\$ 3,421,340	
Transfers In				
4810 - Transfer in General Fund, None	\$ 222,468	\$ 139,876	\$ -	
4812 - Transfer In VisitGJ, None	222,469	222,469	200,000	
Transfers In Total	\$ 444,937	\$ 362,345	\$ 200,000	
305 Golf Courses Fund				
Revenue				
Charges for Service				
4300 - Merchandise Sales, None	\$ 223,000	\$ 223,000	\$ 232,000	
4305 - Marketing Services Revenue, None	12,000	8,000	16,000	
4361.01 - Rental Income_Golf Clubs, None	5,500	5,500	5,500	
4361.07 - Rental Income_Golf Carts, None	304,000	308,000	312,000	
4361.08 - Rental Income_Golf Cart Pass, None	29,500	32,500	32,500	
4365 - Green Fees, None	828,000	792,000	793,000	
4365.01 - Green Fees_Tournaments, None	73,500	90,000	90,000	
4365.03 - Green Fees_Season Tickets, None	232,000	232,000	242,000	
4366 - Driving Range, None	121,000	115,000	118,000	
4367 - Lessons, None	15,000	15,000	15,000	
4700 - Misc Revenue, None	9,240	9,240	11,500	
Charges for Service Total	\$ 1,852,740	\$ 1,830,240	\$ 1,867,500	
Other				
4650.03 - Lease Revenue_Concessions, None	\$ 14,500	\$ 14,500	\$ 14,500	
Other Total	\$ 14,500	\$ 14,500	\$ 14,500	
TOTAL REVENUE	\$ 1,867,240	\$ 1,844,740	\$ 1,882,000	
Expenditures				
Labor and Benefits				
5000 - Full Time Salaries, None	\$ 405,375	\$ 405,375	\$ 418,481	
5010 - Cellular Telephone, None	2,452	2,452	1,805	
5099 - Pay Plan Contingency, None	-	-	538	
5290 - Seasonal Part-Time, None	200,063	200,063	212,579	
5390 - Overtime, None	1,536	1,236	1,532	
5415 - Lesson Pay, None	6,006	6,006	11,001	
5420 - Gen Retire Plan, None	24,328	24,328	25,111	
5510 - Social Security Cont, None	38,012	38,012	39,911	
5515 - Medicare Cont, None	8,895	8,895	9,338	
5610 - Worker's Compensation, None	12,469	12,469	12,469	
5620 - Dental Insurance, None	3,170	3,170	3,592	
5625 - Health Insurance, None	56,803	56,803	72,458	
5630 - Life Insurance, None	611	611	629	
5635 - Long Term Disability, None	1,566	1,566	1,619	
Labor and Benefits Total	\$ 761,286	\$ 760,986	\$ 811,063	
Non Personnel Operating				
6010 - Cost of Goods Sold, None	\$ 160,000	\$ 160,000	\$ 160,000	
6105 - Operating Supply, None	28,700	25,950	27,940	
6105.08 - Operating Supply_Janitorial, None	1,000	1,000	2,000	
6105.11 - Operating Supply_Office, None	-	-	500	
6120 - Postage/Freight, None	300	300	300	
6125 - Uniforms/Clothing, None	-	600	100	
6130.02 - Materials_Gravel, Sand, Soil, None	14,000	14,000	24,000	
6130.03 - Materials_Nursery Stock, None	2,500	3,100	2,700	



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BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
6145.01 - Chemical/Fertilizers_Chemicals, None	10,350	10,350	9,500
6145.02 - Chemical/Fertilizers_Fertilizers, None	41,000	41,000	41,500
6150 - Pipe & Supplies, None	4,000	6,500	5,500
6160.01 - Equip Parts/Supply_Batteries, None	1,000	1,000	1,200
6160.03 - Equip Parts/Supply_Oil & Grease, None	1,500	1,500	1,700
6160.04 - Equip Parts/Supply_Parts, None	26,500	36,050	30,800
6210 - Repairs/Maint, None	-	-	2,000
6210.01 - Repairs/Maint_Buildings, None	18,000	16,220	14,900
6210.04 - Repairs/Maint_Equipment, None	150	150	1,300
6210.09 - Repairs/Maint_Pumps, None	1,600	100	600
6400 - Advertising, None	8,500	8,500	8,500
6510 - Telephone, None	5,454	5,454	6,654
6510.02 - Telephone_Cellular, None	350	350	-
6550.05 - Utilities_Sewer, None	1,771	1,771	1,771
6550.06 - Utilities_Solid Waste, None	3,670	3,670	3,670
6550.07 - Utilities_Water, None	3,125	3,125	1,450
6550.08 - Utilities_Water Fees, None	29,275	29,275	31,100
6550.09 - Utilities_Energy Service Contract, None	3,902	3,902	4,007
6640.01 - Rent_Equipment, None	1,567	1,167	1,575
6825.02 - Allowance/Reimb_Tool, None	-	-	600
6830.01 - Professional Develop_Training, None	1,850	800	2,150
6830.02 - Professional Develop_Travel, None	1,400	800	1,400
6835 - Dues, None	4,250	4,250	4,350
7310.02 - Charges/Fees_Credit Card, None	26,000	26,000	27,910
7410 - Contract Svcs, None	3,400	5,400	4,400
7410.01 - Contract Svcs_Animal Control, None	500	500	400
7410.13 - Contract Svcs_Financial Audit, None	479	479	600
7410.24 - Contract Svcs_Security, None	1,000	1,000	-
7430 - Contract Maintenance, None	1,860	2,340	1,000
7620.01 - Data Process Chgs_Basic, None	51,294	51,294	51,547
7620.02 - Data Process Chgs_Equip Replace, None	-	-	4,000
7620.03 - Data Process Chgs_Direct, None	8,646	8,646	2,945
7640 - Liability Insurance, None	11,247	11,247	11,247
7650.01 - Interfund Chgs_General Govt, None	137,943	137,943	141,151
7680 - Interfund Fuel, None	14,168	14,168	14,438
7685.01 - Fleet Accrual_Replacement, None	78,348	67,022	96,821
7685.02 - Fleet Accrual_Maintenance, None	6,448	6,448	4,587
7695 - Interfund Utilities, None	55,023	55,023	46,135
7900 - Operating Equip, None	66,135	66,135	66,135
Non Personnel Operating Total	\$ 838,205	\$ 834,529	\$ 867,083
Debt Service			
8860 - Bond Principal, None	\$ 190,111	\$ 190,111	\$ 234,171
8870 - Interest Expense, None	44,059	44,059	41,208
Debt Service Total	\$ 234,170	\$ 234,170	\$ 275,379
TOTAL EXPENDITURES	\$ 1,833,661	\$ 1,829,685	\$ 1,953,525
Transfers In			
4850 - Transfer in Consvr Trust Fund, None	\$ 155,000	\$ 155,000	\$ 85,000
Transfers In Total	\$ 155,000	\$ 155,000	\$ 85,000

308 Parking Authority Fund

Revenue



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BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
Charges for Service			
4360 - Fee Revenue, None	\$ 191,000	\$ 199,000	\$ 209,000
4360.04 - Fee Revenue_4th & Colorado, None	19,000	24,000	23,000
4360.05 - Fee Revenue_5th & Colorado, None	12,000	13,000	14,000
4360.06 - Fee Revenue_6th & Colorado, None	20,000	20,000	21,000
4360.07 - Fee Revenue_6th & Rood, None	6,000	8,000	7,000
4360.09 - Fee Revenue_5th & Grand, None	600	600	600
4360.10 - Fee Revenue_500 Ute, None	2,000	2,000	2,000
4360.11 - Fee Revenue_600 Colorado, None	7,000	7,000	7,200
4360.12 - Fee Revenue_7th & Colorado, None	2,000	5,000	3,000
Charges for Service Total	\$ 259,600	\$ 278,600	\$ 286,800
Fines and Forfeitures			
4410 - Fines, None	\$ 145,000	\$ 120,000	\$ 145,000
Fines and Forfeitures Total	\$ 145,000	\$ 120,000	\$ 145,000
Interest			
4610 - Interest Income, None	\$ 600	\$ 600	\$ 1,800
Interest Total	\$ 600	\$ 600	\$ 1,800
Other			
4500 - Special Assessments, None	\$ 19,700	\$ 19,700	\$ 19,700
4650 - Lease Revenue, None	62,000	62,000	60,000
Other Total	\$ 81,700	\$ 81,700	\$ 79,700
TOTAL REVENUE	\$ 486,900	\$ 480,900	\$ 513,300
Expenditures			
Labor and Benefits			
5000 - Full Time Salaries, None	\$ 112,607	\$ 112,607	\$ 55,702
5010 - Cellular Telephone, None	433	433	301
5290 - Seasonal Part-Time, None	-	-	70,002
5420 - Gen Retire Plan, None	6,733	6,733	3,319
5510 - Social Security Cont, None	6,983	6,983	7,795
5515 - Medicare Cont, None	1,636	1,636	1,826
5610 - Worker's Compensation, None	1,552	1,552	1,552
5620 - Dental Insurance, None	1,361	1,361	1,052
5625 - Health Insurance, None	22,468	22,468	18,548
5630 - Life Insurance, None	179	179	96
5635 - Long Term Disability, None	434	434	215
Labor and Benefits Total	\$ 154,386	\$ 154,386	\$ 160,408
Non Personnel Operating			
6105 - Operating Supply, None	\$ 4,100	\$ 4,100	\$ 8,500
6125 - Uniforms/Clothing, None	500	500	500
6210.06 - Repairs/Maint_Meters, None	4,500	4,500	6,500
6210.08 - Repairs/Maint_Property, None	24,000	24,000	8,000
6400 - Advertising, None	-	-	300
6510 - Telephone, None	2,385	2,385	2,054
6510.09 - Telephone_Air Cards/Mobile Device, None	660	660	660
6550.12 - Utilities_Drainage, None	3,020	3,020	3,020
6640.02 - Rent_Land/Lease, None	500	500	-
6830.01 - Professional Develop_Training, None	1,000	1,000	-
7310.02 - Charges/Fees_Credit Card, None	1,000	1,000	2,585
7410 - Contract Svcs, None	-	-	6,200
7410.13 - Contract Svcs_Financial Audit, None	128	128	160
7430.13 - Contract Maintenance_Elevator, None	7,500	7,500	7,500



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BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
7620.01 - Data Process Chgs_Basic, None	10,258	10,258	5,155
7620.02 - Data Process Chgs_Equip Replace, None	-	-	400
7620.03 - Data Process Chgs_Direct, None	6,464	6,464	14,507
7640 - Liability Insurance, None	217	217	217
7650.01 - Interfund Chgs_General Govt, None	36,473	36,473	38,498
7680 - Interfund Fuel, None	976	976	641
7685.01 - Fleet Accrual_Replacement, None	2,850	2,850	5,576
7685.02 - Fleet Accrual_Maintenance, None	2,954	2,954	2,538
7690.01 - Facility Accrual_Maintenance, None	691	691	832
7695 - Interfund Utilities, None	11,114	11,114	10,178
7900 - Operating Equip, None	3,000	3,000	6,000
Non Personnel Operating Total	\$ 124,290	\$ 124,290	\$ 130,521
Debt Service			
8860 - Bond Principal, None	\$ 203,884	\$ 203,884	\$ 206,942
8870 - Interest Expense, None	39,883	39,883	36,825
Debt Service Total	\$ 243,767	\$ 243,767	\$ 243,767
TOTAL EXPENDITURES	\$ 522,443	\$ 522,443	\$ 534,696

309 Ridges Irrigation Fund

Revenue

Charges for Service			
4340 - Service Chgs, None	\$ 255,475	\$ 255,475	\$ 269,328
Charges for Service Total	\$ 255,475	\$ 255,475	\$ 269,328
Interest			
4610 - Interest Income, None	\$ 750	\$ 750	\$ 1,500
Interest Total	\$ 750	\$ 750	\$ 1,500
TOTAL REVENUE	\$ 256,225	\$ 256,225	\$ 270,828

Expenditures

Labor and Benefits			
5000 - Full Time Salaries, None	\$ 68,668	\$ 68,668	\$ 70,684
5010 - Cellular Telephone, None	58	58	23
5099 - Pay Plan Contingency, None	-	-	538
5390 - Overtime, None	816	816	828
5420 - Gen Retire Plan, None	4,122	4,122	4,456
5510 - Social Security Cont, None	4,310	4,310	4,429
5515 - Medicare Cont, None	1,010	1,010	1,043
5610 - Worker's Compensation, None	2,600	2,600	2,600
5620 - Dental Insurance, None	694	694	712
5625 - Health Insurance, None	14,126	14,126	15,738
5630 - Life Insurance, None	101	101	105
5635 - Long Term Disability, None	266	266	279
5820.02 - Allowances_Automobile, None	-	-	211
Labor and Benefits Total	\$ 96,771	\$ 96,771	\$ 101,646
Non Personnel Operating			
6105 - Operating Supply, None	\$ 780	\$ 780	\$ 780
6105.11 - Operating Supply_Office, None	25	25	-
6105.13 - Operating Supply_Small Tools, None	300	300	300
6150.02 - Pipe & Supplies_Fittings, None	3,250	3,250	3,250
6160.03 - Equip Parts/Supply_Oil & Grease, None	260	260	260
6210 - Repairs/Maint, None	325	325	325
6210.03 - Repairs/Maint_Electrical, None	1,200	1,200	1,200



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BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
6210.04 - Repairs/Maint_Equipment, None	2,000	2,000	2,000
6210.07 - Repairs/Maint_Pipe, None	500	500	500
6210.09 - Repairs/Maint_Pumps, None	4,500	4,500	4,500
6510.02 - Telephone_Cellular, None	132	132	132
6550.05 - Utilities_Sewer, None	180	180	180
6550.07 - Utilities_Water, None	160	160	160
7410.13 - Contract Svcs_Financial Audit, None	65	65	81
7410.19 - Contract Svcs_Patching, None	2,500	2,500	2,500
7410.27 - Contract Svcs_Traffic Control, None	250	250	250
7640 - Liability Insurance, None	558	558	558
7650.01 - Interfund Chgs_General Govt, None	19,161	19,161	20,312
7650.02 - Interfund Chgs_Utility Billing, None	9,435	9,435	9,815
7680 - Interfund Fuel, None	1,512	1,512	889
7685.01 - Fleet Accrual_Replacement, None	1,563	1,563	2,135
7685.02 - Fleet Accrual_Maintenance, None	3,762	3,762	3,738
7695 - Interfund Utilities, None	85,803	85,803	101,651
7900.04 - Operating Equip_Machinery & Tool, None	5,000	5,000	5,000
Non Personnel Operating Total	\$ 143,221	\$ 143,221	\$ 160,516
Capital Outlay			
8435 - Irrigation System Improvements, None	\$ 19,000	\$ 19,000	\$ -
Capital Outlay Total	\$ 19,000	\$ 19,000	\$ -
TOTAL EXPENDITURES	\$ 258,992	\$ 258,992	\$ 262,162

900 Joint Sewer Operations Fund
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Revenue

Intergovernmental			
4200.01 - Grant/Reimb Rev_Federal, None	\$ 41,972	\$ 41,972	\$ 25,112
4200.04 - Grant/Reimb Rev_Other, None	-	-	25,000
Intergovernmental Total	\$ 41,972	\$ 41,972	\$ 50,112
Charges for Service			
4315 - Development Fees, None	\$ 25,313	\$ 25,313	\$ 50,626
4330.06 - Prof Svcs Rev_Call Out, None	3,121	3,121	3,000
4330.07 - Prof Svcs Rev_Septic Tank Disp, None	190,000	190,000	175,000
4330.08 - Prof Svcs Rev_TV Line, None	1,224	1,224	2,000
4340.13 - Service Chgs_Lift Station Impact, None	2,652	2,652	13,590
4340.14 - Service Chgs_Lift Station Maint, None	5,040	5,040	5,244
4340.15 - Service Chgs_Indust Pretreat, None	12,240	12,240	16,300
4340.16 - Service Chgs_Indust Users, None	130,000	130,000	132,600
4340 - Service Chgs, None	12,663,728	12,663,728	12,775,705
4396.02 - Fuel Chgs_Outside Agencies, None	100,000	100,000	190,000
4700 - Misc Revenue, None	51,882	51,882	51,882
Charges for Service Total	\$ 13,185,200	\$ 13,185,200	\$ 13,415,947
Fines and Forfeitures			
4410 - Fines, None	\$ 1,000	\$ 1,000	\$ 1,000
Fines and Forfeitures Total	\$ 1,000	\$ 1,000	\$ 1,000
Interfund Revenue			
4390 - Interfund Chgs, None	\$ 15,300	\$ 15,300	\$ 31,144
4396.01 - Fuel Chgs_City, None	125,000	125,000	165,000
Interfund Revenue Total	\$ 140,300	\$ 140,300	\$ 196,144
Interest			
4610 - Interest Income, None	\$ 100,000	\$ 187,000	\$ 200,000



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BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
Interest Total	\$ 100,000	\$ 187,000	\$ 200,000
Other			
4500 - Special Assessments, None	\$ -	\$ -	\$ 24,801
Other Total	\$ -	\$ -	\$ 24,801
Capital Proceeds			
4685 - Tap Charges, None	\$ 1,800,814	\$ 1,800,814	\$ 2,666,330
Capital Proceeds Total	\$ 1,800,814	\$ 1,800,814	\$ 2,666,330
TOTAL REVENUE	\$ 15,269,286	\$ 15,356,286	\$ 16,554,334
Expenditures			
Labor and Benefits			
5000 - Full Time Salaries, None	\$ 2,492,116	\$ 2,492,116	\$ 2,546,169
5010 - Cellular Telephone, None	3,234	3,234	2,167
5099 - Pay Plan Contingency, None	-	-	10,227
5290 - Seasonal Part-Time, None	9,452	9,452	38,142
5390 - Overtime, None	66,269	66,769	57,357
5420 - Gen Retire Plan, None	147,894	147,894	152,317
5510 - Social Security Cont, None	159,016	159,047	163,723
5515 - Medicare Cont, None	37,276	37,283	38,358
5610 - Worker's Compensation, None	89,618	89,618	89,756
5620 - Dental Insurance, None	26,148	26,148	27,471
5625 - Health Insurance, None	405,794	405,794	477,740
5630 - Life Insurance, None	3,564	3,564	3,715
5635 - Long Term Disability, None	9,089	9,089	9,516
5820.02 - Allowances_Automobile, None	967	967	2,101
Labor and Benefits Total	\$ 3,450,437	\$ 3,450,975	\$ 3,618,759
Non Personnel Operating			
6105 - Operating Supply, None	\$ 94,904	\$ 94,904	\$ 49,786
6105.02 - Operating Supply_Business Meals, None	-	-	250
6105.03 - Operating Supply_Comput/Printer, None	-	-	1,600
6105.08 - Operating Supply_Janitorial, None	-	-	8,950
6105.09 - Operating Supply_Medical, None	-	-	958
6105.10 - Operating Supply_Minor Equip, None	-	-	15,200
6105.11 - Operating Supply_Office, None	2,200	2,200	4,700
6105.13 - Operating Supply_Small Tools, None	-	-	13,800
6120 - Postage/Freight, None	1,000	1,000	500
6125 - Uniforms/Clothing, None	4,460	4,460	4,460
6145 - Chemical/Fertilizers, None	272,800	272,800	270,000
6150 - Pipe & Supplies, None	500	500	500
6160.02 - Equip Parts/Supply_Filters, None	7,150	7,150	7,150
6160.03 - Equip Parts/Supply_Oil & Grease, None	3,850	3,850	3,850
6210 - Repairs/Maint, None	291,750	291,750	51,750
6210.01 - Repairs/Maint_Buildings, None	-	-	4,631
6210.03 - Repairs/Maint_Electrical, None	-	-	80,000
6210.04 - Repairs/Maint_Equipment, None	-	-	114,369
6210.06 - Repairs/Maint_Meters, None	24,000	24,000	24,000
6210.07 - Repairs/Maint_Pipe, None	-	-	26,000
6210.09 - Repairs/Maint_Pumps, None	-	-	15,000
6210.19 - Repairs/Maint_CNG/Biogas, None	85,000	85,000	85,000
6270.02 - Damage Repair_Outside Property, None	50,000	50,000	40,000
6310 - Printing/Publications, None	2,175	2,175	2,175
6400 - Advertising, None	1,000	1,000	1,000



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BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
6510 - Telephone, None	9,578	9,578	9,548
6510.09 - Telephone_Air Cards/Mobile Device, None	3,504	3,504	660
6550.07 - Utilities_Water, None	13,500	13,500	13,500
6550.08 - Utilities_Water Fees, None	200	200	200
6550.12 - Utilities_Drainage, None	4,800	4,800	4,800
6825.01 - Allowance/Reimb_Mileage, None	300	300	-
6830.01 - Professional Develop_Training, None	26,250	26,250	28,250
6830.02 - Professional Develop_Travel, None	250	250	250
6835 - Dues, None	3,500	3,500	3,500
7270 - Debt Service Fees, None	750	750	750
7310.04 - Charges/Fees_Landfill, None	185,000	185,000	284,133
7310.07 - Charges/Fees_Treasurer, None	2,000	2,000	2,000
7410 - Contract Svcs, None	44,700	44,700	35,200
7410.03 - Contract Svcs_Bio Monitoring, None	25,000	25,000	17,000
7410.07 - Contract Svcs_Consultant, None	-	-	60,000
7410.13 - Contract Svcs_Financial Audit, None	4,081	4,081	5,000
7410.15 - Contract Svcs_Laundry, None	500	500	500
7430 - Contract Maintenance, None	13,560	13,560	13,560
7530 - Licenses/Permits, None	27,500	27,500	27,500
7585 - Comm Participat, None	6,500	6,500	3,500
7620.01 - Data Process Chgs_Basic, None	138,495	138,495	144,845
7620.02 - Data Process Chgs_Equip Replace, None	-	-	12,060
7620.03 - Data Process Chgs_Direct, None	96,679	96,679	90,655
7640 - Liability Insurance, None	57,244	57,244	57,244
7650.01 - Interfund Chgs_General Govt, None	386,590	386,590	700,780
7650.02 - Interfund Chgs_Utility Billing, None	364,476	364,476	428,963
7655 - Interfund Line Rep, None	100,000	100,000	100,000
7680 - Interfund Fuel, None	37,043	37,043	35,470
7685.01 - Fleet Accrual_Replacement, None	110,842	110,842	151,385
7685.02 - Fleet Accrual_Maintenance, None	99,140	99,140	111,820
7695 - Interfund Utilities, None	557,653	557,653	548,581
7900 - Operating Equip, None	14,500	14,500	9,500
7900.02 - Operating Equip_Computer Hardwar, None	500	500	500
Non Personnel Operating Total	\$ 3,175,424	\$ 3,175,424	\$ 3,727,283
Debt Service			
8860.02 - Bond Principal_Sewer 2002, None	\$ 420,000	\$ 420,000	\$ 435,000
8860.09 - Bond Principal_Sewer 2009, None	490,000	490,000	505,000
8870.02 - Interest Expense_Sewer 2002, None	172,380	172,380	159,048
8870.09 - Interest Expense_Sewer 2009, None	93,275	93,275	71,749
Debt Service Total	\$ 1,175,655	\$ 1,175,655	\$ 1,170,797
Capital Outlay			
8100.03 - Capital Equip_Specialty, None	\$ 160,000	\$ -	\$ -
8425 - Sewer Collection, None	4,617,905	7,400,293	4,762,593
8430 - Sewer Treatment, None	758,530	964,781	4,468,166
Capital Outlay Total	\$ 5,536,435	\$ 8,365,074	\$ 9,230,759
TOTAL EXPENDITURES	\$ 13,337,951	\$ 16,167,128	\$ 17,747,598

101 Enhanced 911 Fund

Revenue

Charges for Service

4322 - 911 Surcharge, None	\$ 2,420,600	\$ 2,420,600	\$ 2,350,000
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BUDGET BY FUND				
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget	
Charges for Service Total	\$ 2,420,600	\$ 2,420,600	\$ 2,350,000	
Interest				
4610 - Interest Income, None	\$ 25,000	\$ 32,000	\$ 37,000	
Interest Total	\$ 25,000	\$ 32,000	\$ 37,000	
TOTAL REVENUE	\$ 2,445,600	\$ 2,452,600	\$ 2,387,000	
Expenditures				
Transfers Out				
9405 - Transfers to Comm Center Fund, None	\$ 2,656,508	\$ 1,896,159	\$ 3,172,611	
9610.11 - Transfer to Debt Serv_PSI COP's 2010, None	500,000	500,000	500,000	
Transfers Out Total	\$ 3,156,508	\$ 2,396,159	\$ 3,672,611	
401 Information Technology Fund				
Revenue				
Charges for Service				
4300 - Merchandise Sales, None	\$ 600	\$ 600	-	
4360 - Fee Revenue, None	82,708	82,708	86,718	
Charges for Service Total	\$ 83,308	\$ 83,308	\$ 86,718	
Interfund Revenue				
4392.01 - Basic Telephone Chgs_Mobile Device, None	\$ 227,424	\$ 227,424	\$ 213,636	
4392 - Basic Telephone Chgs, None	226,344	226,344	209,398	
4394.01 - Data Proc Chgs_Basic, None	3,295,167	3,295,167	2,959,592	
4394.02 - Data Proc Chgs_Direct, None	2,519,526	2,519,526	2,534,636	
4394.03 - Data Proc Chgs_Equip Replace, None	-	-	380,480	
Interfund Revenue Total	\$ 6,268,461	\$ 6,268,461	\$ 6,297,742	
Interest				
4610 - Interest Income, None	\$ 10,000	\$ 25,000	\$ 7,500	
Interest Total	\$ 10,000	\$ 25,000	\$ 7,500	
TOTAL REVENUE	\$ 6,361,769	\$ 6,376,769	\$ 6,391,960	
Expenditures				
Labor and Benefits				
5000 - Full Time Salaries, None	\$ 1,489,378	\$ 1,489,378	\$ 1,596,031	
5405 - Severance Pay, None	5,400	5,400	-	
5420 - Gen Retire Plan, None	90,166	90,166	93,941	
5450 - Retirement Payout, None	13,313	13,313	33,306	
5510 - Social Security Cont, None	93,186	93,186	101,028	
5515 - Medicare Cont, None	21,880	21,880	23,635	
5610 - Worker's Compensation, None	3,130	3,130	3,130	
5620 - Dental Insurance, None	13,176	13,176	13,406	
5625 - Health Insurance, None	230,673	230,673	264,884	
5630 - Life Insurance, None	2,282	2,282	2,210	
5635 - Long Term Disability, None	6,028	6,028	5,849	
Labor and Benefits Total	\$ 1,968,612	\$ 1,968,612	\$ 2,137,420	
Non Personnel Operating				
6105 - Operating Supply, None	\$ 39,000	\$ 39,000	\$ 37,000	
6105.04 - Operating Supply_Copy Mach, None	83,000	83,000	83,000	
6105.05 - Operating Supply_Copy Mach Chgs, None	51,000	51,000	51,000	
6120 - Postage/Freight, None	450	450	450	
6155 - Food Stuffs, None	500	500	500	
6310 - Printing/Publications, None	400	400	400	
6505.01 - Line Charge_Basic Service, None	62,400	62,400	62,400	
6505.02 - Line Charge_Data Line, None	72,000	72,000	72,000	



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BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
6505.04 - Line Charge_Internet, None	38,400	38,400	40,800
6510.02 - Telephone_Cellular, None	225,000	225,000	230,148
6510.03 - Telephone_Long Distance, None	9,600	9,600	2,000
6510.09 - Telephone_Air Cards/Mobile Device, None	23,112	23,112	-
6640.03 - Rent_Property/Space, None	1,875	1,875	1,875
6825.01 - Allowance/Reimb_Mileage, None	200	200	200
6830.01 - Professional Develop_Training, None	56,200	56,200	56,200
6830.02 - Professional Develop_Travel, None	500	500	500
6835 - Dues, None	1,515	1,515	3,835
7410 - Contract Svcs, None	78,730	78,730	91,000
7410.38 - Contract Svcs_E Waste Disposal, None	2,000	2,000	2,000
7430 - Contract Maintenance, None	862,901	862,901	924,507
7430.03 - Contract Maintenance_Software, None	1,754,012	1,754,012	1,569,997
7620.03 - Data Process Chgs_Direct, None	48,360	48,360	79,180
7640 - Liability Insurance, None	668	668	668
7680 - Interfund Fuel, None	170	170	169
7685.01 - Fleet Accrual_Replacement, None	1,387	1,387	1,766
7685.02 - Fleet Accrual_Maintenance, None	2,108	2,108	437
7690.01 - Facility Accrual_Maintenance, None	32,563	32,563	31,809
7695 - Interfund Utilities, None	11,855	11,855	10,479
7900 - Operating Equip, None	1,098,190	1,098,190	1,200,000
Non Personnel Operating Total	\$ 4,558,096	\$ 4,558,096	\$ 4,554,320
Capital Outlay			
8100 - Capital Equip, None	\$ 40,000	\$ 40,000	\$ 405,000
Capital Outlay Total	\$ 40,000	\$ 40,000	\$ 405,000
TOTAL EXPENDITURES	\$ 6,566,708	\$ 6,566,708	\$ 7,096,740

402 Fleet and Equipment Fund

Revenue

Charges for Service				
4396.02 - Fuel Chgs_Outside Agencies, None	\$ 356,915	\$ 356,915	\$ 305,000	
4398 - Maintenance Chgs, None	459,975	499,975	436,000	
4700 - Misc Revenue, None	523	523	500	
Charges for Service Total	\$ 817,413	\$ 857,413	\$ 741,500	
Intergovernmental				
4200 - Grant/Reimb Rev, None	\$ -	\$ -	\$ 66,200	
Intergovernmental Revenue Total	\$ -	\$ -	\$ 66,200	
Interfund Revenue				
4393.02 - Insurance_Veh Damage/Repair, None	\$ -	\$ 891,868	\$ -	
4395.01 - Fleet Accrual Chgs_Replacement, None	1,750,000	1,750,000	2,400,005	
4395.02 - Fleet Accrual Chgs_Maintenance, None	1,746,885	1,746,885	1,795,000	
4396.01 - Fuel Chgs_City, None	597,437	597,437	589,729	
Interfund Revenue Total	\$ 4,094,322	\$ 4,986,190	\$ 4,784,734	
Interest				
4610 - Interest Income, None	\$ 8,000	\$ 8,000	\$ 7,500	
Interest Total	\$ 8,000	\$ 8,000	\$ 7,500	
Capital Proceeds				
4665 - Sale of Equipment, None	\$ -	\$ 215,000	\$ 200,000	
Capital Proceeds Total	\$ -	\$ 215,000	\$ 200,000	
TOTAL REVENUE	\$ 4,919,735	\$ 6,066,603	\$ 5,799,934	

Expenditures



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BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
Labor and Benefits			
5000 - Full Time Salaries, None	\$ 753,566	\$ 753,566	\$ 781,155
5010 - Cellular Telephone, None	1,268	1,268	992
5099 - Pay Plan Contingency, None	-	-	7,536
5390 - Overtime, None	18,000	18,000	18,192
5420 - Gen Retire Plan, None	45,079	45,079	46,727
5510 - Social Security Cont, None	47,843	47,843	49,568
5515 - Medicare Cont, None	11,198	11,198	11,600
5610 - Worker's Compensation, None	15,344	15,344	15,344
5620 - Dental Insurance, None	7,757	7,757	8,343
5625 - Health Insurance, None	148,672	148,672	170,531
5630 - Life Insurance, None	1,186	1,186	1,221
5635 - Long Term Disability, None	2,885	2,885	2,989
Labor and Benefits Total	\$ 1,052,798	\$ 1,052,798	\$ 1,114,198
Non Personnel Operating			
6020.01 - Fuel_Gasoline, Unleaded, None	\$ 369,144	\$ 369,144	\$ 296,644
6020.02 - Fuel_Diesel, None	369,144	369,144	268,644
6020.05 - Fuel_CNG, None	308,575	308,575	366,981
6105 - Operating Supply, None	10,000	10,000	11,000
6105.11 - Operating Supply_Office, None	500	500	800
6105.13 - Operating Supply_Small Tools, None	8,250	8,250	7,000
6125 - Uniforms/Clothing, None	300	300	300
6160.03 - Equip Parts/Supply_Oil & Grease, None	46,000	46,000	57,000
6160.04 - Equip Parts/Supply_Parts, None	572,175	572,175	574,000
6160.05 - Equip Parts/Supply_Tires, None	180,500	180,500	190,000
6210 - Repairs/Maint, None	195,000	195,000	245,000
6210.01 - Repairs/Maint_Buildings, None	16,500	16,500	20,000
6210.04 - Repairs/Maint_Equipment, None	30,000	30,000	67,800
6400 - Advertising, None	2,000	2,000	800
6510 - Telephone, None	2,832	2,832	2,795
6510.08 - Telephone_Other, None	-	-	675
6550.09 - Utilities_Energy Service Contract, None	11,326	11,326	11,629
6825.02 - Allowance/Reimb_Tool, None	7,200	7,200	7,200
6830.01 - Professional Develop_Training, None	15,000	15,000	10,000
6835 - Dues, None	500	500	500
7410.15 - Contract Svcs_Laundry, None	7,800	7,800	4,000
7530 - Licenses/Permits, None	500	500	500
7620.01 - Data Process Chgs_Basic, None	46,165	46,165	36,459
7620.02 - Data Process Chgs_Equip Replace, None	-	-	3,260
7620.03 - Data Process Chgs_Direct, None	8,331	8,331	17,421
7640 - Liability Insurance, None	32,960	32,960	32,960
7680 - Interfund Fuel, None	2,030	2,030	1,533
7685.01 - Fleet Accrual_Replacement, None	4,418	4,418	5,967
7685.02 - Fleet Accrual_Maintenance, None	7,305	7,305	5,806
7690.01 - Facility Accrual_Maintenance, None	6,602	6,602	37,311
7695 - Interfund Utilities, None	31,018	31,018	35,359
Non Personnel Operating Total	\$ 2,292,075	\$ 2,292,075	\$ 2,319,344
Capital Outlay			
8100 - Capital Equip, None	\$ -	\$ -	\$ 15,000
8100.04 - Capital Equip_Vehicles/Machinery, None	1,750,000	1,687,540	3,747,005
Capital Outlay Total	\$ 1,750,000	\$ 1,687,540	\$ 3,762,005



2017 Adopted, 2017 Amended, 2018 Recommended
As of 12/06/2017

BUDGET BY FUND				
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget	
TOTAL EXPENDITURES	\$ 5,094,873	\$ 5,032,413	\$ 7,195,547	
Transfers In				
4821 - Transfer in Sales Tax CIP, None	\$ -	\$ -	\$ 352,000	
Transfers In Total	\$ -	\$ -	\$ 352,000	
Transfers Out				
9100 - Transfers to General Fund, None	\$ 34,900	\$ 34,900	\$ -	
Transfers Out Total	\$ 34,900	\$ 34,900	\$ -	

404 Self Insurance Fund

Revenue

Charges for Service				
4700 - Misc Revenue, None	\$ 18,325	\$ 18,325	\$ 18,325	
Charges for Service Total	\$ 18,325	\$ 18,325	\$ 18,325	
Interfund Revenue				
4393.01 - Insurance_Premiums, None	\$ 2,431,902	\$ 2,431,902	\$ 2,431,972	
Interfund Revenue Total	\$ 2,431,902	\$ 2,431,902	\$ 2,431,972	
Interest				
4610 - Interest Income, None	\$ 39,000	\$ 48,400	\$ 90,306	
Interest Total	\$ 39,000	\$ 48,400	\$ 90,306	
Other				
4755.01 - Contributions_Employee, None	\$ -	\$ 278,940	\$ 271,436	
4755.02 - Contributions_Retiree Dependents, None	-	118,746	91,029	
4755.03 - Contributions_Buy-In, None	-	25,500	25,500	
4755.07 - Contributions_Retiree Premiums, None	-	19,897	35,101	
Other Total	\$ -	\$ 443,083	\$ 423,066	
TOTAL REVENUE	\$ 2,489,227	\$ 2,941,710	\$ 2,963,669	

Expenditures

Labor and Benefits				
5000 - Full Time Salaries, None	\$ 198,101	\$ 198,101	\$ 228,555	
5010 - Cellular Telephone, None	650	650	241	
5099 - Pay Plan Contingency, None	-	-	538	
5410.01 - Awards_Safety, None	8,300	8,300	8,300	
5410.13 - Awards_Wellness, None	145,000	145,000	145,000	
5420 - Gen Retire Plan, None	11,888	11,888	13,999	
5510 - Social Security Cont, None	12,284	12,284	14,201	
5515 - Medicare Cont, None	2,875	2,875	3,324	
5610 - Worker's Compensation, None	1,059	1,059	1,059	
5615 - Unemployment, None	93,000	173,000	93,000	
5620 - Dental Insurance, None	1,726	1,726	2,232	
5625 - Health Insurance, None	31,183	31,183	45,250	
5625.15 - Health Insurance_HSA Match, None	110,250	117,000	117,000	
5625.16 - Health Insurance_Retirees, None	-	395,100	483,796	
5625.17 - Health Insurance_Retiree Dependents, None	-	95,000	95,023	
5630 - Life Insurance, None	300	300	376	
5635 - Long Term Disability, None	765	765	924	
5820.02 - Allowances_Automobile, None	-	-	420	
Labor and Benefits Total	\$ 617,381	\$ 1,194,231	\$ 1,253,238	
Non Personnel Operating				
6105 - Operating Supply, None	\$ 300	\$ 100	\$ 600	
6105.12 - Operating Supply_Safety, None	1,500	1,500	1,500	
6310 - Printing/Publications, None	200	200	200	



2017 Adopted, 2017 Amended, 2018 Recommended
As of 12/06/2017

BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
6510 - Telephone, None	515	515	508
6710 - Claims, None	1,300,000	1,450,000	615,000
6710.02 - Claims_3rd Party Admin, None	71,536	71,536	75,714
6720 - Insurance Premiums, None	470,000	470,000	928,620
6720.01 - Insurance Premiums_Boiler, None	12,000	12,000	12,000
6720.02 - Insurance Premiums_Excess, None	87,200	130,635	132,000
6770 - CIRSA Deductibles, None	225,000	375,000	877,380
6825.01 - Allowance/Reimb_Mileage, None	200	-	-
6830.01 - Professional Develop_Training, None	1,800	900	3,100
6830.02 - Professional Develop_Travel, None	800	-	-
6835 - Dues, None	750	435	435
7310.01 - Charges/Fees_Bond Insurance, None	5,200	5,000	5,200
7310.03 - Charges/Fees_Filing, None	6,500	6,500	6,500
7410.07 - Contract Svcs_Consultant, None	50,000	28,750	42,500
7505.06 - Personnel Prog_Loss Control, None	5,000	5,000	5,000
7505.12 - Personnel Prog_Telehealth, None	54,000	54,000	53,532
7505.13 - Personnel Prog_Wellness, None	60,000	60,000	60,000
7620.01 - Data Process Chgs_Basic, None	15,388	15,388	15,464
7620.02 - Data Process Chgs_Equip Replace, None	-	-	1,400
7620.03 - Data Process Chgs_Direct, None	2,609	2,609	3,395
Non Personnel Operating Total	\$ 2,370,498	\$ 2,690,068	\$ 2,840,048
TOTAL EXPENDITURES	\$ 2,987,879	\$ 3,884,299	\$ 4,093,286
Transfers In			
4876 - Transfer In Retiree Health, None	\$ -	\$ 937,648	\$ -
Transfers In Total	\$ -	\$ 937,648	\$ -
Contingency and Reserves			
8920 - Contingency, None	\$ -	\$ -	\$ 200,000
Contingency and Reserves Total	\$ -	\$ -	\$ 200,000
405 Comm Center Fund			
Revenue			
Charges for Service			
4321 - County Wide System Charges, None	\$ 1,954,517	\$ 1,954,517	\$ 1,835,362
4330 - Prof Svcs Rev, None	33,000	33,000	23,000
Charges for Service Total	\$ 1,987,517	\$ 1,987,517	\$ 1,858,362
Interfund Revenue			
4390.14 - Interfund Chgs_Police, None	\$ 2,297,689	\$ 2,297,689	\$ 2,214,258
4390.15 - Interfund Chgs_Fire, None	451,542	451,542	429,057
Interfund Revenue Total	\$ 2,749,231	\$ 2,749,231	\$ 2,643,315
Other			
4650 - Lease Revenue, None	\$ 3,942	\$ 3,942	\$ 3,942
Other Total	\$ 3,942	\$ 3,942	\$ 3,942
TOTAL REVENUE	\$ 4,740,690	\$ 4,740,690	\$ 4,505,619
Expenditures			
Labor and Benefits			
5000 - Full Time Salaries, None	\$ 3,038,543	\$ 3,038,543	\$ 3,103,164
5010 - Cellular Telephone, None	2,880	2,880	451
5099 - Pay Plan Contingency, None	-	-	1,077
5290 - Seasonal Part-Time, None	12,583	12,583	12,583
5390 - Overtime, None	355,000	355,000	363,228



2017 Adopted, 2017 Amended, 2018 Recommended
As of 12/06/2017

BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
5420 - Gen Retire Plan, None	182,133	182,133	185,985
5510 - Social Security Cont, None	195,752	195,752	200,322
5515 - Medicare Cont, None	49,404	49,404	50,456
5610 - Worker's Compensation, None	18,195	18,195	18,195
5620 - Dental Insurance, None	34,363	34,363	32,393
5625 - Health Insurance, None	567,018	567,018	611,631
5630 - Life Insurance, None	4,522	4,522	4,181
5635 - Long Term Disability, None	11,477	11,477	10,608
8900 - Labor Vacancy Savings, None	-	(472,000)	-
Labor and Benefits Total	\$ 4,471,870	\$ 3,999,870	\$ 4,594,274
Non Personnel Operating			
6105 - Operating Supply, None	\$ 30,500	\$ 30,500	\$ 30,500
6105.11 - Operating Supply_Office, None	4,500	4,500	4,500
6125 - Uniforms/Clothing, None	2,500	2,500	2,500
6210 - Repairs/Maint, None	19,000	19,000	19,000
6210.04 - Repairs/Maint_Equipment, None	15,000	15,000	15,000
6310 - Printing/Publications, None	500	500	500
6510 - Telephone, None	7,209	7,209	6,099
6510.01 - Telephone_CBI, None	1,000	1,000	1,000
6510.03 - Telephone_Long Distance, None	6,600	6,600	8,500
6510.07 - Telephone_E911 Lines, None	86,000	86,000	86,000
6510.08 - Telephone_Other, None	8,500	8,500	8,500
6510.09 - Telephone_Air Cards/Mobile Device, None	7,644	7,644	7,644
6640.03 - Rent_Property/Space, None	15,000	15,000	20,888
6830.01 - Professional Develop_Training, None	66,000	66,000	66,000
6830.02 - Professional Develop_Travel, None	15,000	15,000	15,000
6835 - Dues, None	3,500	3,500	3,500
7410 - Contract Svcs, None	87,000	87,000	60,000
7410.13 - Contract Svcs_Financial Audit, None	1,822	1,822	2,284
7430 - Contract Maintenance, None	-	-	16,500
7505 - Personnel Prog, None	3,000	3,000	3,000
7585 - Comm Participat, None	500	500	1,000
7620.01 - Data Process Chgs_Basic, None	310,846	310,846	299,346
7620.02 - Data Process Chgs_Equip Replace, None	-	-	59,000
7620.03 - Data Process Chgs_Direct, None	617,039	617,039	543,048
7640 - Liability Insurance, None	4,204	4,204	4,204
7650.01 - Interfund Chgs_General Govt, None	217,032	217,032	318,698
7680 - Interfund Fuel, None	2,198	2,198	1,995
7685.01 - Fleet Accrual_Replacement, None	22,241	22,241	30,375
7685.02 - Fleet Accrual_Maintenance, None	7,282	7,282	8,225
7695 - Interfund Utilities, None	56,272	56,272	57,418
7900 - Operating Equip, None	5,000	5,000	5,000
7900.01 - Operating Equip_Communications, None	40,000	40,000	91,000
7910 - Furniture/Fixtures, None	3,500	3,500	3,500
Non Personnel Operating Total	\$ 1,666,389	\$ 1,666,389	\$ 1,799,724
Capital Outlay			
8100.01 - Capital Equip_Communication Sys, None	\$ 1,130,349	\$ 370,000	\$ 1,360,349
Capital Outlay Total	\$ 1,130,349	\$ 370,000	\$ 1,360,349
TOTAL EXPENDITURES	\$ 7,268,608	\$ 6,036,259	\$ 7,754,347
Transfers In			
4811 - Transfer in E911 Fund, None	\$ 2,656,508	\$ 1,896,159	\$ 3,172,611



2017 Adopted, 2017 Amended, 2018 Recommended
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BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
Transfers In Total	\$ 2,656,508	\$ 1,896,159	\$ 3,172,611
406 Facilities Management Fund			
Revenue			
Interfund Revenue			
4389.01 - Facility Chgs_Maintenance, None	\$ 928,960	\$ 928,960	\$ 916,282
4389.03 - Facility Chgs_Utilities, None	1,702,315	1,702,315	1,663,620
Interfund Revenue Total	\$ 2,631,275	\$ 2,631,275	\$ 2,579,902
Other			
4650 - Lease Revenue, None	\$ 20,460	\$ 20,460	\$ 20,460
Other Total	\$ 20,460	\$ 20,460	\$ 20,460
TOTAL REVENUE	\$ 2,651,735	\$ 2,651,735	\$ 2,600,362
Expenditures			
Labor and Benefits			
5000 - Full Time Salaries, None	\$ 361,484	\$ 361,484	\$ 360,383
5010 - Cellular Telephone, None	1,152	1,152	541
5390 - Overtime, None	3,576	3,576	3,657
5420 - Gen Retire Plan, None	21,692	21,692	21,628
5510 - Social Security Cont, None	22,640	22,640	22,576
5515 - Medicare Cont, None	5,294	5,294	5,284
5610 - Worker's Compensation, None	5,461	5,461	5,461
5620 - Dental Insurance, None	4,679	4,679	4,434
5625 - Health Insurance, None	85,983	85,983	93,529
5630 - Life Insurance, None	593	593	590
5635 - Long Term Disability, None	1,396	1,396	1,379
Labor and Benefits Total	\$ 513,950	\$ 513,950	\$ 519,462
Non Personnel Operating			
6105 - Operating Supply, None	\$ 500	\$ 500	\$ 500
6105.03 - Operating Supply_Comput/Printer, None	-	1,500	1,900
6105.08 - Operating Supply_Janitorial, None	20,500	20,500	20,500
6105.11 - Operating Supply_Office, None	1,000	500	500
6105.12 - Operating Supply_Safety, None	400	400	200
6105.13 - Operating Supply_Small Tools, None	500	500	300
6125 - Uniforms/Clothing, None	450	450	450
6210.01 - Repairs/Maint_Buildings, None	19,000	19,000	19,000
6510 - Telephone, None	5,749	5,749	3,958
6510.09 - Telephone_Air Cards/Mobile Device, None	660	660	6,528
6550.01 - Utilities_Electricity, None	1,437,482	1,437,482	1,427,482
6550.04 - Utilities_Gas, None	244,394	244,394	254,394
6550.05 - Utilities_Sewer, None	6,765	6,765	6,765
6550.06 - Utilities_Solid Waste, None	13,604	13,604	13,604
6550.07 - Utilities_Water, None	8,645	8,645	8,345
6550.09 - Utilities_Energy Service Contract, None	14,135	14,135	14,515
6550.12 - Utilities_Drainage, None	745	745	1,045
6830.01 - Professional Develop_Training, None	3,000	1,000	1,000
7410 - Contract Svcs, None	85,000	85,000	82,000
7410.22 - Contract Svcs_Recycling, None	-	-	1,000
7430 - Contract Maintenance, None	102,500	102,500	105,500
7430.12 - Contract Maintenance_Janitorial, None	17,000	17,000	17,000
7620.01 - Data Process Chgs_Basic, None	30,777	30,777	584
7620.02 - Data Process Chgs_Equip Replace, None	-	-	3,050



2017 Adopted, 2017 Amended, 2018 Recommended
As of 12/06/2017

BUDGET BY FUND			
Classification-Account-Description	2017 Adopted Budget	2017 Amended Budget	2018 Recommended Budget
7620.03 - Data Process Chgs_Direct, None	29,231	29,231	35,025
7640 - Liability Insurance, None	43,109	43,109	43,109
7680 - Interfund Fuel, None	2,380	2,380	2,530
7685.01 - Fleet Accrual_Replacement, None	3,683	3,683	5,031
7685.02 - Fleet Accrual_Maintenance, None	8,363	8,363	5,367
7690.01 - Facility Accrual_Maintenance, None	11,052	11,052	13,265
7695 - Interfund Utilities, None	5,253	5,253	5,720
7900 - Operating Equip, None	-	-	1,000
7900.04 - Operating Equip_Machinery & Tool, None	-	1,000	-
Non Personnel Operating Total	\$ 2,115,877	\$ 2,115,877	\$ 2,101,167
Capital Outlay			
8215 - Facility Improvements, None	\$ 250,000	\$ 280,000	\$ 194,420
Capital Outlay Total	\$ 250,000	\$ 280,000	\$ 194,420
TOTAL EXPENDITURES	\$ 2,879,827	\$ 2,909,827	\$ 2,815,049
Transfers In			
4814 - Transfer in CDBG Fund, None	\$ -	\$ 117,373	\$ -
Transfers In Total	\$ -	\$ 117,373	\$ -



Certificate of Participation (“COP”)-Lease Purchase Supplemental Information

The City of Grand Junction has two COP issuances. One for the improvements of the stadium at Lincoln Park/Suplizio Field (“Stadium COP”) and the other for public safety facilities (“Public Safety COP”) located primarily at 6th and Ute. The useful life of the assets that were improved by the COP’s extend past the term of the lease agreements.

The Stadium COP is through the Grand Junction Public Finance Corporation with an original issuance of \$7.77 million in COP’s in 2010. The lease payment budgeted in Fund 614 for 2018 is \$531,175 including debt service fees of \$1,510. Grand Junction Baseball Inc. partnered in the project and participates in the payment of the lease at \$300,000 per year. The lease term is through 2035, and the total remaining lease obligations including the 2018 payment referenced above is \$9,551,306.

The Public Safety COP is through Zions First National Bank with an original issuance of \$34.9 million in COP’s in 2010. The lease payment budgeted in Fund 610 for 2018 is \$3,029,535 with debt service fees of \$2,510. The E911 Regional Communication Center participates in the payment of the lease at \$500,000 per year through the Enhanced 911 Fund. The issuance also receives Build America Bonds interest subsidy each year at approximately 1/3 the interest cost. The lease term is through 2040 and the total remaining lease obligation including the 2018 payment referenced is \$63,216,712.



Grand Junction City Council

Regular Session

Item #5.b.ii.

Meeting Date: December 6, 2017

Presented By: Brandon Stam, DDA Executive Director, Jodi Romero, Finance Director

Department: Finance

Submitted By: Brandon Stam, DDA Executive Director
Jodi Romero, Finance Director

Information

SUBJECT:

An Ordinance Making a Supplemental Appropriation for the Downtown Development Authority

RECOMMENDATION:

Staff recommends approval of the Supplemental Appropriation Ordinance for the Downtown Development Authority.

EXECUTIVE SUMMARY:

Appropriations are made on a fund level and represent the authorization by City Council to spend according to the adopted or amended budget. This request is to appropriate additional funds for 2017 budget amendments to the Downtown Development Authority budget.

BACKGROUND OR DETAILED INFORMATION:

The 2017 supplemental appropriation ordinance is the legal adoption of additional budget expenditures in the current fiscal year.

Supplemental appropriations are required for the following:

Fund 103-\$19,500

\$10,500 Severance settlement

\$9,000 Purchase of Sun Worshippers art piece funded by Legends monies managed

by the DDA as well as \$1,000 in DDA funds.

Fund 203-\$50,000

\$50,000 To increase the special capital projects budget which includes funding of the façade grant program, WiFi, and Breezeway lighting.

Fund 611-\$4,495,000

\$3,395,000-The outstanding principal amount for the refinance of the 2012A bonds at an average interest rate of 5.01% to the 2017 bonds with an interest cost of 3.36%

\$60,000-Issuance costs for the 2017 bonds

\$500,000-Originally it was budgeted to make the 2nd and 3rd payment for the purchase of the R-5 building in 2016 and 2017, however the 2nd payment needed to be carried forward to 2017.

The 2017 budget amendments have been approved by the Downtown Development Authority Board.

FISCAL IMPACT:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund for the 2017 budget amendments to the Downtown Development Authority budget.

SUGGESTED MOTION:

I move to (adopt or deny) Ordinance No. 4777 - an ordinance making a supplemental appropriation to the 2017 Budget of the City of Grand Junction, Colorado Downtown Development Authority on final passage and order final publication in pamphlet form.

Attachments

1. Proposed 2017 Supplemental Appropriation

ORDINANCE NO. ____

**AN ORDINANCE MAKING A SUPPLEMENTAL APPROPRIATION TO THE 2017
BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO DOWNTOWN
DEVELOPMENT AUTHORITY**

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:

Fund Name	Fund #	Appropriation
DDA Operating Fund	103	\$ 19,500
DDA Capital Fund	203	\$ 50,000
DDA Debt Service Fund	611	\$ 4,495,000

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2017

PASSED, 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 #6.a.

Meeting Date: December 6, 2017

Presented By: Jodi Romero, Finance Director

Department: Finance

Submitted By: Jay Valentine

Information

SUBJECT:

A Resolution for Allocation of Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor

RECOMMENDATION:

Staff recommends approval of the resolutions allocating certain property tax and sales tax revenues for the Downtown Development Authority and the certification of property tax distribution to the County Assessor.

EXECUTIVE SUMMARY:

The DDA was formally established in 1981 is funded in part through tax increment funding (TIF) revenues. Through State statute, the DDA receives these revenues from all the taxing jurisdictions within the DDA boundary. This Resolution affirms the commitment of 100% of the City property taxes attributable to the increment in property assessments. This resolution also confirms the commitment of 100% of the City sales tax revenues within the DDA district attributable to the increment of sales tax growth.

BACKGROUND OR DETAILED INFORMATION:

The DDA was formally established in 1981 and operated under the provisions of the original statute enabling legislation for its first thirty years. Ad valorem real property tax revenues attributable to the growth in the taxable assessed basis of property within the DDA boundary (the "increment") are the primary source of capital funds for DDA projects. Tax revenues derived from the increment are held in a special revenue fund used exclusively for debt service for DDA undertakings. The City of Grand Junction

further established sales tax increment districts in the DDA and have paid revenues to the DDA attributable to the increment in sales tax growth.

In 2008 the Colorado legislature modified 31-25-807, C.R.S., to allow the extension of Downtown Development Authorities for an additional twenty-year term, subject to new provisions regarding the increment. During the twenty-year extension the DDA shall receive 50% of the property tax revenues attributable to the increment in property assessments as measured from a new base year of 1991, unless a taxing entity agrees to allocate a greater percentage.

The DDA receives property tax revenues attributable to the increment from several other local taxing authorities in addition to the City; Mesa County (General Fund and Human Services levies), School District 51, Mesa County Public Library District, Colorado River Water District, Grand Valley Drainage District, and the Mosquito Control District.

During the process extending the authorization of the DDA, School District 51 agreed to allocate 100% of the increment revenues to the DDA during the extension period (Board of Education Resolution 10/11: 90). The remainder of taxing entities have not allocated any additional revenues beyond the base 50% mandated by state law, including most recently, the Mesa County Public Library District Board which voted in June 2012 to allow only the base 50% allocation.

Additionally, 31-25-807, C.R.S., requires that the governing body (the City of Grand Junction) annually certify and itemize to the County Assessor the property tax distribution percentages from each of the taxing entities that contribute to the special revenue fund. The proposed Property Tax TIF Resolution directs the City Manager to provide such certification to the County Assessor. The Sales Tax TIF Resolution confirms the commitment of 100% of the DDA district sales taxes attributable to the increment of sales tax growth.

FISCAL IMPACT:

Under the provisions of 31-25-807, C.R.S., local taxing entities including the City of Grand Junction are not required to provide any additional TIF allocation beyond the statutory requirement of 50%. In agreeing to a 100% allocation of property tax increment and sales tax increment revenues, the City is foregoing an estimated \$76,000 in property tax revenues and a total of \$346,822 in sales tax revenues for 2018.

The Downtown Development Authority (DDA) does participate in paying for a portion of the costs of downtown police officers at an amount equal to 50% of the sales tax TIF, so those funds are returned to the general fund as revenue from the DDA.

SUGGESTED MOTION:

I move to (adopt or deny) Resolution No. 75-17 – a resolution for allocation of certain property tax revenues for the Grand Junction Downtown Development Authority and for certification of property tax distribution percentages to the County Assessor and Resolution No. 76-17 – A Resolution for Allocation of Certain Sales Tax Revenues for the Grand Junction Downtown Development Authority.

Attachments

1. DDA Property Tax TIF Resolution
2. DDA Sales Tax Resolution

RESOLUTION NO. ____-17

**A RESOLUTION FOR ALLOCATION OF CERTAIN PROPERTY TAX REVENUES
FOR THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY AND
FOR CERTIFICATION OF PROPERTY TAX DISTRIBUTION PERCENTAGES TO
THE COUNTY ASSESSOR**

Recitals:

WHEREAS, the Grand Junction Downtown Development Authority (“DDA”) was established and exists to enhance the built environment of the public spaces, buildings, and property by the expenditure of money to prevent and remedy slum and blight within the boundaries of the DDA; and,

WHEREAS, the DDA strives to create a more pleasing urban environment and expand the opportunities for residents and visitors to experience a quality urban landscape, streets, buildings and design in public places; and,

WHEREAS, in 2008 the Colorado Legislature changed section 31-25-807, C.R.S., providing that fifty percent (50%) of the property taxes levied, or such greater amount as may be set forth in an agreement negotiated by the municipality and the respective public bodies, shall be paid into the special fund of the municipality (which portion of the taxes is also and may for the purpose of this resolution be known as and referred to as the “increment” of the “TIF”); and,

WHEREAS, section 31-25-807, C.R.S., further requires that the governing body annually certify to the county assessor an itemized list of the property tax distribution percentages attributable to the special fund of the municipality from the mill levies of each public body; and,

WHEREAS, the City of Grand Junction has committed to allocate one hundred percent (100%) of the ad valorem property tax increment to the DDA debt service fund; and,

WHEREAS, the purpose of the allocation shall be for the continued construction of capital improvement projects as provided by state law in the City of Grand Junction’s downtown area; and,

WHEREAS, such allocation is in the best interests of the community of the City of Grand Junction;

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

1. The City of Grand Junction agrees that one hundred percent (100%) of the ad valorem property taxes attributable to the increment of assessed values of properties

located within the DDA boundaries and subject to the City of Grand Junction mill levy for the benefit and use of the DDA for the 2018 budget period. Funds shall be approved for expenditure in accordance with City financial policies but shall not constitute funds of the City for any purpose, including but not limited to the application of Article X, Section 20 of the Colorado Constitution.

2. The City Manager is hereby authorized and directed to certify to the county assessor the property tax distribution percentages attributable to the special fund of the municipality from the mill levies of each participating public body.

PASSED and ADOPTED this ____ day of _____, 2017.

President of the Council

Attest:

City Clerk

RESOLUTION NO. ____-17

A RESOLUTION FOR ALLOCATION OF CERTAIN SALES TAX REVENUES FOR THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

Recitals:

WHEREAS, the Grand Junction Downtown Development Authority (“DDA”) was established and exists to enhance the built environment of the public spaces, buildings, and property by the expenditure of money to prevent and remedy slum and blight within the boundaries of the DDA; and,

WHEREAS, the DDA strives to create a more pleasing urban environment and expand the opportunities for residents and visitors to experience a quality urban landscape, streets, buildings and design in public places; and,

WHEREAS, the City of Grand Junction has committed to allocate one hundred percent (100%) of the sales tax increment to the DDA debt service fund; and,

WHEREAS, the purpose of the allocation shall be for the continued construction of capital improvement projects as provided by state law in the City of Grand Junction’s downtown area; and,

WHEREAS, such allocation is in the best interests of the community of the City of Grand Junction;

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

1. The City of Grand Junction agrees that one hundred percent (100%) of the sales taxes attributable to the increment of sales tax growth within sales tax districts located within the DDA boundaries for the benefit and use of the DDA for the 2018 budget period. Funds shall be approved for expenditure in accordance with City financial policies but shall not constitute funds of the City for any purpose, including but not limited to the application of Article X, Section 20 of the Colorado Constitution.

PASSED and ADOPTED this ____ day of _____, 2017.

President of the Council

Attest:

City Clerk

CITY COUNCIL MEETING CITIZEN PRESENTATION		Date 12-6-17
Citizen's Name	Bruce Lohmiller	
Subject	Night Patrols 5051	
Phone Number (optional)		Including your phone number is helpful if we would like to contact you in response to your questions, comments, or concerns. Thank you!

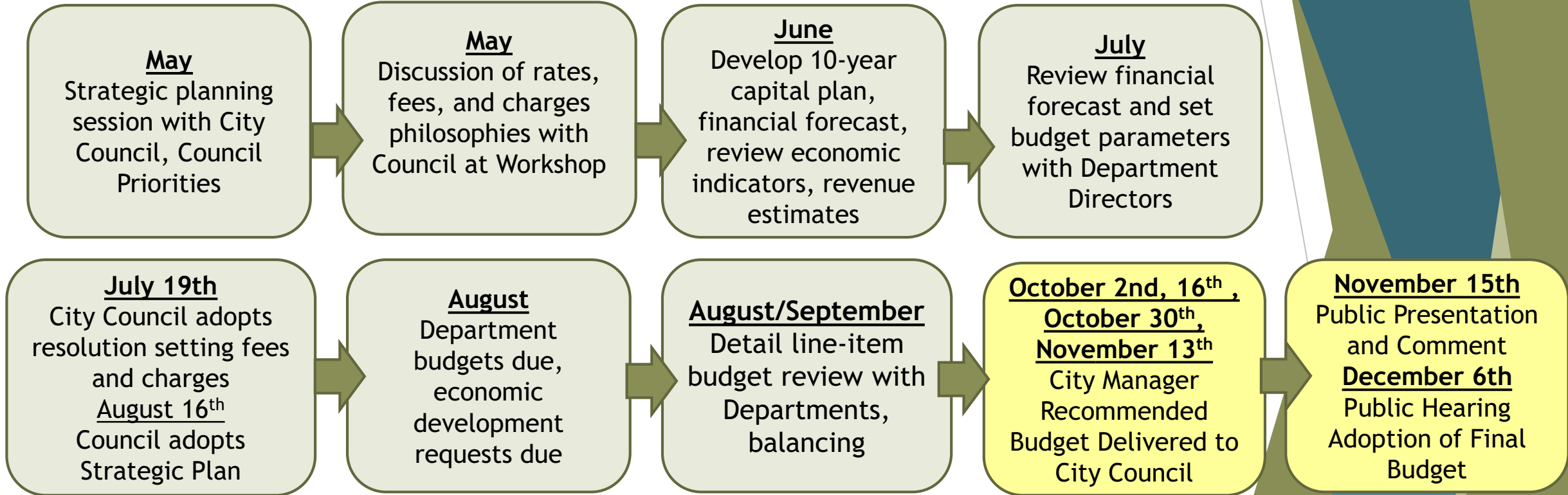
City of Grand Junction

2018 Budget Presentation and Public Hearing

City Council Meeting
December 6, 2017



2018 Budget Timeline



Budget Process

- ▶ 8-Month Process
- ▶ 13 Departments, over 30 employees, over 3,000 hours
- ▶ Six Public Meetings
 - ▶ Four City Council Workshops & Two City Council Meetings (all public)
- ▶ Key Points:
 - ▶ Strategic Plan, Setting Rates and Fees, Long Term Capital Plan and Financial Forecasts
 - ▶ Line Item Review by Department, Balanced Budget to City Council
 - ▶ Budget Documents as Part of Council Packet and On-line
 - ▶ Presentation by Economic Development Partners, Business Improvement Districts, and Downtown Development Authority
 - ▶ Final Budget Presentation and Adoption

Strategic Plan

- ▶ The budget was developed by allocating resources according to the priorities set by the City of Grand Junction's Strategic Plan
- ▶ The Guiding Principles of the Strategic Plan
 - ▶ Partnership and intergovernmental relationships
 - ▶ Public safety, recreation, transportation, economic development, education, business development
 - ▶ Fiscal Responsibility
 - ▶ Prioritize spending, develop multiple year financial plans, project revenue based on economic indicators, fees and rates based on a set of specific philosophies

Strategic Plan Alignment with the 2018 Recommended Budget



Partnership & Intergovernmental Relationships

- ▶ Public safety, recreation, transportation
 - ▶ Regional Communication Center
 - ▶ Grand Valley Regional Transportation
 - ▶ Persigo Wastewater Enterprise
 - ▶ Grand Junction Regional Airport
 - ▶ Orchard Mesa Pool, 5-2-1 Drainage, Parks Improvement, Riverfront Commission
 - ▶ Animal services, building services, elections, CNG vehicle maintenance, parks and pools programming, sports facilities, law enforcement records, fire and emergency medical service records, public safety training facility, campus police, downtown police, police and fire academies, hazmat, technical rescue, bomb squad

Partnership & Intergovernmental Relationships

- ▶ Economic development, education, business development
 - ▶ Grand Junction Economic Partnership
 - ▶ Downtown Development Authority
 - ▶ Horizon Drive Business Improvement District
 - ▶ North Avenue Business Association
 - ▶ Colorado Mesa University
 - ▶ Business Incubator Center
 - ▶ Grand Junction Chamber of Commerce

Fiscal Responsibility

- ▶ Prioritize spending
 - ▶ Develop a 10-year major capital projects plan (5 year balanced)
 - ▶ Develop general fund 5-year financial forecast
- ▶ Revenue projections based on economic indicators
 - ▶ Positive job growth
 - ▶ Sales tax revenues growing; 1% projected increase in 2018
 - ▶ Increase in median home price; sales up 16.6%
 - ▶ 1,300 residential lots in process
 - ▶ Large scale commercial expansions
- ▶ Fees, rates, and charges based on community benefit, cost recovery, market comparison, rate studies and long-term financial plans

2018 Public Safety

- ▶ Add 10 public safety positions
 - ▶ 4 police officers to re-establish traffic unit
 - ▶ 6 firefighters to establish North Area ambulance station
 - ▶ Fire training improvements at the regional public safety training center
 - ▶ Additional ambulances in fleet
 - ▶ Replace police and fire specialty operating equipment
 - ▶ 800 MHZ radios, firefighter personal protection equipment, bomb suits, rifles for police officers
 - ▶ Establish a savings account for Engine/Truck 6 using voter authorized funds for public safety

2018 Planning and Infrastructure

- ▶ 65% Increase in Capital Investment over 2017
- ▶ Parks Improvements
 - ▶ Stocker Stadium/Suplizio Field, Tennis/Pickleball Courts, Playgrounds and Trails
- ▶ Las Colonias Business and Recreation Park Infrastructure
- ▶ Facility Improvements to Two Rivers Convention Center
- ▶ Maintenance and Improvements of Existing Street Infrastructure
 - ▶ 70% increase using existing and voter approved funds
 - ▶ Reconstruct 7th Street, North Avenue and Horizon Drive Improvements
- ▶ Safe Routes to Schools-Bookcliff Middle and Nisley Elementary

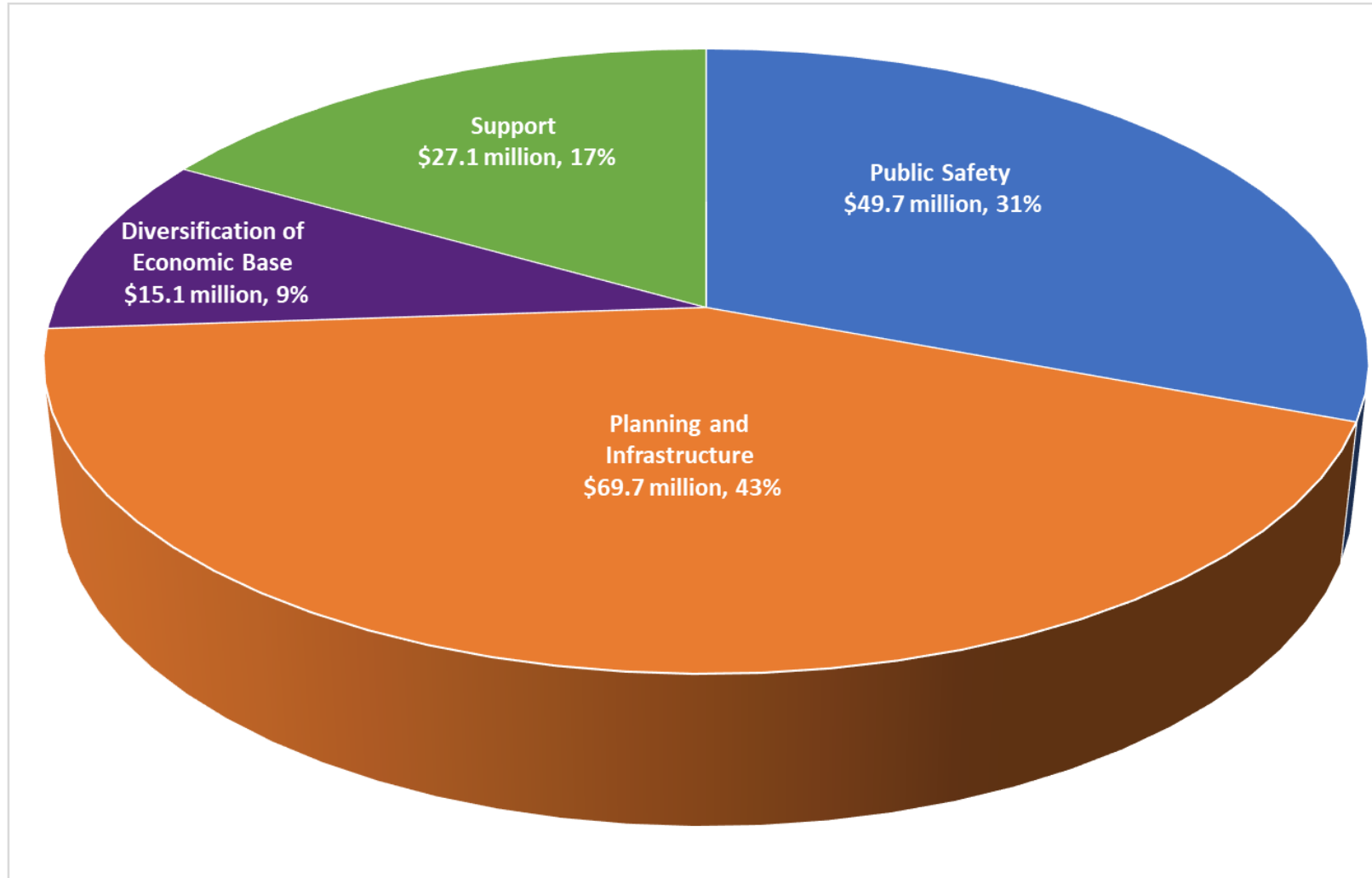
2018 Diversification of Economic Base

- ▶ 76% increase in Economic Development Funding over 2017
- ▶ Fund Colorado Mesa University Scholarships
- ▶ Establish Las Colonias Business Park Partnership
- ▶ Improve Two Rivers Convention Center to Prepare for Expansion into Regional Market
- ▶ Increase Funding To Economic Development Partners
- ▶ Fund over 50 Agencies in the Economic Development Budget for \$5.4 million

2018 Communication, Outreach & Engagement

- ▶ Double-Digit Increases (ranging from 10% to 76%) in All Department Facebook Followers in One Year (Includes Administration, Fire, Parks & Recreation, Police, Public Works and Visit Grand Junction)
- ▶ Continue Growth in Reach of News Releases for All Departments Using Subscription Blog Formats
- ▶ Perform a Citizen Survey to Understand Sentiments of the Community
- ▶ New Fire Records System
- ▶ Improve Transparency
 - ▶ Production of Budget Book to Aid in Budget Transparency
 - ▶ Launch of OpenGov Financial Transparency System

2018 Recommended Budget by Strategic Directive



2018 Final Recommended Budget

- ▶ Changes Since November 15th:
 - ▶ Increase in Workers Compensation Insurance
 - ▶ Change in General Fund Overhead Charge to Persigo Fund
 - ▶ Budgeted at 7.5%, Reduced to 5%, Final Decision 5.2%
 - ▶ Impact: Increase General Fund Surplus by \$26,953. to \$577,187
increase Persigo operating expenses by \$26,953 to \$7,346,042
- ▶ Total Final Recommended Budget is \$161,569,095
- ▶ Total General Fund Budget \$70,136,607
 - ▶ General Fund Surplus is \$577,187
 - ▶ Ending General Fund Balance is Estimated at \$21.7 million for 2018
Compared to \$18.2 million for 2017 Adopted Budget

Questions & Discussion

Greg Caton - City Manager

John Shaver - City Attorney

Trent Prall - Public Works Director

Mike Nordine - Interim Police Chief

Debbie Kovalik - Visit Grand Junction Director

Rob Schoeber - Parks & Recreation Director

Dan Tonello - Interim Utilities Director

Ken Watkins - Fire Chief

Tamra Allen - Community Development Director

Claudia Hazelhurst - Human Resources Director

Jodi Romero - Finance Director

Special Thanks to Budget Team

Linda Longenecker, Jay Valentine, Greg LeBlanc