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**CITY COUNCIL AGENDA
WEDNESDAY, OCTOBER 17, 2018
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. Invocation

Senior Pastor Chalane Coit, Vineyard Community Church

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

Presentations

Colorado Lottery Starburst Award Presentation for Las Colonias Park Amphitheater

Proclamations

Proclaiming October 2018 as Conflict Resolution Month in the City of Grand Junction

Proclaiming October 15 - 19, 2018 as Irlen Syndrome Awareness Week in the City of Grand Junction

Proclaiming October 20, 2018 as Community Streets Day in the City of Grand Junction

Proclaiming October 24, 2018 as Tenth Circuit Court of Appeals Day in the City of Grand Junction

Citizen Comments

Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.

City Manager Report**Council Reports****CONSENT AGENDA**

The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.

1. Approval of Minutes

- a. Summary of the October 1, 2018 Workshop
- b. Minutes of the October 3, 2018 Regular Meeting

2. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Request to the State Board of the Great Outdoors Colorado Trust Fund for Completion of the River Recreation Feature at Las Colonias Park
- b. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Peace Officer Mental Health Grant
- c. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Gray and Black Market Marijuana Enforcement Program
- d. A Resolution Opposing November Ballot Issue "Amendment 74"
- e. A Resolution Supporting November Ballot Issue "Proposition 109"
- f. A Resolution Supporting November Ballot Issue "Proposition 110"
- g. A Resolution Opposing November Ballot Issue "Proposition 112"

REGULAR AGENDA

If any item is removed from the Consent Agenda by City Council, it will be considered here.

3. Public Hearings**a. Quasi-judicial**

- i. An Ordinance for 1) A Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High and Residential Medium and Residential Medium Low on Approximately 30 Acres Located within the Twenty Three Park Plaza Filing No. One Replat Located on the NW Corner of 23 Road and I-70; 2) Rezone and Zone of Annexation to Planned Development (PD) with Default Zones of R-5, R-8 and R-24 and B-1 and an Outline Development Plan (ODP) for Mixed Use Development on Approximately 70 acres, Located on the NW Corner of 23 Road and I-70 and Including 789 23 Road, and

An Ordinance for a Vacation of Rights-of-Way and Easement Vacations for the Property Known as Twenty Three Park Plaza Filing No. One Replat Consisting of 30.85 Acres, Located on the NW Corner of 23 Road and I-70

- ii. An Ordinance Rezoning the Fossil Trace Holdings, LLC Property from R-R (Residential – Rural) to R-1 (Residential - 1 du/ac), Located at 465 Meadows Way

4. Non-Scheduled Citizens & Visitors

This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.

5. Other Business**6. Adjournment**



Grand Junction City Council

Regular Session

Item #

Meeting Date: October 17, 2018

Presented By: Rob Schoeber, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Traci Wieland, Deputy Director of Parks and Recreation

Information

SUBJECT:

Colorado Lottery Starburst Award Presentation for Las Colonias Park Amphitheater

RECOMMENDATION:

N/A

EXECUTIVE SUMMARY:

Colin Waters from the Colorado Lottery will be presenting the City with a 2018 Starburst Award for the Las Colonias Park Amphitheater, recognizing excellent use of Lottery funds for the betterment of communities via public projects. Since 1992, the Starburst awards have highlighted creative work in Colorado that has a high economic and social impact from rural to urban and from plains to peaks.

This year's eleven award recipients, including the Las Colonias Park Amphitheater, represent a cross-section of exceptional outdoor recreation opportunities and open space protection. Lottery players and all Coloradans should be proud that their support of Lottery games plays a major role in protecting the Colorado outdoor way of life. More than \$18 million in Lottery funds are represented in these 11 projects. Proceed amounts range from \$150,000 to more than \$4.8 million, and accounted for approximately 24 percent of all project costs.

BACKGROUND OR DETAILED INFORMATION:

The Colorado Lottery highlights projects that creatively utilize Lottery funds with high economic and social impact. The Las Colonias Park Amphitheater was chosen as a 2018 recipient for creative use of \$350,000 of Lottery funding through the Conservation

Trust Fund, a division of the Colorado Department of Local Affairs. Colin Waters with the Colorado Lottery will present the award.

The Grand Junction community raised \$2.1 million locally to match a \$1.6 million grant from the Department of Local Affairs. Total project cost was \$3.5 million with \$350,000 coming from Conservation Trust Fund. Lottery dollars were specifically used for all landscaping (including the 66,000 square feet of sod and 66 trees), the historical signage, the concrete plaza entrance area, and the venue signage.

Las Colonias Park Amphitheater has enjoyed incredible success thus far. The 2017 opening season included four months of operation as opposed to the one month that was originally planned. This unplanned season drew approximately 13,000 residents and visitors to events at las Colonias. 2018 attendance has been strong and has included six national touring acts. The social impacts of this venue are tremendous. The economic impact of the Amphitheater is equally as remarkable with expansion of non-profit services, housing, and the Las Colonias Business Park. The Amphitheater phase was a successful catalyst in spurring redevelopment in the riverfront area.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

N/A

Attachments

None

Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, conflict resolution encompasses mediation, arbitration, facilitation, collaborative decision-making, and other responses to differences; and

WHEREAS, the conflict resolution process empowers individuals, families, communities, organizations, and businesses to foster communication and devise solutions that are acceptable to the needs of interest of all parties involved; and

WHEREAS, conflict resolution is taught and practiced by citizens in many school systems, universities, and graduate programs throughout Colorado and the world as a way of solving disputes; and

WHEREAS, community-based programs fairly and equitably resolve neighborhood and community conflicts, thereby strengthening local relationships; and

WHEREAS, professional associations of conflict mediators promote peaceful and creative resolutions to disputes.

NOW, THEREFORE, I, Barbara Traylor Smith, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the month of October, 2018 as

"CONFLICT RESOLUTION MONTH"

in the City of Grand Junction and encourage citizens to engage in conflict resolution with family, friends, neighbors, and the community as a whole.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 17th day of October, 2018.



Barbara Traylor Smith
Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, approximately 15-20% of the general population suffers from Irlen Syndrome which affects daily function due to the brain's inability to process visual information; and

WHEREAS, persons of all ages and ethnicities may experience Syndrome symptoms, which include light sensitivity, headaches or migraines, difficulty or discomfort when reading, eye strain, and distorted print text or environment; and

WHEREAS, evidence shows that brain injuries, chronic headaches, and migraines have also been linked to the Syndrome; and

WHEREAS, failure to identify and treat Irlen Syndrome can have severe consequences, ranging from academic and workplace failure or ongoing physical and emotional symptoms, to increased likelihood to enter the criminal justice system; and

WHEREAS, the Institute's Founder Helen Irlen says, "Irlen Syndrome is more common than heart disease or asthma, and affects daily quality of life in serious ways. By increasing awareness, we hope to move away from costly misdiagnoses and help sufferer's access readily available solutions."; and

WHEREAS, "International Irlen Syndrome Awareness Week" highlights the importance and ease of correctly identifying and treating Irlen Syndrome.

NOW, THEREFORE, I, Barbara Traylor Smith, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the week of October 15-19, 2018 as

"IRLEN SYNDROME AWARENESS WEEK"

in the City of Grand Junction and urge all citizens to learn and share information about Irlen Syndrome in order that those affected may be more quickly diagnosed and treated.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 17th day of October, 2018.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, Open Streets events temporarily close a street to motorized traffic, allowing the street to be used for other activities such as walking, jogging, bicycling, dancing and other social activities; and

WHEREAS, since starting in Seattle in 1965, there are now more than 70 Open Streets events each year in the United States; and

WHEREAS, with Open Streets events, people traffic replaces car traffic, and the streets become "paved parks" where people of all ages, abilities and backgrounds can come out and improve their mental, physical and emotional health; and

WHEREAS, Open Streets are a part of broad efforts to promote and extend the many benefits associated with active transportation and allow citizens to see and connect with their community in a new and exciting way; and

WHEREAS, the Urban Trails Committee is pleased to host the second annual Open Streets event locally on October 20th as the "Grand Junction Community Streets Event" from 10:00 a.m. to 3:00 p.m. The route will be on 10th Street from Belford Avenue to Main Street; and

WHEREAS, the Grand Junction Community Streets Event will showcase the connection between Colorado Mesa University and Downtown Grand Junction and offer a number of activities in each block along the route; and

WHEREAS, this annual Grand Junction Community Streets Event has overwhelming local support from nine sponsors and has over 20 groups and organizations participating; and

WHEREAS, the Grand Junction Community Streets Event will provide an opportunity for physical activity and fun in a safe environment, while promoting active transportation choices.

NOW, THEREFORE, I, Barbara Traylor Smith, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim October 20, 2018 as

"COMMUNITY STREETS DAY"

in the City of Grand Junction and call upon all citizens to COME PLAY IN THE STREET.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 17th day of October, 2018.

Barbara Traylor Smith
Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, federal courts of appeals are the intermediate appellate courts between the district (trial) courts and the Supreme Court of the United States; and

WHEREAS, thirteen federal courts of appeals in the United States provide appellate review of all cases tried in the district courts within the geographic area of their jurisdiction and decide appeals from various administrative tribunals and agencies of the federal government; and

WHEREAS, the federal courts of appeals are considered among the most powerful and influential courts in the United States, having the ability to set legal precedent in regions that cover millions of Americans; and

WHEREAS, the United States Congress created the Tenth Circuit Court of Appeals in 1929; and

WHEREAS, the Tenth Circuit, which is based at the Byron White U.S. Courthouse in Denver, encompasses Colorado, Kansas, New Mexico, Oklahoma, Utah and Wyoming plus portions of the Yellowstone National Park extending into Montana and Idaho; and

WHEREAS, the Tenth Circuit will make an historic first visit to the Western Slope of Colorado on October 24th for oral arguments at Colorado Mesa University; and

WHEREAS, the City of Grand Junction is honored to host the Tenth Circuit, and reaffirms the importance of both the rule of law and equal justice under law.

NOW, THEREFORE, I, Barbara Traylor Smith, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim October 24, 2018 as

"TENTH CIRCUIT COURT OF APPEALS DAY"

in the City of Grand Junction and urge all our residents to reflect during that day on the importance of the rule of law and equal justice under law.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 17th day of October, 2018.

Mayor



GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
October 1, 2018

Meeting Convened: 4:00 p.m. in the City Hall Auditorium

Meeting Adjourned: 8:08 p.m.

City Councilmembers present: Councilmembers Chris Kennedy, Phyllis Norris, Rick Taggart, Duke Wortmann, and Mayor Barbara Traylor Smith.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Finance Director Jodi Romero, Budget Coordinator Linda Longenecker, Director of General Services Jay Valentine, Public Works Director Trent Prall, Human Resources Director Claudia Hazelhurst, Visit Grand Junction Director Elizabeth Fogarty, Visit Grand Junction Administrative Specialist Kim Machado, Assistant to the City Manager Greg LeBlanc, Fire Chief Ken Watkins, Utilities Director Randi Kim, Parks & Recreation Director Rob Schoeber, Deputy Parks & Recreation Director Traci Wieland, Communications Manager Sam Rainguet, Community Development Director Tamra Allen, Deputy Police Chief Zen, Deputy Police Chief Nordine, and City Clerk Wanda Winkelmann.

Mayor Traylor Smith called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Budget Overview and Major Operating Department Presentations: Fire Department, Police Department, Parks & Recreation, General Services, Visit Grand Junction, Utilities-Water

City Manager Caton presented the City of Grand Junction Recommended Budget for 2019. The 2019 Recommended Budget totals \$173.7 million, a \$4.7 million, or 2.8% increase from the 2018 Amended Budget of \$169 million. The 2019 Recommended Budget is not only balanced, but the General Fund has a surplus of \$222,094 bringing the fund balance to \$27.1 million. The budget represents the allocation of resources to achieve the goals identified in City Council's adopted Strategic Plan.

The presentation included overviews from six major operating departments:

- Fire Department
- Police Department
- Parks & Recreation
- General Services

- Visit Grand Junction
- Utilities-Water

Support was expressed for staff to begin working on an April 2019 ballot measure to fund public safety needs.

Agenda Topic 2. Next Workshop Topics

The October 15 Workshop will be a Budget Overview for the Economic Development Partners. The Workshop will begin at 6:00 p.m.

3. Other Business

There was no other business.

Adjournment

The Workshop adjourned at 8:08 p.m.

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

October 3, 2018

The City Council of the City of Grand Junction convened into regular session on the 3rd day of October 2018 at 6:00 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Phyllis Norris, Duke Wortmann and Council President Barbara Traylor Smith. Councilmember Rick Taggart was absent. Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Wanda Winkelmann and Deputy City Clerk Janet Harrell.

Council President Traylor Smith called the meeting to order. The Grand Junction Fire Department Honor Guard led the Pledge of Allegiance which was followed by an invocation by Pastor David Crowley of The Gathering.

Presentation- Fire Department Personnel Recognition

Grand Junction Fire Department (GJFD) employees, Fire Inspector/Investigator Brian Gies, EMS Officer Brian Lurvey and Firefighter Jason Wytulka were recognized by District Attorney Dan Rubinstein of the Mesa County District Attorney's Office for their contribution and assistance in solving an attempted arson/attempted murder case and GJFD Chief Ken Watkins also recognized them with a GJFD *Letter of Excellence*.

Proclamation - Proclaiming October 7 - 13, 2018 as Fire Prevention Week in the City of Grand Junction

Councilmember Wortmann read the proclamation. GJFD Chief Watkins and Community Outreach Specialist Dirk Clingman accepted the proclamation.

Certificate of Appointment - To the Commission on Arts and Culture

Councilmember Boeschstein presented Dean Harris with his Certificate of Appointment to the Commission on Arts and Culture for a partial term ending February 2020.

Citizens Comments

Dennis Simpson spoke on a City "land swap" and the 2019 budget.

Bruce Lohmiller spoke about the Partners Program, Violence Reports and Conditional Use Permits.

City Manager Report

City Manager Caton credited the firefighters for their excellent service and acknowledged recent City retirees, Grand Junction Police Department (GJPD) Commanders, Tim Grimsley, Andy Martinez, Bob Russell and Community Development Senior Planner Lori Bowers.

Council Reports

Councilmember Kennedy attended the Grand Junction Economic Partnership Board retreat and recognized local Boy Scout Troop #384 and Colorado Mesa University students at the meeting.

Councilmember Norris remembered the recent City retirees from the GJPD and said she attended the Downtown Development and Grand Junction Housing Authorities meetings and worked with Councilmember Taggart on the Municipal Court Functions Ordinance. She noted City Manager Caton and City Attorney Shaver reviewed the ordinance along with Interim Judge Dan Robinson and Front Range magistrate Kristin Brown who also gave recommendations. Councilmember Norris thanked all of those involved and announced the Municipal Court Functions Ordinance, Regular Agenda Item 5.a.i., would be moved to the Consent Agenda for consideration at the November 7th meeting.

Councilmember McArthur did not give a report.

Councilmember Wortmann attended a Grand Valley Catholic Outreach tour and lunch, a Parks Improvement Advisory Board (PIAB) meeting and GJPD Commander Bob Russell's Retirement Ceremony.

Councilmember Boeschstein went to a Business Incubator meeting and noted there are more bikes in the Netherlands than cars.

Council President Traylor Smith lauded recent PIAB improvement projects and planned to attend the Centennial Celebration of the Wayne N. Aspinall Federal Building.

Consent Agenda

Councilmember Kennedy moved to move Regular Agenda item 5.a.i. to the Consent Agenda for consideration at the November 7, 2018 City Council Meeting and adopt Consent Agenda items #1 - #5.a.i. Councilmember Wortmann seconded the motion. Motion passed unanimously by voice vote.

1. **Approval of Minutes**
 - a. Summary of the September 17, 2018 Workshop
 - b. Minutes of the September 19, 2018 Regular Meeting
2. **Set Public Hearings**
 - a. Quasijudicial
 - i. Introduce an Ordinance for 1) A Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High and Residential Medium and Residential Medium Low on Approximately 30 Acres Located within the Twenty Three Park Plaza Filing No. One Replat Located on the NW Corner of 23 Road and I-70; 2) Rezone and Zone of Annexation to Planned Development (PD) with Default Zones of R-5, R-8 and R-24 and B-1 and an Outline Development Plan (ODP) for Mixed Use Development on Approximately 70 acres, Located on the NW Corner of 23 Road and I-70 and Including 789 23 Road, and Set a Public Hearing for October 17, 2018, and

Introduce an Ordinance for a Vacation of Rights-of-Way and Easement Vacations for the Property Known as Twenty Three Park Plaza Filing No. One Replat Consisting of 30.85 Acres, and Set a Public Hearing for October 17, 2018
3. **Contracts**
 - a. Construction Contract for the 2018 Sewer Line Replacement Project Phase
 - b. 2018 CDBG Subrecipient Agreements between STRiVE and HopeWest and the City of Grand Junction
 - c. Contract for Grand Junction Horizon Drive Crosswalks Project
4. **Resolutions**
 - a. A Resolution Issuing a Revocable Permit to Breckenridge Ale House GJ, LLC for Existing Fencing, Masonry Wall, and Landscaping and New Signage within the Public Right-of-Way Adjacent to 2531 N 12th Street
5. **Public Hearings**
 - a. Legislative
 - i. An Ordinance Describing the Functions of the Municipal Court –
Moved to November 7, 2018

An Ordinance Rezoning Lot 1, Rooted Gypsy Farms Subdivision, from R-R (Residential Rural) to R-E (Residential Estate), Located at 2575 G Road

Applicant Mark Beckner requested a rezone of 2.03 acres of property located at 2575 G Road (future address of 2476 Tahoe Drive) from R-R (Residential Rural) to R-E

(Residential Estate). The purpose of the rezone request is for the property to conform with the required minimum lot size of a Simple Subdivision once it is approved and recorded. The R-R (Residential Rural) has a minimum lot size of five acres, while the minimum lot size for R-E (Residential Estate) is one acre. Since the subject lot will be 1.921 acres, in order for it to conform with the required minimum lot size of the Zoning and Development Code, it should be rezoned to the R-E zone district designation. The proposed zoning of R-E meets the Comprehensive Plan Future Land Use Map, which designated the property as Residential Low (0.5 - 2 dwelling units per acre).

Senior Planner Lori Bowers reviewed the details of the request.

The public hearing was opened at 6:49 p.m.

There were no public comments.

The public hearing was closed at 6:49 p.m.

Council discussion included property access and water and sewer services.

Councilmember Kennedy moved to adopt Ordinance No. 4819, an Ordinance zoning Lot 1, Rooted Gypsy Farms Subdivision to R-E (Residential Estate), located at 2575 G Road on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried unanimously by roll call vote.

An Ordinance Rezoning Timberline Bank Property from C-1 (Light Commercial) to M-U (Mixed Use), Located at 649 Market Street

The Applicant Timberline Bank requested a rezone of an 8.27-acre parcel of land located at 649 Market Street from C-1 (Light Commercial) to the M-U (Mixed Use) zone district in anticipation of future commercial development. The requested M-U zone district is consistent with the Comprehensive Plan Future Land Use designation of Village Center for the property.

Senior Planner Scott Peterson reviewed the details of the request.

Project representative Kim Kirk provided property history and outlined Timberline Bank's proposed use.

Discussion ensued regarding the legality of the request since Timberline Bank does not own the property, M-U zoning requirements, property access and traffic concerns.

The public hearing was opened at 7:05 p.m.

There were no public comments.

The public hearing was closed at 7:05 p.m.

Councilmember Wortmann moved to adopt Ordinance No. 4820, an Ordinance rezoning Timberline Bank property from C-1 (Light Commercial) to M-U (Mixed Use), located at 649 Market Street on final passage and ordered final publication in pamphlet form. Councilmember McArthur seconded the motion. Motion carried unanimously by roll call vote.

An Ordinance Rezoning Elevation 4591 to PD (Planned Development) with a Default Zone of R-8 (Residential, 8 du/ac) and an Outline Development Plan for 18 Residential Units on 3.23 Acres, Located at 2524 F ½ Road

The Applicant Chronos Property, LLC requested a rezone to Planned Development (PD) with an R-8 (Residential - 8 du/ac) default zone district as well as the approval of an Outline Development Plan (ODP) for Elevation 4591, a residential subdivision. The proposed plan is for the development of 16 single-family detached lots with one additional lot proposed for a two-family attached dwelling unit for a total of 18 dwelling units on 3.23 acres. The Outline Development Plan establishes specific performance standards the development will be required to meet through each development phase, as authorized by Section 21.02.150 (b) of the Zoning and Development Code. The project is located at 2524 F ½ Road.

Senior Planner Scott Peterson reviewed the details of the request and compared the previous and current proposed ODP.

Applicant representatives Lisa Cox and Robert Jones, II from Vortex Engineering & Architecture, Inc. provided additional information.

Discussion included street access, parking, the ground water drainage plan, additional criteria required with an ODP, proposed maximum structure height, proposed street width, Comprehensive Plan considerations and the applicant's response to address transitional development concerns.

The public hearing was opened at 8:01 p.m.

Speaking against the rezone were Ross Barefoot, Debbie Roberts, Ray Campbell, Nadine Stoneburner, John Mangold and Dan Schem.

The public hearing was closed at 8:31 p.m.

Mr. Jones responded to some of the concerns expressed during the public hearing.

Councilmember McArthur moved to adopt Ordinance No. 4821, an Ordinance rezoning Elevation 4591 to PD (Planned Development) with a default zone of R-8 (Residential, 8 du/ac) and an Outline Development Plan for 18 residential units on 3.23 acres, located at 2524 F ½ Road on final passage and ordered final publication in pamphlet form.

Councilmember Boeschstein seconded the motion. Motion carried four to two with Councilmembers Norris and Kennedy voting NO.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:57 p.m.

Wanda Winkelmann, MMC
City Clerk



Grand Junction City Council

Regular Session

Item #2.a.

Meeting Date: October 17, 2018

Presented By: Rob Schoeber, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Traci Wieland, Deputy Director Parks and Recreation

Information

SUBJECT:

A Resolution Authorizing the City Manager to Submit a Grant Request to the State Board of the Great Outdoors Colorado Trust Fund for Completion of the River Recreation Feature at Las Colonias Park

RECOMMENDATION:

Adopt a resolution authorizing the City Manager to submit a grant request to the State Board of the Great Outdoors Colorado Trust for Completion of River Recreation Feature at Las Colonias Park.

EXECUTIVE SUMMARY:

The Great Outdoors Colorado (GOCO) Local Park and Outdoor Recreation (LPOR) grant program provides funds for new park development, enhancing existing park facilities, park land acquisition, and environmental education facilities. This resolution will provide authorization for a \$350,000 grant request to GOCO for development of the Las Colonias Park River Recreation feature.

The Grand Junction community has expressed a major desire for recreational opportunities along the Colorado River for small water crafts (canoes, kayaks, etc.). Currently, the closest opportunity is in Montrose or Glenwood Springs. The lack of opportunities has forced participants to accommodate by making the time consuming and costly drive, or many recreational users are simply going without. The River Recreation feature will help maintain our strong economic position with tourists and better meet the needs of our residents including the underserved populations near Las Colonias Park.

The River Recreation feature at Las Colonias Park includes four project elements. An additional inlet channel to allow flowing water for a greater period of the year, an extension of the existing slough featuring two boulder step structures, multiple habitat boulders and ribbed riffle enhancements throughout the channel, and native revegetation along the channel banks. This project will restore the original intent of the existing slough by adding more flow and will add 1.77 acres of open water.

The LPOR program funds a maximum of \$350,000 per project and applicants are required to provide at least 25% of the total project cost in matching funds with at least 10% of that being cash. GOCO typically receives three times the requests as they have in funding. 2019 funding for LPOR, planning, and mini-grants is \$5.75 million, so the cycle will be extremely competitive. Applications are due November 1 with notification in the spring of 2019.

BACKGROUND OR DETAILED INFORMATION:

The GOCO LPOR grant program funds new park development, enhancement of existing park facilities, park land acquisition, and environmental education facilities. Maximum funding is capped at \$350,000 per project. Applicants are required to provide at least 25% of the total project cost in matching funds with at least 10% of that being cash. The LPOR cycles are typically extremely competitive, in fact, only 31% of requests were funded in the 2018 cycle. 2019 funding for LPOR, planning, and mini-grants is \$5.75 million. Applications are due November 1 with notification in spring of 2019. This resolution will provide authorization for a \$350,000 grant request to GOCO for development of the Las Colonias Park River Recreation feature.

Dating back to the 2013 revision to the Las Colonias Park Master Plan, the Grand Junction community expressed a major desire for recreational opportunities along the Colorado River especially for small water crafts (canoes, kayaks, etc.). Unfortunately, the closest opportunity for recreational river access is in Montrose or Glenwood Springs. The lack of opportunities has been a barrier in maintaining our strong economic position with tourists; furthermore, our residents are leaving the valley to participate in this highly sought after activity. The addition of the River Recreation feature at Las Colonias Park will fill a void in the community and serve as a strong compliment to the park and Business Park development.

The River Recreation feature at Las Colonias Park includes four project elements. An additional inlet channel will allow flowing water for a greater period of the year, will control flow distribution to function appropriately in the existing river system and avoid adverse impacts to existing aquatic habitat in the main channel of the Colorado River or any secondary channels. An extension of the existing slough will feature two boulder step structures to create step-pool morphology and provide channel grade control. Multiple habitat boulders and ribbed riffle enhancements will be installed throughout the modified secondary channel creating flow heterogeneity and aquatic habitat

complexity. The streambanks of the new channels will be planted with native riparian vegetation plantings, providing erosion control, a riparian buffer, and increased habitat. Bank areas along the outside of meander bends (areas of high scour potential) will be protected by biotechnical bank stabilization consisting of vegetated natural boulder terracing. This project will restore the original intent of the existing slough by adding more flow and will add 1.77 acres of open water.

FISCAL IMPACT:

The total project cost is \$1.25 million with a maximum GOCO grant request of \$350,000. Match requirements include 25% overall match of total project cost with 10% of that being cash. The City's cash match is derived from the Conservation Trust Fund (\$150,000) and Parkland Expansion (\$460,297) for a total of \$610,297. Other secured funding sources include: One Riverfront (\$15,000) and Colorado Water Conservation Board (\$99,703). Three other grants for \$175,000 have been submitted with final notification by spring of 2019.

SUGGESTED MOTION:

I move to adopt Resolution No. 64-18, a Resolution supporting the grant application for a Local Park and Outdoor Recreation Grant Application from the State Board of the Great Outdoors Colorado Trust Fund for the construction of the Las Colonias Park River Recreation Feature.

Attachments

1. GOCO Resolution - LPOR - LC River Rec - 2018

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. __ - 18

A RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A LOCAL PARK AND OUTDOOR RECREATION GRANT APPLICATION FROM THE STATE BOARD OF THE GREAT OUTDOORS COLORADO TRUST FUND FOR THE CONSTRUCTION OF THE LAS COLONIAS PARK RIVER RECREATION FEATURE.

WHEREAS, the City of Grand Junction supports the Great Outdoors Colorado grant application for the Las Colonias Park River Recreation Feature. And if the grant is awarded, the City of Grand Junction supports the completion of the project.

WHEREAS, the City of Grand Junction has requested \$350,000 from Great Outdoors Colorado to complete the Las Colonias Park River Recreation Feature.

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

- Section 1: The City Council of the City of Grand Junction strongly supports the application and has appropriated matching funds for a grant with Great Outdoors Colorado.
- Section 2: If the grant is awarded, the City Council of the City of Grand Junction strongly supports the completion of the project.
- Section 3: The City Council of the City of Grand Junction authorizes the expenditure of funds necessary to meet the terms and obligations of any Grant awarded.
- Section 4: The project site is owned by the City of Grand Junction and will be owned by City of Grand Junction for the next 25 years.
- Section 5: The City Council of the City of Grand Junction recognizes that as the recipient of a Great Outdoors Colorado Local Park and Outdoor Recreation grant the project site must provide reasonable public access.
- Section 6: The City Council of the City of Grand Junction will continue to maintain the Las Colonias Park River Recreation Feature in a high quality condition and will appropriate funds for maintenance in its annual budget.
- Section 7: If the grant is awarded, the City Council hereby authorizes the City Manager to sign the grant agreement with Great Outdoors Colorado.
- Section 8: This resolution to be in full force and effect from and after its passage and approval.

PASSED AND ADOPTED this ____ day of _____, 2018.

Barbara Traylor Smith
President of the City Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #2.b.

Meeting Date: October 17, 2018

Presented By: Doug Shoemaker, Chief of Police

Department: Police

Submitted By: Katherine Boozell

Information

SUBJECT:

A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Peace Officer Mental Health Grant

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

The Peace Officer Mental Health Grant's purpose is to provide Department of Local Affairs (DOLA) funding to eligible agencies to engage mental health professionals who can provide counseling services to peace officers.

BACKGROUND OR DETAILED INFORMATION:

On April 4, 2017, Governor Hickenlooper signed into law House Bill 17-1215 Concerning Mental Health Support for Peace Officers. As a result, the Department of Local Affairs (DOLA) has created this new grant opportunity for eligible agencies.

GJPD would like to apply for this grant and expand the opportunity our Peace Officers have to receive mental health support and trauma counseling.

FISCAL IMPACT:

The Colorado Department of Local Affairs has total funding of \$1,900,000 available annually (including program operations). The fiscal impact of this grant will allow for mental health support and counseling services to peace officers.

It is estimated that the City of Grand Junction Police Department would make a request of \$10,000 to \$15,000 per year for these services.

SUGGESTED MOTION:

I move to adopt Resolution No. 65-18 – a Resolution authorizing the City Manager to submit a grant request to the Department of Local Affairs for the Peace Officer Mental Health Grant.

Attachments

1. POMH NOFA Final
2. CRS 24-32-3501
3. Res-Mental Health Grant



COLORADO

Department of Local Affairs

Division of Local Government

PEACE OFFICER MENTAL HEALTH SUPPORT GRANT PROGRAM NOTICE OF FUNDING AVAILABILITY/APPLICATION OVERVIEW

Program Purpose:

C.R.S. 24-32-3501 The Peace Officers Mental Health Support grant program within the Department of Local Affairs (DOLA) is available for local law enforcement agencies to engage mental health professionals who can provide:

- On-scene response services to support peace officers' handling of persons with mental health disorders; and
- Counseling services to peace officers.

This grant program will accept and approve requests on a first-come first-serve basis. Applications will be reviewed in the order of receipt with a date and time stamp on each application. Funds will be awarded until all program funds have been exhausted.

Total Funding Available:

\$1,900,000 annually (*approximate amount, including program operations*)

Application Timeline:

- September 5, 2018: Notice of Funding Availability (NOFA) distributed and application posted through on-line grants portal
- October 31, 2018: Applications due

Contact:

Peace Officer Mental Health Support Grant Program:

<https://www.colorado.gov/pacific/dola/peace-officer-mental-health-grant>

Tamra Norton
Financial Assistance Manager
(303) 864-7734
Tamra.norton@state.co.us

Online Application Process:

The grant application process is available electronically. All applications must be submitted using the online grants portal to be considered for an award. Please allow yourself plenty of time to become familiar with the new system. Local governments will need to create an account, log into the system, and complete each section of the application for electronic submittal. You will be able to save and close a completed page of your online application and return to complete at a later time.

Program info and helpful details on completing the online application:

- Eligible entities include Colorado County Sheriffs' Offices and Municipal Police Departments.
- Examples of some eligible costs available for request:
 - Peer to peer training services and costs
 - Crisis lines and support for officers
 - Statewide services
 - Indirect Costs
 - Costs associated with managing overhead
- Grant funds will be appropriated annually.
- This grant program will accept and approve requests on a first-come first-serve basis. Applications will be reviewed in the order of receipt with a date and time stamp on each application. Funds will be awarded until all program funds have been exhausted.
- While it is not mandated, County Sheriffs' Offices and Municipal Police Departments are encouraged to apply in collaboration with mental health centers in their region, to the extent possible. This is not a requirement of the program and applicants will not be negatively affected if a mental health center was not involved.
- Do not provide confidential information in the application or supporting documents. Enough detail should be made available to confirm expenses, but confidential information should be omitted or redacted as appropriate.

Application Overview:

A. Applicant/Contact Information

1. Local Government name (All applicants must be county or municipal local governments).
2. Chief Elected Official/Principal Representative.
3. Designated contact person/Responsible Administrator for the application

B. Application Questions

1. A) Amount of grant funds requested
B) Use of Funds/project description
2. Collaboration with mental health centers
3. Advance payment request

C. Board Approval/Tabor

1. Official board action: Every application must provide the date the city/town/county board, council or trustees authorized the submittal of the grant application.
2. TABOR: The funds for the Peace Officers Mental Health Support Grant program are state funds and may be subject to TABOR. Local jurisdictions are responsible for their own TABOR compliance. Please consult with legal counsel regarding TABOR limits for the local government applicant(s) **before** submitting an application.

C.R.S. 24-32-3501

Current through all Laws passed during the 2018 Legislative Session

- [Colorado Revised Statutes](#)
- [TITLE 24. GOVERNMENT - STATE](#)
- [PRINCIPAL DEPARTMENTS](#)
- [ARTICLE 32. DEPARTMENT OF LOCAL AFFAIRS](#)
- [PART 35. PEACE OFFICERS MENTAL HEALTH SUPPORT GRANT PROGRAM](#)

24-32-3501. Peace officers mental health support grant program - created - rules - policies and procedures - fund - repeal

(1) There is created in the department of local affairs, referred to in this section as the "department", the peace officers mental health support grant program to provide grants of money to county sheriffs' offices and municipal police departments for the purpose of helping these agencies engage mental health professionals who can provide:

(a) On-scene response services to support peace officers' handling of persons with mental health disorders; and

(b) Counseling services to peace officers.

(2) Grant recipients may use the money received through the grant program to hire mental health professionals and provide:

(a) On-scene response services to support peace officers' handling of persons with mental health disorders; and

(b) Counseling services to peace officers.

(3) County sheriffs' offices and municipal police departments that apply for grants from the grant program are encouraged to do so, to the extent possible, in collaboration with the community mental health centers in their regions.

(4) The department shall administer the grant program and, subject to available appropriations, shall award grants as provided in this section. Subject to available appropriations, grants shall be paid out of the fund created in subsection (10) of this section.

(5) The executive director of the department, or his or her designee, shall develop such policies and procedures as are required in this section and such additional policies and procedures as may be necessary to implement the grant program. At a minimum, the policies and procedures must specify the time frames for applying for grants, the form of the grant program application, the time frames for distributing grant money, and criteria for the executive director, or his or her designee, to use in awarding and denying grants.

(6) To receive a grant, a sheriff's office or municipal police department must submit an application to the department in accordance with policies and procedures developed by the executive director, or his or her designee.

(7) On and after August 9, 2017, the department shall include a summarized report of the activities of the grant program in the department's annual presentation to the committees of reference pursuant to section 2-7-203. Notwithstanding section 24-1-136 (11)(a)(I), the reporting requirements set forth in this section continue until the grant program is repealed pursuant to subsection (11) of this section.

(8) The department may use up to five percent of the money annually appropriated for the program to pay the direct and indirect costs that the department incurs in administering the grant program.

(9) Notwithstanding any other provision of this section, the department is not required to implement the grant program until sufficient funds are received in the fund created in subsection (10) of this section.

(10) (a) The peace officers mental health support fund, referred to in this section as the "fund", is created in the state treasury. The fund consists of gifts, grants, and donations credited to the fund pursuant to subsection (10)(b) of this section and any other money that the general assembly may appropriate or transfer to the fund. The executive director, or his or her designee, may expend money from the fund for the purposes of this section.

(b) The department may seek, accept, and expend gifts, grants, or donations from private or public sources for the purposes of this section. The department shall transmit all money received through gifts, grants, or donations to the state treasurer, who shall credit the money to the fund.

(c) The state treasurer shall credit all interest and income derived from the deposit and investment of money in the fund to the fund. At the end of any fiscal year, all unexpended and unencumbered money in the fund remains therein and shall not be credited or transferred to the general fund or any other fund.

(d) The state treasurer shall transfer all unexpended and unencumbered money in the fund on August 31, 2027, to the general fund.

(11) This section is repealed, effective September 1, 2027.

History

Source:

L. 2017: Entire part added, (HB 17-1215), ch. 150, p. 507, § 3, effective August 9.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. __-18

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT
REQUEST TO THE DEPARTMENT OF LOCAL AFFAIRS FOR THE PEACE
OFFICER MENTAL HEALTH GRANT**

RECITALS.

At its October 17, 2018 meeting the City Council considered, and for the reasons provided herein, authorized the City Manager to apply for a grant to provide financial assistance to the Grand Junction Police Department (GJPD) for the purpose of engaging mental health professionals to provide counseling services to peace officers.

On April 4, 2017, Governor Hickenlooper signed House Bill 17-1215 Concerning Mental Health Support for Peace Officers into law. As a result, the Department of Local Affairs (DOLA) has created this new grant opportunity for eligible agencies. Grant funding would assist the GJPD to be able to offer every authorized peace officer the opportunity to meet with a Mental Health professional annually and to receive trauma counseling when necessary.

The DOLA has total funding of \$1,900,000 available annually (including program operations) – the GJPD will be requesting one hour of counseling services per our 124 authorized sworn positions for a total of \$13,640.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction supports and authorized submittal of a grant request to the Department of Local Affairs in the amount of \$13,640, to be reimbursed to the City of Grand Junction.

AND FURTHERMORE BE IT RESOLVED THAT, if the grant is awarded that the City Manager is authorized to enter into a grant agreement with DOLA to receive and expend grant funds for the purposes of officer mental health.

PASSED and ADOPTED this 17th day of October, 2018

Barbara Traylor Smith
President of the City Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #2.c.

Meeting Date: October 17, 2018
Presented By: Doug Shoemaker, Chief of Police
Department: Police
Submitted By: Katherine Boozell

Information

SUBJECT:

A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Gray and Black Market Marijuana Enforcement Program

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

The Gray and Black Market Marijuana Grant Program's purpose is to provide financial assistance grants annually to local law enforcement for the investigation and prosecution costs associated with unlicensed marijuana cultivation or distribution operations.

BACKGROUND OR DETAILED INFORMATION:

The Grand Junction Police Department has been a sub-recipient of this grant in the past under Mesa County Sheriff's Office (MCSO). This grant period, the MCSO is TABOR limited and will not be applying for the grant. GJPD would like to apply for the grant which requires assurance of community priority. Applications cannot be submitted unless approved by City Council. The Colorado Department of Local Affairs has total funding of \$6,000,000 available annually for the program, but it is currently unknown how much of the total would be awarded to the City. The grant would allow for personnel & overtime costs, equipment & supplies, travel, medical expenses related to injury or exposure during a marijuana investigation, and the purchase of information or

evidence.

FISCAL IMPACT:

The Colorado Department of Local Affairs has total funding of \$6,000,000 available annually (including program operations.) It is estimated that the City of Grand Junction Police Department would make a request of \$47,000 to cover personnel/overtime costs during the enforcement period. These are funds that will be spent anyway due to ongoing operations, but this grant will offset our spending. There is no local match, but the revenue will provide a very close exact offset, based on our estimations.

SUGGESTED MOTION:

I move to adopt Resolution No. 66-18, a Resolution authorizing the City Manager to submit a grant request to the Department of Local Affairs for the Gray and Black Market Marijuana Enforcement Program.

Attachments

1. GBMJ Notice of Funding Availability/Application Guidelines 08-2018 Final
2. GBMJ - CRS 24-32-119
3. Res - Gray and Black Market Grant



COLORADO

Department of Local Affairs

Division of Local Government

GRAY & BLACK MARKET MARIJUANA ENFORCEMENT GRANT PROGRAM NOTICE OF FUNDING AVAILABILITY/APPLICATION GUIDELINES

Program Purpose:

To provide financial assistance grants annually to local law enforcement agencies and district attorneys through the local governments for the investigation and prosecution costs associated with unlicensed marijuana cultivation or distribution operations.

By filling out the online portal application, Colorado County and Municipality applicants are opting into the grant program. Grant amounts will be determined by population figures.

The grant program has four (4) funding priorities:

- 1.) Rural areas;
- 2.) Large scale operations;
- 3.) Organized crime operations; or
- 4.) Operations that divert marijuana outside of Colorado.

In accordance with statute, CRS 24-32-119, rural areas will receive priority funding. To achieve this, rural area population figures will be weighted heavier. Rural areas are defined in C.R.S. 24-32-119 as:

- a) a county with a population of less than 200,000 people, according to the most recently available population statistics of the United States Bureau of the Census; or
- b) a municipality with a population of less than 30,000 people according to the most recent available statistics of the United States Bureau of the Census, that is located 10 miles or more from a municipality with a population of more than 50,000 people.

DOLA will confirm applicants meet the “rural area” definition at the time of submittal.

Total Funding Available:

\$6,000,000 annually (*including program operations*)

Application Timeline:

- September 1, 2018: Notice of Funding Availability (NOFA) distributed and application posted through on-line grants portal
- October 31, 2018: Applications due

Contact:

Gray & Black Market Marijuana Enforcement Grant Program:

<https://www.colorado.gov/dola/marijuana-grant-programs>

Hannah Cichocki
Program Administrator
(303) 864-7749
hannah.cichocki@state.co.us

Tamra Norton
Financial Assistance Manager
(303) 864-7734
tamra.norton@state.co.us

Online Application Process:

The grant application process is available electronically. All applications must be submitted using the online grants portal to be considered for an award. Please allow yourself plenty of time to become familiar with the new system. Local governments will need to create an account, log into the system, and complete each section of the application for electronic submittal. You will be able to save and close a completed page of your online application and return to complete at a later time.

Important Details:

- In order to receive a grant, local governments apply annually. Those that do apply must agree to:
 - Spend funds on statutory priorities,
 - Cooperate with district attorneys to cover prosecution expenses as defined in statute,
 - Report annually on how funds were spent, modeling the Conservation Trust Fund (CTF) program method of spending monitoring, and
 - Acknowledge potential TABOR implications.
- This is a financial assistance grant for investigations and/or prosecution expenses of unlicensed marijuana cultivation or distribution operations. Some examples may include:
 - Personnel / overtime
 - Contractual services
 - Equipment and supplies
 - Travel
 - Pre-trial incarceration expenses
 - Medical expenses related to injury or exposor during a marijuana investigation
 - Purchase of information (informants) or evidence (contraband)
- To ensure you develop a complete application please read:
 - C.R.S. 24-32-119

Application Overview:

A. Applicant/Contact Information

1. Local Government name (All applicants must be county or municipal local governments).
2. Chief Elected Official/Principal Representative.
3. Designated contact person/Responsible Administrator for the application

B. Applicant Affirmations

C. Board Approval/Tabor

1. Official board action: Every application must provide the date the city/town/county board, council or trustees authorized the submittal of the grant application.
2. TABOR: The funds for the Gray & Black Market Enforcement Grant program are state funds and may be subject to TABOR. Local jurisdictions are responsible for their own TABOR compliance. Please consult with legal counsel regarding TABOR limits for the local government applicant(s) **before** submitting an application.

D. State Acceptance of Application

COLORADO REVISED STATUTES

*** Current through all laws passed during the 2017 Legislative Session. ***

TITLE 24. GOVERNMENT - STATE
PRINCIPAL DEPARTMENTS
ARTICLE 32. DEPARTMENT OF LOCAL AFFAIRS
PART 1. DIVISION OF LOCAL GOVERNMENT

C.R.S. 24-32-119 (2017)

24-32-119. Gray and black market marijuana enforcement grant program - report - definition

(1) (a) The gray and black market marijuana enforcement grant program is created in the division. The division shall award grants to local law enforcement agencies and district attorneys to cover, in part or in full, investigation and prosecution costs associated with unlicensed marijuana cultivation or distribution operations conducted in violation of state law.

(b) The division shall:

(I) Solicit and review applications for grants from local law enforcement agencies and district attorneys; and

(II) Select local law enforcement agencies and district attorneys to receive grants to cover costs associated with the investigation and prosecution of unlicensed marijuana cultivation or distribution operations conducted in violation of state law.

(c) Grants awarded by the executive director of the department of local affairs pursuant to this subsection (1) shall be prioritized to:

(I) Provide necessary financial assistance to local law enforcement agencies and district attorneys in rural areas to address unlicensed marijuana cultivation or distribution operations conducted in violation of state law;

(II) Support local law enforcement agencies and district attorneys in investigating and prosecuting large-scale unlicensed marijuana cultivation or distribution operations conducted in violation of state law;

(III) Provide necessary financial assistance to local law enforcement agencies and district attorneys in the investigation and prosecution of organized crime involved in unlicensed marijuana cultivation or distribution operations conducted in violation of state law; or

(IV) Provide necessary financial assistance to local law enforcement agencies and district attorneys in the investigation and prosecution of unlicensed marijuana cultivation or distribution operations that divert marijuana outside of Colorado.

(2) The general assembly may annually appropriate money from the marijuana tax cash fund created in section 39-28.8-501 or the proposition AA refund account created in section 39-28.8-604 (1) to the division to make the grants described in subsection (1) of this section and for the division's reasonable administrative expenses related to the grants. Any unexpended and unencumbered money from an appropriation made pursuant to this subsection (2) remains available for expenditure by the division in the next fiscal year without further appropriation.

(3) The division shall adopt policies and procedures that are necessary for the administration of the grant program, including the application process and the grant award criteria.

(4) (a) On or before November 1, 2019, and on or before November 1 each year thereafter, the division

shall include an update regarding the effectiveness of the grant program in its report to the members of the applicable committees of reference in the senate and house of representatives as required by the "State Measurement for Accountable, Responsive, and Transparent (SMART) Government Act", part 2 of article 7 of title 2.

(b) Notwithstanding section 24-1-136 (11)(a)(I), the reports required in subsection (4)(a) of this section continue indefinitely.

(5) As used in this section, "rural area" means:

(a) A county with a population of less than two hundred thousand people, according to the most recently available population statistics of the United States bureau of the census; or

(b) A municipality with a population of less than thirty thousand people, according to the most recently available population statistics of the United States bureau of the census, that is located ten miles or more from a municipality with a population of more than fifty thousand people.

HISTORY: Source: L. 2017: Entire section added, (HB 17-1221), ch. 401, p. 2091, § 3, effective July 1.

Cross references: For the legislative declaration in HB 17-1221, see section 1 of chapter 401, Session Laws of Colorado 2017.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____-18

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT REQUEST TO THE DEPARTMENT OF LOCAL AFFAIRS FOR THE GRAY AND BLACK MARKET MARIJUANA ENFORCEMENT PROGRAM

RECITALS.

At its October 17, 2018 meeting the City Council considered, and for the reasons provided herein, authorized the City Manager to apply for a grant from the Colorado Department of Local Affairs (DOLA) to provide financial assistance to the Grand Junction Police Department (GJPD) for the investigation and prosecution costs associated with unlicensed marijuana cultivation and/or distribution operations, also known as Gray and Black market enforcement.

In the past the GJPD has been a sub-recipient of this grant under the Mesa County Sheriff's Office (MCSO). For the current grant cycle, the MCSO is TABOR limited and will not be applying: GJPD will apply for the grant which requires assurance of community support and that enforcement is considered a priority. Applications cannot be submitted unless approved by the City Council.

The DOLA has total funding of \$6,000,000 available annually (including program operations) - although it is unknown how much the City may be awarded, the fiscal impact of this grant will allow for personnel/overtime costs, equipment and supplies, travel, medical expenses related to injury or exposure during marijuana investigation(s), and the purchase of information or evidence to be reimbursed to the City.

In the last reimbursement period for the Gray and Black Market Marijuana Enforcement Program, the GJPD had \$46,973.39 of reimbursable costs ready for the Mesa County Sheriff Office grant application. When the MCSO discovered it is TABOR limited, the GJPD costs went unreimbursed. THE GJPD estimates another \$47,000 in reimbursable costs for its continued efforts in marijuana enforcement during the enforcement period included by this grant.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction supports and authorizes the City Manager to submit a grant request to the Colorado Department of Local Affairs for an estimated \$47,000 of reimbursable costs related to marijuana enforcement in accordance with and pursuant to the above Recitals.

AND FURTHERMORE BE IT RESOLVED THAT, if the grant is awarded that the City Manager is authorized to enter into a grant agreement with DOLA to receive and expend for the purposes of Gray and Black Market Marijuana Enforcement.

PASSED and ADOPTED this 17th day of October, 2018

Barbara Traylor Smith
President of the City Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #2.d.

Meeting Date: October 17, 2018

Presented By: Greg Caton, City Manager

Department: City Manager

Submitted By: Greg LeBlanc

Information

SUBJECT:

A Resolution Opposing November Ballot Issue "Amendment 74"

RECOMMENDATION:

This resolution is a statement of position on policy by City Council.

EXECUTIVE SUMMARY:

Initiative 108, an initiated ballot measure to amend Article II §15 of the Colorado Constitution, now designated as proposed Amendment 74, has been certified for consideration by the voters of the State of Colorado at the November 6, 2018 election. The City Council, after due and careful consideration has determined that the passage of Amendment 74 will cause significant negative impact to our community and the State and City Council urges voters to reject it.

BACKGROUND OR DETAILED INFORMATION:

Initiative 108, an initiated ballot measure to amend Article II §15 of the Colorado Constitution, now designated as proposed Amendment 74, has been certified for consideration by the voters of the State of Colorado at the November 6, 2018 election. The City Council, after due and careful consideration has determined that the passage of Amendment 74 will cause significant negative impact to our community and the State and City Council urges voters to reject it.

Amendment 74 would materially change the Colorado Constitution and existing law by declaring that any state or local government law or regulation that "reduces" the "fair market value" of private property is subject to a payment of "just compensation."

Presently, a private property owner has the right to seek compensation from state or local government(s) when property is physically taken or uniquely burdened by regulation.

Amendment 74 would expand that right and require compensation from the City (and/or other government(s)) – using tax revenues – to compensate private property owners for any decrease in the fair market value of the property that can be traced to a City ordinance or regulation. This would be the case even if the restriction of a particular “use” may result in an increase in value to other use(s)/aspect(s) of the property.

Amendment 74 would severely limit the ability of the City to take any action that might indirectly, unintentionally or minimally affect the fair market value of private property.

Amendment 74 would drastically diminish the City’s ability to adopt and enforce reasonable regulations, limitations and restrictions upon private property.

Amendment 74 would impact zoning, density limitations and planned development.

Amendment 74 would reduce the City’s ability to regulate environmentally dangerous or damaging activities.

Amendment 74 would effectively preempt the Colorado Oil and Gas Commission from any further rule-making and could be deemed a taking under Initiative 108.

Governments would be vulnerable to lawsuits for almost every decision to regulate or not to regulate, making regular government function prohibitively expensive for the taxpayer, and unnecessarily inefficient and ineffective.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to adopt Resolution No. 67-18, a Resolution opposing Initiative 108 also known as Amendment 74 a proposed amendment to the Colorado Constitution to change settled law regarding the payment of just compensation.

Attachments

1. RES-A74opposition

RESOLUTION NO. _____

A RESOLUTION OPPOSING INITIATIVE 108 ALSO KNOWN AS AMENDMENT 74

A PROPOSED AMENDMENT TO THE COLORADO CONSTITUTION TO CHANGE
SETTLED LAW REGARDING THE PAYMENT OF JUST COMPENSATION

RECITALS.

Initiative 108, an initiated ballot measure to amend Article II §15 of the Colorado Constitution, now designated as proposed Amendment 74, has been certified for consideration by the voters of the State of Colorado at the November 6, 2018 election.

The City Council, after due and careful consideration has determined that the passage of Amendment 74 will cause significant negative impact to our community and the State and City Council urges voters to reject it.

Amendment 74 would materially change the Colorado Constitution and existing law by declaring that any state or local government law or regulation that “reduces” the “fair market value” of private property is subject to a payment of “just compensation.” Presently, a private property owner has the right to seek compensation from state or local government(s) when property is physically taken or uniquely burdened by regulation.

Amendment 74 would expand that right and require compensation from the City (and/or other government(s)) – using tax revenues – to compensate private property owners for any decrease in the fair market value of the property that can be traced to a City ordinance or regulation. This would be the case even if the restriction of a particular “use” may result in an increase in value to other use(s)/aspect(s) of the property.

Amendment 74 would severely limit the ability of the City to take any action that might indirectly, unintentionally or minimally affect the fair market value of private property.

Amendment 74 would drastically diminish the City’s ability to adopt and enforce reasonable regulations, limitations and restrictions upon private property.

Amendment 74 would impact zoning, density limitations and planned development.

Amendment 74 would reduce the City’s ability to regulate environmentally dangerous or damaging activities.

Amendment 74 would effectively pre-empt the Colorado Oil and Gas Commission from any further rule-making and could be deemed a taking under Initiative 108.

Governments would be vulnerable to lawsuits for almost every decision to regulate or not to regulate, making regular government function prohibitively expensive for the taxpayer, and unnecessarily inefficient and ineffective.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, THAT the City Council hereby opposes Amendment 74 and urges a "NO" vote on Initiative 108/Amendment 74 at the November 6, 2018 election.

ADOPTED THIS 17th day of October, 2018.

GRAND JUNCTION CITY COUNCIL

By: _____

Barbara Traylor Smith
President of the Council

[SEAL]

Attest:

By: _____
Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #2.e.

Meeting Date: October 17, 2018

Presented By: Greg Caton, City Manager

Department: City Manager

Submitted By: Greg LeBlanc

Information

SUBJECT:

A Resolution Supporting November Ballot Issue "Proposition 109"

RECOMMENDATION:

This resolution is a statement of position on policy by City Council.

EXECUTIVE SUMMARY:

Proposition 109, a ballot measure to amend Colorado law to authorize \$3.5 billion dollars in bonds with the proceeds to be used exclusively for road expansion, construction, maintenance and repair of projects, and not to be used for transit, administration or indirect costs or expenses, will be before the voters of the State of Colorado at the November 6, 2018 election.

Because Colorado's roads, bridges and other transportation infrastructure are in need of repair and Proposition 109 provides a means to fund some of those improvements, the City Council finds and determines that the passage of Proposition 109 will significantly benefit our community and the State.

BACKGROUND OR DETAILED INFORMATION:

Proposition 109, a ballot measure to amend Colorado law to authorize \$3.5 billion dollars in bonds with the proceeds to be used exclusively for road expansion, construction, maintenance and repair of projects, and not to be used for transit, administration or indirect costs or expenses, will be before the voters of the State of Colorado at the November 6, 2018 election.

The Colorado Fair Campaign Practices Act authorizes the City Council to take a position of advocacy and pass a resolution concerning a statewide ballot issue. Consistent with that authority and after due and careful consideration the City Council has determined that the passage of Proposition 109 will significantly benefit our community.

If Proposition 109 is approved the principal and interest on the borrowed money would be paid out of the State budget and the borrowed money and interest would be excluded from the State's spending limit. State agencies would be prohibited from transferring bond proceeds to any other program or purpose. The measure proposes improvements throughout the State. Specific projects in the Grand Valley Transportation Planning Region proposed for funding include:

- I-70 Business Loop/I-70 B – widening with improved geometry, drainage and lanes from 5th Street to Exit 26;
- I-70 from Palisade to De Beque – reconstruction with realignment of curves and other safety improvements;
- US 6 – intersection studies, preliminary engineer and safety improvements
- Highway 340 – safety and capacity improvements including intersection improvements.

Because Colorado's roads, bridges and other transportation infrastructure are in need of repair and Proposition 109 provides a means to fund some of those improvements, the City Council finds and determines that the passage of Proposition 109 will significantly benefit our community and the State.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to adopt Resolution No. 68-18, a A Resolution in support of Proposition 109 an initiative to authorize \$3.5 Billion in bonds to fund statewide transportation projects and require that the State repay the debt from the General Fund without raising taxes.

Attachments

1. RES - 109support

RESOLUTION NO. _____

A RESOLUTION IN SUPPORT OF PROPOSITION 109

AN INITIATIVE TO AUTHORIZE \$3.5 BILLION IN BONDS TO FUND
STATEWIDE TRANSPORTATION PROJECTS AND REQUIRE THAT THE
STATE REPAY THE DEBT FROM THE GENERAL FUND WITHOUT
RAISING TAXES

RECITALS.

Proposition 109, a ballot measure to amend Colorado law to authorize \$3.5 billion dollars in bonds with the proceeds to be used exclusively for road expansion, construction, maintenance and repair of projects, and not to be used for transit, administration or indirect costs or expenses, will be before the voters of the State of Colorado at the November 6, 2018 election.

The Colorado Fair Campaign Practices Act authorizes the City Council to take a position of advocacy and pass a resolution concerning a statewide ballot issue. Consistent with that authority and after due and careful consideration the City Council has determined that the passage of Proposition 109 will significantly benefit our community.

If Proposition 109 is approved the principal and interest on the borrowed money would be paid out of the State budget and the borrowed money and interest would be excluded from the State's spending limit. State agencies would be prohibited from transferring bond proceeds to any other program or purpose.

The measure proposes improvements throughout the State: specific projects in the Grand Valley Transportation Planning Region proposed for funding include:

- I-70 Business Loop/I-70 B - widening with improved geometry, drainage and lanes from 5th Street to Exit 26;
- I-70 from Palisade to DeBeque – reconstruction with realignment of curves and other safety improvements;
- US 6 - intersection studies, preliminary engineer and safety improvements
- Highway 340 - safety and capacity improvements including intersection improvements.

Because Colorado's roads, bridges and other transportation infrastructure are in need of repair and Proposition 109 provides a means to fund some of those improvements, the City Council finds and determines that the passage of Proposition 109 will significantly benefit our community and the State.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby states its support for Proposition 109 and that voters approve the measure

for the reasons stated.

Dated this 17th day of October 2018.

GRAND JUNCTION CITY COUNCIL

Barbara Traylor Smith
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #2.f.

Meeting Date: October 17, 2018

Presented By: Greg Caton, City Manager

Department: City Manager

Submitted By: Greg LeBlanc

Information

SUBJECT:

A Resolution Supporting November Ballot Issue "Proposition 110"

RECOMMENDATION:

This resolution is a statement of position on policy by City Council.

EXECUTIVE SUMMARY:

Proposition 110, a ballot measure to amend Colorado law to authorize the Colorado Department of Transportation to issue up to \$6 billion dollars in bonds to fund transportation projects and raise the State sales tax by .062 percent for 20 years (to repay the bonds, with a maximum repayment cost of \$9.4 billion dollars) will be before the voters of the State of Colorado at the November 6, 2018 election.

Because Colorado's roads, bridges and other transportation infrastructure are in need of repair and Proposition 110 provides funding for those repairs and the tax to fund those improvements is not permanent, the City Council finds and determines that the passage of Proposition 110 will significantly benefit our community and the State.

BACKGROUND OR DETAILED INFORMATION:

Proposition 110, a ballot measure to amend Colorado law to authorize the Colorado Department of Transportation to issue up to \$6 billion dollars in bonds to fund transportation projects and raise the State sales tax by .062 percent for 20 years (to repay the bonds, with a maximum repayment cost of \$9.4 billion dollars) will be before the voters of the State of Colorado at the November 6, 2018 election. The Colorado Fair Campaign Practices Act authorizes the City Council to take a position of advocacy

and pass a resolution concerning a statewide ballot issue. Consistent with that authority and after due and careful consideration the City Council has determined that the passage of Proposition 110 will significantly benefit our community.

If Proposition 110 is approved the revenue from the increased sales tax would be allocated as follows:

- 45% to the State Highway Fund for bond repayment and State transportation funding including highway construction and maintenance;
- 40% to the Local Transportation Priorities Fund for municipal and county transportation projects; and,
- 15% to the Multi-modal Transportation Options Fund for multi-modal transportation such as mass transit and pedestrian and bike routes to reduce vehicle usage. Money for municipalities and counties from this fund would require a 50% match.

If Proposition 110 is approved an oversight committee would be created and tasked with overseeing the expenditures and ensuring the funds are expended in compliance with all requirements. The committee would include a representative from each of the 11 transportation commission districts.

Because Colorado's roads, bridges and other transportation infrastructure are in need of repair and Proposition 110 provides funding for those repairs and the tax to fund those improvements is not permanent, the City Council finds and determines that the passage of Proposition 110 will significantly benefit our community and the State.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to adopt Resolution No. 69-18, a Resolution in support of Proposition 110 an initiative to authorize \$6 billion in bonds to fund transportation projects, establish the Transportation Revenue Anticipation Notes Citizen Oversight Committee and raise the State sales tax by 0.62 percent for 20 years.

Attachments

1. RES - 110support

RESOLUTION NO. _____

A RESOLUTION IN SUPPORT OF PROPOSITION 110

AN INITIATIVE TO AUTHORIZE \$6 BILLION IN BONDS TO FUND
TRANSPORTATION PROJECTS, ESTABLISH THE TRANSPORTATION
REVENUE ANTICIPATION NOTES CITIZEN OVERSIGHT COMMITTEE
AND RAISE THE STATE SALES TAX BY 0.62 PERCENT FOR 20 YEARS

RECITALS.

Proposition 110, a ballot measure to amend Colorado law to authorize the Colorado Department of Transportation to issue up to \$6 billion dollars in bonds to fund transportation projects and raise the State sales tax by .062 percent for 20 years (to repay the bonds, with a maximum repayment cost of \$9.4 billion dollars) will be before the voters of the State of Colorado at the November 6, 2018 election.

The Colorado Fair Campaign Practices Act authorizes the City Council to take a position of advocacy and pass a resolution concerning a statewide ballot issue. Consistent with that authority and after due and careful consideration the City Council has determined that the passage of Proposition 110 will significantly benefit our community.

If Proposition 110 is approved the revenue from the increased sales tax would be allocated as follows:

- 45% to the State Highway Fund for bond repayment and State transportation funding including highway construction and maintenance;
- 40% to the Local Transportation Priorities Fund for municipal and county transportation projects; and,
- 15% to the Multi-modal Transportation Options Fund for multi-modal transportation such as mass transit and pedestrian and bike routes to reduce vehicle usage. Money for municipalities and counties from this fund would require a 50% match.

If Proposition 110 is approved an oversight committee would be created and tasked with overseeing the expenditures and ensuring the funds are expended in compliance with all requirements. The committee would include a representative from each of the 11 transportation commission districts.

Because Colorado's roads, bridges and other transportation infrastructure are in need of repair and Proposition 110 provides funding for those repairs and the tax to fund those improvements is not permanent, the City Council finds and determines that the passage of Proposition 110 will significantly benefit our community and the State.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby states its support for Proposition 110 and that voters approve the measure for the reasons stated.

Dated this 17th day of October 2018.

GRAND JUNCTION CITY COUNCIL

Barbara Traylor Smith
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #2.g.

Meeting Date: October 17, 2018

Presented By: Greg Caton, City Manager

Department: City Manager

Submitted By: Greg LeBlanc

Information

SUBJECT:

A Resolution Opposing November Ballot Issue "Proposition 112"

RECOMMENDATION:

This resolution is a statement of position on policy by City Council.

EXECUTIVE SUMMARY:

Proposition 112, a ballot measure to amend Colorado law to increase a statewide minimum distance requirement for new oil and gas development on non-federal land to at least 2500 feet from any occupied structure or vulnerable area, will be before Colorado voters at the November 6, 2018 election. The City Council finds that responsible oil and natural gas development is in the best interests of the citizens of the City and that Proposition 112 imposes restrictions on oil and natural gas development that are unreasonable.

BACKGROUND OR DETAILED INFORMATION:

Proposition 112, a ballot measure to amend Colorado law to increase a statewide minimum distance requirement for new oil and gas development on non-federal land to at least 2500 feet from any occupied structure or vulnerable area, will be before Colorado voters at the November 6, 2018 election.

The Colorado Fair Campaign Practices Act authorizes the City Council to take a position of advocacy and pass a resolution concerning a statewide ballot issue. Consistent with that authority and after due and careful consideration, the City Council has determined that the passage of Proposition 112 will cause significant negative

impact to our community and the State.

Colorado is a national leader in developing health, safety and environmental protections with current State regulations prohibiting oil and natural gas wells and production facilities closer than 500 feet from a home or other occupied building and 1000 feet from schools, child care centers and other institutional facilities such as hospitals and neighborhoods with at least 22 buildings. The City Council supports responsible oil and natural gas development in a manner that protects the environment and the quality of life of Grand Junction citizens and believes that current regulations are adequate to achieve those goals.

The City serves as the regional provider of commerce, healthcare and support for the gas and oil industry and benefits both directly and indirectly from the exploration, development and production of oil and gas. In addition to the direct benefit of sales and use taxes, companies that extract mineral resources, including natural gas and oil, pay state severance taxes, federal mineral lease payments and real property taxes. According to a 2015 study by the University of Colorado's Leeds School of Business, oil and natural gas development in Colorado generates almost \$1.2 billion in tax revenue.

Oil and natural gas development is a critical sector of the economy, supporting jobs and supplying locally produced and affordable energy to households and businesses across Colorado. The City of Grand Junction and its residents will benefit from the continued exploration for and production of natural gas in the vicinity and the State. If Proposition 112 is approved, it will reduce the availability of land on which new gas and oil production can occur and consequently reduce future state and local revenue as well as threaten the livelihood of many workers.

The City Council finds that responsible oil and natural gas development is in the best interests of the citizens of the City and that Proposition 112 imposes restrictions on oil and natural gas development that are unreasonable.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to adopt Resolution No. 70-18, a Resolution opposing Proposition 112 a statutory setback requirement for oil and gas development.

Attachments

1. RES - 112 opposition

RESOLUTION NO. _____

A RESOLUTION OPPOSING PROPOSITION 112 A STATUTORY SETBACK
REQUIREMENT FOR OIL AND GAS DEVELOPMENT

RECITALS.

Proposition 112, a ballot measure to amend Colorado law to increase a statewide minimum distance requirement for new oil and gas development on non-federal land to at least 2500 feet from any occupied structure or vulnerable area, will be before Colorado voters at the November 6, 2018 election.

The Colorado Fair Campaign Practices Act authorizes the City Council to take a position of advocacy and pass a resolution concerning a statewide ballot issue. Consistent with that authority and after due and careful consideration, the City Council has determined that the passage of Proposition 112 will cause significant negative impact to our community and the State.

Colorado is a national leader in developing health, safety and environmental protections with current State regulations prohibiting oil and natural gas wells and production facilities closer than 500 feet from a home or other occupied building and 1000 feet from schools, child care centers and other institutional facilities such as hospitals and neighborhoods with at least 22 buildings. The City Council supports responsible oil and natural gas development in a manner that protects the environment and the quality of life of Grand Junction citizens and believes that current regulations are adequate to achieve those goals.

The City serves as the regional provider of commerce, healthcare and support for the gas and oil industry and benefits both directly and indirectly from the exploration, development and production of oil and gas. In addition to the direct benefit of sales and use taxes, companies that extract mineral resources, including natural gas and oil, pay state severance taxes, federal mineral lease payments and real property taxes. According to a 2015 study by the University of Colorado's Leeds School of Business, oil and natural gas development in Colorado generates almost \$1.2 billion in tax revenue.

Oil and natural gas development is a critical sector of the economy, supporting jobs and supplying locally produced and affordable energy to households and businesses across Colorado. The City of Grand Junction and its residents will benefit from the continued exploration for and production of natural gas in the vicinity and the State. If Proposition 112 is approved, it will reduce the availability of land on which new gas and oil production can occur and consequently reduce future state and local revenue as well as threaten the livelihood of many workers.

The City Council finds that responsible oil and natural gas development is in the best interests of the citizens of the City and that Proposition 112 imposes restrictions on oil and natural gas

development that are unreasonable.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby state its opposition to Proposition 112 and urges the defeat of such measure for the reasons stated.

Dated this 17th day of October 2018.

GRAND JUNCTION CITY COUNCIL

By: _____
Barbara Traylor Smith
President of the Council

ATTEST:

By: _____
Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #3.a.i.

Meeting Date: October 17, 2018
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

An Ordinance for 1) A Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High and Residential Medium and Residential Medium Low on Approximately 30 Acres Located within the Twenty Three Park Plaza Filing No. One Replat Located on the NW Corner of 23 Road and I-70; 2) Rezone and Zone of Annexation to Planned Development (PD) with Default Zones of R-5, R-8 and R-24 and B-1 and an Outline Development Plan (ODP) for Mixed Use Development on Approximately 70 acres, Located on the NW Corner of 23 Road and I-70 and Including 789 23 Road, and

An Ordinance for a Vacation of Rights-of-Way and Easement Vacations for the Property Known as Twenty Three Park Plaza Filing No. One Replat Consisting of 30.85 Acres, Located on the NW Corner of 23 Road and I-70

RECOMMENDATION:

Planning Commission recommended approval 5-0 at their September 11, 2018 public hearing.

EXECUTIVE SUMMARY:

The Applicant, Club Deal 113/114 Park Plaza and Grand Junction Limited Partnership, is requesting multiple actions on the 70 +/- acre site located at the southwest corner of H Road and 23 Road, bordered by H Road on the north, 23 Road on the east, Interstate 70 on the south and Bookcliff Ranches Subdivision on the west. These actions include a Comprehensive Plan Amendment, Rezone and Zone of Annexation to Planned Development with an Outline Development Plan and including Right-of-way and Easement Vacations. The purpose of the request is to rezone the property to

Planned Development (PD) with an Outline Development Plan to accommodate a higher density/intensity in anticipation of future mixed-use of single-family residential, multi-family residential and neighborhood business land uses.

The proposed Mosaic development incorporates a range of housing units from 500 to 625 units on approximately 70 acres with an overall density of between 7 and 9 dwelling units per acre. The proposed development includes Single Family Residential (Detached Residential, Attached Residential, and Townhome), High Density Residential (Apartment, Condominiums), Mixed Residential / Neighborhood Center, and Open Space.

BACKGROUND OR DETAILED INFORMATION:

The Applicant, Club Deal 113/114 Park Plaza and Grand Junction Limited Partnership, is requesting a Comprehensive Plan Amendment, Rezone and Zone of Annexation/Outline Development Plan and Plat Vacation, including Right-of-Way and Easement Vacations, for the proposed Mosaic Planned Development. The 70-acre site is located at the southwest corner of H Road and 23 Road. It is bordered by H Road on the north, 23 Road on the east, Interstate 70 on the south, and Bookcliff Ranches Subdivision and Bookcliff Ranches Phase II subdivision on the west. To the north and east of the site is agricultural land with scattered homes. The area is currently identified for future residential, commercial/industrial and neighborhood commercial growth on the Future Land Use Map.

The southern half of the site was platted in 1984 as Twenty Three Park Plaza as an industrial park that has not developed. It was annexed in 2005 and zoned Industrial Office (I-O), consistent with the prior County zoning. Subsequently, the 2010 Comprehensive Plan Future Land Use Map honored the existing zoning and designated the property as Commercial/Industrial. The Applicant is requesting to vacate the rights-of-way and easements in the Twenty Three Park Plaza. The northern portion of the site was recently annexed into the City, effective on March 11, 2018. Zoning for the annexation is being considered with this request.

The Applicant is requesting a Planned Development (PD) zone district for the entire site with an Outline Development Plan (ODP) for a mixed use project that is predominantly a mixture of residential densities and product types, along with a limited area of business uses. The proposed PD includes default zoning of R-5, R-8, R-24 and B-1 to reflect the mix of land uses shown in the ODP. The proposed uses and default zoning would be consistent with the existing Comprehensive Plan Future Land Use Map designations of Residential Medium Low, Residential Medium and Neighborhood Center on the north half of the property and consistent with the proposed map amendment from the Commercial Industrial designation to Residential High, Medium and Medium Low designation on the south half of the property.

The proposed Outline Development Plan incorporates a range of 500 to 625 units for an overall density of between 7 and 9 du/ac, including over 33 acres of single family residential (detached residential, attached residential and townhomes), 8 acres of high density residential (apartments and condominiums), 2+ acres of mixed residential/neighborhood center, in excess of 13 acres of open space and more than 12 acres of dedicated public right-of-way.

The Future Land Use Map currently designates the 70+/- acre site as Neighborhood Center, Residential Medium Low (2-4 du/ac), Residential Medium (4-8 du/ac) and Commercial/Industrial. The proposal is to make no changes to the Neighborhood Center designation and Residential designations on the northern acreage while modifying the southern area (30+/- acres) from Commercial/Industrial Land Use designation to include areas of Residential Medium Low, Residential Medium and Residential High designations.

The Outline Development Plan (ODP) includes three separate Pod's or areas of development consisting of different densities or intensities with underlying default zoning of B-1, R-5, R-8 and R-24. The proposed plan for Mosaic will provide between 500 and 625 residential dwelling units, up to 25,000 sq. ft of neighborhood retail and services and over 13 acres of developed open space.

Pod A, located in the northeast corner of the development, is over 2 acres in size and is designated "Neighborhood Center" on the Future Land Use Map of the Comprehensive Plan. The proposed underlying zone district of B-1 is permitted in a Neighborhood Center and supports neighborhood commercial uses and multi-family residential uses as a mixed-use neighborhood center. As noted previously, there is no proposed change to the Future Land Use designation of Neighborhood Center.

Pod B is 58 acres in size and located within the existing Residential Medium Low (2 to 4 du/ac), Residential Medium (4 to 8 du/ac), and Commercial/Industrial designations on the Future Land Use map. The Applicant is requesting to amend the Future Land Use designations in this area to Residential Medium for the majority of the Pod and Residential Medium Low for approximately 8 acres along the western boundary of the site. The proposed underlying zone districts are R-5 (du/ac) for the portion of the property adjacent to the Bookcliff Ranches subdivision and R-8 (8 du/ac) for the remainder of Pod B. The total number of dwelling units proposed for Pod B is between 350 to 420.

Pod C is 8 acres and is located along the I-70 frontage. This area is currently designated as Commercial/Industrial on the Future Land Use Map. The Applicant is requesting to amend the Future Land Use designation to Residential High (16-24 du/ac). The proposed underlying zone district is R-24 (24 du/ac). The total number of dwelling units proposed for Pod C is between 128 to 192.

Establishment of Uses:

Commercial uses in Pod A will be consistent with what is allowed in the City's B-1 zone district with the following additional uses and exceptions. Land uses not allowed as part of the PD that are otherwise allowed in the B-1 zone district include cemeteries, golf courses/driving ranges, funeral homes/mortuaries, boarding schools, elementary schools, secondary schools and commercial parking lots (does not include parking lots required for businesses).

Allowed land uses proposed in Pod B are residential land uses as permitted in the R-5 and R-8 default zone districts. Land uses not allowed in the PD but allowed in the R-8 zone district include cemeteries and golf courses.

Allowed land uses proposed in Pod C will be residential uses as permitted in the R-24 default zone district. Land uses not allowed in the PD but area allowed in the R-24 zone district include cemeteries and golf courses.

Density/Intensity:

The proposal for Pod A includes a maximum of 25,000 square feet of neighborhood commercial development and up to 34 residential units. Mixed use buildings or second story residential uses are permitted consistent with this B-1 default zone district.

The proposed overall density for Pod B is between 350 (6.03 du/ac) to 420 (7.4 du/ac) dwelling units with allowed housing types to include single family detached and attached (duplex), townhome and multi-family of varying lot sizes. The western boundary of the property is proposed to have an R-5 default zone district and allow only single family detached housing as a transition to the adjacent Bookcliff Ranches subdivision. That area is approximately 8 acres in size and would allow 16 to 32 dwelling units. The remainder of Pod B is proposed to have an R-8 default zone district that will allow for densities and housing types consistent with that zone district. The area is approximately 49 acres and would allow 269 to 392 dwelling units. The proposed overall density range of Pod B meets the density requirements of the default zone districts.

The proposed density for Pod C is 128 (16 du/ac) to 192 (24 du/ac) dwelling units. The area is approximately 8 acres and meets the density requirements of the proposed default zone of R-24.

Access/Transportation System:

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 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 would 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. The traffic study looks at four intersections along 23 Road, including the I-70 Frontage Road intersection, G Road intersection and the I-70 Business Loop intersection; and two intersections along H Road, at 23 Road and 24 Road, that would all warrant improvements at full build out.

The Study indicates that the project at full build-out would generate a total of 5,893 trips (a rate assuming approximately 580 dwelling units and 30,000 sq. ft. of office, retail and restaurant mixed use) over the course of an average 24-hour weekday. Peak hour volume estimates are 156 inbound and 324 outbound trips during the morning peak hour and 408 inbound trips and 255 outbound trips during the evening peak hour. 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.

Key Intersections - Level of Service with build-out in 2040

- 23 Road and I-70 Frontage Road - This stop-controlled intersection is anticipated to operate at an acceptable Level of Service D or better through Year 2040 with or without the site generated traffic. The traffic study states that eventually this intersection will likely require signalization, therefore it recommends either a signal or a round-about be constructed long term.
- 23 Road and G Road - This roundabout is anticipated to operate at an acceptable Level of Service A or better through Year 2040 with or without the site-generated traffic.
- 23 Road and I-70 Business Loop - This intersection approximately one mile south is currently signalized in a Florida-T configuration and is anticipated to operate at an acceptable Level of Service C through Year 2040 with or without site-generated traffic.
- H Road and 23 Road - This stop-controlled intersection is anticipated to operate at an acceptable Level of Service C or better through Year 2040 with or without the site generated traffic.
- H Road and 24 Road - This stop-controlled intersection is anticipated to operate at an acceptable Level of Service C or better through Year 2040 with or without the site generated traffic.
- 23 Road and G $\frac{3}{4}$ Road (Plaza Road)- This stop-controlled intersection is anticipated to operate at an acceptable Level of Service C or better through Year 2040 with or without the site generated traffic. The traffic study currently states that eventually this intersection will likely require signalization, therefore it recommends either a signal or a round-about be constructed long term.
- 23 Road: The study currently recommends adding an additional lane from the I-70 Frontage Road to H Road in order to create a two-way left turn lane to improve traffic flow. This would accommodate the increased 23 Road traffic flows, with or without the construction of roundabouts.

Auxiliary turn lane requirements for intersections going into the Mosaic development as well as external impacted intersections studied for level of service were analyzed but will be updated at Preliminary Plan review. It is anticipated that the development would warrant accel and deceleration turn lanes into the development along both H and 23 Roads. The traffic study will also determine at what phase turn lanes into the development will need to be constructed.

The City's 10-year Capital Improvement Program is reviewed and modified each year based on changing community needs and priorities. Currently there are no improvements proposed for the 23 Rd, G Road, or H Road corridors near this development. The Active Transportation Corridor Plan map, as adopted as part of the Grand Junction Circulation Plan, identifies 23 Road and H Road as important corridors to provide connections for non-motorized travel. Active transportation improvements will be provided incrementally with street maintenance projects and, eventually, as part of the full reconstruction of the existing "farm-to-market" roads. The City continues to work with the Mesa County Regional Transportation Planning Office and CDOT on the eventual replacement of all structures over I-70 with facilities that can accommodate all modes of travel.

Under current City policy, a developer is only required to construct roads internal to their projects. Any other required improvements including safety improvements are, under the same policy, required to be constructed by the City. Improvements to the transportation network will be considered with each phase of development and will be subject to the policies in place at that time.

Fire Protection and Emergency Response:

City staff has identified the area of 23 Road and H Road as a key location for a future fire station (#7) to serve the growth expected for the Appleton area. Incorporating a two acre fire station site within the Mosaic development was discussed with the Applicant. They have stated that they will work with the City to dedicate land and thereby providing a fire station site within their 70 acres development plan. The Applicant will conduct a site analysis and will work with City Staff to determine the preliminary layout and placement of the future station to ensure that it works best for both the City and the Mosaic development. Location of the site will be finalized with the preliminary/final approval of the Mosaic development.

Fire protection and emergency response is available and will continue to be provided to this part of the City as the Mosaic site develops even though response times are not at the same level as some other areas of the community as discussed below. These response times will improve when future facilities are constructed in locations identified in the Fire Services plan.

Currently, fire and emergency medical response times to the area north of I-70 and east of 22 Road, including the area of the proposed subdivision, is an average of 12.5 minutes, which is significantly longer than National Fire Protection Association recommended response of 6 minutes that is typical in the core area of the City. Build out of the proposed development is estimated to increase the fire and EMS demand by approximately .09% or 140-150 incidents per year. The City has been working to address the current and future fire and EMS coverage demands of this area and has identified the need for a station in the vicinity of 23 and I Road.

Open Space Amenities:

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. The Applicant has pursued a PD and an outline development plan for a subdivision greater than 10 lots (Section 21.06.020 (b) (1)), therefore the open space requirement is the minimum open space standards of the R-5 and R-8 default zones which is 10%.

The Mosaic ODP includes 13.65 acres of open space, or 20% of the site, which includes “the development of irrigated and turfed central park areas, greenbelt linkages and roadway landscapes, and extensive on-street and off-street parking and pedestrian walkways, allowing resident to park their vehicles and walk throughout the development” as described in the ODP. The amount of open space proposed exceeds the minimum 10% open space dedication requirement of Section 21.06.020(b)(1) of the Zoning and Development Code.

Phasing:

The Applicant’s proposed ODP provides for eight (8) phases of development. The following phasing schedule is proposed (date for approval of final plat):

- o Filing One (+/- 74 Lots): 2019
- o Filing Two (+/1 69 Lots): 2021
- o Filing Three (+/- 75 Lots): 2023
- o Filing Four (+/- 67 Lots): 2025
- o Filing Five (+/- 56 Lots): 2026
- o Filing Six (+/- 54 Lots): 2027
- o Filing Seven (+/- 50 to 100 Lots): 2028
- o Filing Eight (+/- 50 to 100 Lots): 2028

The eight phases are proposed to be completed with the filing of the Phase 8 plat in a 10-year schedule. Specific phases of the project can be found on the proposed ODP map. 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 meets this 10-year period.

Default Zone:

Per Section 21.05.040(a), Planned Developments must minimally comply with the development standards of the default zone and all other applicable code provisions, unless the City Council specifically finds that a standard should not be applied. The PD zoning ordinance must include any deviations of the default standards and 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 zone standards.

The Applicant is proposing four (4) default zones within the Mosaic ODP to accommodate the variety of land uses and housing types proposed in the ODP. Proposed deviations from default zone standards are as follows.

Development Standards for Planned Development Zoning

The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code establishes standards for setbacks, open space, fencing/screening, landscaping, and parking in Developments zoned PD;

Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that the design is compatible with lesser setbacks.

TABLE 1 PROPOSED ZONE DIMENSIONAL STANDARDS

Please refer to Attachments for ODP-Table 1.

Table 1 (attached) shows the proposed dimensional standards for each of the pods. The requested deviations are detailed below and include an analysis of conformance with Section 21.05.040(f)(1) and (g) as found in the analysis section of this staff report.

Deviations from Zone District Standards:

The following deviations to the zone district standards are being requested.

Pod A on the ODP -- B-1 Zone District as default zone

B-1 Bulk Standard deviations

- Reduce Minimum Lot area from 10,000 sq. ft to 2,000 sq. ft.
- Reduce Minimum Lot width from 50 ft. to 20 ft.

B-1 Performance Standard deviations

- o Modify Section 21.03.070(b)(2)(ii) to allow for business hours outside of 5:00 a.m. to

11:00 p.m. with a Conditional Use Permit, as follows: 1) Hours of business, no use in this district shall be open or accept deliveries earlier than 5:00 am nor close later than 11:00 pm unless a CUP is approved. "Closed" includes no customers on site and no deliveries.

o Modify Section 21.03.070(b)(2)(iii) to allow service entrances, yards and loading areas in the front if mitigated, as follows: 2) Service entrances. Business service entrances, service yard and loading areas shall be located in the rear or side yard or, if in the front yard, architecturally and aesthetically blended with the front of the building.

Pod B on the ODP – R-8 Zone District as default zone

R-8 Bulk Standard deviations

- Reduce Minimum Lot width from 50 ft. to 35 ft. for single family.
- Increase Maximum Lot Coverage from 70% to 90% for single family.
- Reduce Minimum Lot width from 60 ft. to 50 ft. for two family residential.
- Increase Maximum Lot Coverage from 70% to 90% for two family residential.
- Reduce Minimum Lot area from 20,000 sq. ft. to 1,800 sq. ft. for multi-family.
- Reduce Minimum Lot width from 30 ft. to 20 ft. for multi-family.
- Reduce Minimum Front setbacks from 20 ft. for principal and 25 ft. for accessory to 15 ft. for multi-family, with garages requiring a minimum of 20'
- Increase Minimum Rear setbacks for accessory from 5 ft. to 10 ft. for multi-family.
- Increase Maximum Lot Coverage from 70% to 90% for multi-family.

Pod C on the ODP – R-24 Zone District as default zone

R-24 Bulk Standard deviations

- Reduce Minimum Lot width from 30 ft. to 20 ft.
- Increase Maximum Lot Coverage from 80% to 90%.

Landscaping and Fencing:

Fencing will be provided around the perimeter of the subdivision and in the open space areas and will comply with GJMC 21.04.040(i). As required as part of the Preliminary Plan review, landscaping will meet or exceed the requirements of GJMC 21.06.040. Landscaping is generally proposed to be provided in all open space tracts and a 14-foot-wide landscape buffer outside any proposed perimeter enclosures adjacent to arterial and collector streets.

Signage:

The Applicant is proposing to have a subdivision entrance sign at the three major entrances to the development, one on H Road and two on 23 Road. Subdivision signage will be placed in an HOA tract that abuts the public right-of-way. For the Neighborhood Center, freestanding and flush wall signage is proposed.

All signage will conform to the underlying zone districts established including commercial sign regulations for B-1 in Pod A, and residential sign regulations in Pods B and C. Residential Subdivision signage standards will apply as allowed in the R-5, R-8 and R-24 zoning districts respectively.

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:

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
8. Public art.

The Applicant has provided that the proposed development provides the following long-term community benefits:

1 More effective infrastructure;

Infrastructure that serves higher density and intensity development is more efficient, therefore making it more effective. It serves more people, residents, buildings per linear foot than low density, low intensity development and is more cost effective. This infrastructure includes utility extensions, upgrades and improvement that will provide the opportunity for further extension into adjacent developed areas and provide connectivity to adjacent undeveloped properties.

The Mosaic Planned Development is the catalyst for the Persigo sewer extension into this north area of Grand Junction. The size of the Mosaic development makes it economically feasible to partner with the City and to extend the sewer trunk line from the Love's Truck Stop at 22 Road and US Hwy 6 & 50 to the southwest corner of the Mosaic property. The Mosaic development will be paying their share of the line extension in addition to extending the line through the development to H Road. In addition, the sewer extension will provide the opportunity for adjacent properties, currently served by on-site septic systems, to hook onto the sanitary sewer system.

#2 Reduced traffic demands;

According to the ODP, the Mosaic development will include an “extensive on-street and off-street parking and pedestrian walkways, allowing resident to park their vehicles and walk throughout the development”. A higher density residential development adjacent to a Neighborhood Center increases the potential for fewer vehicular trips between uses. The ODP identifies Pod A, located in the northeast corner of the development, as a Neighborhood Center supporting neighborhood commercial uses that can provide the goods and services close by. This can reduce traffic demand on external roads for these services to other parts of town, providing for a long-term community benefit of decreasing traffic.

The ODP also proposes 13.65 acres of developed open space amenities for residents, providing close by park amenities within walking distance, minimizing the need to drive to a City park outside this development.

#3 Greater quality and quantity of public and/or private open space;

The Mosaic Planned Development is proposing 13.65 acres of open space or 20% of the total acreage of the property; only 10% is required by the Zoning and Development Code. As stated in the ODP, “The open space includes the development of irrigated and turfed central park areas, greenbelt linkages and roadway landscapes, and extensive on-street and off-street parking and pedestrian walkways, allowing resident to park their vehicles and walk throughout the development.”

#5 Needed housing types and/or mix.

The Mosaic Planned Development proposes a wide diversity of housing types, including detached Single Family, attached Single Family, Zero Lot Line, Townhome products and apartments. The ODP allows for product flexibility to respond to market “needs”. The proposed mix of housing types at different price points can help with affordability and provide housing choice for various life stages and income. In addition, there are currently very few options in the market for for sale homes other than a single-family detached home.

#6 Innovative Designs.

As stated in the General Project Report, the proposed development “will incorporate planning approaches with the most current technologies in geothermal, solar and smart home systems to facilitate a net-zero energy capable community”. This has not been done anywhere in Grand Junction at this level. If this project comes to fruition, providing residential living in a net-zero energy community with a choice of housing type and neighborhood park space with clubhouse and swimming pool amenities provides innovation in design unique in the Grand Junction market.

ANALYSIS

A. Comprehensive Plan Amendment

Pursuant to section 21.02.130(c)(1) The City may amend the Comprehensive Plan, neighborhood plans, corridor plans, and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and:

The 2010 Comprehensive Plan calls for a Neighborhood Center in this area, allowing for mixed use development. Further, the Applicant is requesting to develop a mixed use and mixed housing type subdivision consistent with their proposed PD and Outline Development Plan that supports the various land uses designations established by the Comprehensive Plan. The rezone from I/O to PD with a default zone of R-24 zoning is also supported within the Commercial Industrial Land Use designation since multi-family is allowed within the Business Park and Mixed-Use zone districts. These two zone districts implement the Commercial/Industrial land use designation.

The proposed amendments implement the following guiding principle, goals and policies:

- 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.
- Supports Guiding Principle #2 – Sustainable Growth Patterns and Guiding Principle #3 - Housing Variety of the Comprehensive Plan

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

Current trends are showing a significant increase in residential growth in the community, especially in the Northwest Grand Junction and Appleton areas. City-wide, the City of Grand Junction has seen the number of new residential dwelling units increase each year since 2013. There were 539 new units permitted city-wide in 2017, 481 units in 2016, 361 units in 2015 and 270 units in 2014. The past 12 months, staff held 23 General Meetings for new development and 13 development applications were submitted for the Appleton area alone. The previous year's saw 21 and 6 respectively for Appleton.

This area is in close proximity to the Mesa Mall Village Center that provides shopping and employment opportunities. The Comprehensive Plan recognizes the importance of providing for residential growth in this area to take advantage of the center of activity, thereby creating more balanced growth around the City of Grand Junction.

Commercial / Industrial land use designated properties are abundant and not seeing the same growth demands that residential designated properties are. The Mosaic site includes 30 acres of commercial/industrial designated land and 40 acres of residential designated land, with a small portion of that designated as Neighborhood Center. The Bookcliff Ranches subdivisions are single family residential that were built in the 1990's, a change from the previous land use decisions for commercial/industrial land uses for those same properties envisioned in the 1980's.

The 2010 Comprehensive Plan maintained commercial/industrial for the southern 30 acres because it was zoned commercial/industrial in the City and the land owner requested no change. The north 40 acres was in the Mesa County in 2010 and the Comprehensive Plan designated it residential and neighborhood center different than the County industrial zone on the property because of the need to provide for more land to accommodate the anticipated population of 205,000 people by 2040.

Subsequent events based on growth demands for residential development and the lack of demand for commercial/industrial land in this area, as well as the need to obtain the residential densities anticipated with the Comprehensive Plan, have invalidated the original designation of the south half of the property as commercial/industrial. Staff finds this criterion has been met.

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

The Bookcliff Ranches subdivisions west of Mosaic and the Mease Subdivision located just north of the Bookcliff Ranches subdivision were developed in the early 2000's before the 2010 Comprehensive Plan was adopted. Since 2010, largely due to the lack of sanitary sewer service to this area and the requirement that new development develop in conformance with and at Comprehensive Plan densities and intensity, the Appleton Neighborhood area has seen limited development. An exception is Apple Glen Subdivision, an urban residential development just over one half mile east on H Road that is zoned R-4 that tied into the existing Appleton sewer trunk line.

With the extension of sewer to this site, the Mosaic development will change that if approved and constructed and will bring sewer in close proximity to other properties in the area identified for development by the Comprehensive Plan. Staff has not found that there has been an apparent change of character and/or condition yet despite mounting pressures (and inquiries for development in this area) and therefore finds that this criterion has not been met.

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

The Mosaic site is part of the large growth area known as Appleton established in the Comprehensive Plan. The Comprehensive Plan planned for all urban services during its' planning process in 2007 through 2009. School District 51 was sent a development application review request for the Mosaic development, but did not respond back. However, the long standing School District practice has been they will accommodate all new student growth in the community by adjusting school boundaries and school of choice options for students. All new residential pays a school impact fee for future school sites. Other facilities like existing roads, water, electric, gas, drainage, police, fire and emergency services are all currently available to the Mosaic site with sewer as the exception. Fire and EMS response times are currently less than ideal for this area of the City as noted in this staff report. Sewer service is planned for with a trunk line extension that has been approved by Persigo.

Staff finds that public and community facilities are adequate or can reasonably be provided and, therefore, this criterion has been met.

(iv) 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

Residential development in Grand Junction since the adoption of the Comprehensive Plan in 2010 has mostly been single family detached housing with densities that often only hit the minimum density requirements of the zone district they are in. In addition, the zone districts often implement the low end of the density range of the Future Land Use Map designation for many subdivisions. For example, a large area (about 220 acres consisting of several subdivisions) between 24 ½ Road and 25 Road north of F 1/8 Road and south of G Road is designated Residential Medium High (8 – 16 du/ac) on the Future Land Use Map. Approximately 190 acres of it is zoned R-8 which is the lowest zoned density that implements the Comprehensive Plan 8 to 16 du/ac densities for the Residential Medium High designation. To compound the density issue, the minimum density allowed in the R-8 zone district is 5.5 du/ac which is generally the actual density being built by developers in this example area. The development of housing at the zoning minimum density within the low end of the range of the Comprehensive Plan is eroding the total number of units being built in Grand Junction and not meeting the number of housing units anticipated by the Comprehensive Plan.

This development trend in affect creates an inadequate supply of suitably designated land for an ultimate residential population of 205,000 people envisioned by the Comprehensive Plan. Amending the Future Land Use Map for the southern 30 acres of the Mosaic site from Commercial/Industrial to Residential Medium Low, Residential Medium and Residential High as part of the 70-acre Mosaic development expands the acreage for residential development within the Urban Development Boundary providing additional land for residential units and in the case of the proposed Mosaic development will provide densities at a range envisioned for the Appleton area.

Staff finds this criterion has been met.

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

The sewer being extended will provide service to existing surrounding residential homes on septic, as well as vacant developable land. The surrounding neighbors that attended the neighborhood meeting expressed their support for the mixed use development rather than seeing it develop as industrial.

This site provides Grand Junction the ability to grow and develop at density and intensity envisioned by the Comprehensive Plan. In addition, the Mosaic development is a catalyst for the Persigo sewer extension into this area north of I-70, thereby providing for the opportunity for future development. The extension of sewer is needed for the growth of the Appleton area.

The Comprehensive Plan identifies the Appleton area for major growth and it accommodates a large percentage of future growth in the ultimate population of 205,000 people planned for within the Urban Development Boundary of the Comprehensive Plan. The Mosaic site is at the southern edge of that growth potential and its development is key to the development of other properties north and east of it to develop as planned by the Comprehensive Plan. Currently large parcels of land available for mixed use and mixed density residential development that can be planned and developed at a larger scale, be easily served by needed infrastructure and already in the city limits, is very limited.

The changes proposed will provide for densities and intensity of development consistent with the intent and goals of the Comprehensive Plan and will not only help accommodate the growth anticipated for the Appleton area but will work to implement the communities vision as expressed through the Comprehensive Plan. Staff therefore finds this criterion has been met.

Comprehensive Plan Amendment Findings of Fact and Recommendation:

After reviewing a Comprehensive Plan Future Land Use map amendment request from Commercial/Industrial to Residential High and Residential Medium and Residential Medium Low, PLD-2017-562, specifically A Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High and Residential Medium and Residential Medium Low on approximately 30 acres located within the Twenty Three Park Plaza Filing No. One Replat (southern end of site);

The following findings of fact have been made:

- 1) The request is consistent with the vision (intent), goals and policies included in the Plan.
- 2) The request has met one or more of the criteria for a Comprehensive Plan Amendment pursuant to section 21.02.130(c)(1)
 - a) Consistent with the following Zoning and Development Code sections:
 - Section 21.02.140 – Zone of Annexation from County PUD to City Planned Development (PD) for annexed area and rezone of southern portion of the site from I-O to Planned Development (PD);
 - Section 21.02.150 – Outline Development Plan (ODP) for entire development area, with underlying zoning of B-1, R-5, R-8, and R-24.
 - b) Consistent with the purpose of Comprehensive Plan Amendments in that it is consistent with the vision (intent), goals and policies included in the Plan including Goal 5, Policies B and C and supports Guiding Principles 2.
 - c) In conformance with Section 21.02.130 of the Zoning and Development Code.

B. Rezone / Zone of Annexation / Outline Development Plan

The Applicant is requesting a zone of annexation for the 40.4 acre parcel of property located at 789 23 Road. In addition, the Applicant is also requesting a rezone of the 30+/- acre property currently platted as the Twenty Three Park Plaza Filing No. One Replat. Because the Applicant is requesting a zone designation to Planned Development for the entirety of the project site, the criteria required to be evaluated has been reviewed for the project in totality and not for the individual rezone/zone of annexation requests. The criteria for rezone/zone of annexation is included in the review of the proposed Planned Development zoning and associated Outline Development Plan.

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

21.02.150(b)(2)(i) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies; and

The Comprehensive Plan Future Land Use Map designates the property as Residential Medium Low (Residential 2 – 4 du/ac), Residential Medium (4 – 8 du/ac) and with this application a requested designation of Residential High (16 – 24 du/ac) for the approximately 8 acres at the southern portion of the site. This request for a PD zone district is consistent with these designations and works to implement the Comprehensive Plan as recommended with the proposed future Land Use Map Amendments being considered at the same time and in this staff report. The Blended Land Use Map also designates the property as Residential Low (Up to 5 du/ac) and Residential Medium (4 – 16 du/ac) and will include Residential High (12 – 24 du/ac)

with these changes.

The proposed rezone, contingent on the proposed Comprehensive Plan Future Land Use Map amendments creates an opportunity for ordered and balanced growth spread throughout the community as envisioned by the Comprehensive Plan. The Comprehensive Plan supports the potential for increased residential densities where it is shown on the Future Land Use map. As proposed with this Zoning to PD/ODP application, the Mosaic site is an appropriate location for the proposed residential density. It is located within the Appleton planning area and is clearly identified in the Comprehensive Plan surrounding a future Neighborhood Center at the intersection of 23 Road and H Road. The proposed zoning to PD for the 68.2 acres also provides additional housing opportunities and choices to meet the needs of a growing community, which implements the following goals and polices from the Comprehensive Plan.

Guiding Principle #3: Housing Variety – Allow, encourage more variety in housing types (more than just large lot single family homes) that will better meet the needs of a diverse population.

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

Current trends are showing a significant increase in residential growth in the community, especially in the Northwest Grand Junction planning area. City-wide, the City of Grand Junction has seen the number of new residential dwelling units increase each year since 2013. There were 539 new units permitted city-wide in 2017, 481 units in 2016, 361 units in 2015 and 270 units in 2014. The Northwest Grand Junction and Appleton planning areas are area is in close proximity to the Mesa Mall Village Center that provides shopping and employment opportunities. The Comprehensive Plan recognizes the importance of providing for residential growth in this area to take advantage of the center of activity, thereby creating more balanced growth throughout the City of Grand Junction.

Commercial / Industrial zoned properties are abundant and not seeing the growth that residential zoned properties are. The Mosaic site is 30 acres of commercial/industrial zoning and 40 acres of land recently annexed into the City, but not zoned. The Bookcliff Ranches subdivisions are single family residential that were built in the

1990's, a change from the previous zoning decisions for commercial/industrial zoning for those same properties established in the 1980's.

The 2010 Comprehensive Plan maintained commercial/industrial land use for the southern 30 acres because it was zoned commercial/industrial in the City and the land owner requested no change. The property owner of the southern 30 acres is now requesting a rezone from Commercial/Industrial to PD. The north 40 acres was in Mesa County in 2010 and the Comprehensive Plan designated it residential and neighborhood center different than the County industrial zone on the property because of the need to provide for more land to accommodate the 205,000 people the Comprehensive Plan was planning for. Following the adoption of the Comprehensive Plan in 2010, Mesa County should have rezoned the land to implement the Comprehensive Plan, however it didn't. This rezoning exercise was done by the city for many properties located within the City limits following the Comprehensive Plan adoption.

In the PD zone with the proposed three default residential zone districts of R-5, R-8 and R-24, different density ranges are established and a broader mix of housing types will be permitted and possible. Along with the default B-1 zoning for the neighborhood center, the proposed 68.2-acre PD zoned site will be mixed use. The proposed PD zone district will conform to the Comprehensive Plan.

21.02.150(b)(2)(ii) The rezoning criteria provided in GJMC 21.02.140.

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

Current trends are showing a significant increase in residential growth in the community, especially in the Northwest Grand Junction planning area. This area is in close proximity to the Mesa Mall Village Center that provides shopping and employment opportunities. The Comprehensive Plan recognizes the importance of providing for residential growth in this area to take advantage of the center of activity, thereby creating more balanced growth around Grand Junction community. Zoning (Zone of Annexation) to implement the Future Land Use map for the northern 40 acres is essential for Comprehensive Plan implementation and is being requested with the proposed PD zoning. A proposed rezone from Commercial/Industrial zoning to PD zoning is also being requested for the southern 30 acres.

Commercial / Industrial land use designated properties are abundant and not seeing the same growth demands that residential designated properties are. The Mosaic site includes 30 acres of commercial/industrial designated land and 40 acres of residential designated land, with a small portion of that neighborhood commercial. The Bookcliff Ranches subdivisions are single family residential that were built in the 1990's, a change from the previous land use decisions for commercial/industrial land uses for

those same properties envisioned in the 1980's.

The 2010 Comprehensive Plan maintained commercial/industrial for the southern 30 acres because it was zoned commercial/industrial in the City and the land owner requested no change. The north 40 acres was in Mesa County in 2010 and the Comprehensive Plan designated it residential and neighborhood center different than the County industrial zone on the property because of the need to provide for more land to accommodate the 205,000 people the Comprehensive Plan was planning for.

Subsequent events based on growth demands for residential development and the lack of demand for commercial/industrial land in this area, as well as the need to obtain the residential densities anticipated with the Comprehensive Plan, have invalidated the original designation of the south half of the property as commercial/industrial.

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 of the area has changed with the development of nearby residential subdivisions, such as Apple Glen, demonstrates the area is in transition to provide for the growth contemplated in the Comprehensive Plan. Apple Glen is to the east just over one half mile away on H Road and was zoned R-4 since 2010. The surrounding residential zoned lands to the west, north and east makes the Commercial/Industrial zone on the southern 30 acres of this site less desirable. In addition, the 2010 Comprehensive Plan calls for a Neighborhood Center in this area, allowing for mixed use development. Further, the Applicant is requesting to develop a mixed use and mixed housing type subdivision supporting the PD (Planned Development) zoning proposed for this 70-acre site. The rezone from I/O to PD that includes multi-family zoning is also supported within the Commercial Industrial Land Use designation since multi-family is allowed within the Business Park and Mixed-Use zone districts. Based on how the surrounding properties are zoned, the proposed comprehensive Plan Future Land Use Map changes to RML, RM, and RH, and because the south half of the property has not developed as industrial since 1984, this criterion is being met if the proposed Future Land Use Map amendments are approved.

Staff has not found that there has been an apparent change of character or condition of the area yet despite some of the arguments in favor of it as noted above, and therefore staff finds that this criterion has not been met.

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

The Mosaic site is part of the Appleton planning area and Appleton is a large growth area established in the Comprehensive Plan. The Comprehensive Plan planned for all urban services during its' planning process in 2007 through 2009. School District 51 was sent a development application review request for the Mosaic development application, but did not respond back. However, the long standing School District practice has been they will accommodate all new student growth in the community by adjusting school boundaries and school of choice options for students. All new residential pays a school impact fee for future school sites. Other community facilities including existing roads, water, electric, gas, drainage police, fire and emergency services are all currently available to the Mosaic site with sewer as the exception. Fire and EMS response times are currently less than ideal for this area of the City as noted in this staff report. Sewer service is planned for with the trunk line extension that has been approved.

Staff finds that public and community facilities are adequate or can reasonably be provided and, therefore, this criterion has been met.

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

Residential growth pressure is high throughout the community, particularly in this north area. Residentially zoned land within the City limits is very limited for the size and scale of the Mosaic Planned Development.

An inventory using GIS was conducted in 2018 to determine vacant property that is residentially zoned within the City limits. (See Vacant residentially zoned properties map, attached.) The inventory identified a total of 791 acres of R-5, R-8 and R-24 zoned properties that are vacant. Much of this land has development proposals already, and other properties are not available to the market. None of the parcels zoned R-5 or R-8 are of the size of the Mosaic development and all of them are located within areas of the same zone district, for example R-5 zoned properties are located within areas where other properties are zoned R-5. There are no vacant R-5 zoned lands within the Appleton Neighborhood where the Mosaic development lies. There are few vacant residentially zoned lands at Comprehensive Plan densities within the Appleton or North West Grand Junction neighborhoods further showing an inadequate supply of property with medium residential density land and allowing for a mix of zone densities that would accommodate the proposed land use.

The Mosaic property is a large acreage, undeveloped parcel of land that is or will be 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 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.

Staff finds this criterion has been met.

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

The sewer being extended will provide service to current surrounding residential homes on septic, as well as vacant developable land. The surrounding neighbors that attended the neighborhood meeting expressed their support for the mixed use development rather than seeing it develop as industrial.

This site provides Grand Junction the ability to grow and develop at density and intensity envisioned by the Comprehensive Plan. In addition, the Mosaic development is a catalyst for the Persigo sewer extension into this area north of I-70, thereby providing for the opportunity for future development. The extension of sewer is needed for the growth of the Appleton area.

The Comprehensive Plan identifies the Appleton area for major growth and it accommodates a large percentage of future growth in the ultimate population of 205,000 people planned for within the Urban Development Boundary of the Comprehensive Plan. The Mosaic site is at the southern edge of that growth potential and its' development is key to the development of other properties north and east of it to develop as planned by the Comprehensive Plan. Currently large parcels of land available for mixed use and mixed density residential development that can be planned and developed at a larger scale, be easily served by needed infrastructure and already in the city limits, is very limited. To maximize this site as a large parcel for residential mixed use with a variety of default residential zone districts, the entire 70 acres is needed for the PD.

Zoning the newly annexed 40-acre northern area and rezoning the southern 30 acres to PD will provide for densities and intensity of development consistent with the intent and goals of the Comprehensive Plan and will help accommodate the growth anticipated for the Appleton area.

Staff finds this criterion has been met.

21.02.150(b)(2)(iii) 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.

- (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.

21.05.040(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.

The Applicant is requesting one exception to reduce the minimum front yard setback for multifamily structures to 15 ft. for both principal and accessory structures, while maintaining the required 20 ft. setback for street facing garages. One of the main purpose of the required 20 ft. setback is for adequate space for a car to park in front of a garage. The R-8 zone district allows for the 15 ft. setback for principal structures with alley loaded garages or with garages located in the rear yard of principal structures with no garage. The proposed exception would also allow for the 15 ft. setback for structure with an attached garage facing the street, where the garage portion of the structure is set back 20 feet. As already provided for in the Code, buildings can be safely designed with the lesser setback and an offset by increased screening is not necessary. Criterion (i) has been met.

21.05.040(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.

The proposed ODP provides 13.65 acres of open space, which is 20% of the site. Criterion (2) 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.

The proposed ODP provides 13.65 acres of open space, which is 20% of the site. As stated in the ODP, "The open space includes the development of irrigated and turfed central park areas, greenbelt linkages and roadway landscapes, and extensive on-street and off-street parking and pedestrian walkways, allowing resident to park their vehicles and walk throughout the development." The minimum percentage of open space in the default zones of R-5, R-8, R-24 for a subdivision is 10%, therefore this criterion is being met.

(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 and will comply with all applicable requirements of the Code. Specifics regarding fence will be required as part of a Preliminary Plan application.

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

Landscaping will meet or exceed the requirements of GJMC 21.06.040. Landscaping will be provided in all open space tracts and a 14 ft. wide landscape buffer outside any proposed perimeter enclosures adjacent to arterial and collector streets. Further details regarding landscaping will be required at time of Preliminary or Final plan submittal.

(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, multi-family development and for commercial areas at time of Preliminary or Final Plan submittal.

21.02.150(b)(2)(iv) The applicable corridor guidelines and other overlay districts.

There are no corridor guidelines that are applicable for this development. Staff therefore finds this criterion has been met.

21.02.150(b)(2)(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

The Applicant has been pursuing the extension of a sanitary sewer trunk line extension for over a year. The extension has been significantly delayed due to issues related to a crossing of the Grand Valley Irrigation Company's canal and their associated requirements. The most up to date construction schedule for the sanitary sewer trunk line extension currently anticipates the line could begin construction in Fall 2018 after irrigation water has stopped being delivered for the year.

The Mosaic site is part of the large growth area known as Appleton established in the Comprehensive Plan. The Comprehensive Plan planned for all urban services during its' planning process in 2007 through 2009. School District 51 was sent a development application review request for the Mosaic development, but did not respond back. However, the long standing School District practice has been they will accommodate all new student growth in the community by adjusting school boundaries and school of choice options for students. All new residential pays a school impact fee for future school sites. Other facilities like existing roads, water, electric, gas, drainage, police, fire and emergency services are all currently available to the Mosaic site with sewer as the exception. Fire and EMS response times are currently less than ideal for this area of the City as noted in this staff report. Sewer service is planned for with a trunk line extension that has been approved by Persigo. Staff has found that adequate public services and facilities exist or will be provided, therefore finding this criterion has been met.

21.02.150(b)(2)(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

The proposed subdivision will take access from 23 Road from two proposed main entrances and from H Road at one proposed main entrance. In addition, two access points, one on 23 Road and one on H Road, are proposed for vehicular access into and out of the Neighborhood Commercial Center. A local street access point is also proposed at the G $\frac{3}{4}$ Road connection with the existing Bookcliff Ranches subdivision to the west. Center left turn lanes at the three main entrance locations within the 23 Road and H Road rights-of-ways identified with the preliminary traffic study and future traffic studies will be constructed as part of the subdivision development. Internal streets and private shared driveways will be designed and constructed consistent with the Code. 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.

21.02.150(b)(2)(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;

Residential zone districts abutting residential zones districts do not require additional buffering or screening. Screening and buffering is appropriately addressed at time of Final Development Plans, however, the ODP does show the largest Mosaic residential lots planned for single family detached homes along the west boundary next to the larger residential lots in the Bookcliff Ranches subdivisions. This area of Pod B will be designated with the Residential Medium Low Land Use Map designation and a default zone of R-5. The R-5 zoning will provide for single family detached housing along the subdivision boundary creating a transition and buffer from low density to the west and higher density to the east.

21.02.150(b)(2)(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;

An appropriate range of density for the entire property or for each development pod/area to be developed must be considered. The ODP shows individual ranges of density for each phase. The proposed overall density of range of 500 to 625 du/ac is being requested. The proposed neighborhood commercial area is in conformance with the Future Land Use Map designation of Neighborhood Center for the proposed location. The proposed gross density for the Mosaic Development is between 7 and 9 du/ac, which is consistent with the Comprehensive Plan's Future Land Use map (attached) and Blended map for this site. Therefore, staff finds the density range for the development to be appropriate and compliant with this criterion.

21.02.150(b)(2)(ix) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.

With only one deviation to a setback standard being requested and the proposal to dedicate 20% of the site for open space providing the necessary community amenity to approve the deviation, the dimensional standards listed in Table 1 below are found acceptable.

TABLE 1
PROPOSED ZONE DIMENSIONAL STANDARDS

Please refer to Attachments for ODP-Table 1.

21.02.150(b)(2)(x) An appropriate phasing or development schedule for the entire

property or for each development pod/area to be developed.

The Applicant's proposed ODP provides for eight (8) phases of development. The following phasing schedule is proposed (date for approval of final plat):

- o Filing One (+/- 74 Lots): 2019
- o Filing Two (+/1 69 Lots): 2021
- o Filing Three (+/- 75 Lots): 2023
- o Filing Four (+/- 67 Lots): 2025
- o Filing Five (+/- 56 Lots): 2026
- o Filing Six (+/- 54 Lots): 2027
- o Filing Seven (+/- 50 to 100 Lots): 2028
- o Filing Eight (+/- 50 to 100 Lots): 2028

The eight phases are proposed to be completed with the filing of the Phase 8 plat by 2028; a 10-year phasing and development schedule. Specific phases of the project can be found on the proposed ODP map (attached). 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 meets this 10-year period and staff finds it appropriate (if not short) for the number of units and complexity of the proposed project.

In addition, the code provides in Section 21.02.150 the purpose of the PD zone. It establishes 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. In reviewing the Application, staff concurs with the Applicant's findings regarding long term community benefits, see discussion beginning on page 10 of this staff report.

The proposed Mosaic ODP provides a level of density and intensity (7 to 9 du/ac) that helps to implement the intent of the Comprehensive Plan to accommodate the anticipated growth of the community within the Urban Development Boundary. Providing for higher density development is especially important, since much of the residential zoning and development that has occurred since the adoption of the Comprehensive Plan has been at the low end of the Future Land Use designation density range. The ODP also provides a level of certainty as to the intended

development, including minimum and maximum density of residential uses and the location and type of commercial uses proposed. Staff concludes that these are major community benefits and support the rezoning to PD and approval of the ODP.

Findings of Fact and Recommendation:

After reviewing the request for the Mosaic Planned Development Rezone/Zone of Annexation to a Planned Development (PD) zone district with default zones of R-5, R-8, R-24 and B-1, PLD-2017-562, specifically 1) A rezone to Planned Development (PD) with default zones of R-5, R-8 and R-24 for the Twenty Three Park Plaza Filing No. One Replat property (southern 30 acres) and 2) A Zone of Annexation to Planned Development (PD) with default zones of R-5, R-8 and B-1 for the property located at 793 23 Road known as the Taurus Park Plaza Annexation (northern 40 acres); and,

After reviewing the Mosaic Planned Development request, PLD-2017-562, Rezone to PD, Zone of Annexation to PD and approval of the Outline Development Plan (ODP), the following findings of fact have been made.

- 1) The request is consistent with Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies; and
- 2) The request has demonstrated conformance with the rezoning criteria provided in GJMC 21.02.140;
- 3) The request has demonstrated conformance with the planned development requirements of Section 21.05.040(f);
- 4) The request has demonstrated conformance with the applicable corridor guidelines and other overly districts;
- 5) The request has demonstrated conformance with adequate public services and facilities shall be provided concurrent with the projected impacts of the development;
- 6) The request has demonstrated conformance with adequate circulation and access shall be provided to serve all development pods/areas to be developed;
- 7) The request has demonstrated conformance with appropriate screening and buffering of adjacent property and uses shall be provided;
- 8) The request has demonstrated conformance with an appropriate range for density for the entire property or for each pod/area to be developed;
- 9) The request has demonstrated an appropriate set of "default" or minimum standards

for the entire property or for each development pod/area to be developed;

10) The request has demonstrated an appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and

11) The request has demonstrated long term community benefits.

C. Rights-of-way and Easements Vacations

The portion of the Applicant's request is to vacate the rights-of-way and easements associated with the plat of Twenty Three Park Plaza Filing NO. One Replat consisting of 30.85 acres. This is the southern half of the overall Mosaic project. A subsequent administrative review will take place to review a secondary request to vacate the lot lines of the subdivision and consolidate the 30 lots of the Twenty Three Park Plaza Filing No. One Replat with the remaining of the Mosaic project property to the north into a single parcel.

This property was previously subdivided into 30 lots in Mesa County in 1984. It was annexed into the City in 2005 and includes the Plaza Road ROW and South Park Circle ROW, and associated utility easements. Ute Water has a water line within the Plaza Road right-of-way, and a private utility easement will be granted to Ute Water. Grand Valley Drainage District (GVDD) facilities also traverse across the property from east to west. The Applicant will be required to execute a private utility easement to GVDD for this facility as well as to Ute Water as conditions, should this request be approved. See attached Rights-of-way Vacation and Easement Abandonment Exhibit.

Vacation of Public right-of-way or easement Analysis.

Pursuant to Section 21.02.100(c)The vacation of the right-of-way or easement shall conform to the following:

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

The vacation of the rights-of-way and easements do not change the Comprehensive Plan nor does the platted roads appear on the GJ Circulation Plan or otherwise impact this plan. This vacation is not in conflict with any adopted plans nor policies of the City and is therefore in conformance.

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

The Plaza Road and South Park Circle rights-of-way are being vacated by this request. The Plaze Road ROW is currently undeveloped right-of-way that does not provide

physical access to adjoining properties. On paper, the ROW provides access to the Bookcliff Ranches Subdivision. Bookcliff Ranches has access to H Road using Foxfire Court which is already constructed and improved. There will not be any lot adjacent to the proposed Mosaic Subdivision plat that will be landlocked because of this vacation request, therefore staff finds this criterion has been met.

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

The Plaza Road and South Park Circle rights of way do not currently provide any other parcel physical access therefore staff finds no parcel will be restricted to the point that access is unreasonable, economically prohibitive, and/or reduces or devalues any property affected by the proposed vacation.

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

A condition of the vacations is for the existing Ute Water 10" water line and Grand Valley Drainage District facilities be granted recorded easements first, before the replat of the property into one lot is recorded. These are the only two public services that will be impacted by this request. The proposed condition of vacation will ensure that utility service continues uninterrupted by these vacation requests. Staff does not foresee any adverse impacts on the health, safety, and/or welfare of the general community, and with this condition the vacation will not impact or reduce the quality of public facilities and services provided to any parcel of land. Staff therefore finds this criterion has been met.

(5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and.

a) As a recommended condition of approval, the existing Ute Water line will be granted an easement. In addition, it is proposed as a condition that the Grand Valley Drainage District facility will also be granted an easement. With this condition, Staff does not anticipate any other public facility or service to be inhibited therefore finds this criterion has been met.

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

The existing rights-of-ways and easements to be vacated do not meet current width standards if they were developed today. However, considering these rights of way are

not currently constructed and therefore the City does not incur any expenses for maintenance there is negligible benefit to the City overall in this request to vacate. Staff therefore finds this criterion has not been met.

Findings of Fact and Recommendation:

After reviewing the vacation of Right-of-way and Easements associated with the Twenty Three Plaza Park Subdivision Plat, VAC-2017-561, the following findings of fact have been made:

1) The request is conforming with Section 21.02.100 (c) of the Zoning and Development Code.

FISCAL IMPACT:

Public Works Impacts: Based on estimates derived from the Mosaic Planned Development Illustrative, should the development be approved and constructed, the project will result in the creation of 12.05 acres of right of way for streets, alleys and sidewalks. Approximately 2.41 centerline miles of streets/alleys will be created with approximately 25,500 linear feet of curb and approximately 50 street lights. The estimated cost for sweeping, street lighting and otherwise maintain these streets is estimated at \$12,250. The roadway surfaces will be new, but a chip seal is proposed within three years to preserve the original asphalt at an estimated cost of \$92,000 assuming all of the streets and alleyways are asphalt. Additional chip seals will be on six year cycles.

Fire and Emergency Response Impacts: Currently, fire and emergency medical response times to the area north of I-70 and east of 22 Road, including the area of the proposed subdivision, are longer than other areas due to the distance from existing fire stations. This area is served by Fire Station #3, one of the busier stations and the significant call volume means that if crews are already dispatched, response has to come from stations at a further distance from the incident. Evaluating the last two years of fire and EMS incident data, shows an average response time to this area of 12 minutes and 33 seconds. This is approximately 8 minutes and 5 seconds longer than the core area of the City. It is predicted that at build out this subdivision would average 140-150 fire and EMS incidents annually. This is an estimated annual increase of .09 % 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 is evaluating relocating Fire Station #3 to an area further northwest along 25 Road which would reduce the estimated response time to this area by approximately 3 minutes. The Fire Department's long term fire station location study calls for an additional fire station in the area of 23 Road and I Road depending on the relocation of Fire Station #3 and future growth of the area. The need for additional fulltime employees (FTE's) are primarily tied to fire stations so this amount of call increase would not require more FTE's. However, when the additional station is built there will be a need for 21 FTE's to

cover the fire engine and ambulance.

Police Impacts: Based on calls for service to an existing area with a comparable residential make-up over the last two years, 2016 and 2017, the Police Department projects 915 calls per year from this development. Essentially that kind of increase to call load would equate to slightly more than one additional officer to handle the additional work load.

Revenue:

The development contemplates a mix of multiple and single family dwelling units for a total of between 500 and 625 units. One-time sales and use taxes will be generated from construction activity and ongoing property taxes based on the City's property tax of 8 mills. At an average construction cost of \$300,000 per unit, it is estimated that the construction of the residential units will generate between \$2 and \$2.5 million in one-time sales and use taxes. It will also generate a one-time estimated \$20,000 in the City's share of Public Safety tax. Ongoing tax revenue from the land and improvements is estimated at \$108,000 to \$135,000 per year.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4822, an Ordinance amending the Comprehensive Plan Future Land Use Map Designation to Residential High, Residential Medium and Residential Medium Low and a Zone of Annexation and Rezoning to PD (Planned Development) with an ODP (Outline Development Plan) and default zones of R-5 (Residential – 5 du/ac), R-8 (Residential - 8 du/ac), R-24 (Residential - 24 du/ac) and B-1 (Neighborhood Business) for the Mosaic Planned Development on approximately 70 acres, located at 789 23 Road and property south to I-70 between 23 Road and Bookcliff Ranches Subdivision on final passage and order final publication in pamphlet form,

and

I move to (adopt/deny) Ordinance No. 4823, an Ordinance vacating all rights-of-way and easements within the Twenty Three Park Plaza Filing No. One Replat Subdivision on final passage and order final publication in pamphlet form.

Attachments

1. ODP-Table 1
2. Photos of site
3. Application - General Project Report
4. Maps
5. Outline Development Plan
6. Mosaic Subdivision Illustrative

7. Road and Easement Vacation Exhibit Rec 1358204 Replat of 23 Park Plaza
8. Proposed Mosaic Replat
9. Mosaic Public Comments
10. Proposed FLU and Zoning Ordinance
11. Proposed ROW and Easement Vacation Ordinance

**TABLE 1
PROPOSED ZONE DIMENSIONAL STANDARDS**

POD	DEFAULT ZONING DISTRICT	MIN LOT SIZE		MIN STREET FRONTAGE	MINIMUM SETBACKS (1), (2), (3), (4)			MAX. LOT COVERAGE	MAX. HEIGHT
		AREA (SQ. FT)	WIDTH (FT.)		FRONT	SIDE	REAR		
POD A	B-1	2,000	20	N/A*	0 / 25	0 / 0	15 / 15	N/A	40
POD B	R-8 SINGLE FAMILY	3,000	35	20	20 / 25	5 / 3	10 / 5	90%	40
	R-8 TWO-FAMILY	4,500	50	20	20 / 25	5 / 3	10 / 5	90%	40
	R-8 MULTI-FAMILY	1,800	20	20	15	5 / 3	10	90%	40
	R-5	4,000	40	20	20 / 25	5 / 3	25 / 5	60%	40
POD C	R-24	N/A	20	20*	20 / 25	5 / 3	10 / 5	90%	72

(1) PRINCIPAL / ACCESSORY BUILDING

(2) MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.

(3) MINIMUM REAR LOADED FOR GARAGE DOORS SHALL BE 20 FEET.

(4) SIDE SETBACK ABUTTING RESIDENTIAL IN B-1 SHALL BE 10 / 5.

* ADEQUATE ACCESS WILL BE PROVIDED



View of property from 23 Road Overpass



View of property looking west from G $\frac{3}{4}$ Road (Plaza Road ROW)



View of property looking southwest from H Road & 23 Road intersection



View of property looking southeast from H Road, near Bookcliff Ranches Subdivision



View of property looking east from G $\frac{3}{4}$ Road in the Bookcliff Ranches Subdivision



Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Annexation/Zone of Annexation / REZONE / ODP / Vac / FLU Amend

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation	<u>Vacant Land</u>	Existing Zoning	<u>County PUD, I-O</u>
Proposed Land Use Designation	<u>Mixed Use, Residential</u>	Proposed Zoning	<u>PD</u>

Property Information

789 23 ROAD

Site Location: SW Corner of H Road and 23 Rd G.J. CO 81505

Site Tax No(s): 2701-311-00-518; 2701-311-09-009-026;

Site Acreage: 68 Acres

Site Zoning: county PUD & I-O

Project Description: Annex into the city, Vacate required ROW & old ROW, Rezone to PD, Amend FLU (omit Comm/Industrial)

Property Owner Information

Name: CLUB DEAL 113/114 PARK PLAZA AND GRAND JUNCTION LIMITED PARTNERSHIP

Street Address: 9285 Huntington Sq

City/State/Zip: NORTH RICHLAND HILLS TEXAS 76182

Business Phone #: 817-788-1000

E-Mail: dgilliland@tiholdings.com

Fax #: 817-788-1670

Contact Person: Douglas Gilliland

Contact Phone #: 817-999-4828

Applicant Information

Name: CLUB DEAL 113/114 PARK PLAZA AND GRAND JUNCTION LIMITED PARTNERSHIP

Street Address: 9285 Huntington Sq

City/State/Zip: NORTH RICHLAND HILLS TEXAS 76182

Business Phone #: 817-788-1000

E-Mail: dgilliland@tiholdings.com

Fax #: 817-788-1670

Contact Person: Douglas Gilliland

Contact Phone #: 817-999-4828

Representative Information

Name: Ciavonne, Roberts & Assoc.

Street Address: 222 Nth 7th Street

City/State/Zip: G.J. CO 81501

Business Phone #: 970-241-0745

E-Mail: ted@ciavonne.com

Fax #: n/a

Contact Person: Ted Ciavonne

Contact Phone #: 970-241-0745

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application [Signature] Date [Blank]

Signature of Legal Property Owner [Signature] Date 10/17/17

Mosaic Planned Development

General Project Report for:

Vacation of Plat and Public ROW, Annexation, Zone of Annexation, Comprehensive Plan Amendment, Rezone, and Outline Development Plan

Project Overview

The applicant, Club Deal 113 / 114 Park Plaza and Grand Junction Limited Partnership, is seeking a number of entitlements to allow the Planned Development of a +/- 71 acre property that is bordered by H Road on the north, 23 Road on the east, Interstate 70 on the south, and Bookcliff Ranches Subdivision on the west. The applicant is proposing a mixed use planned development that is predominantly a mixture of residential densities and product types, along with a limited area of business uses. Mosaic Planned Development will incorporate creative planning approaches with the most current technologies in geothermal, solar, and smart home systems to facilitate a net-zero energy capable community. In addition to current technologies, Mosaic hopes to incorporate organic gardening for individuals, through the HOA, and/or via cooperative small business ventures similar to 'Lettuce Network'. The outcome of numerous meetings with City Staff led to the determination that a Planned Development zone designation allows for flexibility in City adopted design standards, assists in the creation of higher architectural standards (through Design Guidelines and a Design Review Committee), and allows the applicant to include/exclude uses on the subject property as deemed fit by the applicant and City staff.

The Mosaic Planned Development incorporates a range of density from 500 to 625 units; this variation allows the developer to adapt to changing market conditions and demands (see [Mosaic Illustrative](#)). The Planned Development includes over 33 acres of Single Family Residential (Detached Residential, Attached Residential, and Townhome), over 7½ acres of High Density Residential (Apartment, Condominiums), over 2 acres of Mixed Residential / Neighborhood Center, over 12½ acres of internal road ROW, and over 12 acres of Open Space. The Open Space includes larger park areas (one with an HOA Community Amenity), a pond amenity, greenbelt linkages throughout the project, roadway landscape, and significant off-street trails. This project has already received approval for an Alternative Road Section design which was supported by the off-street trails and numerous off-street parking areas.

Apparent in the title of this report, this 71 acre property has a number of entitlement issues that are best addressed simultaneously. The current status, and intentions, are as follows:

- The south +/- 30.6 acres is already annexed into the City, zoned I-O, and subdivided into 30 lots with associated Public ROW and easements. This subdivision needs to be vacated, along with much of the ROW; we are seeking an amendment to the Comprehensive Plan from Commercial / Industrial to Business Park, followed by PD zoning;
- The north +/- 40.4 acres is currently in the County and zoned PUD, and will be annexed into the City with a PD Zone. This north half does not need an amendment to the Comprehensive Plan. Woven into the annexation of this north area will be additional H Road and 23 Road ROW dedications that total approximately 2.8 acres, resulting in a TOTAL project development area of +/-68.2 acres;
- The PD Zone for the entire 68.2 acre development will have three distinct underlying zoning standards: the single-family and townhome area will be R-8; the high-density residential area will be R-24; and the Mixed Residential Neighborhood Commercial Center will be Business (B-1);

The following Code Sections are addressed in this report and/or its attachments:

- o Section 21.02.090 – Vacation of Plat (south half of site);
- o Section 21.02.100 – Vacation of public right-of-way or easement (south half of site);
- o Section 21.02.160 – Annexation (north half of site);
- o Section 21.02.140 – Zone of Annexation from County PUD to City Planned Development (PD) for annexed area;
- o Section 21.02.130 – Comprehensive Plan amendment (CPA) from Commercial / Industrial to Business Park for south half of site;
- o Section 21.02.140 – Rezone of south half of site from I-O to Planned Development (PD);
- o Section 21.02.150 – Outline Development Plan (ODP) for entire development area, with underlying zoning of B-1, R-8, and R-24.

A. Project Description

Location

- The property is located at the southwest corner of H Road and 23 Road. The property is bordered by H Road on the north, 23 Road on the east, Interstate 70 on the south, and Bookcliff Ranches Subdivision on the west.

Acreage

- The entire property is approximately 71 acres. As noted above, +/- 30.6 acres is currently annexed into the City; +/- 40.4 acres is in the County; approximately 2.8 acres of ROW dedication to H Road and 23 Road is anticipated ... resulting in a total of +/- 68.2 acres of developable land.

Proposed Use

- The proposed use is a Planned Development that is predominantly a mixture of residential densities and product types, along with a limited area of business uses, consistent with a PD zone designation. The Mosaic Planned Development incorporates a range of density from 500 to 625 residential units. The approximate land use breakdown within the proposed project is (see [Mosaic Site Plan - Sheet 1](#)):
 - Single Family Residential (+/- 33 acres)
 - Detached Residential, Attached Residential, and Townhome,
 - R-8 Zone Uses and Standards with amendments noted;
 - High Density Residential (+/- 7½ acres)
 - Apartment, Condominiums,
 - R-24 Zone Uses and Standards with amendments noted;
 - Mixed Residential / Neighborhood Center (+/- 2 acres),
 - B-1 Zone Uses and Standards with amendments noted;
 - Open Space (+ 12 acres),
 - Predominantly placed central to the development for park uses
 - Greenbelt linkages and roadway aesthetics
 - Landscaped and irrigated;
 - Maintained by Owners Associations. There has been some consideration to making the open space public, or open to the public, but this needs further discussion with City Staff and Administration.
 - Internal Road ROW (+/- 12½ acres),
 - Proposed as standard and alternative road sections, and alleys. An Alternative Road Section has been submitted and approved (with conditions).

B. Public Benefit

The Mosaic Planned Development will create a mixed use mixed-use neighborhood that meets the intent of the Growth Plan and the development requirements of the City of Grand Junction. Public benefits include:

- the development of properties within the City 201 boundary;
- the creation of a mixed-use project meeting the intentions and densities of the Growth Plan;
- road and utility improvements that meet City standards, including drainage, pavement, walks;
- utility extensions, upgrades, and improvements;
- ROW dedications and utility connections that provide connectivity to adjacent undeveloped properties;
- higher density single family residential development is adjacent to the Neighborhood Center, which increases the potential for fewer vehicular trips between uses;
- extensive on and off street pedestrian networks are proposed, which increases the potential for fewer vehicular trips between uses (see [Mosaic Streets, Paths, and Parking - Sheet 2](#));
- significant park and open space dedications accommodating the residents of the Planned Development (see [Mosaic Open Space and Fencing - Sheet 3](#))

In addition to the above, the Mosaic Planned Development provides Long Term Community Benefits which are addressed below in Item E.

C. Neighborhood Meeting

A neighborhood meeting was held on March 15th, 2017 at Canyon View Vineyard Church. The applicant requested that the mailing 'area' be doubled from the City requirement. Thirty-three Notices were mailed out, twenty-one. Property Owners attended (33 including spouses/joint owners). The attending neighbors came to the meeting concerned about density, additional traffic, lighting, new home values, utilities (desiring sewer), etc. Most realized that comparable large lots were not practical, and were appreciative that the largest Single Family lots being proposed were adjacent to Bookcliff Subdivision. Meeting Notes are submitted with this application. They also understood that the current zoning allows industrial uses that would be more detrimental to their property values and quality of life.

D. Project Compliance, Compatibility, and Impact

Adopted Plans and Policies

An Alternative Road Section was submitted and approved, and has been incorporated into the planning and design of the overall development.

As noted this property has a number of land planning issues that can be best addressed through a Planned Development, which provides an attractive alternative to straight zoning. The current partial annexation, City zoning and subdivision, along with zoning of the County portion, predate the adoption of the Future Land Use Plan, and are not compatible with the residential land use pressures that exist today. The 'bundling' of the necessary entitlements addressed within this Planned Development, will allow the Mosaic Planned Development to best address the changing character of the area and the intent of the Comprehensive Plan, with a well-planned, modern, and unique community.

Approval of this project will allow it to conform to the Growth Plan, the City Zoning and Development Code, and known City regulations. Relevant Code provisions include Vacation of Plat and Public ROW, Annexation, Zone of Annexation, Comprehensive Plan Amendment, Rezone, and Outline Development Plan, and are addressed in Item E below.

Surrounding Land Use

Properties to the west and northwest are residential (Bookcliff Ranches and Appleton Ranch Subdivision), north is vacant and agriculture, and northeast is agriculture, parking; these properties are currently within the 201 Sewer Boundary but are unincorporated. Incorporated properties to the southeast are vacant, and to the south across Interstate 70 are heavy commercial, vacant, and livestock.

Site Access & Traffic Patterns

There will be three primary accesses into the site, one from H Road, and two from 23 Road. In addition, there will be interconnectivity with Bookcliff Ranches to the west via connection to the existing G $\frac{3}{4}$ Road.

Access within the site is achieved primarily through a grid system of streets and alleys that is 'interrupted' by large open space areas, thereby creating a couple of vehicular loops. Three of the four access points into Mosaic have direct visual corridors to the central open space corridors. Standard ROW's within the development direct traffic to and from the entrances and to the Neighborhood Center. The approved Alternative Street ROW's and alleys provide much of the access throughout the development.

Expected vehicular traffic patterns are predominantly 'to and from' the proposed homes / internal users, although off-site traffic will have easy access to the Neighborhood Center from the main entrances, and through direct right-in and right-out access from H Road and 23 Road.

Mosaic provides extensive on-street and off-street parking and pedestrian walkways, allowing residents to park their vehicles and walk throughout the Development. Mosaic, as a Planned Development, reduces the need to drive and promotes the ease of walking.

A Traffic Study by McDowell Engineering, LLC is provided with this submittal.

Availability of Utilities

The construction of a Persigo Sewer line to and through the site is anticipated for fall and winter of 2017 and 2018. All additional infrastructure and utilities are available for the property.

Utility providers are:

- Water – Ute
- Sewer – City
- Drainage and Storm Sewer- Grand Valley Drainage District
- Irrigation water – Grand Valley Irrigation Company
- Power – Grand Valley Power
- Gas – Xcel
- Communications – TBD

Note: Mosaic Planned Development will strive to utilize the EcoSmart Solution (ESS) program so that the homes will be 'Net Zero' energy capable. EcoSmart will work with the Mosaic development team to design a thermal energy supply system incorporating a geothermal loop field, solar voltaic panels and ground source heat pumps for heating and cooling the homes. .

Special or Unusual Demands on Utilities

Other than the Persigo Sewer line discussed above, this project has no unusual demands on utilities.

This project will be instrumental in facilitating discussions about the potential of under-grounding the overhead utility lines that parallel H Road and 23 Road.

Effects on Public Facilities

The Mosaic Planned Development will have expected, but not unusual impacts on Public Facilities. Total residential units will be comparable to what is currently allowed within the Growth Plan.

Off-site improvements will be paid for and constructed via the City TCP fees.

Site Soils

NRCS soils information is provided with this submittal.

Impact on Geology and Geological Hazards

No known geological hazards exist on this property.

Hours of Operation

The applicant requests that the hours of operation within the Neighborhood Center will comply with that of the B-1 zone (default zone). These hours of operation are 5:00 am to 11:00pm. Hours of operation for specific uses located within the bounds of the Neighborhood Center can be extended at the time of Preliminary Development Plan approval for that specific site plan.

Number of Employees

Since the uses allowed within the B-1 zone are so broad, it is difficult to provide staff with even a range of potential employees. The applicant requests that the number of employees be determined / provided at the time of site plan submittal for each use.

Signage Plans

Signage is an important component within the Mosaic Planned Development. Business uses have signage needs for both freestanding and building wall signage. The applicant anticipates main entry signs at the H Road entry and at the two 23 Road entries. Minor directional signage will be included within the development. All freestanding signage within the development will have similar building materials. Signage fonts and colors may be adjusted per approval of the property owner, developer, and the City of Grand Junction.

E. Additional General Report Discussion Items

The following Code Sections are addressed as listed below:

- o Section 21.02.090 – Vacation of Plat (south half of site);
- o Section 21.02.100 – Vacation of public right-of-way or easement (south half of site);
- o Section 21.02.160 – Annexation (north half of site);
- o Section 21.02.140 – Zone of Annexation from County PUD to City Planned Development (PD) for annexed area;
- o Section 21.02.130 – Comprehensive Plan amendment (CPA) from Commercial / Industrial to Business Park for south half of site;

- o Section 21.02.140 – Rezone of south half of site from I-O to Planned Development (PD);
- o Section 21.02.150 – Outline Development Plan (ODP) for entire development area, with underlying zoning of B-1, R-8, and R-24.

21.02.090 Vacation of plat. (see Sheet 4 – Vacation Plat)

The south half of the property (approximately 30.5 acres) is annexed into the City as I-O; it is subdivided into 30 lots; it includes the Plaza Road ROW and Spark Circle ROW, and associated utility easements. Ute Water does have a water line within Plaza Road, and the Vacation Plat will maintain an easement for them. Grand Valley Drainage District has a drain line north of this annexed area, but at present there is no easement for it.

- (c) **Approval Criteria.** *The vacation of the plat shall conform to all of the following:*
- (1) *The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City;*
 - The vacation of the plat, in itself, does not change the Comprehensive Plan;
 - Neither of the platted roads appear on the GV Circulation Plan;
 - This vacation is not in conflict with any adopted plans nor policies of the City.
 - (2) *No parcel shall be landlocked as a result of the vacation;*
 - No parcel will be landlocked as a result of the vacation.
 - (3) *Access to any parcel shall not be restricted to the point that access is unreasonable, economically prohibitive, and/or reduces or devalues any property affected by the proposed vacation;*
 - No parcel will be restricted to the point that access is unreasonable, economically prohibitive, and/or reduces or devalues any property affected by the proposed vacation
 - (4) *There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services); and*
 - There are 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 will not be reduced;
 - (5) *The provision of adequate public facilities and services to any property as required in Chapter 21.06 GJMC shall not be inhibited by the proposed vacation.*
 - Adequate public facilities and services to other properties will not be inhibited by the proposed vacation;
 - The existing Ute Water line will remain in an easement.

21.02.100 Vacation of public right-of-way or easement. (see Sheet 4 – Vacation Plat)

The south half of the property (approximately 30.5 acres) is annexed into the City as I-O; it is subdivided into 30 lots; it includes the Plaza Road ROW and Spark Circle ROW, and associated utility easements. Ute Water does have a water line within Plaza Road, and the Vacation Plat will maintain an easement for them. Grand Valley Drainage District has a drain line north of this annexed area, but at present there is no easement for it.

- (c) **Approval Criteria.** *The vacation of the right-of-way or easement shall conform to the following:*
- (1) *The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City;*
 - The vacation of the plat, in itself, does not change the Comprehensive Plan;
 - Neither of the platted roads appear on the GV Circulation Plan;
 - This vacation is not in conflict with any adopted plans nor policies of the City.
 - (2) *No parcel shall be landlocked as a result of the vacation;*
 - No parcel will be landlocked as a result of the vacation.
 - (3) *Access to any parcel shall not be restricted to the point that access is unreasonable, economically prohibitive, and/or reduces or devalues any property affected by the proposed vacation;*

- No parcel will be restricted to the point that access is unreasonable, economically prohibitive, and/or reduces or devalues any property affected by the proposed vacation
- (4) *There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services);*
- There are 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 will not be reduced;
- (5) *The provision of adequate public facilities and services to any property as required in Chapter 21.06 GJMC shall not be inhibited by the proposed vacation; and*
- Adequate public facilities and services to other properties will not be inhibited by the proposed vacation;
 - The existing Ute Water line will remain in an easement.
- (6) *The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.*
- The existing ROW's and easements to be vacated do not meet current width standards and were created for lots that are also being vacated.

21.02.160 Annexation. (see Sheet 5 – Annexation Plan)

The north half of the property (approximately 40.5 acres) is within the Persigo 201 and will need to be annexed into the City of Grand Junction. We are submitting with this proposal a signed/executed annexation petition and believe that the property, since it is located contiguous to existing city limits, meets statutory requirements of contiguity, that the area is or can be urbanizing and we are 100% owners of the land. The annexation to the City of Grand Junction, Colorado is both necessary and desirable and the property is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 can be met.

We also understand that the zone of annexation shall comply with the Comprehensive Plan. The proposed zoning of PD with the proposed underlying zone districts R-8, R-24 and B-1 conform with the Comprehensive Plan.”

(c) **Approval Criteria.** *The application shall meet all applicable statutory and City administrative requirements. A complete copy of these requirements is available from the Public Works and Planning Department.*

- We are submitting with this proposal a signed/executed annexation petition and believe that the property, since it is located contiguous to existing city limits, meets statutory requirements of contiguity, that the area is or can be urbanizing and we are 100% owners of the land. The annexation to the City of Grand Junction, Colorado is both necessary and desirable and the property is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 can be met.
- We also understand that the zone of annexation shall comply with the Comprehensive Plan. The proposed zoning of PD with the proposed underlying zone districts R-8, R-24 and B-1 conform to the Comprehensive Plan.”

21.02.140 Code amendment and rezoning. (see Sheet 5 – Annexation Plan)

The north half of the property (approximately 40.5 acres) is currently in the County and zoned PUD, and will be annexed into the City with a PD Zone. This north half does not need an amendment to the Comprehensive Plan.

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

- (1) *Subsequent events have invalidated the original premises and findings; and/or*
- The adoption of the Persigo 201 boundary, the lack of plan with the County PUD Zone, the splitting of a contiguous property by City annexation and rezone are all events that invalidate the original premises and findings;

- (2) *The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or*
 - The character of the area has changed with the development of adjacent residential subdivisions, as well as the 2010 Comprehensive Plan calling for Neighborhood Center – Mixed Use, Residential Medium, and Residential Medium Low.
- (3) *Public and community facilities are adequate to serve the type and scope of land use proposed; and/or*
 - The Persigo Board has approved the extension of sewer to and though this property to serve a greater area, making this public facility available.
- (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*
 - Residential growth pressure is high throughout the community, particularly in this north area
- (5) *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*
 - As noted in (3) above, sewer will extend to current residential areas on septic, as well as vacant developable land.

21.02.130 Comprehensive Plan amendment (CPA). (see inset on Sheet 6 – Outline Development Plan)
 The south half of the site (the approximate 30.5 acres currently within the City, and though this submittal is vacating the existing plat and ROW's) is seeking a Comprehensive Plan amendment (CPA) from Commercial / Industrial to Business Park.

(c) Criteria for Plan Amendments.

- (1) *The City may amend the Comprehensive Plan, neighborhood plans, corridor plans and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and:*
 - (i) *Subsequent events have invalidated the original premises and findings; and/or*
 - The adoption of the Persigo 201 boundary, the lack of plan with the County PUD Zone, the splitting of a contiguous property by City annexation and rezone are all events that invalidate the original premises and findings;
 - (ii) *The character and/or conditions of the area has changed such that the amendment is consistent with the Plan; and/or*
 - The character of the area has changed with the development of adjacent residential subdivisions.
 - (iii) *Public and community facilities are adequate to serve the type and scope of land use proposed; and/or*
 - The Persigo Board has approved the extension of sewer to and though this property to serve a greater area, making this public facility available.
 - (iv) *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*
 - Residential growth pressure is high throughout the community, particularly in this north area, indicative of an inadequate supply.
 - (v) *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*
 - As noted in (3) above, sewer will extend to current residential areas on septic, as well as vacant developable land;
 - Support from neighbors to remove Industrial / Commercial designation (they do not want Industrial).

21.02.140 Code amendment and rezoning. (see inset on Sheet 6 – Outline Development Plan)
 The south half of the site (the approximate 30.5 acres currently within the City, and which is seeking the plat and ROW vacations) is seeking a rezone from I-O to Planned Development (PD) which would unify the zoning with the approximate 40.5 acres to the north; making the entire +/- 71 acre property a single PD zone.

- (a) **Approval Criteria.** *In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:*
 - (1) *Subsequent events have invalidated the original premises and findings; and/or*

- The adoption of the Persigo 201 boundary, the lack of plan with the County PUD Zone, the splitting of a contiguous property by City annexation and rezone are all events that invalidate the original premises and findings;
- (2) *The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or*
- The character of the area has changed with the development of adjacent residential subdivisions, as well as the 2010 Comprehensive Plan calling for Neighborhood Center – Mixed Use, Residential Medium, and Residential Medium Low.
- (3) *Public and community facilities are adequate to serve the type and scope of land use proposed; and/or*
- The Persigo Board has approved the extension of sewer to and though this property to serve a greater area, making this public facility available.
- (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*
- Residential growth pressure is high throughout the community, particularly in this north area
- (5) *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*
- As noted in (3) above, sewer will extend to current residential areas on septic, as well as vacant developable land.
 - Support from neighbors to remove Industrial / Commercial designation (they do not want Industrial).

21.02.150 Planned development (PD). (see Sheet 6 – Outline Development Plan)

The Planned Development (PD) / Outline Development Plan (ODP) is the culmination of the approval of the previous six processes: Section 21.02.090 – Vacation of Plat (south half of site); Section 21.02.100 – Vacation of public right-of-way or easement (south half of site); Section 21.02.160 – Annexation (north half of site); Section 21.02.140 – Zone of Annexation from County PUD to City Planned Development (PD) for annexed area; Section 21.02.130 – Comprehensive Plan amendment (CPA) from Commercial / Industrial to Business Park for south half of site; Section 21.02.140 – Rezone of south half of site from I-O to Planned Development (PD). With this approval the entire +/- 71 acres is incorporated, uniformly zoned as PD, and with an overall Outline Development Plan (ODP). The ODP has underlying zoning of B-1, R-8, and R-24, which correlates to the amended Comprehensive Plan.

With this document being the culmination of numerous approved processes, the Code Section in its entirety is included below, along with specific project responses.

(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;*
 - The Mosaic Planned Development is the catalyst for the Persigo sewer extension into this north area of Grand Junction;
 - The Mosaic Planned Development includes an EcoSmart Solutions™ component that provides technology, support and maintenance for geothermal, solar, Tesla battery incorporation into all homes and businesses.
- (2) *Reduced traffic demands;*
 - The Mosaic Planned Development includes on and off street pedestrian ways that interconnect the entire community to each other, to parks and open space, and to the Mixed Use center.
- (3) *More usable public and/or private open space;*
 - The Mosaic Planned Development has over 12½ acres of Open Space, with over 7½ acres being “usable”.
 - The developers have had preliminary discussions with City Staff on making the park areas open to the Public.

- (4) *Recreational amenities; and/or*
 - Within the “usable” open space noted above there is a proposed community amenity with pool, a pond, the ability for community gardens, and open play turf areas.
- (5) *Needed housing choices.*
 - The Mosaic Planned Development has a large diversity in housing choices with multiple Single Family, Attached Single Family, Zero Lot Line, and Townhome products both “for sale and for lease”. The PD / ODP allows for product flexibility to respond to market “needs”.

(b) Outline Development Plan (ODP). (see Sheet 6 – Outline Development Plan)

(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;*
 - Approval of demonstrated conformance has been requested as part of this submittal;
 - (ii) *The rezoning criteria provided in GJMC 21.02.140;*
 - Approval of demonstrated conformance has been requested as part of this submittal;
 - (iii) *The planned development requirements of Chapter 21.05 GJMC;*
 - Approval of demonstrated conformance with Chapter 21.05 has been addressed above, or within the ODP drawing, and is requested as part of this submittal;
 - (iv) *The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;*
 - This is not applicable to this submittal;
 - (v) *Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;*
 - The Persigo sewer extension is schedule for winter 2017 / spring 2018 and precedes any approval dates for Final Development Plans.
 - (vi) *Adequate circulation and access shall be provided to serve all development pods/areas to be developed;*
 - Approval of demonstrated conformance has been requested as part of this submittal;
 - (vii) *Appropriate screening and buffering of adjacent property and uses shall be provided;*
 - Much of this is appropriately addressed at time of Final Development Plans, however, the ODP does show the largest Mosaic residential lots along the west boundary next to Bookcliff Ranches subdivision;
 - (viii) *An appropriate range of density for the entire property or for each development pod/area to be developed;*
 - Approval of demonstrated conformance has been requested as part of this submittal;
 - (ix) *An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;*
 - Approval of demonstrated conformance has been requested as part of this submittal, and is specifically addressed on the ODP drawing;
 - (x) *An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and*
 - Approval of demonstrated conformance has been requested as part of this submittal, and is specifically addressed on the ODP drawing and related exhibits;
- (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.*
- (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 preapplication conference.*
- (ii) Density/Intensity. Density/intensity may be transferred between development pods/areas to be developed unless explicitly prohibited by the ODP approval.*
- (iii) Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval.*
- (iv) Required Subsequent Approvals. Following approval of an ODP, a subsequent final*

F. Development Schedule and Phasing (see Sheet 7 – Phasing Plan)

Mosaic intends on breaking ground for Phase 1 (approximately 60 to 70 units) in spring of 2018. It is anticipated that each following Phase will be between 50 and 70 units, and will be spread over multiple phases over multiple years. The developers would hope to submit a new phase each year, however this may be optimistic. Understanding that the City permits a 10 year Phasing Plan, we will seek the allowed two years between earlier Phases (acknowledging potential extensions), along with some one year phasing for an estimated eight phases.

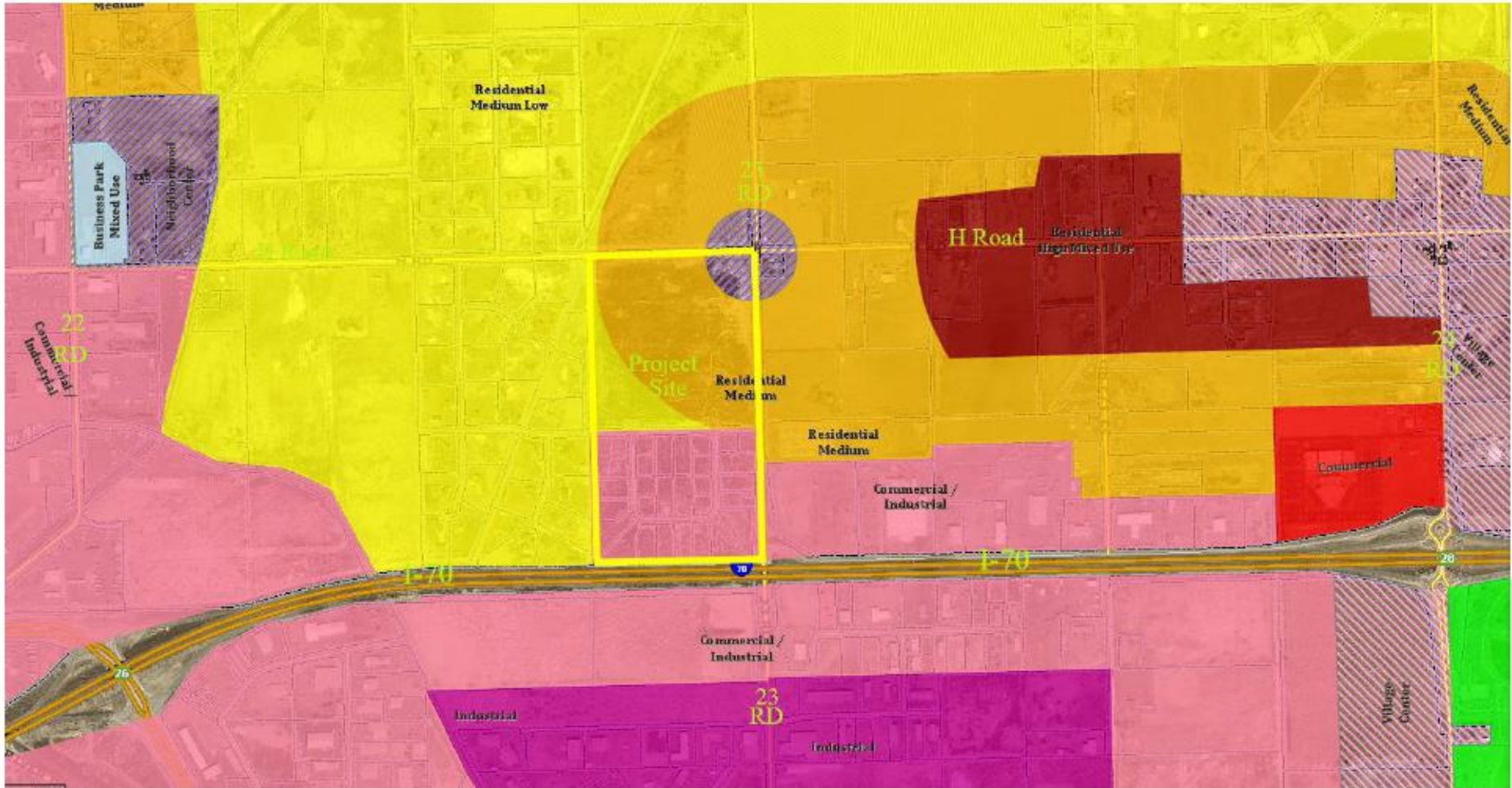
Formation of a Metro District (2)

It is anticipated that the Mosaic program will experience significant development expenses both on site and off site. To help alleviate the burden of these costs the developer will be asking the city to allow a Metro District to be formed along with other possible reimbursement mechanisms to help defray these costs and to provide the best possible community in the most efficient manner possible.

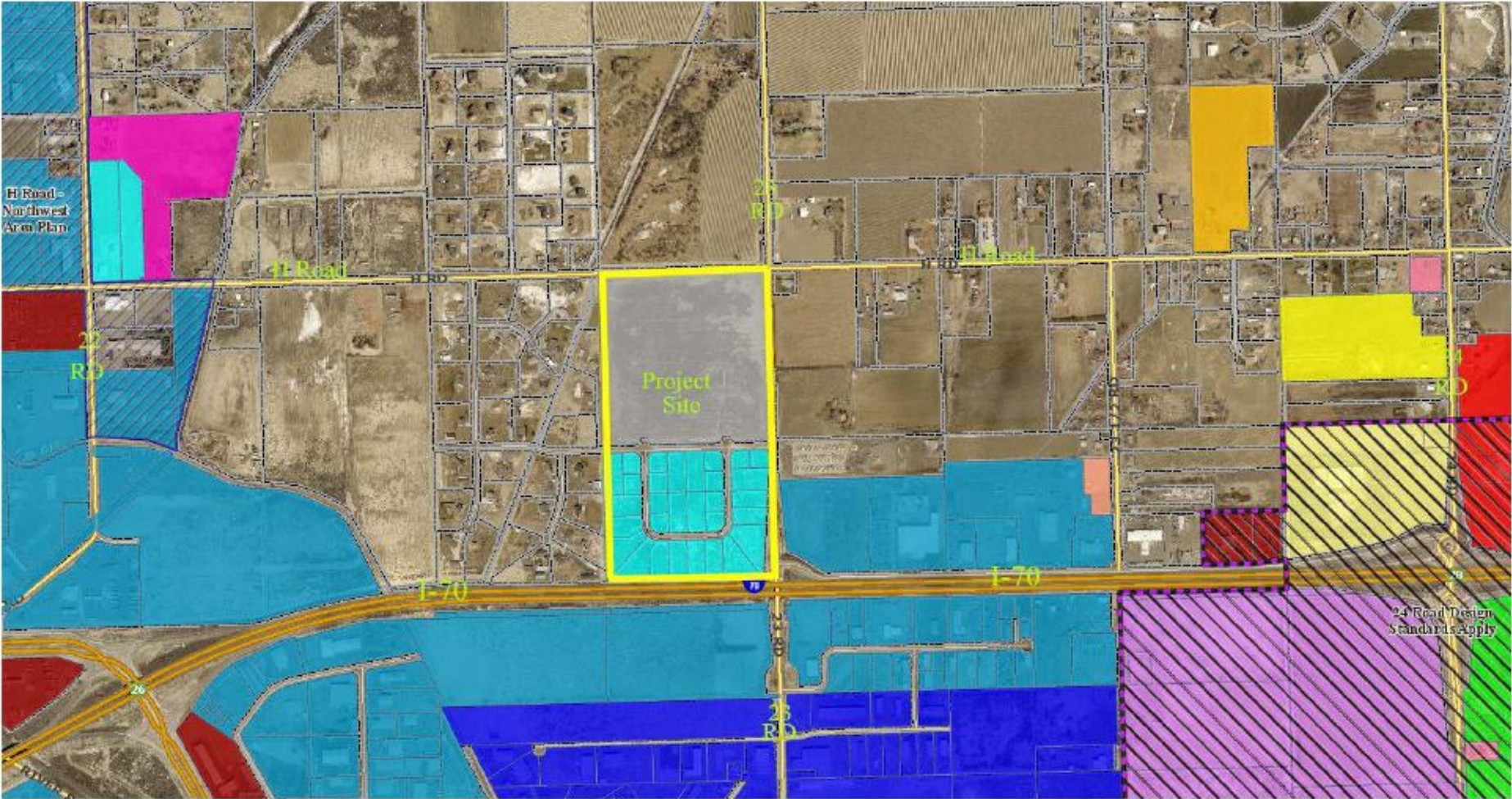
Vicinity Map



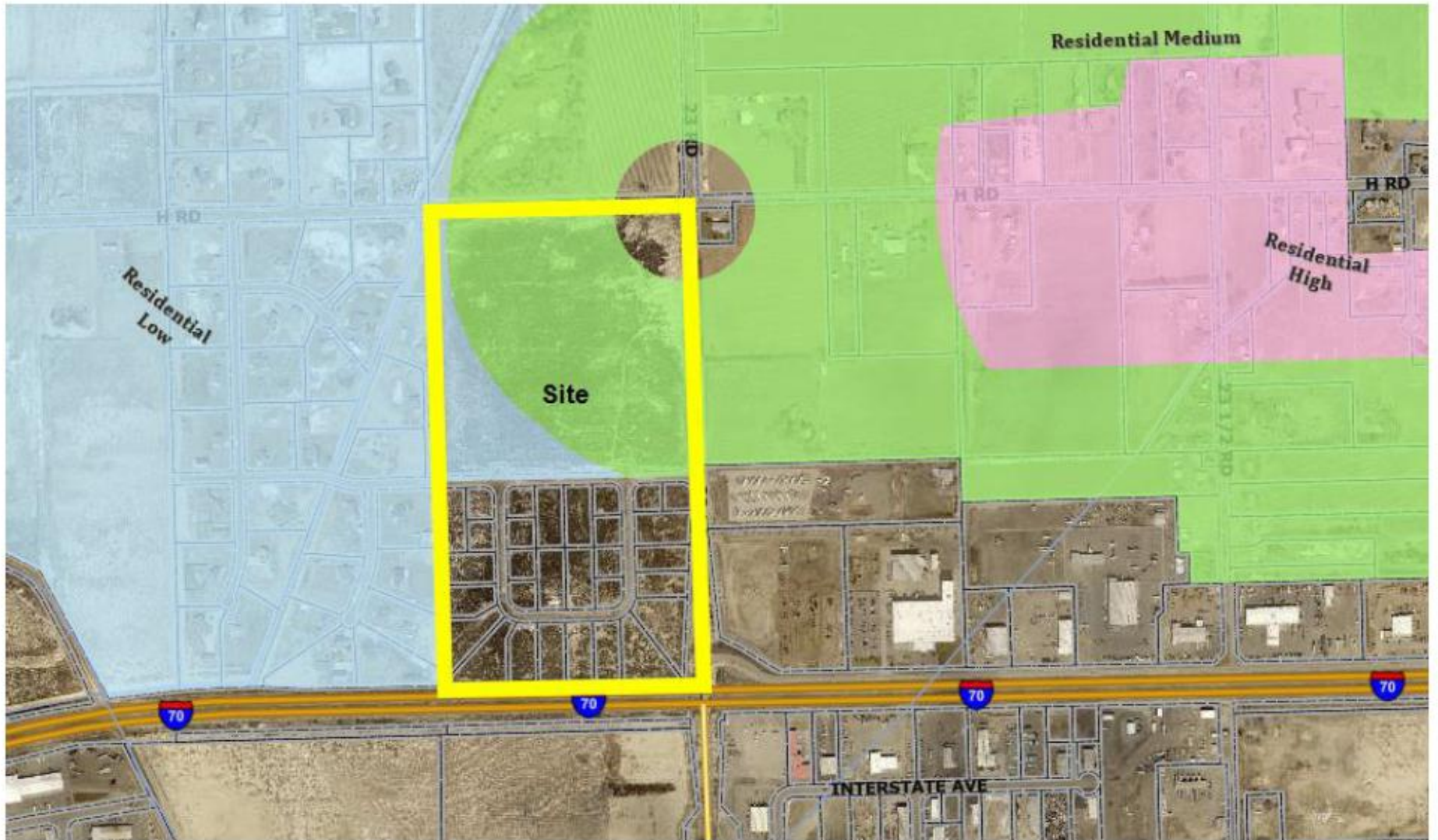
Future Land Use Map



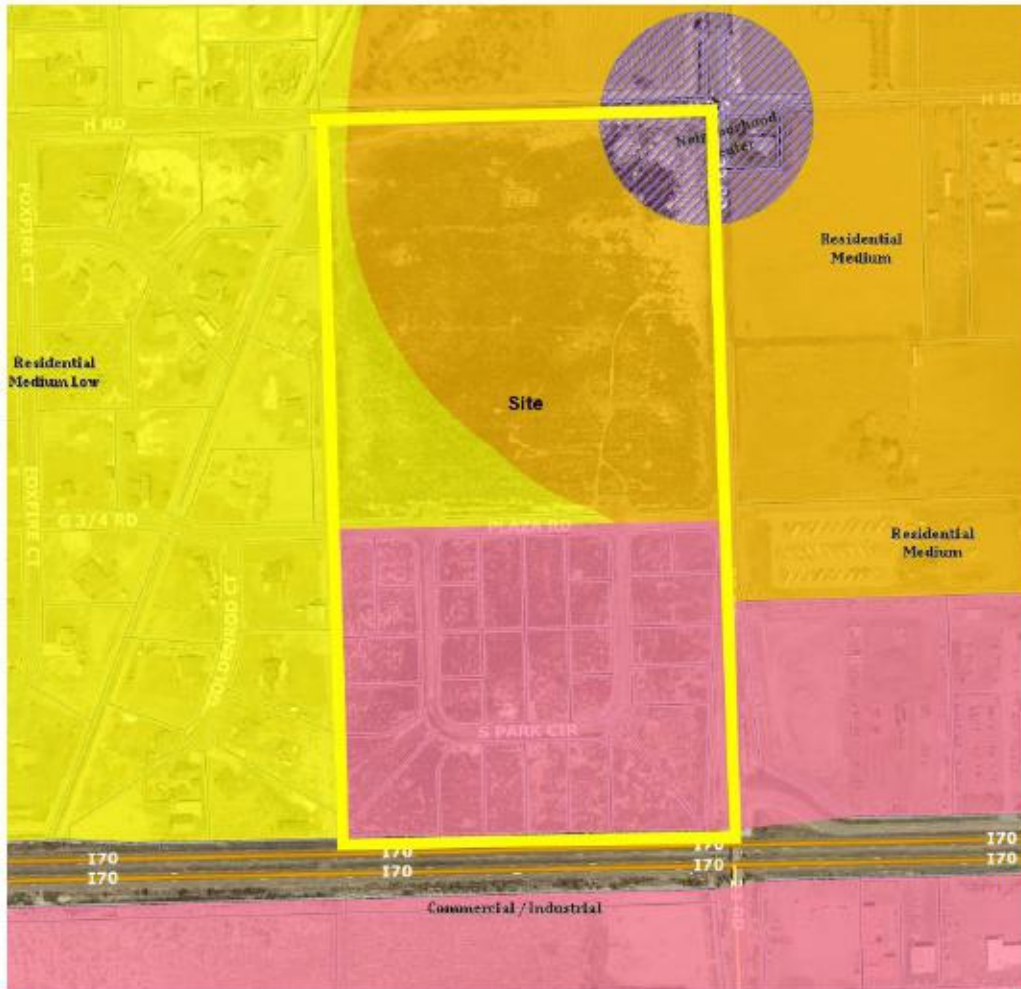
Zoning Map – City Only



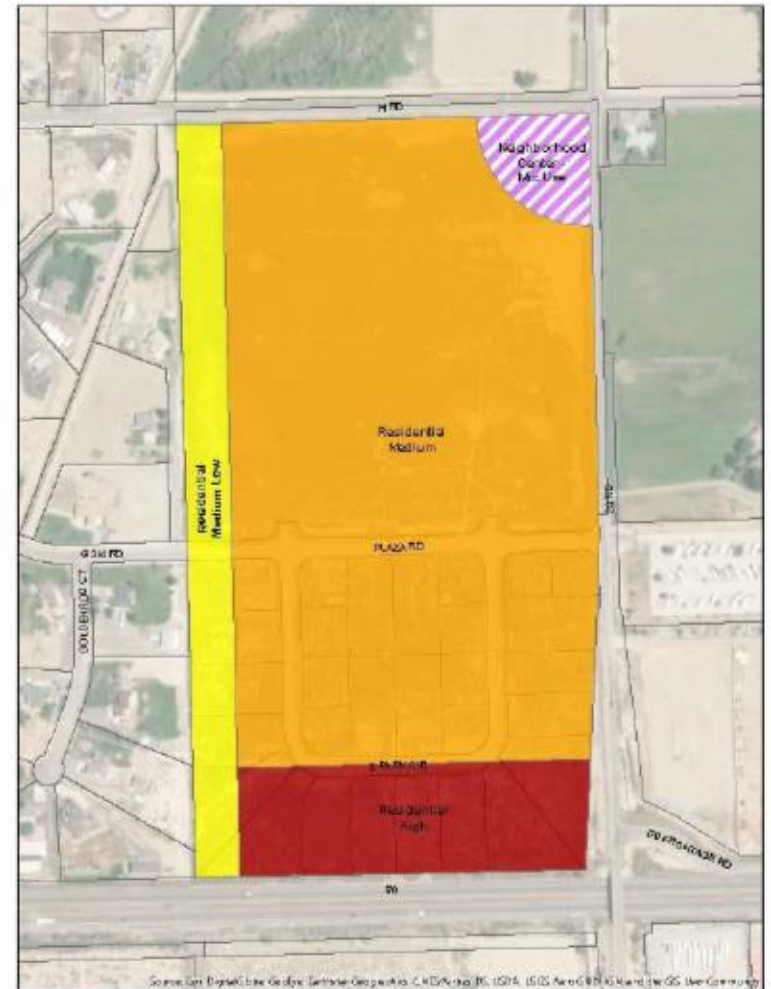
Blended Map



FLU Comparison Maps

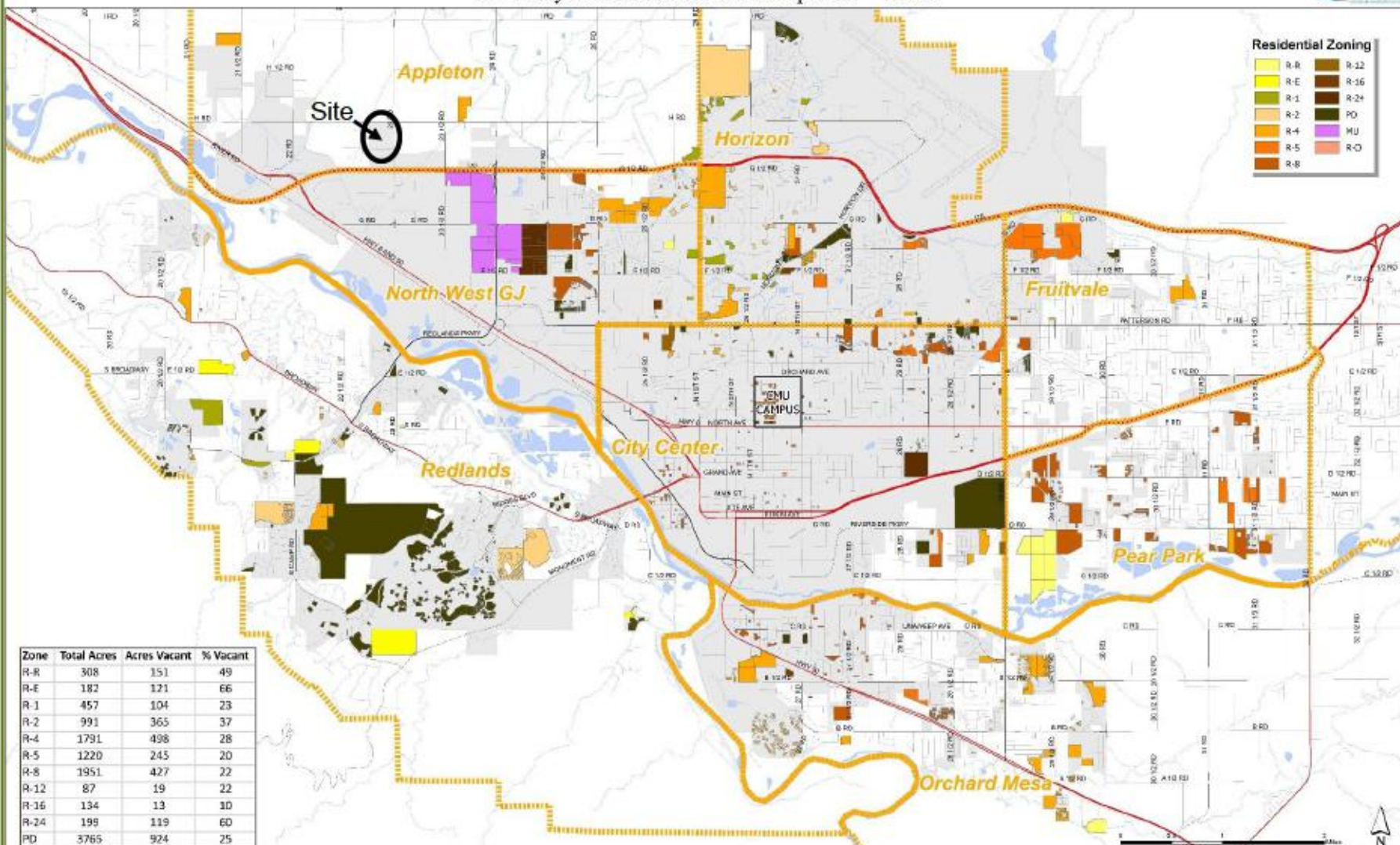


Existing Future Land Use Map of Site



Proposed Future Land Use Map of Site

Inventory of Residential Zoned Properties - Vacant



Zone	Total Acres	Acres Vacant	% Vacant
R-R	308	151	49
R-E	182	121	66
R-1	457	104	23
R-2	991	365	37
R-4	1791	498	28
R-5	1220	245	20
R-8	1951	427	22
R-12	87	19	22
R-16	134	13	10
R-24	199	119	60
PD	5765	924	25
MU	299	221	74
R-O	120	5	5

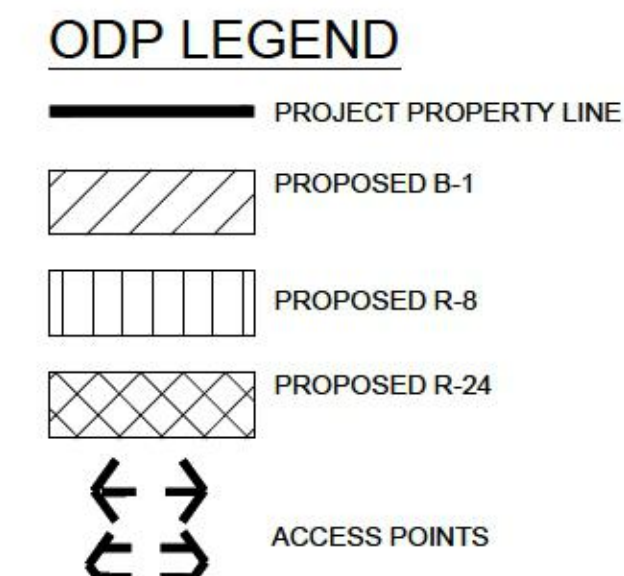
Planning Areas City Limits

PREPARED BY: GRAND JUNCTION PLANNING DEPARTMENT
DATE: 10/20/2011
SCALE: 1" = 1/2 MILE
SOURCE: GIS DATA PROVIDED BY GRAND JUNCTION CITY ENGINEERING DEPARTMENT

DRAWN BY MR
 CHECKED TC
 JOB NO. 1617
 DATE 10-18-2017
 REVISIONS
 7-6-2018 - Response to Review Comments Rnd 1
 7-23-2018 - Response to Review Comments Rnd 2
 8-29-18

MOSAIC PLANNED DEVELOPMENT
 GRAND JUNCTION, COLORADO

CLAVONNE, ROBERTS & ASSOCIATES, INC.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 222 N. 7TH STREET
 GRAND JUNCTION, CO 81501
 970.241.0745 F
 970.241.0745 F
 www.clavonne.com



LEGAL DESCRIPTION

A tract of land located in part of the E 1/4 of the NE 1/4 of Section 31, Township 1 North, Range 1 West of the 1st Meridian, in Mesa County, Colorado being more particularly described as follows:

BEGINNING at the Northeast corner of the NE 1/4 of said Section 31, whence the Northwest corner of the NE 1/4, said Section 31 bears thence South 89°59'05" West, a distance of 1317.73 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 07°03'41" West, a distance of 1204.50 feet, along the East line of said NE 1/4, NE 1/4, Section 31; thence along the North right-of-way line of Plaza Road the following eleven (11) courses: (1) North 89°56'10" West, a distance of 33.00 feet; (2) thence with a non-tangent curve turning to the right having a delta angle of 89°59'09", a radius of 50.00 feet, an arc length of 78.53 feet, and a chord length of 70.70, with a chord bearing of South 40°03'27" West; (3) thence North 89°59'59" West, a distance of 106.55 feet; (4) thence with a curve turning to the right having a delta angle of 90°00'54", a radius of 50.00 feet, an arc length of 78.55 feet, and a chord length of 70.72 feet, with a chord bearing of North 44°50'24" West; (5) thence North 89°59'54" West, a distance of 60.00 feet; (6) thence with a non-tangent curve turning to the right having a delta angle of 89°58'58", a radius of 50.00 feet, an arc length of 78.52 feet, and a chord length of 70.70 feet, with a chord bearing of South 40°03'38" West; (7) thence North 89°59'59" West, a distance of 479.12 feet; (8) thence with a curve turning to the right having a delta angle of 90°00'54", a radius of 50.00 feet, an arc length of 78.55 feet, and a chord length of 70.72 feet, with a chord bearing of North 44°50'24" West; (9) thence North 89°59'54" West, a distance of 60.00 feet; (10) thence with a non-tangent curve turning to the right having a delta angle of 89°58'58", a radius of 50.00 feet, an arc length of 78.52 feet, and a chord length of 70.70 feet, with a chord bearing of South 40°03'38" West; (11) thence North 89°59'59" West, a distance of 239.55 feet, to a point on the West line of the SE 1/4, NE 1/4, said Section 31; thence North 00°00'00" East, a distance of 21.04 feet, along the West line of said SE 1/4, NE 1/4, Section 31 to the calculated position of the Southeast corner of the NE 1/4, NE 1/4, said Section 31; thence North 00°05'10" East, a distance of 1342.91 feet, along the West line of said NE 1/4, NE 1/4, Section 31; thence North 89°59'09" East, a distance of 1317.73 feet to the POINT OF BEGINNING.

Said parcel containing an area of 71.05 Acres, as herein described.

PHASING SCHEDULE

SEE PHASING PLAN FOR APPROXIMATE BOUNDARIES OF EACH PHASE.

PHASE #	DATE OF COMPLETION
PHASE 1	2018
PHASE 2	2021
PHASE 3	2023
PHASE 4	2025
PHASE 5	2026
PHASE 6	2027
PHASE 7	2028
PHASE 8	2028

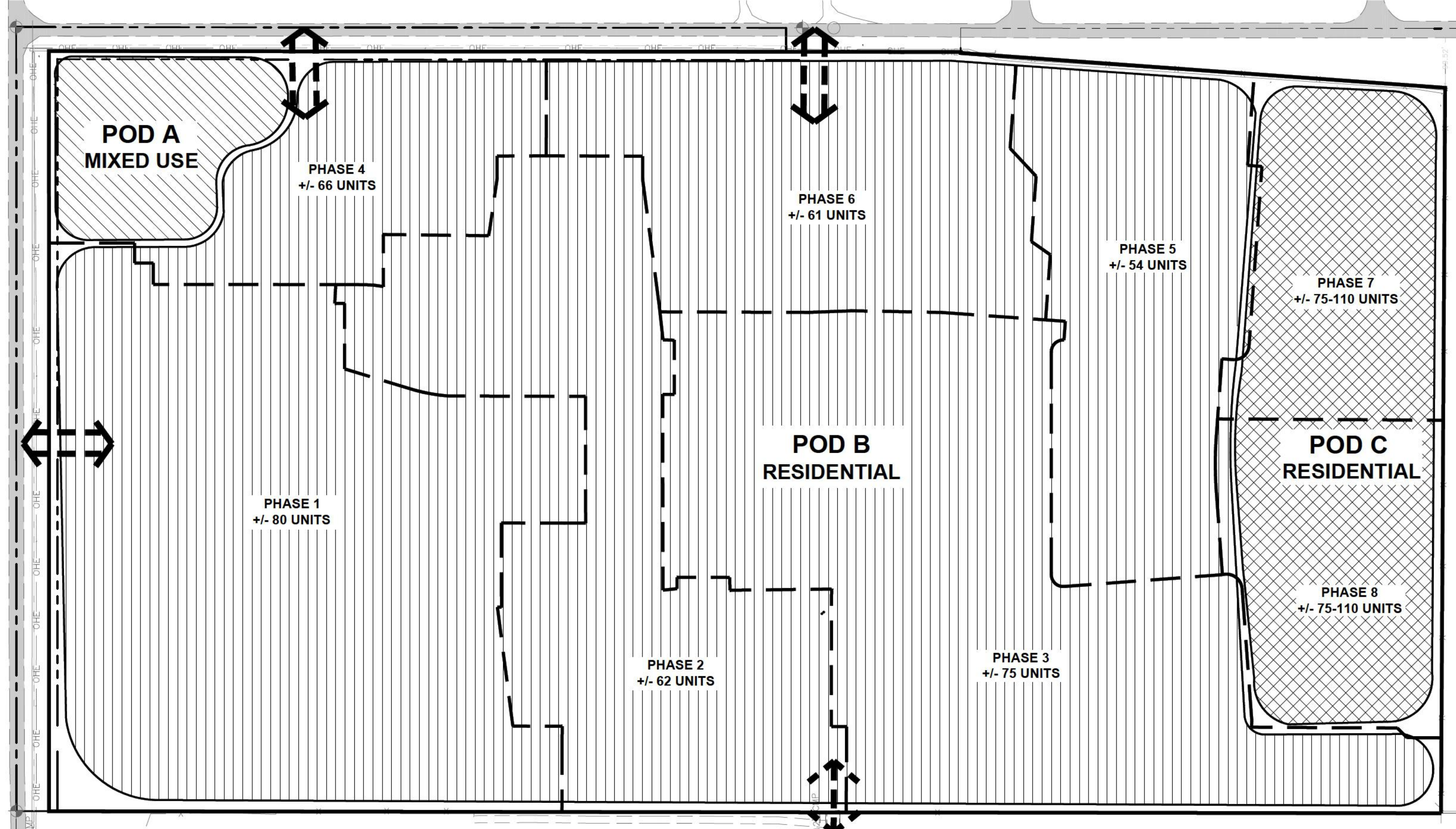


TABLE 1 PROPOSED ZONE DIMENSIONAL STANDARDS

POD	DEFAULT ZONING DISTRICT	MIN LOT AREA (SQ. FT.)	MIN LOT WIDTH (FT.)	MIN STREET FRONTAGE	MINIMUM SETBACKS (1), (2), (3), (4)			MAX. LOT COVERAGE	MAX. HEIGHT
					FRONT	SIDE	REAR		
POD A	B-1	2,000	20	N/A*	0 / 25	0 / 0	15 / 15	N/A	40
POD B	R-8 SINGLE FAMILY	3,000	35	20	20 / 25	5 / 3	10 / 5	90%	40
	R-5 TWO-FAMILY	4,500	50	20	20 / 25	5 / 3	10 / 5	90%	40
	R-8 MULTI-FAMILY	1,800	20	20	15	5 / 3	10	90%	40
POD C	R-5	4,000	40	20	20 / 25	5 / 3	25 / 5	60%	40
	R-24	N/A	20	20*	20 / 25	5 / 3	10 / 5	90%	72

- PRINCIPAL / ACCESSORY BUILDING
- MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.
- MINIMUM REAR LOADED FOR GARAGE DOORS SHALL BE 20 FEET.
- SIDE SETBACK ABUTTING RESIDENTIAL IN B-1 SHALL BE 10 / 5.

TABLE 2 DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD A)

- ALLOWED ACCESSORY USES (BEYOND B-1 DEFAULT STANDARDS)
 - GEO THERMAL FACILITIES (UNDERGROUND)
 - SOLAR PANELS (AS APPROVED BY ARCHITECTURAL COMMITTEE)
 - TESLA POWER WALL BATTERY STORAGE

- USES NOT ALLOWED
 - CEMETERY
 - GOLF COURSE
 - GOLF DRIVING RANGES
 - FUNERAL HOME / MORTUARY
 - BOARDING SCHOOLS
 - ELEMENTARY SCHOOLS
 - SECONDARY SCHOOLS
 - PARKING COMMERCIAL

- BULK STANDARD DEVIATIONS - DENSITY
 - NO MINIMUM DENSITY REQUIRED.
- PERFORMANCE STANDARD DEVIATIONS -
 - (F) HOURS OF BUSINESS. NO USE IN THIS DISTRICT SHALL OPEN OR ACCEPT DELIVERIES EARLIER THAN 5:00 A.M. NOR CLOSE LATER THAN 11:00 P.M. UNLESS A CUP IS APPROVED. "CLOSED" INCLUDES NO CUSTOMERS ON SITE AND NO DELIVERIES.
 - (G) SERVICE ENTRANCES. BUSINESS SERVICE ENTRANCES, SERVICE YARDS AND LOADING AREAS SHALL BE LOCATED IN THE REAR OR SIDE YARD OR ARCHITECTURALLY AND AESTHETICALLY BLENDED IN WITH THE FRONT.

TABLE 3 DEVIATIONS FROM R-8 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD B)

- ALLOWED ACCESSORY USES (BEYOND R-8 DEFAULT STANDARDS)
 - GEO THERMAL FACILITIES (UNDERGROUND)
 - SOLAR PANELS (AS APPROVED BY ARCHITECTURAL COMMITTEE)
 - TESLA POWER WALL BATTERY STORAGE
- USES NOT ALLOWED
 - CEMETERY
 - GOLF COURSE

TABLE 4 DEVIATIONS FROM R-24 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD C)

- ALLOWED ACCESSORY USES (BEYOND R-24 DEFAULT STANDARDS)
 - GEO THERMAL FACILITIES (UNDERGROUND)
 - SOLAR PANELS (AS APPROVED BY ARCHITECTURAL COMMITTEE)
 - TESLA POWER WALL BATTERY STORAGE
- USES NOT ALLOWED
 - CEMETERY
 - GOLF COURSE

TABLE 5 SITE DESIGN STANDARDS

- THE DESIGN REVIEW COMMITTEE MUST APPROVE ALL ARCHITECTURE PRIOR TO SUBMITTAL OF TO THE CITY OF GRAND JUNCTION.
- ALL ROOF TOP AND GROUND MOUNTED MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PARKING LOTS AND ADJACENT PUBLIC STREETS WITHIN PODS A, B, & C.
- ALL UTILITY METERS AND ABOVE GROUND MECHANICAL EQUIPMENT SHALL BE PAINTED THE SAME COLOR AS THE BUILDING OR SCREENED FROM VIEW IN PODS A, B, & C.
- ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW. IN POD B & C, LATTICE OR PLANT MATERIAL IS A SUFFICIENT SCREEN.
- ALL LOADING AREAS AND/OR LOADING DOCKS SHALL BE SCREENED FROM VIEW WITH WALLS TO MATCH THE COLOR AND MATERIAL OF THE BUILDING THEY SERVE.

POD DENSITY / INTENSITY RANGES

POD A	MAXIMUM BUILDING SQUARE FOOTAGE OF 25,000 S.F. 0-34 RESIDENTIAL UNITS
POD B	350-420 RESIDENTIAL UNITS
POD C	128-192 RESIDENTIAL UNITS

OVERALL DENSITY

500 DU/AC MINIMUM
625 DU/AC MAXIMUM

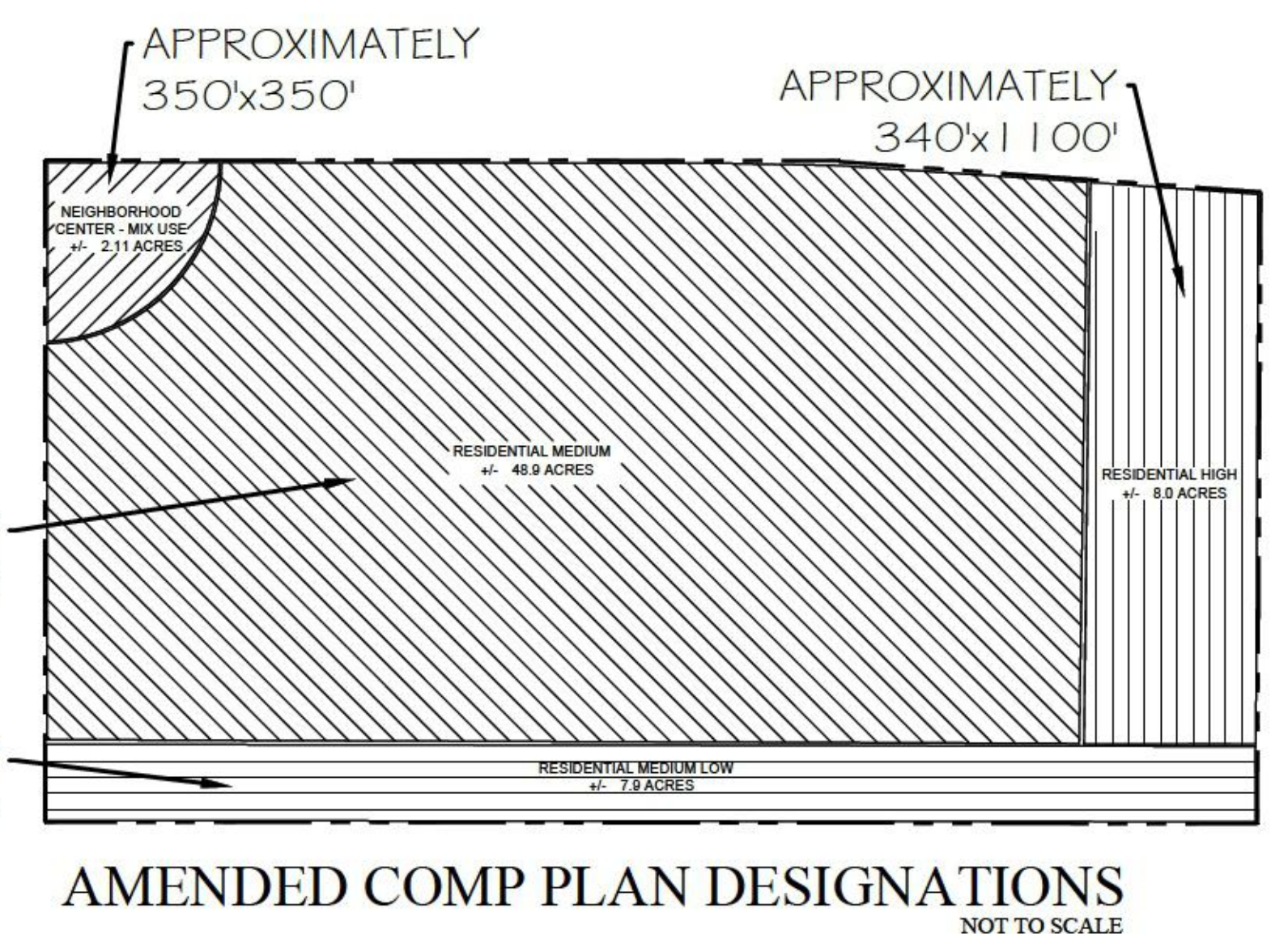
OPEN SPACE

The PD will have 13.65 acres of Open Space within the Pods A, B, and C. This open space includes the development of irrigated and turf central park areas, greenbelt linkages and roadway landscapes, and extensive on-street and off-street parking and pedestrian walkways, allowing residents to park their vehicles and walk throughout the development.

ROAD STANDARDS INCLUDE: ROADS INTERNAL TO THE DEVELOPMENT

- 60' ROAD SECTIONS AT ENTRANCES.
- 44' STANDARD ROAD SECTIONS.
- 31.5' APPROVED ALTERNATIVE ROAD SECTIONS
- 20' ALLEYS.

LAND USE	AREA	% OF SITE
TOTAL AREA	± 68.2 ACRES GROSS	100 %
MIXED USE	± 2.5 ACRES	
TOTAL MIXED USE AREA	± 2.5 ACRES	04%
RESIDENTIAL	± 58 ACRES	
POD B	± 7.7 ACRES	
POD C	± 7.7 ACRES	
TOTAL RESIDENTIAL AREA	± 65.7 ACRES	78%
RIGHT OF WAYS	INCLUDED WITH PODS	INCLUDED WITH PODS
OPEN SPACE	± 13.65 ACRES	20%

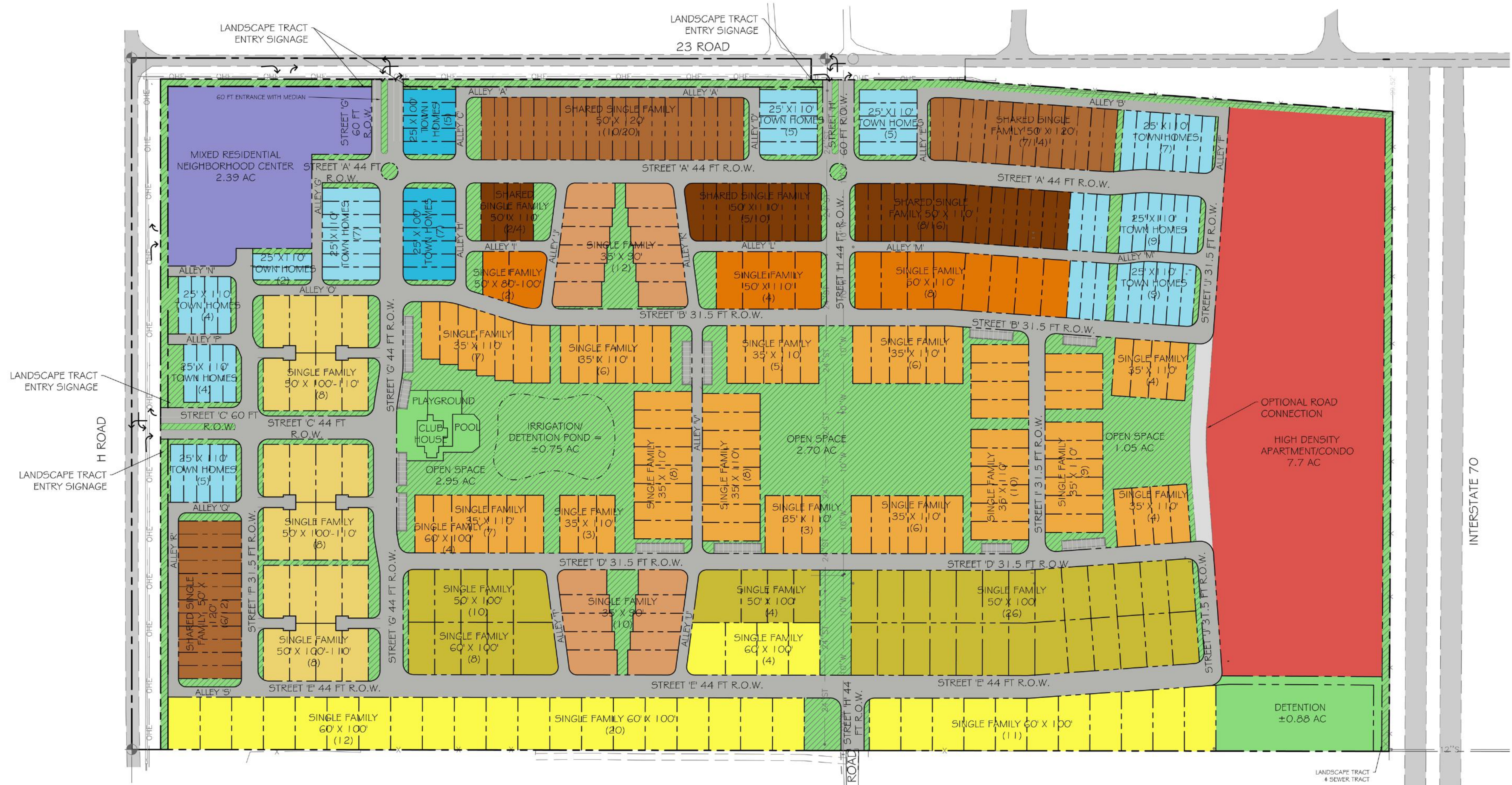


AMENDED COMP PLAN DESIGNATIONS
 NOT TO SCALE

MOSAIC ENTITLEMENTS

OUTLINE DEVELOPMENT PLAN

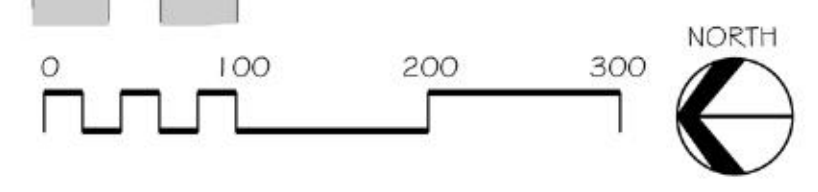
SHEET NO.



LAND USE CHART	ACRES
PROPERTY (LESS 23 + H ROAD R.O.W.)	68.2
INTERNAL R.O.W.	12.56
HIGH DENSITY APARTMENTS	7.7
MIXED RESIDENTIAL/NEIGHBORHOOD CENTER	2.39
TOWNHOMES	4.29
SFA (SHARED SF/DUPLEX)	5.10
SFD (SF DETACHED)	23.9
OPEN SPACE	12.26

LOT TYPE/SIZE	UNITS	ACCESS
HIGH DENSITY APARTMENT @ 24 DU/AC	185	
MIXED RESIDENTIAL NEIGHBORHOOD CENTER @ 12 DU/AC	29	
TOWNHOME - 25' X 100'	12	REAR
TOWNHOME - 25' X 110'	57	REAR
SHARED SINGLE FAMILY 50' X 110' @ 2 UNITS/LOT	30	REAR
SHARED SINGLE FAMILY 50' X 120' @ 2 UNITS/LOT	46	REAR
SINGLE FAMILY 35' X 90'	22	REAR
SINGLE FAMILY 35' X 110'	86	REAR
SINGLE FAMILY 50' X 100'	42	FRONT
SINGLE FAMILY 50' X 110'	12	REAR
SINGLE FAMILY 60' X 100'	35	FRONT
SINGLE FAMILY 50' X 100' TO 110'	24	COURTYARD

TOTAL ON ILLUSTRATIVE DENSITY RANGE IN ODP 580 500-625



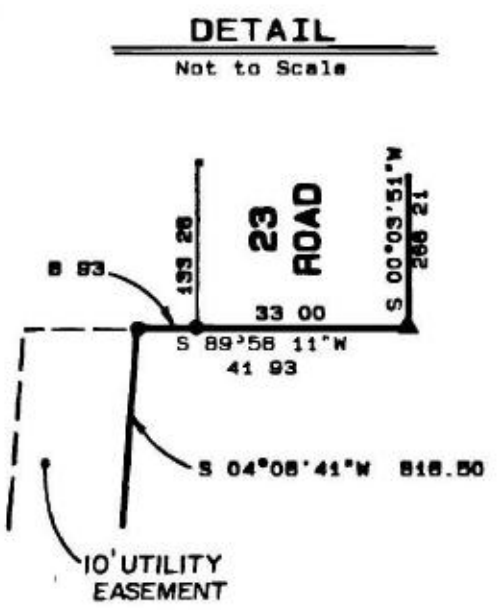
A · C · G
AUSTIN CIVIL GROUP, INC.
 Land Planning • Civil Engineering • Development Services
 123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501
 (970) 242-7540

CIAVONNE, ROBERTS & ASSOCIATES, INC.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
 970-241-0745 (P) 970-241-0765 (FX)

MOSAIC PLANNED DEVELOPMENT ILLUSTRATIVE

Rights-of-Way Vacation and Easement Abandonment Exhibit

A Replat Of Twenty Three Park Plaza Filing No. One



MINIMUM SETBACK REQUIREMENTS

FRONT	10 FEET
** REAR	10 FEET *
** SIDE	10 FEET *
CORNER LOT STREET SIDE	10 FEET

* OR EASEMENT WIDTH
** IF MORE THAN ONE LOT IS DEVELOPED WITH A SINGLE SITE PLAN THE INTERNAL SIDE AND/OR REAR SETBACK REQUIREMENTS ARE WAIVED.

LINE TABLE

LINE	BEARING	DISTANCE
1	S 00°05'00"E	80.00
2	N 00°05'00"E	80.00
3	S 89°58'11"W	33.00
4	S 89°58'11"W	8.83
5	N 00°05'31"E	30.00
6	N 00°05'31"E	30.00
7	N 27°50'59"E	101.12

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	90°00'00"	105.00	164.93	105.00	148.48	S 44°55'00"E
2	90°00'00"	105.00	164.93	105.00	148.48	N 45°05'00"E
3	90°00'00"	50.00	78.54	50.00	70.71	N 44°58'09"W
4	89°58'51"	50.00	78.52	48.88	70.70	S 45°04'28"W
5	10°47'04"	135.00	25.41	12.74	25.37	S 05°28'32"W
6	28°42'32"	135.00	70.00	35.81	69.22	S 25°43'20"W
7	25°15'40"	135.00	69.52	30.25	59.04	S 53°12'28"W
8	24°14'44"	135.00	67.13	28.00	56.70	S 77°57'38"W
9	18°26'40"	135.00	38.86	19.57	38.73	N 81°40'10"W
10	27°13'24"	135.00	64.14	32.89	63.54	N 59°48'38"W
11	28°42'32"	135.00	70.00	35.81	69.22	N 31°20'40"W
12	18°34'24"	135.00	39.05	19.68	38.81	N 08°12'12"W
13	90°01'08"	50.00	78.56	50.02	70.72	N 44°55'35"W
14	90°01'08"	50.00	78.56	50.02	70.72	N 44°55'35"W
15	89°58'51"	50.00	78.52	48.88	70.70	S 45°04'28"W
16	90°00'00"	75.00	117.81	75.00	108.07	S 44°55'00"E
17	90°00'00"	75.00	117.81	75.00	108.07	N 45°05'00"E

AREA QUANTITIES

LOTS	26.030 ACRES	OR 84.38%
PUBLIC R.O.W.	4.820 ACRES	OR 15.62%
TOTAL	30.850 ACRES	OR 100.00%

TOTAL NUMBER OF LOTS = 30



- LEGEND**
- ⊕ MESA COUNTY BRASS CAP
 - ⊙ HIGHWAY R.O.W. MONUMENT
 - ⊕ #5 REBAR AND MONUMENT CAP SET IN CONCRETE
 - ⊕ #5 REBAR AND MONUMENT CAP SET
 - ⊕ PK NAIL SET

A Replat Of
Twenty Three Park Plaza
Filing No. One



NOTICE According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. No event may any action based upon a defect in this survey be commenced more than ten years from the date of certification shown hereon.

jmm 251

David Thornton

From: David Thornton
Sent: Tuesday, July 10, 2018 2:49 PM
To: 'Gladys Kelher'; Trenton Prall
Cc: Jamie Beard
Subject: RE: 23 Rd Development

Ms. Kelher,

Thank you for your interest and inquiry. I wish I had more news about the sewer other than to say that things are still in process. Jamie Beard, Assistant City Attorney is working on the easements (I have copied her on this email) and she may be able to provide updated information as we continued forward through this process.

Regarding the Mosaic Development, the applicant continues to move through the development review process and zoning and development considerations are anticipated to go to public hearing soon, possibly in late August with the Planning Commission. When scheduled, public notice of the hearing will be sent by mail to property owners within 500 feet of the development.

Thanks again and thanks for asking,

Dave

From: Gladys Kelher [mailto:mkelher@bresnan.net]
Sent: Tuesday, July 10, 2018 11:32 AM
To: David Thornton <davidt@gjcity.org>; Trenton Prall <trentonp@gjcity.org>
Subject: 23 Rd Development

Hi David:

As you recall, I'm one of the homeowners in the Bookcliff Ranches Subdivision that worked with the city with the easement necessary to extend the sewer from the proposed development at H and 23 Road to the Plant.

It seemed that all was in order except for one of our homeowners, the Perry's. I was wondering if, in fact, that issue has been taken care of? And then what are the latest in the plans for moving forward with the development? I would appreciate an update.

Thanks
Gladys Kelher
760 Foxfire Ct
241-6770

Sent from [Mail](#) for Windows 10

David Thornton

From: Douglas Gilliland <douglasg33@aol.com>
Sent: Wednesday, December 13, 2017 6:52 AM
To: David Thornton; 'Ted'; 'Mark Austin'
Cc: Rick Dorris; Trenton Prall; Tamra Allen; Douglas Gilliland
Subject: RE: Mosaic Planned Development comments

David

Thanks to you and Ted for your comments and input. Ted and I will put together a response to the Kelhers. Their concerns are normal and under some circumstances very reasonable.

As you know we have met several times with neighbors (and in particular with residents of Book Cliff). The message from us as land owners has always been consistent. They may have attended one of those meetings, and we welcome more conversations with them. The land is currently zoned industrial, not residential or agricultural. The residents have steadfastly provided feedback that given the choice between us developing warehouses with heavy truck traffic at their doorstep, they would prefer a residential use.

With that in mind, we have analyzed what kind of residential community we would need to create that would make it reasonable for us to abandon the industrial use. We have also taken a hard look at residential trends in the region. We have noted that this type of well-maintained higher density community that provides reasonably priced homes (200's to 400's) should be well received by home buyers. In response to the families in Book Cliff, we have placed the larger 60' lots along the property that adjoins them. We have removed the multi-family that at one time adjoined them and replaced it with a storage use. As you know, I-70 is our south property line and we don't think putting low density residential adjacent to it is a good idea. In addition, we have abandoned the roads system that would have increased truck and auto traffic into their neighborhood.

Our plan is to create a wonderful community that we have named Mosaic. It is a unique planned community that will provide quality homes and a very nice open space (11 ac). This area will include walkways, organic gardens and a community pool/ gathering center. There will be very nicely landscaped entryways that are maintained by a home owners association. Very importantly, we want to make Mosaic the first planned community that is "zero-energy capable" in Grand Junction (actually in all of Colorado). We think lots of quality families young and old will really enjoy the life style we are planning. Our similar community in Austin Texas was just recognized as the nations' Community of the Year' by Green Home Builder Magazine. (Go to this link to see the article;

<http://penpubinc.com/magazine/online/2017/GHB/NovDec/>

). I think there may be similar recognition for Mosaic and Grand Junction when we get the program going).

As you know, most of the land uses along I-70 are commercial or industrial. It is unfortunate that the early owners of the land at Book Cliff decided to change the initial industrial zoning to large lot residential. It is out of place in our opinion. It shouldn't be a surprise to them that this type of land use should take place adjacent to them. In fact, if they looked at the Grand Junction future land use plan, they would see that this use is very compatible with the vision of the city planners.

As I said, we will provide a response to them, but to her request that we compromise our use, we can't agree. If we were forced to take that course, we would keep the zoning we have and pursue a completely different plan that is far less compatible with their land use. The value of their properties would be dramatically impacted. In addition, if that happened, all of the work we have done with the city to bring sewer service to the northside would probably not take

place for years to come. In reality, they will greatly benefit from having the sewer extension. Their quality of life will improve and the new sewer system will add value to their properties.

I am always available for discussion and look forward to seeing you and your team on the 20th.

Best Regards,

DOUGLAS GILLILAND
PRESIDENT
TAURUS OF TEXAS HOLDINGS GP, LLC



CELEBRATING
TAURUS 40 YEARS
RELIABILITY TRUST RESULTS

Taurus Investment Holdings, LLC

9509 Lighthearted Drive
Whisper Valley, Texas 78653
Cell: 817-999-4828
Email: dgilliland@tiholdings.com
www.tiholdings.com

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From: David Thornton [mailto:davidt@gjcity.org]
Sent: Tuesday, December 12, 2017 1:29 PM
To: Ted <ted@ciavonne.com>; Douglas Gilliland <douglasg33@aol.com>; Mark Austin <Marka@austincivilgroup.com>
Cc: Rick Dorris <rickdo@gjcity.org>; Trenton Prall <trentonp@gjcity.org>; Tamra Allen <tamraa@gjcity.org>
Subject: RE: Mosaic Planned Development comments

Ted,

I agree. In our community's new "normal" with subdivision development and citizens participating in that review and approval process in expanded ways, you raise very important concerns and questions. We can clearly collect comments and send them formally to you as part of the Review Comments, we typically do anyways. As you mentioned this particular email has a wide array of comments so my forwarding them to you early hopefully helps you sooner, rather than later to know how you would respond. Thus, I will leave it to you as to how you want to respond, individually to Mrs. Kelher or not. Bookcliff Ranches residents have had a unique role in your process over the past couple of years as this project as moved forward, they seem to expect a continued personalized attention everyone has been giving them.

Your call,

Dave

From: Ted [mailto:ted@ciavonne.com]
Sent: Tuesday, December 12, 2017 12:08 PM

To: David Thornton <davidt@gjcity.org>; Douglas Gilliland <douglasg33@aol.com>; Mark Austin <Marka@austincivilgroup.com>
Cc: Rick Dorris <rickdo@gjcity.org>; Trenton Prall <trentonp@gjcity.org>
Subject: RE: Mosaic Planned Development comments

Dave,

It is unusual for me to field individual questions as they come in on a project. In the past it has been more typical for letters and comments to be collected by staff, provided with the Review Comments, and either addressed with our Response to Comments OR addressed at a Public Hearing. My concern is NOT to avoid answering questions, but rather that they could continually 'dribble in' to you / us and responding as they arrive is quite inefficient. So my question to you is – Can you collect questions / comments and bundle them in with your Review Comments for us to address ... or are we to deal with each letter as it is received and forwarded to us? I will note that this particular letter requires input and feedback from many people, and it will take a while to circulate for responses.

Please advise.

Ted Ciavonne, PLA

Ciavonne Roberts & Associates, Inc.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7th Street
Grand Junction, CO 81501
Ph (970) 241-0745
ted@ciavonne.com
www.ciavonne.com

From: David Thornton [<mailto:davidt@gjcity.org>]
Sent: Tuesday, December 12, 2017 9:19 AM
To: Ted <ted@ciavonne.com>; Douglas Gilliland <douglasg33@aol.com>; Mark Austin <Marka@austincivilgroup.com>
Cc: Rick Dorris <rickdo@gjcity.org>; Trenton Prall <trentonp@gjcity.org>
Subject: FW: Mosaic Planned Development comments

Ted,

If you could please address these concerns and respond to the Mrs. Kelher and copy me. Thanks,

Dave

From: David Thornton
Sent: Tuesday, December 12, 2017 9:17 AM
To: 'Gladys and Mike Kelher' <mkelher@bresnan.net>
Subject: RE: Mosaic Planned Development comments

Thanks for your comments and concerns. I will send this on to the developer's team.

Thanks Again,

Dave

David Thornton, ACIP
Principal Planner
970-244-1450

From: Gladys and Mike Kelher [<mailto:mkelher@bresnan.net>]
Sent: Monday, December 11, 2017 4:04 PM
To: David Thornton <davidt@gjcity.org>
Subject: Mosaic Planned Development comments

Regarding the above development, we are not opposed to the concept of the development but we are concerned greatly about the *extreme* density, especially as it neighbors Bookcliff Ranches where homes are on 2 acres. We would hope that there could be some "transition" or "feathering" of bigger lots as they but up against our properties with increased density as it moves to the east.

We would like to see the elimination of the apartments along I-70. Apartment means, to us, a transitional, mobile population which would not be desirable. We would prefer that, at the least, the density be cut in half. Better would be to replace the rented apartments with townhouses or condos that are FHA approved. With buying, it would seem to imply a more permanent, long-term resident.

Reduce by half (or double the lot size) of the number of single-family homes along our Bookcliff Ranches property and on the other side of the street. That would give a bigger property size that would "transition" from our 2 acres somewhat.

Concerns:

1. How will the intersection of 23 and H be addressed with the increase in traffic?
2. Will there be turn lanes along we and along H road for entering and exiting the development?
3. Will there be sidewalks along both 23 and H road for the foot traffic
4. How will the development deal with the irrigation ditch that bring water to our subdivision—will it be covered, left open, etc. With one entrance off of H Road, the ditch will have to be crossed.
5. How will you address the intersection of the I-70 frontage road and 23 Road just to the north of the overpass. That already has blind spots and will be troublesome with more traffic.
6. That detention pond is **MUST** regardless of other changes to the plans in order to protect the homeowners in Bookcliff Ranches.
7. What kind of noise barrier will there be between the Mosaic development and property owners of Bookcliff Ranches along that east side?
8. What are your plans for irrigation water?
9. What will be the price range for the various residential types? We certainly **DO NOT** want low income. Want to know the price point for the homes, although I understand market will determine some of it but they developers must have some range in mind.

This dense development will have a severe impact on the schools, fire, police and/or sheriff departments.

Bottom line.....this proposal as it is now is **JUST TOO DENSE** for our satisfaction and I believe that there is a compromise that is possible for both the developers and for what will be in our best interest so that the property values of our homes are not impacted in a negative way.

Gladys and Mike Kelher
760 Foxfire Ct

David Thornton

From: David Thornton
Sent: Thursday, November 30, 2017 2:48 PM
To: 'Gladys and Mike Kelher'
Subject: RE: Mosaic Planned Development 23 Rd
Attachments: 1-Development Application Mosaic.pdf; 4b-Mosaic Subdivision Illustrative.pdf; 16-Prelim Subdivision Plan.pdf

Gladys,

Good afternoon, yes I came to your house with Trent. How are you. Thanks for your continued interest in this project.

I will try to answer your questions below.

I have attached some drawings and information on the project for you to review. Currently we don't have a means for you to review the plans online. Please email me your comments or questions.

ROW stands for Right-of-Way and yes the current plat located on the southern portion of the property needs to be vacated with ROW and easements vacated as part of that. New ROW and easements would be dedicated for any new development that is approved for the site.

I hope that clarifies. Please let me know if there is anything else.

Thanks,
Dave

244-1450

From: Gladys and Mike Kelher [mailto:mkelher@bresnan.net]
Sent: Wednesday, November 29, 2017 3:25 PM
To: David Thornton <davidt@gjcity.org>
Subject: Mosaic Planned Development 23 Rd

Hi Dave:

I think you came to our house with Trent Prall talking about the sewer extension easements. Anyway, We got the notice of application regarding the planned development of the lots to the east of our Bookcliff Ranches Subdivision.

Is there a way to see the proposed development plans online? In our last communication from Trent regarding the sewer easement, he did include an updated illustrative layout. Is that the same thing as the proposed development plan? Can we make comments online or do we need to actually come into city hall to see and do this?

Also, please explain to me what is meant by the last sentence on the notice that says: "This project also includes vacating a subdivision Plat with ROW and easements." I don't know what ROW stands for and I'm making the assumption that this means to do away with any previous plats/plans made for those lots. But please clarify.

As you can tell, I'm really clueless about all of this so appreciate any help and clarification you can provide.

Thanks
Gladys and Mike Kelher

David Thornton

From: Diane Atchison <dianeatch@hotmail.com>
Sent: Wednesday, January 31, 2018 8:30 AM
To: David Thornton
Subject: ANX-2017-560/VAC-2017-561/PLD-2017-562

Dear Sir,

I would like to share my tho'ts on the planned development next to my home. Forgive me if my letter is not standard, for this is my first time writing one of these.

I am adamantly opposed to the current proposed plan for the land. I moved into this particular subdivision because the homes all had at least two acres. Which means it is not crowded. There are no high density subdivisions in our area. Matter of fact, you have to go several miles to find a high density subdivision.

I strongly recommend that the land next door to Bookcliff Ranches subdivision be at least comparable to what is in the immediate vicinity to maintain the area.

Please, reconsider the plans.

Thank you, kindly, for your consideration in this matter.

Sincerely,

Mrs. Atchison

2272 G 3/4 Rd.

Grand Junction, Co. 81505

"God who gave us life gave us liberty. ??And can the liberties of a nation be thought secure when we have removed their only firm basis, a conviction in the minds of the people that these liberties are a gift from God?" ??Thomas Jefferson, 1781, Jefferson's notes on the State of Virginia, Query XVIII

David Thornton

From: David Thornton
Sent: Friday, January 05, 2018 10:52 AM
To: 'BARBARA BYRNE'
Subject: RE: Development at 23 & H Roads
Attachments: 4b-Mosaic Subdivision Illustrative.pdf

Good Morning Barbara,

Here is a, illustrative drawing of the proposed development. This area at 23 Road and H Road is in line for much growth in the future as the City grows in ways identified in the City's Comprehensive Plan adopted in 2010. The City will likely see a lot of growth in the Appleton area in the coming years.

Thanks for your interest in our community.

Dave

David Thornton, ACIP
Principal Planner
Community Development Department
City of Grand Junction

From: BARBARA BYRNE [mailto:bjbyrne3@msn.com]
Sent: Friday, January 05, 2018 10:16 AM
To: David Thornton <davidt@gjcity.org>
Subject: Development at 23 & H Roads

Good Morning David, I talked to you yesterday, Thursday 1/4/18, to ask about the development at 23 & H Roads. Again I live just north of 23 & I 1/4 roads, but pass this development area daily. If you could send me what you know about the development as you stated yesterday that would be great. My email address: bjbyrne3@msn.com

Thanks for the information,
Barbara Byrne

David Thornton

From: Trenton Prall
Sent: Wednesday, December 27, 2017 6:24 PM
To: crawfordbeatrice@gmail.com
Cc: Jamie Beard; Anthony Lee Cooper; David Thornton
Subject: 23 Road Sewer Trunk Extension / followup to 12/11/17 meeting

Bent and Beatrice,

As followup to our 12/11/17 meeting, the developer is working on language that would provide the requested **assurance** that the portion of the property to the east of your property **will always be open or a detention basin**.

The development is in for review and I will followup with more details on **fencing options** buffering Mosiac development from Bookcliff Ranches upon City Principal Planner Dave Thornton's return early next week. In regards to **price points** I would suggest you contact Doug Gilliland directly; in a meeting last week he did remember previous discussions with you. He can be reached at 817-788-1000 or dgilliland@tiholdings.com.

We are still pushing to get the sewer constructed this Spring.

Thank you!

Trent Prall, PE
Public Works Director / Manager
City of Grand Junction / 5-2-1 Drainage Authority
970-256-4047 / 970-201-6384

David Thornton

From: David Thornton
Sent: Tuesday, December 12, 2017 12:16 PM
To: 'Steve Root'
Subject: RE: connectivity
Attachments: 4b-Mosaic Subdivision Illustrative.pdf; 4a- Final General Project Report.pdf

Steve,

Here is the current proposal for the property.

Dave

David Thornton, AICP
Principal Planner
Community Development Department
970-244-1450

From: Steve Root [mailto:steveroot67@yahoo.com]
Sent: Tuesday, December 12, 2017 10:22 AM
To: David Thornton <davidt@gjcity.org>
Subject: connectivity

Dave, thanks for returning my call. If we are connected I will request info.

Steve Root

Nov 27, 2017

John Mead
804 Meese Rd

HAD

QUESTIONS ABOUT Mosaic
PLANNED DEVELOPMENT

PHONE CONVERSATION

David Thornton

From: Amy Aragon <aragon@keyhr.net>
Sent: Thursday, November 30, 2017 3:40 PM
To: David Thornton
Subject: RE: Mosaic Planned Development Notice

Thank you, that was helpful -Amy

Amy Aragon
Key Human Resources
970-248-9322

From: David Thornton [mailto:davidt@gjcity.org]
Sent: Thursday, November 30, 2017 3:28 PM
To: Amy Aragon
Subject: RE: Mosaic Planned Development Notice

Amy,

We have nothing local, but they do development throughout the Country and Whisper Valley in Austin Texas (at a much smaller scale) is their example of what they want to do here with ecofriendly and net-zero homes using geothermal energy, etc. It is actually pretty exciting to see what is available out there in the world and perhaps Grand Junction will get to see this first hand.

Check out this link
<http://www.whispervalleyaustin.com/>

Dave

From: Amy Aragon [mailto:aragon@keyhr.net]
Sent: Thursday, November 30, 2017 2:49 PM
To: David Thornton <davidt@gjcity.org>
Subject: RE: Mosaic Planned Development Notice

Thank you for the information. Is there any developments in Grand Junction that they are modeling this Mosaic Development after that I can drive through?

Amy Aragon
Key Human Resources
970-248-9322

From: David Thornton [mailto:davidt@gjcity.org]
Sent: Thursday, November 30, 2017 2:29 PM
To: Amy Aragon
Subject: RE: Mosaic Planned Development Notice

Hi Amy,

I have attached some information and drawings that should help you understand what is being proposed. Any questions or comments can be emailed to me. Thanks,

Dave

From: Amy Aragon [<mailto:aragon@keyhr.net>]
Sent: Thursday, November 30, 2017 11:58 AM
To: David Thornton <davidt@gcity.org>
Subject: Mosaic Planned Development Notice

Hi David,

I received the notice attached. I would like more information about the planned development as well as how I submit my request/concerns.

Thank you -Amy

Amy Aragon
Key Human Resources
970-248-9322

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE
MAP DESIGNATION TO RESIDENTIAL HIGH, RESIDENTIAL MEDIUM AND
RESIDENTIAL MEDIUM LOW AND A ZONE OF ANNEXATION AND REZONING TO
PD (PLANNED DEVELOPMENT) WITH AN ODP (OUTLINE DEVELOPMENT PLAN)
AND DEFAULT ZONES OF R-5 (RESIDENTIAL – 5 DU/AC), R-8 (RESIDENTIAL - 8
DU/AC), R-24 (Residential - 24 DU/AC) and B-1 (NEIGHBORHOOD BUSINESS)
FOR THE MOSAIC PLANNED DEVELOPMENT
ON APPROXIMATELY 70 ACRES**

**LOCATED AT 789 23 ROAD AND PROPERTY SOUTH TO I-70 BETWEEN 23 ROAD
AND BOOKCLIFF RANCHES SUBDIVISION**

Recitals

The applicant and owner, Club Deal 113/114 Park Plaza and Grand Junction Limited Partnership, owners of 70 acres of land at 789 23 Road, (referred to herein and more fully described below as the "Property"), propose a mixed-use development known as the Mosaic Planned Development (the "Mosaic Project" or "Project") with approximately 33 acres of Single Family Residential (Detached Residential, Attached Residential, and Townhome), 8 acres of High Density Residential (Apartment, Condominiums), 2 acres of Mixed Residential / Neighborhood Center, 12½ acres of internal road ROW, and 13.65 acres of Open Space to be constructed within eight phases. The proposed range of density is from 500 to 625 units, with an overall density between 7 and 9 du/ac. The Outline Development Plan (ODP) is attached hereto and incorporated herein as Exhibit A.

In general, a planned development (PD) zone is available to a property owner / developer where substantial long-term community benefits will be derived from a project but where application of the zone district standards do not afford the flexibility needed. (GJMC 21.05.010). In a PD zone, the uses, bulk standards, and other standards should generally follow those of the default zones, but deviations that are particular to the project may be established by the zoning ordinance. (GJMC 21.05.020). A PD zoning ordinance must 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. (GJMC 21.05.020).

This ordinance amends the Comprehensive Plan, zones the Property PD, approves the proposed ODP, establishes the standards, allowed deviations from standards otherwise established by the Zoning and Development Code, and conditions of approval for the PD zone and ODP. In particular, it establishes the default zones for the PD of R-5 (Residential—5 du/ac), R-8 (Residential—8 du/ac), R-24 (Residential-24 du/ac) and B-1 (Neighborhood Commercial) as depicted on Exhibit A. This ordinance also establishes that in the event that the PD and/or ODP expire, lapse or become invalid for any reason, the property shall be fully subject to the standards of the default

zones established for each area of the property shown on Exhibit A, without further action by the City.

The City Council finds, after a public hearing and review of the proposed Comprehensive Plan Future Land Use Map amendments, Rezone and Zone of Annexation to Planned Development (PD), and Outline Development Plan (ODP), determined that they satisfy the applicable criteria of the Code and are consistent with the purpose and intent of the Comprehensive Plan.

The City Council also finds and determines that the ODP achieves substantial long-term community benefits, as required by the Zoning and Development Code, by providing the following:

- (1) More effective infrastructure. Infrastructure that serves higher density and intensity development is more efficient, therefore making it more effective. It serves more people, residents, buildings per linear foot than low density, low intensity development and is more cost effective. This infrastructure includes utility extensions, upgrades and improvement that will provide the opportunity for further extension into adjacent developed areas and provide connectivity to adjacent undeveloped properties.

The Mosaic Project is the catalyst for the Persigo sewer extension into this north area of Grand Junction. The size of the Mosaic development makes it economically feasible to partner with the City and to extend the sewer trunk line from the Love's Truck Stop at 22 Road and US Hwy 6 & 50 to the southwest corner of the Mosaic property. The Project developers will pay the share of the line extension attributable to the Mosaic Project and will extend the line through the development to H Road at their expense. The sewer extension will provide the opportunity for adjacent properties, currently served by on-site septic systems, to tap into the sanitary sewer system, improving the value of the property and increasing public health, safety and welfare and making more efficient and effective use of infrastructure.

- (2) Reduced traffic demands. The ODP establishes that the Project will include an "extensive on-street and off-street parking and pedestrian walkways, allowing residents to park their vehicles and walk throughout the development". A higher density residential development adjacent to a Neighborhood Center increases the potential for fewer vehicular trips between uses. The ODP identifies Pod A, located in the northeast corner of the development, as a Neighborhood Center supporting neighborhood commercial uses that can provide the goods and services close by. This can reduce traffic demand on external roads for these services to other parts of town, providing for a long-term community benefit of decreasing traffic.

The ODP also establishes 13.65 acres of developed open space with amenities for residents, providing close-by park amenities within walking distance, minimizing the need to drive to a City park outside this development.

- (3) Greater quality and quantity of public and/or private open space. The Mosaic Planned Development is proposing 13.65 acres of open space or 20% of the total acreage of the property; only 10% is required by the Zoning and Development Code. As stated in the ODP, "The open space includes the development of

irrigated and turfed central park areas, greenbelt linkages and roadway landscapes, and extensive on-street and off-street parking and pedestrian walkways, allowing resident to park their vehicles and walk throughout the development.”

- (4) Needed housing types and/or mix. The diverse housing types established in the ODP include detached single family, attached single family, zero lot-line single family products such as townhomes, and apartments. The ODP allows product flexibility to respond to market demands at the time of final design, but at a minimum establishes that a mix of the types proposed will be constructed. The proposed mix of housing types at different price points can help with affordability and provide housing choice for various life stages and income. Because there are currently very few options in the market other than a single-family detached homes, the City Council finds that the mix of housing types established by the ODP are needed housing types.

In addition, the Comprehensive Plan states that “as the baby-boomer generations reach retirement age, the housing market is reflecting a desire for smaller yards, or no yards to maintain at all. At the same time, a younger generation is discovering the benefits of urban living: shorter commute times, more activities and less expensive housing. As a result of both of these trends, there is a resurging interest throughout the U.S. for smaller homes, townhomes, condominiums and urban living. Under these circumstances, providing opportunity for a variety of housing types (including higher density units) is sound, sustainable planning strategies to accommodate market pressure. (See Guiding Principle 3: Housing Variety).

The City Council finds that Comprehensive Plan map amendment from Commercial/Industrial to Residential High, Residential Medium, Residential Medium Low on approximately 30 acres located within the Twenty Three Park Plaza Filing No. One Replat at southern end of site, as shown on the attached Exhibit A is consistent with the vision, intent, goals and policies the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, as further described in the Staff report.

The City Council finds that a PD zone district with default zones of R-5, R-8, R-24 and B-1, PLD-2017-562, specifically with default zones of R-5, R-8 and R-24 for the Twenty Three Park Plaza Filing No. One Replat property (southern 30 acres) and default zones of R-5, R-8 and B-1 for the property located at 793 23 Road known as the Taurus Park Plaza Annexation (northern 40 acres), and with the deviations and standards established in the ODP, is consistent and conforms with

- 1) the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies; and
- 2) the rezoning criteria provided in GJMC 21.02.140;
- 3) the planned development requirements of Section 21.05.040(f);
- 4) the applicable corridor guidelines and other overly districts.

The City Council also finds that such PD zoning provides the following:

- 5) public services and facilities that are adequate for and concurrent with the projected impacts of the development;
- 6) circulation and access adequate to serve all development pods/areas to be developed;
- 7) appropriate screening and buffering of adjacent property;
- 8) an appropriate range for density for the entire property or for each pod/area to be developed;
- 9) an appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;
- 10) an appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and
- 11) long term community benefits.

Section 21.05.040 (g) of the Code allows for deviations from the default district standards as long as community amenities are provided that are in excess of what would otherwise be required by the code. The City Council finds that the deviations from the standards of the default zones established by this ordinance are supported by at least one of the following:

- (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.

In particular, the ODP establishes that the amenities required to support the deviations established by this ordinance are 13.65 acres of open space, which is 20% of the site, meeting criterion number (2) above.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Planning Commission reviewed the request for the proposed Comprehensive Plan Future Land Use Map amendments, Rezone and Zone of Annexation to Planned Development (PD), and Outline Development Plan (ODP), and determined that each satisfies the applicable criteria of the Zoning and Development

Code, is consistent with the purposes, intent, goals and policies of the Comprehensive Plan, and are generally compatible with land uses located in the surrounding area, and recommended approval of:

- 1) A Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High and Residential Medium and Residential Medium Low on approximately 30 acres located within the Twenty Three Park Plaza Filing No. One Replat and as shown in the ODP plan exhibit;
- 2) A rezone to Planned Development (PD) with default zones of R-5, R-8 and R-24 for the Twenty Three Park Plaza Filing No. One Replat property as shown on Exhibit A;
- 3) A Zone of Annexation to Planned Development (PD) with default zones of R-5, R-8 and B-1 for the property located at 793 23 Road known as the Taurus Park Plaza Annexation as shown as Exhibit A; and
- 4) The (ODP) for mixed use development on approximately 70-acres including the Twenty Three Park Plaza Filing No. One Replat and the property located at 793 23 Road described and depicted in the attached and fully incorporated Exhibit A.

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 MOSAIC IS APPROVED WITH THE FOLLOWING STANDARDS AND DEFAULT ZONE:

A. This Ordinance applies to the following described property:

A tract of land located in part of the E ½ of the NE ¼ of Section 31, Township 1 North, Range 1 West of the Ute Meridian, in Mesa County, Colorado being more particularly described as follows:

BEGINNING at the Northeast corner of the NE_{1/4} of said Section 31, whence the Northwest corner of the NE_{1/4} NE_{1/4} said Section 31 bears thence South 89°59'05" West, a distance of 1317.73 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 00°03'41" West, a distance of 1294.50 feet, along the East line of said NE_{1/4} NE_{1/4} Section 31; thence along the North right-of-way line of Plaza Road the following eleven (11) courses: (1) North 89°56'19" West, a distance of 33.00 feet; (2) thence with a non-tangent curve turning to the right having a delta angle of 89°59'09", a radius of 50.00 feet, an arc length of 78.53 feet, and a chord length of 70.70, with a chord bearing of South 45°03'27" West; (3) thence North 89°56'59" West, a distance of 196.65 feet; (4) thence with a curve turning to the right having a delta angle of 90°00'54", a radius of 50.00 feet, an arc length of 78.55 feet, and a chord length of 70.72 feet, with a chord bearing of North 44°56'24" West; (5) thence North 89°56'54" West, a distance of 60.00 feet; (6) thence with a non-tangent curve turning to the right having a delta angle of 89°58'58", a radius of 50.00 feet, an arc length of 78.52 feet, and a chord length of 70.70 feet, with a chord bearing of South 45°03'38" West; (7) thence North 89°56'59" West, a distance of 479.12 feet; (8) thence with a curve turning to the right having a delta angle of 90°00'54", a radius of 50.00 feet, an arc length of 78.55 feet, and a chord length of 70.72 feet, with a chord bearing of North 44°56'24" West; (9) thence North 89°56'54" West, a distance of 60.00 feet; (10) thence with a non-

tangent curve turning to the right having a delta angle of 89°58'58", a radius of 50.00 feet, an arc length of 78.52 feet, and a chord length of 70.70 feet, with a chord bearing of South 45°03'36" West; (11) thence North 89°56'59" West, a distance of 239.58 feet, to a point on the West line of the SE_{1/4} NE_{1/4} said Section 31; thence North 00°05'00" East, a distance of 21.94 feet, along the West line of said SE_{1/4} NE_{1/4} Section 31 to the calculated position of the Southeast corner of the NE_{1/4} NE_{1/4} ; thence North 00°05'15" East, a distance of 1342.91 feet, along the West line of said NE_{1/4} NE_{1/4} Section 31; thence North 89°59'05" East, a distance of 1317.73 feet to the POINT OF BEGINNING.

Said parcel containing an area of 71.05 Acres, as herein described (the "Property").

- B. The findings, conditions, requirements, and statements of the developer's performance (including but not limited to those described as being part of the project's public benefits) set forth in the Recitals for this ordinance are substantive conditions and requirements of the zoning and ODP approval as if fully set forth in this part of the ordinance.
- C. This Property is zoned PD (Planned Development) and the Outline Development Plan attached as Exhibit A is approved with the following standards and requirements:

Establishment of Uses:

Commercial uses in Pod A will be consistent with what is allowed in the City's B-1 zone district with the following additional uses and exceptions. Land uses not allowed as part of the PD that are otherwise allowed in the B-1 zone district include cemeteries, golf courses/driving ranges, funeral homes/mortuaries, boarding schools, elementary schools, secondary schools and commercial parking lots (does not include parking lots required for businesses).

Allowed land uses proposed in Pod B are residential land uses as permitted in the R-5 and R-8 default zone districts Land uses not allowed in the PD but are allowed in the R-8 zone district include cemeteries and golf courses.

Allowed land uses proposed in Pod C will be residential uses as permitted in the R-24 default zone district. Land uses not allowed in the PD but area allowed in the R-24 zone district include cemeteries and golf courses.

Density/Intensity:

The proposal for Pod A includes a maximum of 25,000 square feet of neighborhood commercial development and up to 34 residential units. Mixed use buildings or second story residential uses are permitted consistent with this B-1 default zone district.

The proposed overall density for Pod B is between 350 (6.03 du/ac) to 420 (7.4 du/ac) dwelling units with allowed housing types to include single family detached and attached (duplex), townhome and multi-family of varying lot sizes. The western boundary of the property is proposed to have an R-5 default zone district and allow only single family detached housing as a transition to the adjacent Bookcliff Ranches subdivision. That area is approximately 8 acres in size and would allow 16 to 32 dwelling units. The remainder of Pod B is proposed to have an R-8 default zone district that will allow for densities and housing types consistent with that zone district. The area is

approximately 49 acres and would allow 269 to 392 dwelling units. The proposed overall density range of Pod B meets the density requirements of the default zone districts.

The proposed density for Pod C is 128 (16 du/ac) to 192 (24 du/ac) dwelling units. The area is approximately 8 acres and meets the density requirements of the proposed default zone of R-24.

Access:

The subdivision development will take access from 23 Road from two proposed main entrances and from H Road at one proposed main entrance. In addition, two access points, one on 23 Road and one on H Road, are proposed for vehicular access into and out of the Neighborhood Commercial Center. A local street access point is also proposed at the G ¾ Road connection with the existing Bookcliff Ranches subdivision to the west. Center left turn lanes at the three main entrance locations within the 23 Road and H Road rights-of-ways identified with the preliminary traffic study and future traffic studies will be constructed as part of the subdivision development. Internal streets and private shared driveways will be designed and constructed consistent with the Code. The ODP is consistent with the City's adopted Circulation Plan for this area and provides adequate circulation and access.

Off-street parking will be applied in accordance with the Zoning and Development Code for single-family residential development, multi-family development and for commercial areas at time of Preliminary or Final Plan submittal.

A TEDS Exception (Transportation Engineering Design Standards) was also approved by the City for an Alternative Road Design which was supported by off-street trails and parking areas.

Open Space and Pedestrian Amenities:

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. The Applicant has pursued a PD and an outline development plan for a subdivision greater than 10 lots (Section 21.06.020 (b) (1)), therefore the open space requirement is the minimum open space standards of the R-5 and R-8 default zones which is 10%.

The Mosaic ODP includes 13.65 acres of open space, or 20% of the site, which includes "the development of irrigated and turfed central park areas, greenbelt linkages and roadway landscapes, and extensive on-street and off-street parking and pedestrian walkways, allowing resident to park their vehicles and walk throughout the development" as described in the ODP. The amount of open space proposed exceeds the minimum 10% open space dedication requirement of Section 21.06.020(b)(1) of the Zoning and Development Code.

Phasing:

The Applicant's proposed ODP provides for eight (8) phases of development. The following phasing schedule is proposed (date for approval of final plat):

- o Filing One (+/- 74 Lots): 2019
- o Filing Two (+/1 69 Lots): 2021
- o Filing Three (+/- 75 Lots): 2023

- Filing Four (+/- 67 Lots): 2025
- Filing Five (+/- 56 Lots): 2026
- Filing Six (+/- 54 Lots): 2027
- Filing Seven (+/- 50 to 100 Lots): 2028
- Filing Eight (+/- 50 to 100 Lots): 2028

The eight phases are proposed to be completed with the filing of the Phase 8 plat in a 10-year schedule. Specific phases of the project can be found on the proposed ODP map.

Default Zones:

The ODP establishes four (4) default zones to accommodate the variety of land uses and housing types proposed. Proposed deviations from default zone standards are as follows.

Table 1 (below) shows the proposed dimensional standards for each of the pods. The requested deviations are detailed below and include an analysis of conformance with Section 21.05.040(f)(1) and (g).

**TABLE 1
PROPOSED ZONE DIMENSIONAL STANDARDS**

POD	DEFAULT ZONING DISTRICT	MIN LOT SIZE		MIN STREET FRONTAGE	MINIMUM SETBACKS (1), (2), (3), (4)			MAX. LOT COVERAGE	MAX. HEIGHT
		AREA (SQ. FT)	WIDTH (FT.)		FRONT	SIDE	REAR		
POD A	B-1	2,000	20	N/A*	0/25	0/0	15/15	N/A	40
POD B	R-8 SINGLE FAMILY	3,000	35	20	20/25	5/3	10/5	90%	40
	R-8 TWO-FAMILY	4,500	50	20	20/25	5/3	10/5	90%	40
	R-8 MULTI-FAMILY	1,800	20	20	15	5/3	10	90%	40
	R-5	4,000	40	20	20/25	5/3	25/5	60%	40
POD C	R-24	N/A	20	20*	20/25	5/3	10/5	90%	72

(1) PRINCIPAL / ACCESSORY BUILDING

(2) MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET FOR ALL RESIDENTIAL.

(3) MINIMUM REAR LOADED FOR GARAGE DOORS SHALL BE 20 FEET FOR ALL RESIDENTIAL.

(4) SIDE SETBACK ABUTTING RESIDENTIAL IN B-1 SHALL BE 10/5.

*ADEQUATE ACCESS WILL BE PROVIDED

Pod A -- B-1 Zone District as default zone, with the following deviations:

B-1 Bulk Standard deviations

- Reduce Minimum Lot area from 10,000 sq. ft to 2,000 sq. ft.
- Reduce Minimum Lot width from 50 ft. to 20 ft.

B-1 Performance Standard deviations

- Allow for business hours outside of 5:00 a.m. to 11:00 p.m. with a Conditional Use Permit, as follows: Hours of business, no use in this district shall be open or accept deliveries earlier than 5:00 am nor close later than 11:00 pm unless a CUP is approved. "Closed" includes no customers on site and no deliveries.
- Allow service entrances, yards and loading areas in the front if mitigated, as follows: Service entrances. Business service entrances, service yard and loading areas shall be located in the rear or side yard or, if in the front yard, architecturally and aesthetically blended with the front of the building.

Pod B on the ODP – R-8 Zone District as default zone

R-8 Bulk Standard deviations

- Reduce Minimum Lot width from 50 ft. to 35 ft. for single family.
- Increase Maximum Lot Coverage from 70% to 90% for single family.
- Reduce Minimum Lot width from 60 ft. to 50 ft. for two family residential.
- Increase Maximum Lot Coverage from 70% to 90% for two family residential.
- Reduce Minimum Lot area from 20,000 sq. ft. to 1,800 sq. ft. for multi-family.
- Reduce Minimum Lot width from 30 ft. to 20 ft. for multi-family.
- Reduce Minimum Front setbacks from 20 ft. for principal and 25 ft. for accessory to 15 ft. for multi-family, with garages requiring a minimum of 20'
- Increase Minimum Rear setbacks for accessory from 5 ft. to 10 ft. for multi-family.
- Increase Maximum Lot Coverage from 70% to 90% for multi-family.

Pod C on the ODP – R-24 Zone District as default zone

R-24 Bulk Standard deviations

- Reduce Minimum Lot width from 30 ft. to 20 ft.
- Increase Maximum Lot Coverage from 80% to 90%.

The amenities required to support the deviations established by this ordinance are 13.65 acres of open space, which is 20% of the site.

Landscaping & Fencing:

Fencing will be provided around the perimeter of the subdivision and in the open space areas and will comply with GJMC 21.04.040(i). As required as part of the Preliminary Plan review, landscaping will meet or exceed the requirements of GJMC 21.06.040. Landscaping is generally proposed to be provided in all open space tracts and a 14-foot-wide landscape buffer outside any proposed perimeter enclosures adjacent to arterial and collector streets.

Signage:

The Applicant is proposing to have a subdivision entrance sign at the three major entrances to the development, one on H Road and two on 23 Road. Subdivision signage will be placed in an HOA tract that abuts the public right-of-way. For the Neighborhood Center, freestanding and flush wall signage is proposed.

All signage will conform to the underlying zone districts established including commercial sign regulations for B-1 in Pod A, and residential sign regulations in Pods B

and C. Residential Subdivision signage standards will apply as allowed in the R-5, R-8 and R-24 zoning districts respectively.

Should the PD and/or ODP expire, lapse or become invalid for any reason, the Property shall be fully subject to the then-applicable standards of the default zones established for each area of the Property, without the requirement of any further action such as rezoning, by the City.

Introduced for first reading on this 3rd day of October, 2018 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of _____, 2018 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE VACATING
ALL RIGHTS-OF-WAY AND EASEMENTS WITHIN THE
TWENTY THREE PARK PLAZA FILING NO. ONE REPLAT SUBDIVISION**

Recitals:

The Twenty Three Park Plaza Filing No. One Replat subdivision was platted in Mesa County in 1984 and annexed to the City in 2005. The subdivision plat depicts a 60-foot wide right-of-way for Plaza Road and South Park Circle that was to provide road access to 30 lots in the subdivision. Ten-foot utility easements were dedicated along the rights-of-way for future services to these 30 lots. The roads and other utility infrastructure that was to provide service to the 30 lots was not completed or finished; they are just depicted on the map. The property owner is replatting the property into one lot in anticipation of redevelopment and resubdivision, and as such is requesting that the rights-of-way and easement dedications shown on the plat be vacated.

There are existing utilities in the public rights of way and utility easements to be vacated; however, those are being covered with easements granted directly to the utility companies in a form acceptable to them. Those include water lines, with an easement to Ute Water Conservancy District, and drainage facilities, with an easement to Grand Valley Drainage District. It is likely that these utilities will be relocated when the property is redeveloped, with water lines relocated into the PROW dedicated on the replat, and drainage facilities relocated to accommodate the development and the Drainage District.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the rights of way and utility easements dedicated on the Twenty Three Park Plaza Filing No. One Replat Subdivision is consistent with the Comprehensive Plan, the Grand Junction Circulation Plan and Section 21.02.090 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 IN EXHIBIT A AND B IS VACATED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The property owner must grant a 20 ft. wide easement to the Ute Water Conservancy District, in a form acceptable to Ute Water Conservancy District, for an existing waterline that runs east-west across the site.
2. The property owner must grant a 30 ft. wide easement to Grand Valley Drainage District in a form acceptable to the Drainage District for an existing drainage facility that runs east-west across the site.

3. The property owner shall replat the property and combine it with property at 789 23 Road to create one lot, thereby eliminating all lots lines for the 30 lots shown on the Twenty Three Park Plaza Filing No. One Replat subdivision.
4. Vacation of the public interest in the rights-of-way and utility easements shown on the Twenty Three Park Plaza Filing No. One Replat Subdivision shall be effective upon recording of this ordinance.

Introduced on first reading this 3rd day of October, 2018 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2018 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

EXHIBIT A

A Replat of Twenty Three Road Filing Number One Road and Easement Vacations

ALL of those rights-of-way and all of those utility easements encumbering that property known as "A Replat of Twenty Three Park Plaza, Filing No. One", recorded at Reception Number 1358204, Mesa County records, located in the East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$), Section 31, Township 1 North, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being described as follows:

That sixty foot (60.0') wide right-of-way for Plaza Road as shown on said plat and that sixty foot (60.0') wide right-of-way for South Park Circle as shown on said plat, as well as the turnouts to the North for proposed future rights-of-way into the "Future Development" tract shown on said plat, including all easements shown on said plat.

17-95 Replat of Twenty Three Road Filing Number One Vacation.doc/knr

Prepared By:

Jeffrey C. Fletcher PLS 24953

High Desert Surveying, LLC

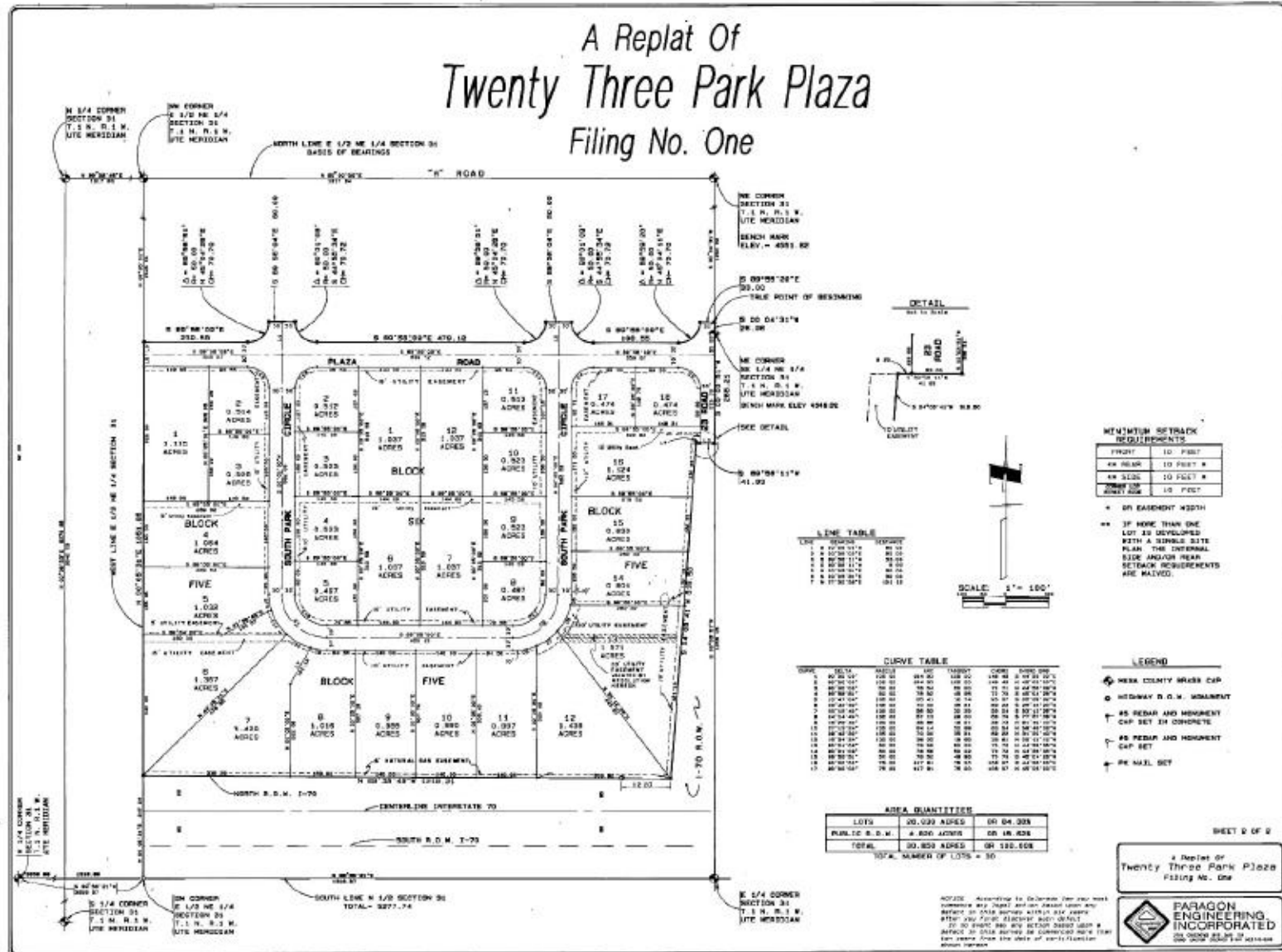
1673 Highway 50 Unit C

Grand Junction, Colorado 81503

Rights-of-Way Vacation and Easement Abandonment Exhibit

EXHIBIT B

A Replat Of Twenty Three Park Plaza Filing No. One





Grand Junction City Council

Regular Session

Item #3.a.ii.

Meeting Date: October 17, 2018
Presented By: Scott D. Peterson, Senior Planner
Department: Community Development
Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

An Ordinance Rezoning the Fossil Trace Holdings, LLC Property from R-R (Residential – Rural) to R-1 (Residential - 1 du/ac), Located at 465 Meadows Way

RECOMMENDATION:

Planning Commission heard this item at their June 26, 2018 meeting and recommended approval (6-0) of the R-1 (Residential - 1 du/ac) zone district.

At the September 19th meeting, City Council voted in favor of the request by a 3 to 2 vote. However in order for a motion to pass, at least four members of City Council must vote in the affirmative which resulted in a failure of this motion to approve the rezone request. Of the five members present, a subsequent motion was made and unanimously approved that rescinded the motion to approve (3-2 vote) and included direction to schedule this request for a new hearing when all members of City Council were available to hear and decide on the issue.

EXECUTIVE SUMMARY:

The Applicant, Fossil Trace Holdings LLC, is requesting a rezone of Lot 3, Rump Subdivision (8.41 acres), located at 465 Meadows Way from the R-R (Residential - Rural) to the R-1 (Residential - 1 du/ac) zone district for the purpose of future subdivision development. City Council reviewed and approved the proposed rezone to R-1 for this property on August 1, 2018. However, after passage of the ordinance, staff discovered a flaw in the written notice that was required to be mailed to surrounding property owners. Therefore, in order to ensure due process, a new public hearing with City Council was conducted on September 19th after completion of notice, as required by the GJMC.

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BACKGROUND OR DETAILED INFORMATION:

The Applicant, Fossil Trace Holdings LLC, is requesting a rezone of Lot 3, Rump Subdivision (8.41 acres), located at 465 Meadows Way from the R-R (Residential - Rural) to the R-1 (Residential - 1 du/ac) zone district for the purpose of future subdivision development. City Council reviewed and approved the proposed rezone to R-1 for this property on August 1, 2018. However, after passage of the ordinance, staff discovered a flaw in the written notice that was required to be mailed to surrounding property owners. Therefore, in order to ensure due process, a new public hearing with City Council was conducted on September 19th after completion of notice, as required by the GJMC.

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The subject property (Lot 3, Rump Subdivision) is located at 465 Meadows Way in the Redlands across the road from Riggs Hill. The property is currently vacant with portions of the property identified as wetlands and a portion within the floodplain. The Applicant is requesting to rezone the property to R-1 (1 dwelling unit/acre) from its current zoning of R-R (Residential-Rural: 1 dwelling unit/5 acres). The Applicant is interested in developing a residential single-family detached subdivision to meet the R-1 zone district densities and may utilize the cluster provisions of the Zoning and Development Code to preserve the environmentally sensitive and open space areas of the property.

The property was annexed into the City in 2000 as part of the Desert Hills Estates Annexation No. 2. During the annexation process, the property was zoned R-R

(Residential – Rural). In 2001, the subject property was platted as part of the Rump Subdivision (Lot 3) with a building envelope of 0.741 acres identified on the property due to the development constraints of the existing floodplain, etc. The R-R zone district was in conformance with the Estate (1 – 3 acres) designation of the City's Growth Plan at the time.

In 2010, the City and County adopted the Comprehensive Plan's Future Land Use Map as well as the Blended Residential Land Use Categories Map ("Blended Map"). The current Future Land Use Map continues to designate the area where the property is located as Estate. The Estate land use designation provides that density should range from 1 dwelling per one acre to 1 dwelling per three acres. In addition, the adopted Blended Map, shows the blended Residential Land Use Map category as Residential Low. The Residential Low designation allows for the application of any one of the following zone districts: R-R, R-E, R-1, R-2, R-4 and R-5. When implemented, these zone districts allow a range of future development from 1 dwelling unit per five acres up to five dwelling units per acre.

Properties adjacent to the subject property to the north is Riggs Hill, which is owned by the Museum of Western Colorado. To the south and east are single-family detached residential subdivisions of Peregrine Estates (1.40 du/ac) and Monument Meadows (1.53 du/ac). To the west are single-family detached homes located on larger acreage.

A Neighborhood Meeting regarding the proposed zone change application was held on March 13, 2018. Approximately 15 citizens along with the Applicant's representative and City planning staff were in attendance. Area residents in attendance voiced concerns regarding existing drainage conditions in the area, expansive bentonite soils, two-story homes and increased traffic on Meadows Way and South Broadway.

Although not the subject of the rezone hearing, area residents are concerned about the future subdivision and development of this property related to the above mentioned issues expressed at the Neighborhood Meeting. These items would be addressed further at time of official subdivision application and review, should this application move forward.

An application was previously submitted for this property to be rezoned to R-2 (City file # RZN-2017-296). It was heard by the Planning Commission at a meeting held on August 22, 2017 and received a 6 – 0 vote on a recommendation of approval. The City Council heard the request at their October 4, 2017 meeting, but that request was denied by the City Council on a 4 – 2 vote due to development concerns of the site.

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 criteria:

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

The existing property was annexed and zoned Residential-Rural in 2000. In 2010 the City of Grand Junction and Mesa County jointly adopted a Comprehensive Plan, replacing the Growth Plan and establishing new land use designations. The Comprehensive Plan includes a Future Land Use Map and a Blended Residential Land Use Categories Map ("Blended Map"). The current zoning of R-R (Rural- Residential) falls within both the Future Land Use Map designation and the Blended Map designation of Estate. The Applicant's proposed zoning of R-1 also implements the adopted Future Land Use Map as well as the Blended Map. However, because the existing zoning continues to be a valid zoning under these long-range planning documents and staff has not found other subsequent events to invalidate the existing R-R zoning, staff finds this criterion has not been met.

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

The residential character within the immediate vicinity of the proposed rezone has not changed significantly since the area first developed in the 1970's with the exception of the adjacent Peregrine Estates and the Desert Hills Subdivision which developed in 2005 and 2000 respectfully. Peregrine Estates was annexed and zoned R-2 and developed as a 25 lot residential subdivision located on 17.84 acres.

Though the character and/or condition of the immediate vicinity of the property has not changed significantly within the last 40 years, the broader area of the Redlands area has seen a variety of development pressures including single-family and multi-family residential product since the property was annexed and zoned in 2000. Staff has found the area has changed overtime such that this rezoning request is consistent with both the Plan and the surrounding uses and densities. Therefore, staff finds this criterion has been met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve the residential land uses allowed in the R-1 zone district. Ute Water and City sanitary sewer are presently located within Meadows Way. The property can also be served by Xcel Energy electric and natural gas. Located within the vicinity and along Broadway (Highway 340), is a neighborhood commercial center

that includes an office complex, bank, medical clinic, veterinary clinic, convenience store and car wash. In addition, Grand Junction Redlands Fire Station No. 5 is located within 2 miles of the property and the property is located nearby to Broadway Elementary School, Redlands Middle School and Wingate Elementary School. 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

One of the City's stated goals is to provide for a diversity of housing types. The R-1 zone district currently comprises only 2% of the overall total acreage zoned within the City limits (residential, commercial and industrial) for an approximate 451 acres of land area. By providing additional opportunities for a range of lot sizes, as allowed by the R-1 zone district, this project could provide for a greater range of housing types. In addition, the property is adjacent to all necessary infrastructure and could readily be developed. Staff therefore, finds this criterion has 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 proposed amendment by creating an opportunity to develop up to 8 homes on the property. This zone district provides additional residential housing opportunities near existing neighborhoods and within easy access of both necessary infrastructure and community amenities for future residents. The property is located within the highly desirable Redlands area and near neighborhood commercial centers, elementary and junior high schools, which could contribute positively to employers' ability to attract and retain employees.

Therefore, staff finds this criterion has been met.

This rezone 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 A: In making land use and development decisions, the City will balance

the needs of the community.

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

FINDINGS OF FACT

After reviewing the Fossil Trace Rezone, RZN-2018-219, a request to rezone 8.41 +/- acres from R-R (Residential – Rural) to R-1 (Residential – 1 du/ac) zone district, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
2. In accordance with Section 21.02.140 of the Grand Junction Zoning and Development Code, one or more of the criteria have been met.

FISCAL IMPACT:

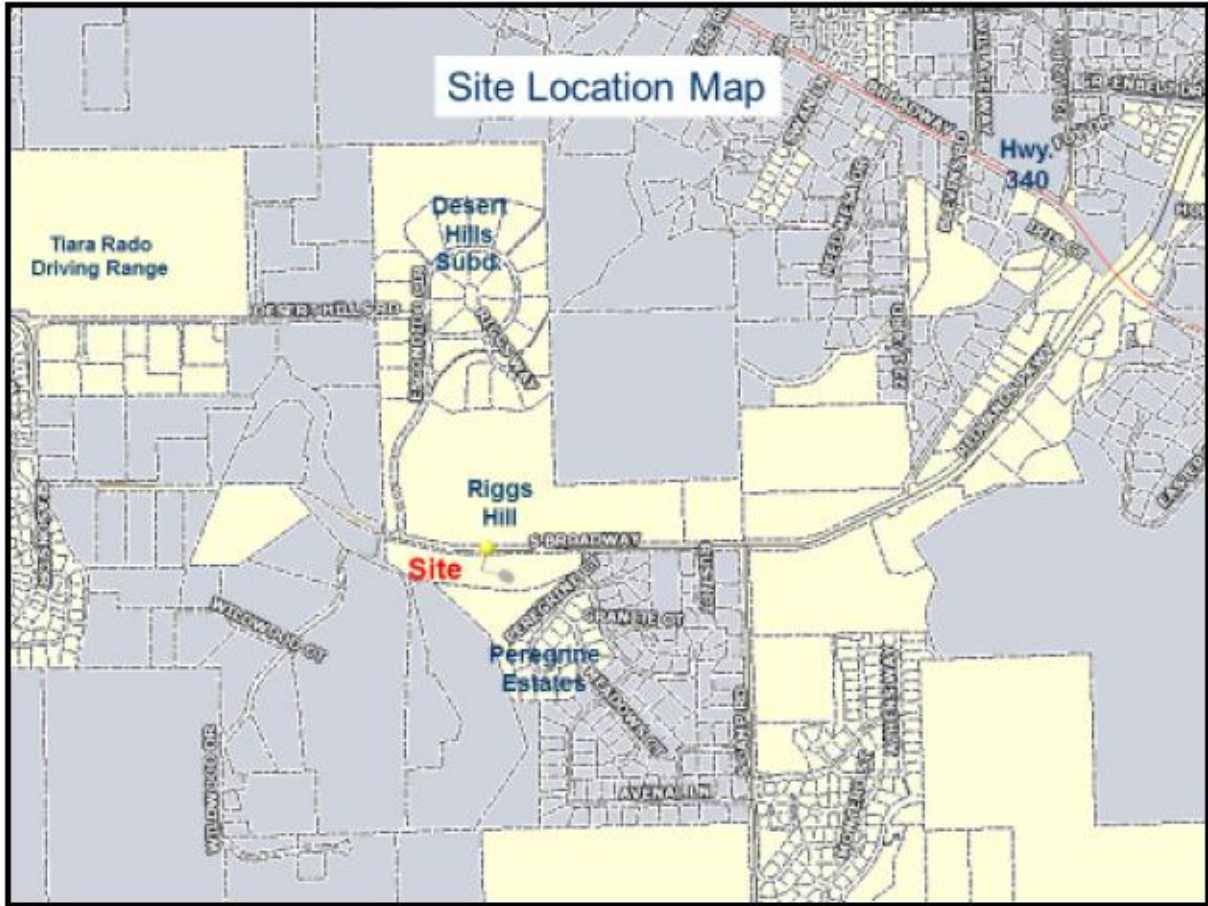
This land use action for a rezone does not have any direct fiscal impact. Subsequent actions such as future subdivision development and related construction will have a direct fiscal impact regarding associated road and utility infrastructure installation, future maintenance and indirect fiscal impacts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

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4817 - an Ordinance rezoning the Fossil Trace Holdings, LLC property from R-R (Residential – Rural) to the R-1 (Residential – 1 du/ac), located at 465 Meadows Way on final passage and order final publication in pamphlet form.

Attachments

1. Site Location, Aerial, Zoning & Floodplain Maps
2. Public Correspondence Received
3. DRAFT Planning Commission Minutes - June 26, 2018
4. Ordinance





Comprehensive Plan Future Land Use Map









Scott Peterson

From: Valerie Douglas <yjvalerie@gmail.com>
Sent: Sunday, June 24, 2018 1:32 PM
To: Scott Peterson
Subject: Fossil Trace Rezone Issues

Dear Mr. Peterson,

I am writing in regards to the proposed rezone of the 8.41 acres located at 465 Meadows Way, aka Fossil Trace Rezone. I am a neighbor of this property for the last 41 years and this particular parcel of land has multiple issues for reasons why it should not be rezoned.

Rezone from R-R to R-1 in anticipation to subdivide the property into a housing development on this parcel of property is not feasible as the soil content and quality plus watershed and riparian area leave little to no land viable to build a structure on, moreless a single house or houses.

The east approximate 1/2 acreage is a defunked bentonite mine consisting of bentonite, clay, and soils that move when wet. The same soils were in the Ridges with houses that have massive foundation issues, and across the road from this proposed site on Escondido Way where multimillion-dollar homes are now experiencing foundation issues and movement beyond reasonable shifts. Homeowners are facing thousands of dollars in repair to bandaid-fix the issues that will never be fully resolved. The city has once condemned half this piece of property to build on as a result of its soil content.

There is a significant watershed that runs through the property that comes off the Colorado National Monument and farmland south of the property. This watershed area and its adjacent wildlife refuge is home to multiple deer, a bobcat, raccoon, and other animals within that will be losing their habitat. The wildlife refuge has been in place for at least 20 years and is between Meadows Way subdivision and farmland to its west.

To rezone this parcel to R-1 will be poor planning from the City of Grand Junction and the county. This parcel has never been developed as a result of its soil content. A road is not even sustainable to put across from Meadows Way west, and there will never be access from Wildwood Drive as the property does not touch Wildwood Drive. An access point off of South Broadway would be ludicrous as it is an uphill blind turn when driving east that TWO people have crashed into the Riggs Hill fencing in the last 365 days taking out rungs of the split fence protecting the hiking trail on Riggs Hill.

Please take all of these concerns into consideration and do not rezone this property to R-1.

Thank you,

Valerie Douglas
Wildwood Drive Resident
m: 303-842-0825

GRAND JUNCTION PLANNING COMMISSION
June 26, 2018 MINUTES
6:02 p.m. to 9:40 p.m.

The meeting of the Planning Commission was called to order at 6:02 p.m. by Chairman Reece.

Those present were Planning Commissioners Christian Reece, Kathy Deppe, Keith Ehlers, George Gatseos, Brian Rusche, and Steve Toole.

Also present were Community Development Department–Tamra Allen, (Community Development Director), Kristen Ashbeck (Senior Planner) and Scott Peterson (Senior Planner) and David Thornton, (Principal Planner).

City Attorney John Shaver and Secretary Lydia Reynolds.

There were approximately 42 citizens in attendance during the hearing.

Chairman Reece thanked Jon Buschhorn for his years of service as he has resigned from the Planning Commission.

Fossil Trace Rezone

#RZN-2018-219

Consider a request to rezone 8.41 acres from R-R (Residential - Rural) to R-1 (Residential - 1 du/ac).

The applicant Fossil Trace Holdings LLC was present.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Mr. Peterson replied in the affirmative.

Staff Presentation

Mr. Peterson stated that the request is consider a request to rezone 8.41 acres from R-R (Residential - Rural) to R-1 (Residential - 1 du/ac). The applicant for this request is Fossil Trace Holdings.

Applicants Presentation

The Applicant, Kevin Bray (Fossil Trace Holdings LLC) stated that Tracy States, (River City Consulting) and Nick Gower (Hoskins, Farina and Kampf) were also present. The Applicant gave a PowerPoint presentation of the proposed project.

Public Comment

Chairman Reese opened the hearing for public comment. The following citizens provided comments: Janey Wilding, Kim Gage, Steve Kendrick, Alice Smith, Tim Donovan, Sam Stirlen and Andy Smith,

Applicants Rebuttal

The Applicant addressed the public's comments and noted that they are asking for a rezone and they do not have a development plan at this time.

Commissioner Discussion

Commissioner discussion included review criteria and density.

Motion and Vote

Commissioner Rusche moved to recommend approval to City Council.

Commissioner Gatseos seconded the motion. The motion passed unanimously by a vote of 6-0.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING THE FOSSIL TRACE HOLDINGS LLC PROPERTY
FROM R-R (RESIDENTIAL RURAL)
TO R-1 (RESIDENTIAL – 1 DU/AC)
LOCATED AT 465 MEADOWS WAY**

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 Fossil Trace Rezone to the R-1 (Residential – 1 du/ac) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Estate and the Blended Residential Land Use Map category of Residential Low of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-1 (Residential – 1 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned R-1 (Residential – 1 du/ac):

Lot 3, Rump Subdivision as identified in Reception # 1992762 in the Office of the Mesa County Clerk and Recorder.

Introduced on first reading this _____ day of _____, 2018 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2018 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

CITY COUNCIL MEETING

Date

CITIZEN PRESENTATION

**Citizen's
Name**

Bruce Lummelley

Subject

Vet's Art Center
School Ed Class 5057 AD's

**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!