



**CITY COUNCIL AGENDA
WEDNESDAY, JUNE 20, 2012
250 NORTH 5TH STREET
6:30 P.M. – PLANNING DIVISION CONFERENCE ROOM
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

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

Call to Order

(7:00 p.m.)

Pledge of Allegiance

Invocation – Pastor Bob Labig, Orchard Mesa Christian Church

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

Presentation

May Yard of the Month

Appointments

To the Parks and Recreation Advisory Board

To the Downtown Development Authority/Downtown Grand Junction Business Improvement District Board

Revised June 20, 2012

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

REVISED

Proclamations

Proclaiming June 23, 2012 as "Olympic Day" in the City of Grand Junction

Proclaiming June 24, 2012 as "St. Baldrick's Foundation Week" in the City of Grand Junction

Proclaiming June 27, 2012 as "Bike to Work Day" in the City of Grand Junction

Council Comments**Citizen Comments****Financial Report**

Financial Report by Jodi Romero, Financial Operations Director

***** CONSENT CALENDAR ***®**

1. **Minutes of Previous Meeting** [Attach 1](#)
Action: Approve the Minutes of the June 6, 2012 Regular Meeting and the June 11, 2012 Special Session
2. **Setting a Hearing on Amendments to the Zoning and Development Code (Title 21, Grand Junction Municipal Code) Regarding Establishing and Changing a Land Use within the City** [File #ZCA-2012-249] [Attach 2](#)

The 2010 Code inadvertently omitted a general provision requiring a landowner to obtain an appropriate permit or approval from the City before establishing or changing a land use. The proposed amendments are intended to clarify the requirements and to ensure consistency in application of the Code's provisions to specific situations involving a change of land use.

Proposed Ordinance Amending the Zoning and Development Code, Grand Junction Municipal Code Sections 21.01.030 (Application), 21.02.070(e) (Change of Use Permit), 21.04.010 (Use Table), 21.04.020 (Use Categories), and 21.10.020 (Terms Defined – Change in Use)

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for July 18, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Lisa Cox, Planning Manager

3. **Setting a Hearing on Amending the Future Land Use Map of the Comprehensive Plan for Property Located at 2259 River Road** [File #CPA-2012-210] [Attach 3](#)

A City initiated request to amend an area of the Comprehensive Plan Future Land Use Map, located at 2259 River Road, from Commercial/Industrial to Industrial.

Proposed Ordinance Amending the Future Land Use Map of the Grand Junction Comprehensive Plan, Located at 2259 River Road

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for August 1, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Lori V. Bowers, Senior Planner

4. **Setting a Hearing on Amending the Planned Development for Summer Hill Subdivision** [File #PLD-2012-247] [Attach 4](#)

Request to amend Ordinance Nos. 3136 and 3647 to amend the bulk standards for Filing 6 and future filings within the PD for small lots (less than 14,000 square feet) and revise the Preliminary Plan in accordance with the amendment for Summer Hill Planned Development.

Proposed Ordinance Amending the Summer Hill Planned Development Including Ordinance Nos. 3136 and 3647 and the Adopted Preliminary Plan for the Summer Hill Subdivision Planned Development to Modify Bulk Standards in Filing 6 and Future Filings and Providing a Revised Development Schedule

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for July 18, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Scott D. Peterson, Senior Planner

5. **Special Permit for Joan Raser, LLC for Properties Located at 2476 and 2476 ½ W. Independent Avenue** [File #SPT-2012-265] [Attach 5](#)

Joan Raser, LLC is requesting approval of a Special Permit to allow the interim use of the properties located at 2476 and 2476 ½ W. Independent Avenue for RV storage, including a fence within the front yard setback, and without any additional site improvements such as landscaping or screening, in accordance with Section 21.02.120 of the Grand Junction Municipal Code.

Special Permit No. 2012-01—A Special Permit Pursuant To Section 21.02.120 Of The Grand Junction Municipal Code (Zoning And Development Code) For An Interim Use On Property Located At 2476 And 2476 ½ W. Independent Avenue In Grand Junction, Colorado

Action: Approve Special Permit No. 2012-01

Staff presentation: Tim Moore, Public Works and Planning Director
Brian Rusche, Senior Planner

6. **Grand Valley Regional Water Conservation Plan** [Attach 6](#)

The City of Grand Junction, Clifton Water District, and Ute Water Conservancy District have developed a Grand Valley Regional Water Conservation Plan. The public review period has now been completed, with no public comments received. The Grand Valley Regional Water Conservation Plan is now ready to be adopted by the Grand Junction City Council, Ute Water Conservancy District Board, and Clifton Water District Board. After adoption by the Council and aforementioned boards, the plan will be submitted to the Colorado Water Conservation Board for final approval.

Resolution No. 24-12—A Resolution Adopting the Grand Valley Regional Water Conservation Plan

®Action: *Adopt Resolution No. 24-12*

Staff presentation: Greg Trainor, Utility, Streets, and Facilities Director
Rick Brinkman, Water Services Manager

*** 7. **Setting a Hearing on an Amendment to the Sales and Use Tax Code
Exempting from Sales and Use Tax Wood from Beetle Killed Trees**

[Attach 7](#)

The proposed ordinance is an amendment to the Grand Junction Municipal Code concerning the exemption from sales and use tax for the sale, storage and use of wood and timber products made from Colorado trees killed by Spruce Beetles or Mountain Pine Beetles.

The proposed ordinance has an eight year sunset clause at which time the City Council will evaluate the effectiveness and may or may not extend the exemption. The sunset is consistent with State law.

Proposed Ordinance Amending Chapter 3 of the Grand Junction Municipal Code Concerning Sales and Use Tax Exemptions for the Sale and Use of Wood from Trees Harvested in Colorado Damaged by Beetles

Action: *Introduction of a Proposed Ordinance and Set a Public Hearing for July 18, 2012*

Staff presentation: John Shaver, City Attorney
Jodi Romero, Financial Operations Director

*** * * END OF CONSENT CALENDAR * * ***

*** * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * ***

***8. **Appointment of Rich Englehart as City Manager for the City of Grand Junction**

[Attach 8](#)

Resolution No. 26 -12—A Resolution Appointing Richard B. Englehart as City Manager

Action: *Adopt Resolution No. 26-12*

**** 9. Avalon Theatre Renovation and Expansion Project**[Attach 9](#)

On Monday, June 18, 2012, City Council met jointly with the Downtown Development Authority (DDA) Board in work session to review the proposed renovation and expansion of the Avalon Theatre. Chief among the Avalon discussion items was the City's financial participation in the project, and the identification of those project components that are the most appropriate targets for the City's support.

Resolution No. 27-12—A Resolution Concerning the Allocation of Funding for the Avalon Theatre Renovation Project

®Action: *Adopt Resolution No. 27-12*

Staff presentation: Debbie Kovalik, Economic Convention, and Visitor Services Director
Harry M. Weiss, Executive Director, DDA

10. Construction Contract for Persigo Wastewater Treatment Plant Aeration Basin Improvements Project[Attach 10](#)

This request is for the construction of the Aeration Basin Improvements Project at the Persigo Wastewater Treatment Plant (WWTP). Based on previous process improvement evaluation studies at the WWTP, Staff has identified the need to conduct a full-scale pilot testing program for a nitrification and denitrification system in the existing east aeration basin. This pilot project will modify half of the existing aeration basins to allow for mandated ammonia removal. Once the modifications are complete and the basin's ammonia removal capability has been verified, a request to modify the other half of the process will be presented to Council (2014).

Action: *Authorize the Purchasing Division to Execute a Construction Contract with Velocity Constructors, Inc. for the Construction of the Aeration Basin Improvements Project at the Persigo WWTP in the Amount of \$565,553*

Presenter Name: Greg Trainor, Utilities, Streets, and Facilities Director
Jay Valentine, Financial Operations Manager

11. **Public Hearing—2012 Community Development Block Grant (CDBG) Program Year Action Plan** [Attach 11](#)

The City will receive \$371,526 CDBG funding for the 2012 Program Year which begins September 1st. With the \$34,824 remaining from previous years, the total amount to be allocated for 2012 is \$406,350. The purpose of this hearing is to adopt the 2012 Annual Action Plan which includes allocation of funding for 14 projects as a part of the Five-Year Consolidated Plan.

Resolution No. 25-12—A Resolution Adopting the 2012 Program Year Action Plan as a Part of the City of Grand Junction Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

Action: Adopt Resolution No. 25-12

Staff presentation: Tim Moore, Public Works and Planning Director
Kathy Portner, Neighborhood Services Manager

12. **Public Hearing—Rezoning Three Properties, Located at 1801 and 1815 Bass Street and 1810 Minnow Drive** [File #RZN-2012-32] [Attach 12](#)

A City initiated request to rezone three properties totaling approximately 0.66 acres, located at 1801 and 1815 Bass Street and 1810 Minnow Drive, from C-1 (Light Commercial) zone district to R-5 (Residential – 5 dwelling units per acre) zone district, referred to as the Area 7 Rezone.

Ordinance No. 4540—An Ordinance Rezoning Three Parcels from C-1 (Light Commercial) to R-5 (Residential – 5 Units per Acre), Located at 1801 and 1815 Bass Street and 1810 Minnow Drive

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4540

Staff Presentation: Tim Moore, Public Works and Planning Director
Lori V. Bowers, Senior Planner

13. **Public Hearing—Rezoning 42 Parcels Located East of N. 1st Street, South of Patterson Road, North and West of Park Drive** [File #RZN-2012-24] [Attach 13](#)

A City initiated request to rezone 42 parcels from an R-24 (Residential 24 du/ac) to an R-16 (Residential 16 du/ac) zone district.

Ordinance No. 4541—An Ordinance Rezoning 42 Parcels Located Generally Between North 1st Street on the West, Patterson Road on the North, and Park Drive on the South and East from an R-24 (Residential 24 DU/Ac) to an R-16 (Residential 16 DU/Ac) Zone District

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4541

Staff presentation: Brian Rusche, Senior Planner

14. **Non-Scheduled Citizens & Visitors**
15. **Other Business**
16. **Adjournment**

Minutes from Previous Meeting

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

June 6, 2012

The City Council of the City of Grand Junction convened into regular session on the 6th day of June, 2012 at 7:00 p.m. in the in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Teresa Coons, Jim Doody, Tom Kenyon, Sam Susuras, and Council President Pro Tem Laura Luke. Absent was Council President Bill Pitts. Also present were Acting City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Pro Tem Luke called the meeting to order. Councilmember Doody led the Pledge of Allegiance, followed by a moment of silence.

Presentation

Fruita Monument High School Students to present information on Play Back Sports Program

Travis Moesser, Michael Harris, Kelin Henke, Logan Pfister, and Gage Lovern were all present to provide information on the Play Back Sports Program. They explained how they collect sporting equipment to provide to kids to play sports who can't afford the equipment. Each of the students explained a facet of the program and named many of the donors. They also talked about the different collections they have done and the various presentations they have made. They are actively pursuing businesses to either sponsor or make a donation towards the program. Some of the events they are planning are a yard sale on July 27th and proceeds from that will be donated to the Program, on June 10th they are having a round-up where they will go door to door asking for either equipment donations or cash donations, and on June 11th, they will be speaking to Mesa County Commissioners. They will have an open house in August right after school starts to put out all the sports equipment to sell at a much reduced price to students in need of equipment.

Council President Luke asked when and how the program got started. The students said they were all involved in organizing the program last summer. Councilmember Luke stated that the program is a great thing and very much appreciated. She thanked the students for coming and making a presentation.

Proclamation

Proclaiming June 2012 as "Adult Protection Awareness Month" in the City of Grand Junction

Councilmember Coons read the proclamation. Loren Couch and Christie Higgins from the Mesa County Department of Human Services Adult Services Division were present to receive the proclamation. Mr. Couch provided some specific information about adults who are unable to protect themselves in Mesa County. Mesa County Department of Human Services Adult Services Division takes every allegation very seriously and do everything they can to ensure the safety for at-risk adults in the community.

Council Comments

Opposition to Ballot Initiatives 3 and 45 – Councilmember Sam Susuras

Councilmember Susuras is the representative for the City on the Colorado Water Congress. He is presenting opposing views on the ballot initiatives that will undermine current water law. He provided excerpts of an opinion from a former Colorado Judge who had reviewed the initiatives. He explained some of the ramifications of the initiatives if approved.

City Attorney Shaver added that Colorado Water Law is part of the Constitution and there is significant concern that these initiatives will upset Colorado Water Law.

Utilities, Streets, and Facilities Director Greg Trainor said, in times of drought, the main concern is water for the citizens. Initiative 3 has the potential to significantly reduce the amount of water the City could provide to its citizens.

Councilmember Kenyon said he supports the comments made by Councilmember Susuras. If these initiatives were to pass it would be economic disaster to the State. He thanked Councilmember Susuras for bringing this forward.

Councilmember Doody thanked everyone involved in the Stadium project and said the community is extremely proud of the facility.

Councilmember Bennett said he just returned from Africa, Tanzania, and returned to the school he taught at for a number of years. He was gratified at the number of locals who greeted him on his visit.

Citizen Comments

Eric Niederkruger, 629 Ouray Avenue, was present to comment about the homelessness and urban camping. He spoke about Denver passing a law banning urban camping and said they rewrote the law after a few days making enforcement a much lower priority because of the problems the original law created. Colorado Springs spent time and money obtaining low income housing before evicting people from the camps. He said that Grand Junction Housing has a waiting list of 3,000 people for low income housing. He provided information on the number of homeless people in the valley, which also included students. Mr. Niederkruger said that the homeless people are real and will not

be going away. He said that, even though Grand Junction Police Department has not put a ban on urban camping, they are emphasizing certain policies. The homeless people are very instrumental in cleaning up the river banks and could continue to help out. He asked why the evictions are happening now; it is not the answer to the problem. He said that the Las Colonias Park cannot be developed until all the toxic heavy metals and toxic chemicals are removed which are decades older than the oldest homeless person. He asked that the evictions not happen and that the HOT Team continue to monitor the camps as they have been. Mr. Niederkruger stated that the homeless people are exposed and vulnerable. He urged the City Council to put a moratorium in place on the evictions in Grand Junction until at least a new shelter is ready.

Reverend Mike Burr, Kiononia Church of Grand Junction, 730 25 Road, was present to comment on the displacement of homeless camps. He said the shelter is past full and there is no housing.

Diana Dalton, 367 ½ Rosevale Road, expressed her compassion for how hard it is for the homeless and encouraged, not just City Council, but the community to use creativity to do anything that can be done to make the homeless people's life easier.

Eric Rechel, 2890 Seely Road, said sometimes the easy route is taken. Getting rid of the homeless is the easy way. It's harder and takes more courage to sit down and talk about it, and it takes time. He asked Council not to blatantly throw these people out of the situation they are in. He encouraged Council to solve the problems in a compassionate way.

William Jones, 2850 Elm Avenue, addressed speeding on motorcycles. He has asked for speed bumps to be put in on 28 ½ Road between Orchard Avenue and North Avenue and was told they couldn't put speed bumps on account of emergency vehicles. He also complained about the loudness of boom boxes.

Philip Hawes, 2852 Elm Avenue, echoed what his neighbor Mr. Jones had to say, i.e., speeding. He has called the Police Department, and he praised the police, but was asked for specifics like make, model, etc. and he didn't know that information. He asked for a visible force out there as people disregard the speed limit signs. He asked about boom boxes, if there was a limit on the decibel level. Sidewalks are also not along the street, and he asked about that.

Councilmember Doody asked Public Works and Planning Director Tim Moore to address some of the concerns expressed.

Public Works and Planning Director Moore said he would like to sit down and have a dialog along with the Police Department and see if some of the concerns can be addressed.

Councilmember Doody asked that the City Council get a follow up email.

CONSENT CALENDAR

Councilmember Kenyon moved to adopt the Consent Calendar and then read the Consent Calendar items #1-10. Councilmember Kenyon noted that on the resolution making Council assignments that Councilmember Susuras will be assigned to the Parks Improvement Advisory Board. Councilmember Doody seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the May 16, 2012 Regular Meeting

2. **Setting a Hearing on Rezoning 9.629 acres Located at 714 and 720 24 ½ Road** [File #RZN-2012-70]

A City initiated request to rezone two parcels totaling 9.629 acres from an R-R (Residential Rural) to an R-5 (Residential 5 du/ac) zone district.

Proposed Ordinance Rezoning Properties at 714 and 720 24 ½ Road from an R-R (Residential Rural) to an R-5 (Residential 5 DU/Ac) Zone District

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for July 18, 2012

3. **Setting a Hearing on Rezoning 488, 490, and 492 Melody Lane; 487, 489 ½, and 491 Sparn Street, and Tax Parcel 2943-181-05-026, Directly South of 487 Sparn Street** [File #RZN-2012-126]

A City initiated request to rezone seven parcels, totaling 1.67 acres, located at 488, 490, and 492 Melody Lane; 487, 489 ½, and 491 Sparn Street, and Tax Parcel 2943-181-05-026, directly South of 487 Sparn Street, from C-2 (General Commercial) to C-1 (Light Commercial) to bring them into conformance with the Comprehensive Plan.

Proposed Ordinance Rezoning Properties from C-2 (General Commercial) to C-1 (Light Commercial), located at 488, 490, and 492 Melody Lane, 487, 489 ½, and 491 Sparn Street, and Tax Parcel 2943-181-05-026, Located Directly South of 487 Sparn Street

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for July 18, 2012

4. **Setting a Hearing on Amendment to the Future Land Use Designation for Four Properties Located at 2886 and 2898 I-70 B and 2892 and 2896 Highway 6 and 24** [File #RZN-2012-74]

A City initiated request to amend an area of the Comprehensive Plan's Future Land Use Map from Commercial to Commercial/Industrial.

Proposed Ordinance Amending the Grand Junction Comprehensive Plan Future Land Use Map for Four Properties Located at 2886 and 2898 I-70 B and 2892 and 2896 Highway 6 and 24

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for July 18, 2012

5. **Vacation of a Portion of a 15' Waterline Easement, Fuoco Motors, Located at 2582 Highway 6 and 50** [File #VAC-2012-272]

The applicant is requesting to vacate a portion of a 15' waterline easement in order to accommodate a new building across the easement area. A new waterline and easement has been constructed at another location on the property that is not encumbered with existing or proposed structures.

Resolution No. 19-12—A Resolution Vacating a Portion of a 15' Waterline Easement Located at 2582 Highway 6 and 50 (Fuoco)

Action: Adopt Resolution No. 19-12

6. **Purchase of Road Oil for Chip Seal Program 2012**

Request the purchase of approximately 202,000 gallons of road oil for the Streets Division Annual Chip Seal Program for 2012.

Action: Authorize the City Purchasing Division to Purchase Approximately 202,000 Gallons of Road Oil from Cobitco, Inc., Denver, Colorado in the Amount of \$549,440

7. **Outdoor Dining Lease for Fins Grill, LLC, dba Fins Grill, Located at 420 Main Street**

Fins Grill, LLC, dba Fins Grill, located at 420 Main Street, is requesting a first-time Outdoor Dining Lease for an area measuring 164.5 square feet directly in front of their building. The Outdoor Dining Lease would permit the business to have a revocable license from the City of Grand Junction to expand their

licensed premise and allow alcohol sales in this area. The dining area will be at grade on the sidewalk.

Resolution No. 20-12—A Resolution Authorizing the Lease of Sidewalk Right-of-Way to Fins Grill, LLC, dba Fins Grill

Action: Adopt Resolution No. 20-12

8. **Council Assignments for 2012 – 2013**

City Council considers the appointments and assignments for its members to various boards, committees, commissions, and organizations.

Resolution No. 21-12—A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, and Organizations

Action: Adopt Resolution No. 21-12

9. **Contract for Design/Build Fleet CNG Maintenance Facility and Retrofit Existing Fleet Service Bays**

Request to enter into a contract with FCI Constructors, Inc., Grand Junction, CO to design and construct a new CNG Maintenance Facility for the Fleet Division, and to retrofit the recent fleet addition to provide CNG maintenance facilities.

Action: Authorize the City Purchasing Division to Enter into a Contract with FCI Constructors, Inc., Grand Junction, CO in an Amount of Approximately \$490,849

10. **Resolution Opposing Ballot Initiatives 3 and 45 Regarding Changes to Water Law**

The measures put forward, instead of the prior appropriation doctrine, an undefined doctrine of certain public mandates, control and trust. Colorado's prior appropriation structure has proven itself to be successful; it is flexible and reliable in meeting the needs of the users and protecting the water resources and the values attached to those resources.

Resolution No. 22-12—A Resolution Opposing Initiatives 3 and 45

Action: Adopt Resolution No. 22-12

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Ratify the Acquisition of the Three Sisters Property

The presenters request and recommend that the City Council consider and adopt a resolution ratifying the acquisition of the Three Sisters property located south and west of Monument Road and the conveyance of the North River subdivision as partial consideration for the acquisition of the Three Sisters parcel.

Rob Bleiberg, Mesa Land Trust, was present to encourage the City Council to adopt the resolution ratifying the action taken the prior day to transfer the Three Sisters property to the City of Grand Junction. He thanked the City Council, the Tuckers of Conquest Development, and the community for all of their support.

Councilmember Kenyon thanked Mr. Bleiberg. He recognized him as being the king linchpin to the project and he looks forward to the continued relationship with his organization.

Councilmember Coons said she was on Council when the zoning of this land was discussed which was very difficult. She was appreciative of the outcome and she is excited on how this property will be a benefit to the community.

Councilmember Boeschstein thanked Mr. Bleiberg. He is a member of Mesa Land Trust. He is glad this property will be used for recreation and open space. The area needs to be protected; it is a multi-use area.

Council President Pro Tem Luke said she was grateful to be a part of this and was appreciative of the hard work.

Councilmember Kenyon asked Rob Schoeber, Parks and Recreation Director, to tell the Council what is next for the property.

Rob Schoeber, Parks and Recreation Director, said a public planning process will now begin. Then that will go the Parks and Recreation Advisory Board for recommendations.

Council President Pro Tem Luke asked when the first meeting will be. Mr. Schoeber replied that the Parks and Recreation Advisory Board will see it Thursday, June 14th.

Resolution No. 23-12—A Resolution Ratifying the Acquisition of the Property Known as the Three Sisters Located South and West of Monument Road and Authorizing the Conveyance of the North River Subdivision as Partial Consideration for the Acquisition

Councilmember Kenyon moved to adopt Resolution No. 23-12. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing—Amending the Comprehensive Plan and Rezoning the Property Located at 3000 Patterson Road [File #RZN-2012-193]

Property owner request to amend the Comprehensive Plan future land use designation from Residential Medium to Commercial and rezone property located at 3000 Patterson Road from R-O (Residential Office) to B-1 (Neighborhood Business).

The public hearing was opened at 8:12 p.m.

Tim Moore, Public Works and Planning Director, introduced this item. He said the request comes from a developer that wants to develop in that area. Notices were sent out to surrounding property owners. The Planning Commission forwarded a recommendation of approval at its April 10, 2012 meeting.

Senta Costello, Senior Planner, presented this item. The property owners are requesting a rezone. She described the sites, the location, and the request. She described the surrounding uses as well as other uses in the vicinity. There was no conflict created as with the other types of actions the City Council has seen lately. There was a neighborhood meeting held December 11, 2011. At that time the proposal was to rezone the property to the MXG-3 zone district. Six neighbors attended the meeting and voiced concerns regarding the potential uses and site layout that the MXG-3 zone district could generate. Other zone districts were discussed and the neighbors preferred either the existing R-O or the B-1 zone districts to the MXG-3. The neighbors would like a buffer between their residential and any commercial activity. Another meeting was held with the developer. The developers agreed to rezone to B-1. Although B-1 is not one of the zones that implement the current future land use designation, the adjacency rule allows an amendment to a commercial designation. Therefore the applicant seeks to amend the Comprehensive Plan from Residential Medium to Commercial, which allows a B-1 zone district, using the adjacency rule. The neighborhood would still rather have RO but will accept B-1 if some issues can be resolved. Specifically, the neighbors would like a wall along the property line. Ms. Costello said she assumed an agreement had been reached as no neighbors were present. B-1 is neighborhood business. It limits hours of operation and is created to be compatible with residential neighborhood. The Planning Commission forwarded a recommendation of approval at its April 10, 2012 meeting. Ms. Costello said that the requested Comprehensive Plan future land use designation and rezone are consistent with the goals and policies of the Comprehensive Plan and the review criteria in Sections 21.02.130(e)(1) and 21.02.140 of the Grand Junction Municipal Code have all been met.

Councilmember Boeschstein asked if the Patterson Road Policy is still in effect. The purpose is to avoid a continuous strip of commercial development along Patterson Road.

Ms. Costello said she believes the policy is still in place. This request will not violate or override that policy; it is a primary corner and there is residential both east and west of this location.

There were no public comments.

The public hearing was closed at 8:25 p.m.

Councilmember Susuras noted the property owner has made the request and it meets goals 3, 5, 7, and 12 of the Comprehensive Plan.

Ordinance No. 4534—An Ordinance Amending the Comprehensive Plan Designation on One Parcel from Residential Medium to Commercial, Located at 3000 Patterson Road

Ordinance No. 4535—An Ordinance Rezoning One Parcel from R-O (Residential Office) to B-1 (Neighborhood Business), Located at 3000 Patterson Road

Councilmember Susuras moved to adopt Ordinance Nos. 4534 and 4535 and ordered them published in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Public Hearing—Rezoning Nine Properties Located at 492, 490, 488, 488 ½, 486, 486 ½, 482 Harris Road, Plus Two Other Un-Addressed Parcels [File #RZN-2012-85]

A City initiated request to rezone nine properties totaling 3.02 +/- acres located at 492, 490, 488, 488 ½, 486, 486 ½, 482 Harris Road, plus two other un-addressed parcels from C-2 (General Commercial) and I-2 (General Industrial) to R-O (Residential Office) and I-1 (Light Industrial).

The public hearing was opened at 8:27 p.m.

Tim Moore, Public Works and Planning Director, introduced this item and the next three items. All four projects are City initiated rezones and come forward with a recommendation of approval from the Planning Commission. He introduced Senior Planner Scott Peterson.

Scott Peterson, Senior Planner, presented this item. He described the site, the location, and the request, which is a request from the City. The Planning Commission recommended approval at their April 10, 2012 meeting. The City adopted the Comprehensive Plan in 2010 and that resulted in this property not being in conformance with the Future Land Use Designation. The request will bring the zoning into conformance with the Zoning Code and the Future Land Use designation. The proposed zone changes to R-O and I-1 would provide the opportunity for future multi-family residential, general office, and light industrial land uses, etc., for this area of the community. The property owners were notified of the proposed rezone and an open house was held on February 8, 2012. Mr. Peterson said he has heard from only one property owner via phone and email. Several other adjacent property owners have contacted Staff inquiring with questions about any potential land use changes or development proposals at this time. No opposition to the proposed rezones has been recorded from adjacent property

owners. Some of the properties were initially slated to be rezoned to C-1 but upon further review it was determined that R-O would be more appropriate since they are already developed. R-O will allow single family and multi-family detached dwelling units. The rezone on the other properties will not affect the current uses as they are allowed uses. The requested rezone meets goals 3, 5, 7, and 12 of the Comprehensive Plan and the review criteria of the Grand Junction Municipal Code. The rezone will allow for future multi-family, general office, and light industrial for two of the designations and continue to transition and buffer future development from the existing light commercial to the east and the residential properties to the west.

Councilmember Boeschstein asked about Harris Road having insufficient right-of-way and how that will be rectified. Mr. Peterson said that will be changed if the property is developed or Harris Road is connected further.

Ordinance No. 4536—An Ordinance Rezoning Nine Properties from C-2 (General Commercial) and I-2 (General Industrial) to R-O (Residential Office) and I-1 (Light Industrial), Located at 492, 490, 488, 488 ½, 486, 486 ½, 482 Harris Road, Plus Two Other Un-Addressed Parcels

There were no public comments.

The public hearing was closed at 8:35 p.m.

Councilmember Susuras said the rezone eliminates the conflict between the zoning and the Comprehensive Land Use Plan and meets goals 3, 5, 7, and 12 of the Comprehensive Plan.

Councilmember Susuras moved to adopt Ordinance No. 4536 and ordered it published in pamphlet form. Councilmember Kenyon seconded the motion. Motion carried by roll call vote.

Public Hearing—Rezoning One Property Located on the West Side of Bass Street between W. Hall Avenue and W. Mesa Avenue [File #RZN-2012-27]

A City initiated request to rezone 0.275 acres, located on the west side of Bass Street between W. Hall Avenue and W. Mesa Avenue from R-8 (Residential 8 du/ac) to CSR (Community Services and Recreation).

The public hearing was opened at 8:37 p.m.

Senta Costello, Senior Planner, presented this item. It is a City initiated rezone request. She described the site, the location, and the request. She described the surrounding uses as well as other uses in the vicinity. The property is mostly used by kids to ride their bikes on. The current zoning does not meet the Park designation of the Future Land Use Map. The property is just over a quarter acre. It will likely not be developed.

It could be sold for a single family house. The topography is such that it is not conducive to development. The request will bring the zoning into conformance with the Future Land Use designations. The current zonings do not meet those designations. There was an open house on January 25, 2012. The property owners were notified. Two neighbors attended, but did not submit comments. The Planning Commission forwarded a recommendation of approval at its March 27, 2012 meeting.

Councilmember Coons asked about W. Hall separating the parcel from the Park. She asked if there is any thought to vacate W. Hall Avenue for safety reasons. Ms. Costello said it could be looked at.

There were no public comments.

The public hearing was closed at 8:41 p.m.

Ordinance No. 4537—An Ordinance Rezoning 0.275 Acres from R-8 (Residential 8 DU/Ac) to CSR (Community Services and Recreation), Located on the West Side of Bass Street Between W. Hall Avenue and W. Mesa Avenue

Councilmember Coons moved at adopt Ordinance No. 4537. Councilmember Doody seconded the motion. Motion carried by roll call vote.

Public Hearing—Rezoning One Parcel Located at 140 Power Road [File #RZN-2012-69]

A City initiated request to rezone one parcel totaling 14.81 acres from an I-1 (Light Industrial) to a C-2 (General Commercial) zone district.

The public hearing was opened at 8:43 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. He also described the current use, which is the Pepsi Distribution facility, and the ownership. There is no bottling on the site but that would be an allowed use. The change to the area to primarily a commercial node happened in 1996. The proposed zoning will be allowed under the land use designation under the Comprehensive Plan. The request does meet the criteria of the Grand Junction Municipal Code and the goals and policies of the Comprehensive Plan. The Planning Commission forwarded a recommendation of approval on April 10, 2012.

There were no public comments.

The public hearing was closed at 8:46 p.m.

Ordinance No. 4538—An Ordinance Rezoning Properties at 140 Power Road from an I-1 (Light Industrial) to a C-2 (General Commercial) Zone District

Councilmember Doody moved at adopt Ordinance No. 4538 and ordered it published in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Public Hearing—Rezoning One Parcel Located at 681 23 Road [File #RZN-2012-82]

A City initiated request to rezone 0.99 acres, located at 681 23 Road, from I-2 (General Industrial) zone district to I-1 (Light Industrial) zone district and bring it into conformance with the Comprehensive Plan. This area is referred to as the “Yellow Area 3” rezone.

The public hearing was opened at 8:47 p.m.

Senta Costello, Senior Planner, presented this item. It is a City initiated rezone request. She described the site, the location, and the request. She described the current use as well as other uses in the vicinity. The request will bring the zoning into conformance with the Future Land Use designations. The current zonings do not meet those designations. There was an open house on February 8, 2012. No one at the open house spoke about the proposed rezone. The owner of the property did contact the Planning Department on April 4, 2012. The I-1 zone district was the property owner’s preference to give him the most flexibility in the future and would not impact the current use. The request meets the goals and policies of the Comprehensive Plan and the criteria of the Zoning Code have been met. Planning Commission forwarded a recommendation of approval at its April 10, 2012 meeting.

There were no public comments.

The public hearing was closed at 8:52 p.m.

Councilmember Susuras stated the request meets goals 1 and 6 of the Comprehensive Plan and the Planning Commission approved it on their consent agenda on April 10th.

Ordinance No. 4539—An Ordinance Rezoning One Parcel from I-2 (General Industrial) to I-1 (Light Industrial), Located at 681 23 Road

Councilmember Susuras moved at adopt Ordinance No. 4539 and ordered it published in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:52 p.m.

Stephanie Tuin, MMC
City Clerk

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

JUNE 11, 2012

The City Council of the City of Grand Junction, Colorado met in Special Session on Monday, June 11, 2012 at 11:34 a.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 N. 5th Street. Those present were Councilmembers Bennett Boeschstein, Teresa Coons, Jim Doody, Tom Kenyon, Laura Luke, Sam Susuras, and President of the Council Bill Pitts.

Council President Pitts called the meeting to order.

Councilmember Kenyon moved to go into Executive Session to Discuss Personnel Matters Under Section 402(4)(f) of the Open Meetings Law Relative to City Council Employees Specifically the Acting City Manager; the Purchase, Acquisition, Lease, Transfer, or Sale of Real, Personal, or Other Property Interest Relative to a Real Estate Transaction Under Section 402(4)(a) of the Open Meetings Law; and for the Purpose of Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategy for Negotiators and/or Instructing Negotiators Pursuant to Section 402(4)(e) of Colorado's Open Meetings Law and City Council will not return to open session. Councilmember Doody seconded the motion. Motion Carried.

The City Council convened into executive session at 11:35 a.m.

Stephanie Tuin, MMC
City Clerk



Attach 2

CITY COUNCIL AGENDA ITEM

Date: June 5, 2012

Author: Lisa Cox, AICP

Title/ Phone Ext: Planning

Manager / 244-1448

Proposed Schedule:

1st Reading: June 20, 2012

2nd Reading: July 18, 2012

File Number: ZCA-2012-249

Subject: Amendments to the Zoning and Development Code (Title 21, Grand Junction Municipal Code) Regarding Establishing and Changing a Land Use within the City

Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for July 18, 2012

Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director
Lisa Cox, AICP, Planning Manager

Executive Summary:

The 2010 Code inadvertently omitted a general provision requiring a landowner to obtain an appropriate permit or approval from the City before establishing or changing a land use. The proposed amendments are intended to clarify the requirements and to ensure consistency in application of the Code's provisions to specific situations involving a change of land use.

Background, Analysis and Options:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code (codified as Title 21 of the Grand Junction Municipal Code). City Council has requested that Staff propose amendments to Title 21 as needed to maintain a dynamic, responsive Zoning and Development Code. Staff makes the following proposals to amend the Code in an effort to maintain its effectiveness and to remedy confusion that has arisen in the interpretation and application of certain 2010 code changes.

The 2010 Code omitted a general provision requiring a landowner to obtain an appropriate permit or approval from the City before establishing or changing a use of land. The proposed amendment reinstates this general provision. The Code Enforcement Division has found that it is more difficult to document potential violations to individuals without the general provision, which states the requirement simply and clearly.

The Code also contains potentially conflicting and confusing wording regarding changing and classifying uses of land. The language has resulted in difficulty and inconsistency in applying the Code to specific changes in land use. It also presents a significant and unnecessary hurdle to establishing a record of prior approved uses of

land. Most importantly the language does not clearly establish the City's expectations with respect to changing a use of land.

The amendments are intended to clarify the requirements in a way that most accurately reflects the land use policies generally established by the Code and the Comprehensive Plan, and to ensure consistency in application of the Code to specific situations involving a change of use on land. They do so in the following specific ways.

The proposed amendments expand upon and clarify how the City classifies land uses to better inform those who read and apply the Code. The nature of the "principal use" column of the use table (Section 21.04.010) and the listings therein are better explained, so as to make it easier for the public to understand how land uses are classified. For example, applicants have recently argued, based on the wording of the Code, that because two uses are in the same use category, they are similar enough that no development review by the City is required. Clarity in this is important because how a land use activity is classified will determine in what zones it is allowed to occur and what, if any, use-specific standards apply. This will help people who do business or who would like to do business in the City to better plan their selection, purchase and modifications of land and structures.

The proposed amendments clarify when a change of use permit is automatically required and when it depends upon the site-driven factors involving parking, traffic circulation and storm water. For example, a principal use from the zone use matrix is entitled "General Retail Sales, Outdoor Operations, Display or Storage." There are many types of specific land uses which fall in that principle use category, such as automobile sales, recreational vehicle sales, sales of utility trailers, sales of outdoor equipment. Whether or not changing from one of these uses to another requires a change of use permit depends upon the applicability of any one of three factors included in the Code (1) increase in parking, (2) increase in stormwater runoff due to impervious surface or (3) increase in daily traffic to, from and on the site.

As it is written now, the Code seems to contradict itself as to when the three criteria are applicable and when they are not. As a result landowners in the community are confused as to what they must do when changing a land use, and some have taken the position, based on the wording, that the Code prohibits development review by the City of all changes of use if none of the three factors referenced above apply.

Staff has taken the position that any change from one principal use of land or structure to another requires review by planning to see if site changes or upgrades are required. The proposed amendments support that requirement and state it more clearly.

The proposed amendments also clarify that a change of use can occur even within a given principal use category in the use table. For example, see the section of the use table below:

Section 21.04.010, Use Table:

Key: A = Allowed; C = Conditional; Blank Cell = Not Permitted																								
USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2	MX-	Std.
COMMERCIAL																								
Recreation and Entertainment, Indoor – large, generally commercial uses that provide indoor recreation or entertainment-oriented activities including health clubs, movie theaters, skating rinks, arcades	Health Club											A	A	A	A	A	A	A	A	A	A			
	Movie Theater, Skating Rink, Arcade												A	A	A	A	A	A		A				
	Shooting Ranges, Indoor														C	C	C				C	C		
	All Other Indoor Recreation												C	A	A	A	A	C	A	A	C			

Under the use category “Recreation and Entertainment, Indoor” are four principal use groups. The four principal use groups are similar enough to be included in the broader use category of Recreations and Entertainment, Indoor but different enough that they are separated into four distinctive groups. Each group is allowed, not allowed or conditionally allowed in certain zone districts.

The four groups are similar enough that changing from one to another does not automatically require a change of use permit unless one of the three factors referenced above applies. For example, changing from a movie theater to an arcade would not require a change of use permit.

However, there are enough differences between the four groups that in some cases a change of use permit would be required. For example, changing from a movie theater to an indoor shooting range. The movie theater is an allowed use in certain zone districts but the indoor shooting range requires a Conditional Use Permit and may be subject to other development standards. Because the indoor shooting range is not within the same principal use listing, a change of use review is required.

The proposed amendments also clarify that if there are other applicable Code requirements (for example, the need for a fence or a building permit), nothing in the change of use section is intended to prevent such requirements.

One goal of Code writing is to ensure that landowners can readily know what is expected of them as they attempt to make the highest and best use of their land. These amendments will further that goal.

These amendments do not alter the development standards applicable to a given land use. For example, whether or not site upgrades would be required for a nonconforming site will still require application of the nonconforming section of the code, which is not modified by the proposed amendments. Likewise the development standards and use-specific standards are not proposed to be modified.

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

The proposed amendments are consistent with the following goals and policies of the Comprehensive Plan:

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

The proposed amendments will ensure that changes of use of land are reviewed and processed regularly and consistently, promoting ordered growth.

Policy 6A: In making land use and development decisions, the City and County will balance the needs of the community.

The proposed amendments will create consistency in application and clarity of expectations for changes in use of land, fulfilling the needs of Staff in applying and enforcing the Code and the community, which is entitled to land use regulation that is reasonable and clear.

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

The proposed amendments will ensure that changes of land use are recognized and reviewed so that adjacent existing developments can enjoy the Code's protections of their use and enjoyment, including buffering standards.

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

The proposed amendments will help to ensure that changes of land use in the community are reviewed so as to ensure quality development that will enhance the visual appeal of the community.

Board or Committee Recommendation:

The Planning Commission voted to recommend approval of the proposed amendments at its May 8, 2012 meeting with the following findings of fact and conclusions:

1. The proposed amendments are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

Financial Impact/Budget:

There are no anticipated financial or budget impacts.

Legal issues:

The proposed amendments have been reviewed by the Legal Division and found to be compliant with applicable law.

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

Proposed Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE, GRAND JUNCTION MUNICIPAL CODE SECTIONS 21.01.030 (APPLICATION), 21.02.070(e) (CHANGE OF USE PERMIT), 21.04.010 (USE TABLE), 21.04.020 (USE CATEGORIES), AND 21.10.020 (TERMS DEFINED – CHANGE IN USE)

Recitals:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code of Ordinances.

These amendments to the Zoning and Development Code serve to maintain the effectiveness of the Code and eliminate confusion from potentially conflicting or ambiguous wording in the Code regarding classifying and changing land uses.

The amendments also restore language omitted from the 2010 Code which clearly states the general requirement that a review and approval from the Planning Division is required when a use of land is established or changed within the City.

The amendments will serve to clarify the requirements for all who read and apply the Code, promoting clarity of expectation and consistency in application of the Code's provisions to specific land use situations.

The amendments are consistent with the goals and policies of the Comprehensive Plan and implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendments, finding that:

1. The proposed amendments are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed amendments will implement the vision, goals and policies of the Comprehensive Plan and promote the health, safety and welfare of the community, and should be adopted.

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

Section 21.01.030 is amended as follows (additions underlined):

21.01.030 Application.

This code shall apply to all territory, uses and facilities within the City's limits, and to public and private lands, all uses thereon, and all structures and buildings over which the City has jurisdiction under the constitution and laws of the State of Colorado of the United States or pursuant to the City's powers. No person shall begin or change a land use or development in the City without first obtaining a permit or approval from the Director. Uses not allowed or permitted are prohibited (see Use Table, Section 21.04.010).

Section 21.02.070(e) is amended as follows (additions underlined, deletions shown in strikethrough):

(e) Change of Use Permit.

(1) Applicability. No person shall change the use of a structure or property to ~~another principal use~~ unless and until the Director has issued a change of use permit. Other permits (such as a CUP), review (such as a major or minor site plan review) or approvals may also be required when use of a land or structure has changed; this subsection does not limit or supplant other requirements of the Code. A change of use from any use in the "Household living" use category residential to any other use requires, at a minimum, a minor site plan review. For a change of use within the same "principal use" listing in the Use Table, Section 21.04.010 (for example, a change from one General Retail Sales, Indoor Operations use to another General Retail Sales, Indoor Operations use, or a change from a "movie theater" to a "skating rink"). A change of use does permit is not required occur unless:

- (i) The code requires more off-street parking for the new use than is available on the property;
- (ii) There is any increase in traffic, actual or projected; or
- (iii) The amount of stormwater runoff or impervious area is increased.

Section 21.04.010 is amended as follows (additions underlined, deletions shown in strikethrough):

21.04.010 Use table.

(a) **Use Categories and Principal Uses.** The only uses allowed in any zone or district are those listed or described in the use table below. Uses are permitted subject to the requirements of the rest of the Code. The use categories listed in the first

column are described in GJMC [21.04.020](#). The second column of the use table contains ~~an abbreviated definition of the~~ a listing of principal uses associated with the use category in the first column. Each listing in the “principal use” column of the table may include more than one principle use. (For example, “General Retail Sales, Outdoor Operations, Display or Storage” contains several different retail uses, each of which may, for example, generate more traffic trips per day than another. Their inclusion in one listing means only that they are allowed in the same zone districts, but does not mean that they are treated identically with respect to other Code requirements.) ~~In some cases, use specific standards are referred to in the~~ The last column of the use table contains cross-references to use-specific standards or other Code provisions associated with the principal use(s). ~~These uses are permitted subject to particular requirements listed under each zone or district.~~

(b) **Allowed Uses.** An “A” indicates the listed use is allowed by right within the respective zoning district ~~without the need for a public hearing~~. If compliance with all City, State and federal requirements are fully met, the Director may allow development, construction and/or use. The text for each zone, the balance of this code, applicable State and other City regulations and federal requirements supplement the Use Table and control if inconsistent or ambiguous. ~~See the maximum building size indicated for each zone district.~~ No person shall begin any use without a written approval of the Director.

(c) **Conditional Uses.** A “C” indicates the ~~listed~~ use is allowed within the respective zoning district only ~~after review and approval of~~ with a conditional use permit granted in accordance with the limitations, requirements and criteria of Section 21.02.110 and in accordance with the review procedures of GJMC [21.02.080](#). A conditional use is not a use by right; it is one that is prohibited within a given zone district unless a conditional use permit for the specific use has been granted. Conditional uses are subject to all other applicable standards of this code.

(d) **Prohibited Uses.** A blank space indicates the listed use is not allowed within the district, unless otherwise expressly allowed by another provision of this code.

(e) **Uses Not Mentioned.** No building, use or development permit shall be issued for a use not specifically mentioned or described ~~by category~~ in the use table. If a question or interpretation arises regarding where, how or whether a proposed use fits into the use table, the Director shall decide if a use not specifically mentioned can reasonably be interpreted to fit into a principle use category or a general use category where similar uses are described. The Director may ask the Planning Commission at a regularly scheduled meeting to ratify his decision.

All other parts of Section 21.04.010, including the entire zone/use table, shall remain in full force and effect.

Subsections 21.04.020(a)(2) and (3) are amended as follows (additions underlined, deletions shown in strikethrough):

21.04.020 Use categories.

(a) General.

(2) Principal Use Characteristics. Principal uses are assigned to the category that most closely describes the nature of the principal use. The characteristics subsection of each use category describes the common characteristics of ~~each~~ the associated principal ~~use~~ uses.

(3) Considerations Used in Categorizing ~~Principal~~ Uses. The following considerations shall be used to determine ~~what category~~ whether and where a use ~~is~~ belongs in the use table and whether the ~~activities are~~ activity is to be considered a principal or accessory use ~~uses~~:

- (i) The actual or projected characteristics of the activity in relationship to the stated characteristics of each use category;
- (ii) The relative amount of site area or floor space and equipment devoted to the activity;
- (iii) Relative amounts of sales from each activity;
- (iv) The customer type for each activity;
- (v) The relative number of employees in each activity;
- (vi) Hours of operation;
- (vii) Building and site arrangement;
- (viii) Vehicles used with the activity;
- (ix) The relative number of vehicle trips generated by the use;
- (x) Signs;
- (xi) How the use advertises itself; and
- (xii) Whether the activity is likely to be found independent of the other activities on the site.

All other subsections of Section 21.04.020 shall remain in full force and effect.

Section 21.10.020 shall be amended as follows (additions underlined, deletions struck through):

21.10.020 Terms defined

Change in use or change of use means a change from one principal use of a building or land to another principal use of the building or land, ~~when there is no increase in the size of the existing building or extent of the use of the land, but one or more of the following factors are present and confirmed for the new use:~~

- ~~(1) The new use has an off-street parking requirement per the City Zoning and Development Code which is greater than parking available and necessary per the code;~~
- ~~(2) The number of vehicle trips generated by the new use is or will be greater than the number of vehicle trips generated by the previous use as determined by the Institute of Transportation Engineers' Trip Generation, latest edition, and a building permit is required; or~~
- ~~(3) The amount of stormwater runoff or impervious (to drainage) surface area will be increased with the new use.~~

~~[Note: If there is a change from one principal use of a building or land to another principal use of a building or land, but there is no increase in the size of the existing building or extent of the use of the land and none of the three previous factors apply, a change of use shall not have occurred.]~~

All other definitions in Section 21.10.020 shall remain in full force and effect.

INTRODUCED on first reading the _____ day of _____, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk



Attach 3

CITY COUNCIL AGENDA ITEM

Date: May 10, 2012
Author: Lori V. Bowers
Title/ Phone Ext: Senior Planner /
4033
Proposed Schedule:
Wednesday, June 20, 2012
2nd Reading: Wednesday,
August 1, 2012
File #: CPA-2012-210

Subject: Amend the Future Land Use Map of the Comprehensive Plan for Property Located at 2259 River Road

Action Requested/Recommendation: Introduce the Proposed Ordinance and Set a Public Hearing for August 1, 2012

Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director
Lori V. Bowers, Senior Planner

Executive Summary:

A City initiated request to amend an area of the Comprehensive Plan Future Land Use Map, located at 2259 River Road, from Commercial/Industrial to Industrial.

Background, Analysis and Options:

The City of Grand Junction and Mesa County jointly adopted a Comprehensive Plan in February, 2010. The Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas had zoning designations that did not implement the future land use designations of the Comprehensive Plan.

In October 2011, the City began the process of rezoning areas where a conflict existed between the zoning and the Future Land Use Map designation. The City mailed notification letters and cards, held open houses and attended neighborhood meetings. Based on input from citizens and property owners, Staff determined that in some areas the existing zoning is appropriate, and the best way to resolve the conflict between the Comprehensive Plan's Future Land Use Map and the zoning of these properties is to amend the Comprehensive Plan Future Land Use Map. This is one such area.

The subject area is owned by United Companies of Mesa County, Inc. United Companies established their business at this location in 1997 through the City's site plan review process. It was a phased project with an office area constructed in 1999. The entire parcel encompasses a total of 44.9 acres and is currently zoned I-2, General Industrial, with an existing CUP (Conditional Use Permit) for Sand and Gravel Extraction and Processing. The property has been used for sand and gravel extraction as well as processing and a batch plant since 1999. It is anticipated, as United

Companies expands their growing business, that basic yard operations and processing of aggregate for off-site use will continue.

The land use designation in the Comprehensive Plan of *Industrial* is described as:

“Heavy commercial and industrial operations are prominent in industrial areas. Batch plants and manufacturing uses with outdoor operations are appropriate if developed consistently with zoning regulations. Residential uses are not appropriate”.

United Companies has a batch plant on site, and anticipates future growth which may include another batch plant.

The land use designation in the Comprehensive Plan for *Commercial Industrial* is described as:

“Heavy Commercial, offices and light industrial uses with outdoor storage, with some outdoor operations (e.g., office/warehouse uses, auto sales, auto repair shops, lumber yards, light manufacturing, oil and gas businesses). Yard operations may be permitted where adequate screening and buffering can be provided to ensure compatibility with existing and planned development in the vicinity of the proposed use. Residential uses are limited to the business park mixed use development”.

Sand and gravel extraction and/or processing are allowed in both I-1 and I-2 zone districts with a Conditional Use Permit. The Future Land Use Designation of “Industrial” specifically allows batch plants. The I-2 zone implements the Industrial future land use designation, but does not implement the Commercial Industrial future land use designation. The existing batch plant and the potential for a second batch plant at this site present significant economic benefit to the community, and the future land use designation of Industrial best captures the existing and proposed expanded use of the property.

An Open House was held on January 18, 2012 to present for discussion a proposal to downzone the property to I-1 in order to bring the zoning into compliance with the Comprehensive Plan future land use designation of Commercial Industrial. Two representatives from United Companies attended the Open House. They asked about how the down zoning would constrain the future development of their property. Given the situation Staff has concluded it makes sense to leave the property zoned I-2 and change the Comprehensive Plan to Industrial.

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

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

Retaining the existing zoning and amending the Comprehensive Plan on the property to Industrial will provide the best opportunity for the landowner to maintain and expand a business that is a regional provider of needed building aggregate. This helps to sustain

the economy by having local processing of product that will be available for paving, construction and other purposes.

Board or Committee Recommendation:

At their regularly scheduled meeting of May 8, 2012 the Planning Commission forwards a recommendation of approval to City Council. The item was considered non-controversial and was placed on the Consent Agenda.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

This item has not been previously presented or discussed.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Future Land Use Map / Existing City and County Zoning Map
Ordinance

BACKGROUND INFORMATION		
Location:		2259 River Road
Applicants:		City of Grand Junction
Existing Land Use:		United Companies offices and batch plant
Proposed Land Use:		No change
Surrounding Land Use:	North	Western Slope Ford
	South	Colorado River
	East	Allen Unique Auto car museum
	West	Suncor Energy
Existing Zoning:		I-2 (General Industrial)
Proposed Zoning:		N/A
Surrounding Zoning:	North	C-2 (General Commercial)
	South	I-2 (General Industrial) and CSR (Community Service and Recreation)
	East	I-2 (General Industrial) and CSR (Community Service and Recreation)
	West	County PUD (Planned Unit Development)
Existing Future Land Use Designation:		Commercial / Industrial
Proposed Future Land Use Designation		Industrial

APPROVAL CRITERIA:

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:

1. Subsequent events have invalidated the original premises and findings; and/or
2. The character and/or conditions of the area has changed such that the amendment is consistent with the Plan; and/or
3. Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
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
5. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

When the Comprehensive Plan was adopted, the City did not rezone properties which had zoning that was inconsistent with the new land use designations. This meant that in many areas there was a conflict between the new land use designation and the existing zoning of the property.

In this area the existing zoning is appropriate and is consistent with the overall vision of the Comprehensive Plan. The community will derive benefits from the proposed comprehensive plan future land use map amendment by affording the maximum opportunity for use and development of the property (Criterion 5). The plan amendment also creates an opportunity for heavy industrial uses, for which land is in relatively short supply in the community (Criterion 4). Given the area's proximity to transportation corridors (I-70 and the I-70 the business loop), it is adequately supported by public infrastructure for heavy industrial use. Furthermore, by removing the conflicts between the zoning and the Future Land Use designations, the City facilitates development, redevelopment, and expansion of property when the market is ready. Therefore criterion 3, 4 and 5 listed under Criteria of Plan Amendments have been met.

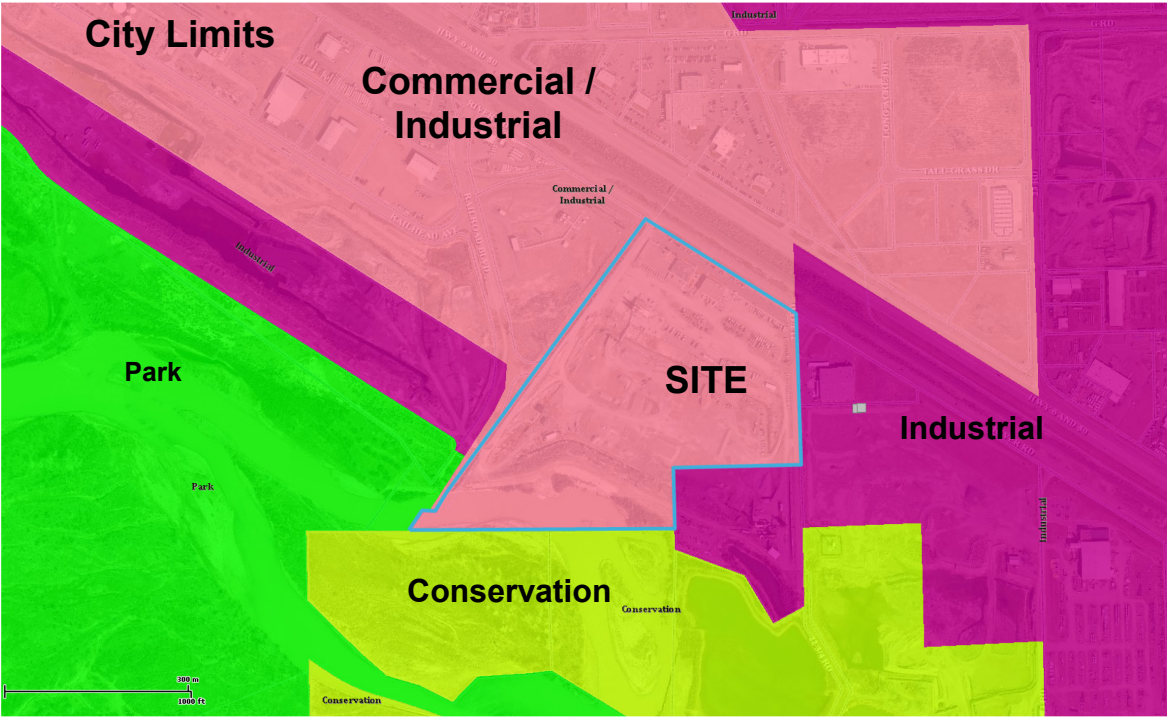
FINDINGS OF FACT/CONCLUSIONS:

After reviewing CPA-2012-210, map amendment to the Future Land Use Map of the Comprehensive Plan, Title 31, of the Grand Junction Municipal Code, the following findings of fact and conclusions have been determined:

1. The proposed amendment to the Comprehensive Plan Future Land Use Map is consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

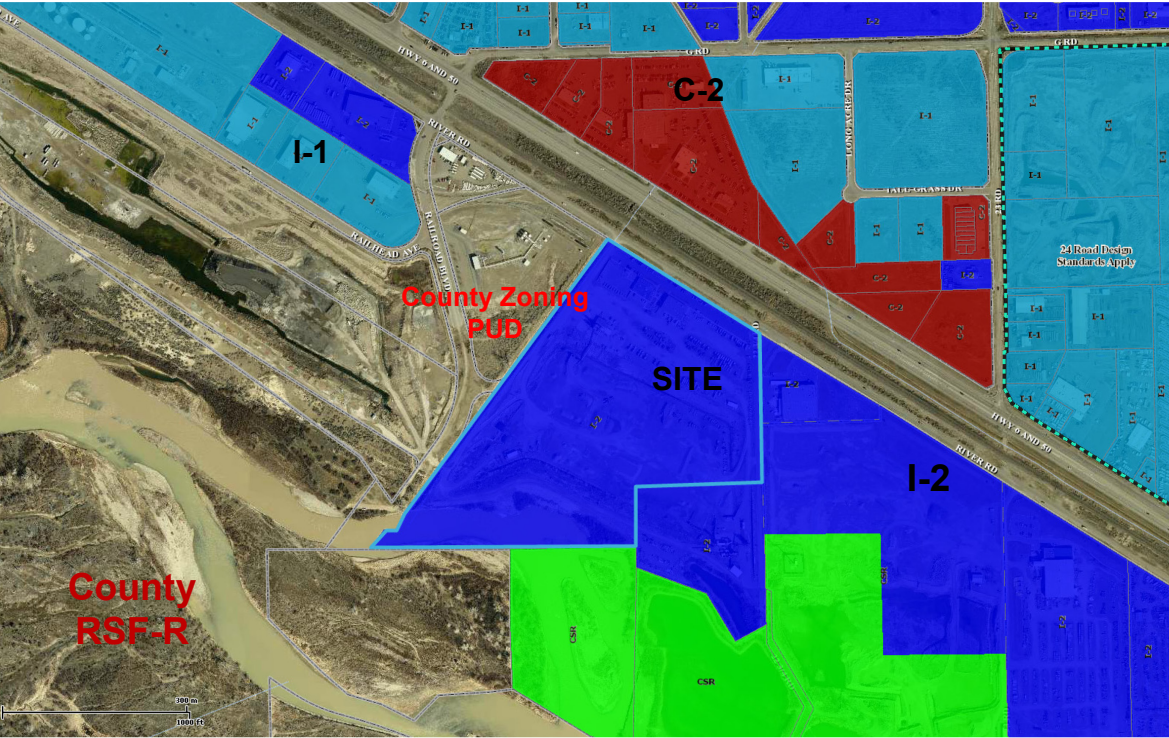
Comprehensive Plan Future Land Use Map

Figure 3



Existing City and County Zoning Map

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE
GRAND JUNCTION COMPREHENSIVE PLAN**

LOCATED AT 2259 RIVER ROAD

Recitals.

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. Staff analyzed these areas to consider whether the land use designation was appropriate, or if the zoning was more appropriate, to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of this area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is inappropriate, and that the existing rezoning should remain. It is justified in order to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of this property that the Future Land Use Map be amended.

The proposed map amendment to Industrial meets the goals and policies of the Comprehensive Plan and the current zoning of I-2, as an applicable zone and is compatible with the existing land uses located in the surrounding area.

An Open House was held on January 18, 2012 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns. After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed Future Land Use map amendment for the following reasons:

1. The proposed amendments to Comprehensive Plan Future Land Use Map are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed zoning map amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The Future Land Use Map of the Comprehensive Plan, Title 31, is amended to Industrial for the property located at 2259 River Road and as shown on Exhibit "A" attached below.

INTRODUCED on first reading the ____ day of ____, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of ____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

Area 3

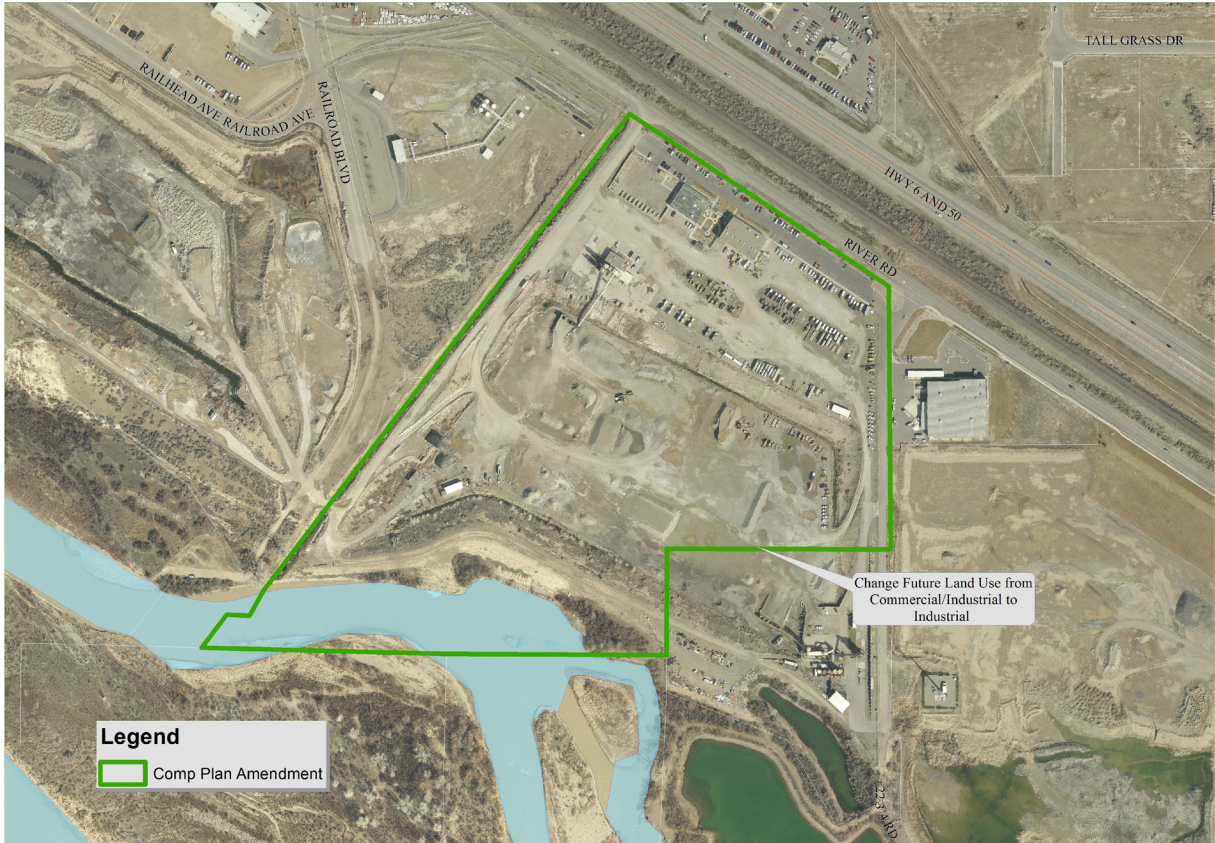


Exhibit A



Attach 4

CITY COUNCIL AGENDA ITEM

Date: June 8, 2012
Author: Scott D. Peterson
Title/ Phone Ext: Senior
Planner/1447
Proposed Schedule - 1st Reading:
June 20, 2012
2nd Reading: July 18, 2012
File #: PLD-2012-247

Subject: Summer Hill Subdivision, Planned Development Amendment
Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for July 18, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Scott D. Peterson, Senior Planner

Executive Summary:

Request to amend Ordinance Nos. 3136 and 3647 to amend the bulk standards for Filing 6 and future filings within the PD for small lots (less than 14,000 square feet) and revise the Preliminary Plan in accordance with the amendment for Summer Hill Planned Development.

Background, Analysis and Options:

Summer Hill is zoned PD (Planned Development) with an underlying default zone of R-4 and R-8 depending on lot sizes within the applicable filings. A Preliminary Plan was approved in 1999 and amended in 2009 authorizing development of a maximum of 201 dwelling units on approximately 86.7 +/- acres in eight filings, with a mixture of detached and attached single-family dwelling units. Six filings have been approved and recorded to date.

The Preliminary Plan adopted in 2009 and the PD Ordinance adopted in 2004 specified a 7' side yard setback for principle structures and a lot coverage maximum of 50% for "single-family attached filings." The developer, Paradise Hills Properties, now wishes to modify these two bulk requirements and amend the Plan to authorize construction of either attached or detached dwelling types in Filing 6 and future filings on the lots smaller than 14,000 square feet (small lots) approved originally for attached units.

The applicant asserts that due to present market conditions and banking restrictions on lending for construction of single-family attached units, it is unable to build and market attached units. The applicant would therefore like to construct additional single family detached units with larger square footage in Filing 6 and future filings on the small lots. In order to do so while maintaining the approved lot configuration and density, the applicant requests a decrease in the minimum side yard setback from 7' to 5' and an

increase in maximum lot coverage from 50% to 70%. No change to the minimum side yard setback for accessory structures is requested; that will remain the same at 3'.

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

The proposal to amend the bulk requirements for the existing PD, (Planned Development) for Summer Hill is consistent with the following goal of the Comprehensive Plan:

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

The proposed PD amendment to modify on those lots with the required minimum side yard setback from 7' to 5' for a principal structure and the maximum lot coverage from 50% to 70% and to allow a mix of detached and attached housing types will provide a broader mix of housing types in the community as both single-family detached and attached dwelling units will be allowed in the small lot filings. These changes will also allow greater flexibility in the design of residential dwelling units while working with bulk requirements consistent with an R-8 zoning district.

Board or Committee Recommendation:

The Planning Commission will hear the proposed request at their June 12, 2012 meeting and will forward a recommendation in preparation for the July 18, 2012 City Council Public Hearing.

Financial Impact/Budget:

N/A.

Legal issues:

N/A.

Other issues:

None.

Previously presented or discussed:

N/A.

Attachments:

Site Location Map / Aerial Photo Map

Comprehensive Plan / Existing City Zoning

Revised Preliminary Plan Summer Hill Subdivision

Summer Hill Filing No. 6 Setback Exhibit

Summer Hill Filing No. 6 Owner Survey

Correspondence from Citizens/Neighborhood Meeting Minutes

Planned Development Rezone Ordinance

BACKGROUND INFORMATION				
Location:		Summer Hill Court		
Applicant:		Paradise Hills Properties		
Existing Land Use:		Residential subdivision comprising of single-family attached/detached units and vacant land		
Proposed Land Use:		N/A. Application is to amend bulk requirements on the previously adopted Preliminary Plan and Ordinance Nos. 3136 and 3647.		
Surrounding Land Use:	North	Grand Junction Regional Airport		
	South	Residential (Summer Hill Filings 3 and 5)		
	East	Grand Junction Regional Airport		
	West	Residential (Grand Vista Subdivision Filings 1 and 2)		
Existing Zoning:		PD, (Planned Development)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PAD, (Planned Airport Development)		
	South	PD, (Planned Development)		
	East	PAD, (Planned Airport Development)		
	West	R-4, (Residential – 4 du/ac)		
Future Land Use Designation:		Residential Medium Low (2 – 4 du/ac)		
Zoning within density range?		X	Yes	No

Additional Background:

I support the request for the following reasons. In 2010 with the adoption of the revised Zoning and Development Code, the City approved changes to the R-8 default standards. The changes that are requested (a 5' side yard setback and 70% maximum lot coverage) are consistent with the default standards now in place for an R-8 zone. The land area in the PD to be subject to these new underlying standards is not particularly different from any other R-8 zone. In fact, the minimum lot size will be larger than that in a normal R-8 zone which will continue to provide more openness to the development. Therefore, the applicant is not requesting a side yard setback that is different from what other property owners in an R-8 zoning district in the City limits are required to meet. Also, a 5' side yard setback increases the amount of functional square footage space available for construction while still maintaining adequate spacing between structures. The attached drawings illustrate that for the existing principal

structures there is a 7' side yard setback on one side of each unit. The proposed amendment will have 5' on either side, for a total of 10' of spacing per principal structure. This spacing does preserve the character of the neighborhood while allowing construction of a different housing type on already configured lots. I have not independently verified the applicant's claims about the market or the banking restrictions, but from a planning perspective the proposed change is consistent with the overall character of the PD and the underlying R-8 zoning district standards.

The applicant did contact the residents within Filing 6 for input concerning the proposed changes through a letter to the residents followed later by a neighborhood meeting. Filing No. 6 has 26 platted lots, nine of these lots are presently owned by someone other than the applicant. The applicant has found that five owners supported the proposed change to the 5' side yard setback for the principle structure; one owner was against the change with another owner having no opinion. Two property owners did not provide feedback (See attached Owner Survey).

I also support the request to allow a choice of either detached or attached dwelling units within Filing 6 and future filings. When originally approved in 1999, the preliminary plan for Summer Hill specified a certain number of attached and a certain number of detached units. When it was amended in 2009, the preliminary plan was described as permitting 201 single family dwellings, without reference to how many of those would be attached and how many would be detached. Over time the maximum number of detached units specified in the 1999 Plan has been increased in Summer Hill. The applicant represents that attached units have declined in popularity and it is difficult to obtain construction financing for attached units. (My experience as a Planner in Grand Junction would support that the market tends to prefer single family detached, however, due to the increase in need for rental units and smaller living units there have been times when attached units were in more demand. The approval of this request will allow for the market to help dictate what the buyers are looking for while providing a nice diverse community where both opportunities exist and where both already exist.) Summer Hill as a whole already offers a good mix of housing types. Allowing construction of more single family detached houses will not negatively affect the character of the neighborhood, the planned development or its public benefits.

With this plan amendment request, the applicant also wishes to add a phasing schedule which would allow until December 31, 2018, for approval and recording of any future filings. (It is anticipated that there will be two more filings but not required that the Plan be completed in two filings.) The applicant anticipates that given present market conditions this is a reasonable period of time. The Zoning and Development Code for validity of Preliminary Subdivision Plans gives an applicant two years, plus another one year administrative extension or a total three years from the Preliminary Plan approval date in order to receive approval and record a Final Plat, so technically the applicant would have a total of six years to complete the project. This proposed schedule allows that it all be completed within six years without requiring an intermediate filing. In considering the time it has taken for this Planned Development to build out and other development approvals pending within the City based on the

present economic and market conditions, I recommend the schedule as being reasonable and feasible for development under the remainder of the Plan and also because all future development under the Plan will conform with the requirements of the City's present Zoning and Development Code.

The Summer Hill PD was originally approved under the 1998 Zoning and Development Code, however, with this amendment any future filings (Filings 7 & 8) will be reviewed under and must comply with the 2010 Zoning and Development Code.

Consistency with Section 21.02.150 (e) of the Grand Junction Zoning and Development Code:

The use, density, bulk performance and default standards contained in an approved PD rezoning ordinance may be amended only as follows, unless specified otherwise in the rezoning ordinance:

a. No use may be established that is not permitted in the PD without amending the rezoning ordinance through the rezoning process. Uses may be transferred between development pods/areas to be developed through an amendment to the ODP provided the overall density for the entire PD is not exceeded;

Summer Hill is a residential PD and the use will continue to be residential. No use is being established that is not permitted in the PD for Summer Hill. Request is to amend the minimum side yard setback for principal structures for Filing 6 through future filings from 7' to 5' and change the maximum lot coverage from 50% to 70%, plus additional clarification as to allowed housing types in the Preliminary Plan.

b. The maximum and minimum density for the entire PD shall not be exceeded without amending the rezoning ordinance through the rezoning process; and

Summer Hill was approved in 1999 to have a maximum of 201 dwelling units; that density will not change with this amendment.

c. The bulk, performance and default standards may not be amended for the PD or a development pod/area to be developed without amending the PD rezoning ordinance through the rezoning process.

Bulk, performance and default standards are being amended through the rezoning process. See the following which specifically addresses the rezone review criteria.

Consistency with Section 21.02.140 (a) of the Grand Junction Zoning and Development Code:

Rezone requests must meet one or more of the following criteria for approval:

- a. *Subsequent events have invalidated the original premises and findings;*

When the PD was enacted and the Preliminary Plan approved, the market was much more active and lending institutions had more relaxed standards and/or construction lending was more readily available for a wide variety of housing types, including attached units. Market changes have occurred over the years resulting in different needs for different residential products at different times. The setback and maximum lot coverage modification will facilitate the ability of the Plan to adapt to those needs without continually requesting modifications to the Plan. The flexibility of the Plan is consistent with a plan development and the public benefit of providing the appropriate housing type that is needed. Also, the proposed 5' side yard setback for principal structures and maximum lot coverage percentage will comport with the standards of the default R-8 zoning district.

- b. *The character and/or condition of the area has changed such that the amendment is consistent with the Plan;*

N/A. The character of the area has not changed and will not be affected by the requested amendments.

- c. *Public and community facilities are adequate to serve the type and scope of the land use proposed;*

Public and community facilities are adequate to serve the type and scope of the land use proposed. As referenced above, the overall density of Summer Hill will not be affected by the proposed changes. The residential development will continue to derive benefits from the options and square footage of housing that can be developed which will make more efficient and effective use of the land and the infrastructure.

- d. *An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land uses;*

N/A.

- e. *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*

The Summer Hill planned residential development will continue to derive benefits from the proposed amendments by providing additional building design options for housing which will make more efficient and effective use of the land and the infrastructure.

Consistency with Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code:

An Outline Development Plan (ODP) application shall demonstrate conformance with all of the following:

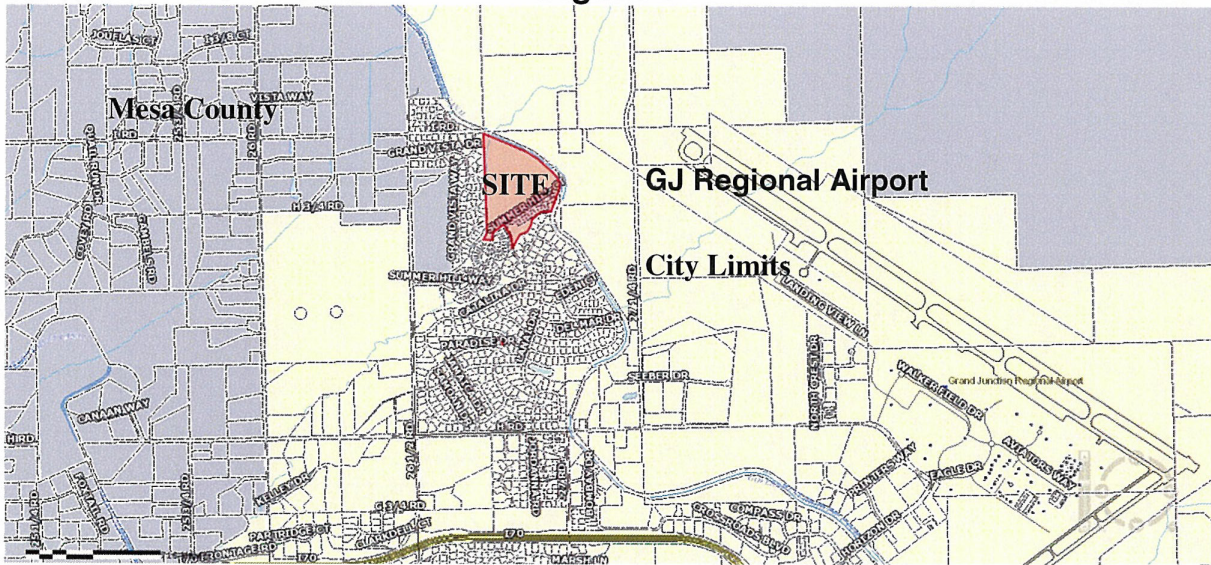
- (i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;*
- (ii) The rezoning criteria provided in GJMC 21.02.140;*
- (iii) The planned development requirements of Chapter 21.05 GJMC;*
- (iv) The applicable corridor guidelines and other overlay districts in Chapter 21.07 GJMC;*
- (v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;*
- (vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;*
- (vii) Appropriate screening and buffering of adjacent property and uses shall be provided;*
- (viii) An appropriate range of density for the entire property or for each development pod/area to be developed;*
- (ix) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;*
- (x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and*

When the PD was originally approved in 1999 the criteria were found for approving the outline development plan (ODP) and later the preliminary plan. The current Zoning and Development Code no longer requires a preliminary plan, so the amendment to the preliminary plan shall be addressed as an amendment to the ODP. The current Code requires a finding that a public benefit is derived from a planned development. Though this was not a specific requirement under the Code in effect in 1999, a public benefit

was provided with the Summer Hill Planned Development with the efficient infrastructure, usable open space, and the versatile housing choices. It is this Planner's opinion that all criteria for the ODP have been met with the original approved planned development and the previous amendments to the planned development complying with the criteria and the requested amendments with this application only affecting minimal changes to the plan with the proposed bulk standards and the proposed development schedule.

Site Location Map – Summer Hill No. 6

Figure 1



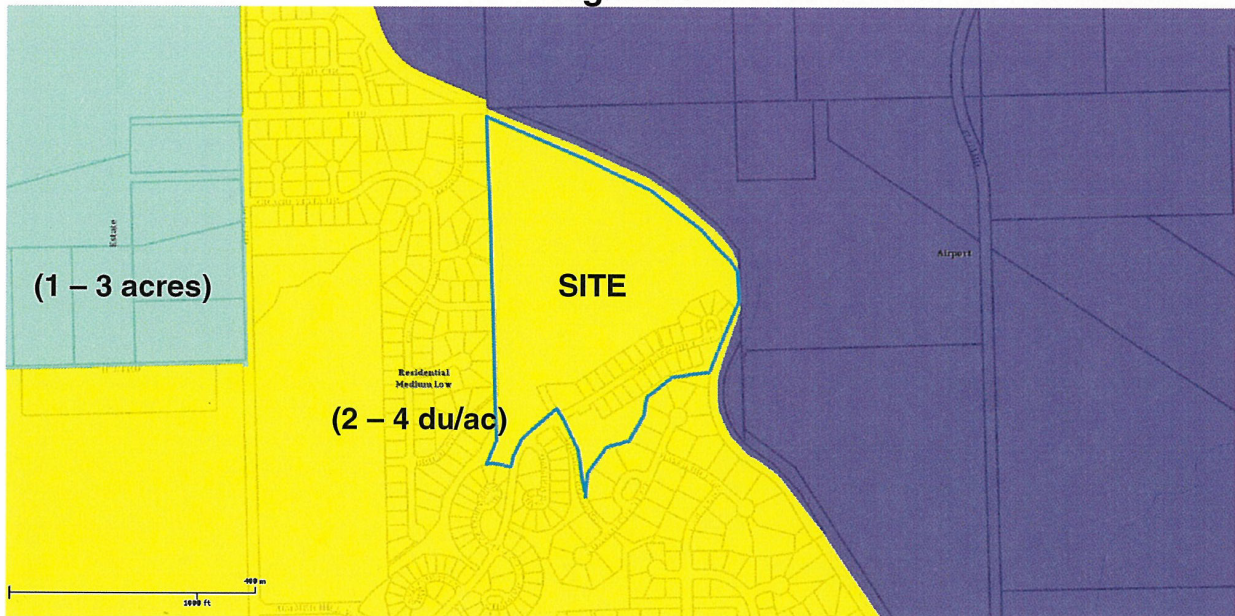
Aerial Photo Map – Summer Hill No. 6

Figure 2



Comprehensive Plan

Figure 3



Existing City Zoning

Figure 4





PROJECT: 80422-017	SCALE:	DATE ISSUED: 06/06/08
DRAWN BY: BOW	HORIZ: 1"=150'	

The site plan illustrates the layout of the Grand Valley Project. It features 26 numbered lots arranged in two rows. The top row contains lots 1 through 16, and the bottom row contains lots 17 through 26. Lots 1, 2, 5, 9, 10, 13, 14, 15, and 16 are designated as 'EXISTING ATTACHED HOME' and are shaded with a stippled pattern. A 'SUMMER HILL CREST' runs horizontally through the center of the site, separating the two rows of lots. A winding road or path is shown on the right side of the plan, with a small circular feature. The entire project area is bordered by a 'GRAND VALLEY PROJECT OPERATOR AND MAINTENANCE ROAD' on the right. The plan also shows various landscape features like trees and a body of water on the left.

DRAWN BY: KE
CHECKED: CR
JOB NO.: 0572
DATE: 01-30-12
REVISIONS: _____

DRAWING NO.: 0572-10-00-07

<u>EXISTING HOMES:</u>	<u>PROPOSED UNITS:</u>
FRONT = 20'	FRONT = 20'
SIDE = 7'	SIDE = 5'
REAR = 15'	REAR = 15'

The diagram illustrates the layout of two adjacent buildings with a 12-foot wide path between them. The path is divided into a 5-foot section on the left and a 7-foot section on the right. The buildings are labeled 'BUILDING' and 'PROPERTY LINE'.

STATUS
☐ DRAFT
☐ PRELIMINARY
☐ BID
☐ CONSTRUCTION
☐ AS BUILT

CLAVONNE ROBERTS & ASSOC., INC.
 LANDSCAPE AND PLANNING ARCHITECTS
 544 GRAND AVE.
 GRAND JCT., CO 81501
 PH: 970-281-2745
 FAX: 970-241-0785
 EMAIL: info@clavonne.com

Summer Hill Filing # 6 Owner Survey

January 31, 2012

Dear Owner,

As we continue to look for ways to offer a quality and marketable product in the subdivision in this difficult economy we are looking to amend our side yard setbacks in Filing 6 and future filings.

The current side yard setback is 7' and we are proposing to amend this to 5'. The reason is straightforward. We believe that the additional 2' on either side of the home could be useful in the design of the house and increasing the total square footage.

Most of the units in the subdivision were built as an ATTACHED product, with a **7' side yard setback PER home**. Although attached homes continue to be an attractive option to buyers, securing the financing to build two units at a time has become very restrictive as well as the additional risk a builder must be willing to take on to put two homes on the market as opposed to one. The single family DETACHED units have a side yard setback on both sides of the home totaling **14' side yard setback PER home**. This means that the "building envelope" for DETACHED units is much narrower making it difficult to build product that is comparable in square footage and design as other existing units in the subdivision.

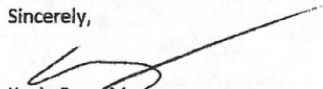
We have met with the City of Grand Junction as well as the fire department about the proposed changes. The fire department does not have a concern as the set-backs are compatible with fire code. The underlying zoning that was established for the Summer Hill Planned Unit Development of RMF-5 supports a 5' side yard setback as the standard.

In order to implement this change we will need to amend the original ordinance which is a formal public process which can take 2-3 months to complete.

Before moving forward with this process we would like to garner feedback and support from the existing owners in Filing # 6. Attached is an exhibit showing the existing homes in Filing #6 including a visual of the proposed setback change. In addition, a Summer Hill Filing 6 Setback Survey feedback form is provided. Please take the time to fill this out and return it.

We appreciate your feedback and your support!

Sincerely,



Kevin Bray, Manager
Paradise Hills Properties, LLC

DRAWN BY MS
 CHECKED CM
 JOB NO. 0179
 DATE 01.30.12
 REVISIONS
 DRAWING NO.
 8372-1C-2207

EXISTING HOMES:
FRONT = 20'
SIDE = 7'
REAR = 15'

PROPOSED UNITS:
FRONT = 20
SIDE = 5'
REAR = 15'

A diagram showing two identical houses side-by-side. Each house has a front porch that is 7 feet wide. The distance between the two porches is labeled as 14 feet. The houses are represented by simple line drawings with gabled roofs and windows.

SHEET NO. _____
 STATUS
☐ DRAFT
☐ PRELIMINARY
☐ SD
☐ CONSTRUCTION
☐ AS BUILT

**CLAVONNE,
ROBERTS &
ASSOC., INC.**
LANDSCAPE AND
PLANNING ARCHITECTS
844 GROND AVE.
GRAND JCT., CO 81502
P: 970-841-0745
F: 970-841-0755
E: info@clavonne.com



To: Kevin Gray

948-0436

Summer Hill Filing 6 Setback Survey

As owner(s) of 21680 Summer Hill Ct we have reviewed the material in the attached
(Address)

letter and exhibit titled "Summer Hill Filing 6-Setback Exhibit", in response to the proposed setback
change I/we:

Oppose:

Support:

Neutral: ✓

Comments

I would like for there to be more
Duplexes in Summer Hill Court some
look more consistent with what was
started in the west section.

Kenneth King
Owner

3-20-12
Date

Carolyn King
Owner

3-20-12
Date

Summer Hill Filing 6 Setback Survey

As owner(s) of 2666 Summer Hill Ct we have reviewed the material in the attached
(Address)

letter and exhibit titled "Summer Hill Filing 6-Setback Exhibit". In response to the proposed setback
change I/we:

Oppose: _____

Support: X *with Set*

Neutral: _____

Comments _____

William A. Smith

Owner

6 Mar 2012

Date

James L. Starnell

Owner

3/8/2012

Date

Kevin Bray

From: heidilacy@comcast.net
Sent: Saturday, March 10, 2012 8:30 AM
To: Kevin Bray
Subject: Re: Emailing: Letter to Filing 6 Owners.pdf

Kevin,
thanks for the e-mail. We don't have any objections to the narrower side set-back of 5 feet, instead of 7 feet. If you need me to fill something out let me know.
Heidi Lacy

From: "Kevin Bray" <kevinbray@brayandco.com>
To: heidilacy@comcast.net
Sent: Thursday, March 8, 2012 4:00:15 PM
Subject: Emailing: Letter to Filing 6 Owners.pdf

Heidi,

Thanks for the call back. Attached is a letter describing the change, the purpose of the change, and an exhibit showing the effect of the change on existing homes. Mainly I am hoping to gain support from Filing 6 owners to help facilitate a smooth process when I make the request to Planning Commission and City Council. Please give me a call if you have any questions. Don't feel like you need to fill it out and send the form but if you could reply to this email with your feedback that would be sufficient.

Thanks again!

Sincerely,

Kevin Bray

The message is ready to be sent with the following file or link attachments:

Letter to Filing 6 Owners.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Summer Hill Filing 6 Setback Survey

As owner(s) of 2664 Summer Hill Ct we have reviewed the material in the attached
(Address)

letter and exhibit titled "Summer Hill Filing 6-Setback Exhibit". In response to the proposed setback
change I/we:

Oppose: _____

Support: ☒ _____

Neutral: _____

Comments _____

James E. Boylan
Owner

Mar 1, 2012
Date

Charlotte Boylan
Owner

Mar. 1, 2012
Date

Summer Hill Filing 6 Setback Survey

As owner(s) of 2680 Summer Hill Ct we have reviewed the material in the attached
(Address)

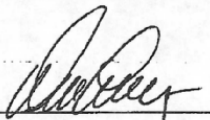
letter and exhibit titled "Summer Hill Filing 6-Setback Exhibit". In response to the proposed setback change I/we:

Oppose: _____

Support: ☒ _____

Neutral: ☐ _____

Comments _____


Owner

2-6-12
Date

Owner

Date

Summer Hill Filing 6 Setback Survey

As owner(s) of 2665 Summer Hill Ct we have reviewed the material in the attached
(Address)

letter and exhibit titled "Summer Hill Filing 6-Setback Exhibit". In response to the proposed setback
change I/we:

Oppose: _____

Support: ☒ _____

Neutral: _____

Comments _____

Joseph A. Luff
Owner

2/3/12
Date

Shelley G. Luff
Owner

2/3/12
Date

Summer Hill Filing 6 Setback Survey

2682 Summer Hill Ct.

As owner(s) of _____ Summer Hill Ct we have reviewed the material in the attached
(Address)

letter and exhibit titled "Summer Hill Filing 6-Setback Exhibit". In response to the proposed setback
change I/we:

Oppose: X

Support: _____

Neutral: _____

Comments I Am Absolutely
OPPOSED
to this change.

Susan K. Cox 3/8/12
Owner Date

no other owner
Owner Date

Summer Hill Filing 6 Setback Survey

As owner(s) of see below^{*} Summer Hill Ct we have reviewed the material in the attached
(Address)

letter and exhibit titled "Summer Hill Filing 6-Setback Exhibit". In response to the proposed setback
change I/we:

Oppose: _____

Support: ✓

Neutral: _____

Comments

much more efficient use of lots

Paradise Hills Realty
Owner by R. Lindberg

1/3/12
Date

Owner _____

Date _____

* LOTS 3-8, 11-12, 17-25 = 17 LOTS

Thursday, May 03, 2012

to: SCOTT PETERSON SR PLANNER - CITY OF GRAND JUNCTION, CO -- 250 N 5TH STREET - 970-244-1447

reference notice of application: PLD -2012-247 SUMMER HILL FILING 6 PLAN AMENDMENT - 2664 SUMMER HILL COURT -- Request approval to amend the existing PD Planned Development Ordinance for Summer hill filing 6 and future fillings to modify the minimum side yard building setback requirements from seven (7) feet to five (5) feet.

The reference which is made to the address "2664 Summer Hill Ct." I do not understand! This property is presently developed and tax information for 2011 & 2012 is listed. The property is shown to have been built in 2010. The listing shows it to have 2050 square feet of heated floor space.

Although I do not live in Summer Hill Development I do not agree with Bray Developments request to change the setback requirement. The original hearing on this development required the setbacks to be the same as most homes in " above average " single family home developments, which is the case in Grand Vista Subdivision of seven (7) feet from the property line. As was previously approved by Grand Junction planning department these single and duplex structures were to be single level and setbacks of seven (7) feet from each property line. Although Bray Development may wish to build larger homes on the lots which are being developed the result will be homes that are only ten (10) feet from each structure. A larger structure may also change the number of individuals living in this subdivision home. Are we to be like California with houses almost on top of each other and thirty or more feet in height? I would believe the Grand Junction City fire department would have some serious problems within a large house located only ten feet from the next structure. Does not the fire department require a fire wall in the structure when it is built only ten (10) feet from the adjacent structure?

If Bray Development desires to build larger homes in this development then he should redesign the subdivision for larger lots rather than decrease the distance between structures.

This present development is a good addition of attractive homes which are presently well cared for and a great tax base for Mesa County. Do not turn it into a mass cluttered housing development just for additional tax money or profits for the developer.

D. Krogh 9709-245-5312 -- 892 overview Road - Grand Junction CO 81506

From: Sue Cox <suecox@juno.com>
To: <scottp@gjcity.org>
CC: <suecox@juno.com>
Date: 4/27/2012 5:53 PM
Subject: Summer Hill Filing 6 Plan Admendment COMMENTS

April 27, 2012

Dear Mr Peterson,

I live on Summer Hill Ct aka Filing 6 of Summer Hill Subdivision.

I was the third homeowner to build and move onto Summer Hill Ct. When my house was built in 2008 ALL homes were built as double patio homes ie two separate homes shared a common wall. Overall the whole subdivision had a spacious and open feeling about it. This was because of the double home format as well as the set back requirements. I had seen the overall plans for Filing 6, Summer Hill Ct, on numerous occasions. No where was it represented the format of the subdivision was going to change. Summer Hill subdivision had been building shared wall patio homes since the late 90s and early 2000s.

But over the last three years Kevin Bray has led the charge to change the remaining subdivision lots to a totally different format. Summer Hill subdivision's patin homes had ONE builder since the beginning. Dennis Lucero with LGD Construction had built consistently high quality homes throughout the first five filings. The homes were mostly the double patio home style with a few stand alone homes on the lots which would not accomodate two patio homes. None of them were "cookie cutter" homes. Every home was different both inside and out. But they provided a pleasing uniformity of design and a feel of spaciousness and openness to the area. The concept was well thought out and quite successful. The homes were very high quality.

And then the recession came along and building of new homes and selling of older homes ceased for a year and a half. Bray and Co was struggling as a real estate company. Kevin Bray came up with the bright idea to bring in a new builder and build a new style home. After numerous trips to the architectural control committee it looks sort of like the other homes on the street. It took this house a year to sell after it was completed. In the meantime LGD built and sold a duplex style patio home. Both home sold before the newly built home.

Now ANOTHER new builder has completed ANOTHER new single family home on the street. Due to our architectural control committe it also looks SORT of like the other houses but again it is different in many ways.

Now Bray wants to decrease the set backs for more houses. So the builders can build bigger homes that will sit closer together. My home has already lost probably 35% of its value. Summer Hill Court will NO LONGER have the OPEN, SPACIOUS feel that the rest of subdivision has. When completely built out it is going to have many big houses sitting on SMALL lots close together; a lot of roof tops very close together. It will look like Phoenix! And it will be too late to change things.

I have said all along that if Bray and Co wants to develop Filings 7 and

8 with different standards and set backs they can do it. BUT why ruin MY street in the meantime?

I am very much opposed to changing the set back requirements. It's not what I signed up for. It continues to decrease the value of my home. I don't want to live on a street that is packed full with roof tops. I loved the spacious feel of Summer Hill. But I am only one person and as I have been told many times Bray and Co is in charge and owns the rest of the unsold lots on Summer Hill Ct.

Sincerely yours,

Susan K Cox
2682 Summer Hill Ct
Grand Junction, CO 81506

970-241-3778

Deal Of The Day
57-Year-Old Woman Has Free Trick to Look 20+ Years Younger
<http://thirdpartyoffers.juno.com/TGL3141/4f9b31592027c23c3am04vuc>

Neighborhood Meeting Summary

Date: May 17th, 2012

Location: 640 Belford Avenue

Time: 5:00pm

The meeting began at 5:00 with Kevin Bray representative of the developer, Paradise Hills Properties, Scott Petersen, with City of Grand Junction Planning department, and two homeowners who reside in Summer Hill Filing # 6.

Kevin gave a brief overview of the changes proposed in regards to the amendment to a 5' side-yard setback and the changes to the language on the bulk standards section of the revised preliminary plan.

Scott Petersen described the purpose of the neighborhood meeting as a process where the City solicits feedback from the neighborhood to include in the staff report to Planning Commission and City Council. Scott also explained the neighborhood meeting will be followed by a Planning Commission Hearing and two City Council hearings as well as the planned dates for these meetings.

There were comments for and against the proposed changes summarized below:

Against

Houses too close together

Rooftops too close together

Neighborhood experienced little change for the first 3 [patio home] filings, why make changes now

Would prefer to stay with attached townhouse product

Open space is part of the draw of the subdivision, shouldn't look like Phoenix

Change would be better in future filings instead of in the middle of current filing

For

If single family detached can be built bigger than current restrictions allow, that can be better for the values in the neighborhood

The developer has shown a commitment to quality and continues to be a good neighbor in the development

Meeting adjourned at approximately 5:40

CITY OF GRAND JUNCTION

ORDINANCE NO.

AN ORDINANCE AMENDING THE SUMMER HILL PLANNED DEVELOPMENT INCLUDING ORDINANCE NOS. 3136 AND 3647 AND THE ADOPTED PRELIMINARY PLAN FOR THE SUMMER HILL SUBDIVISION PLANNED DEVELOPMENT TO MODIFY BULK STANDARDS IN FILING 6 AND FUTURE FILINGS AND PROVIDING A REVISED DEVELOPMENT SCHEDULE

Recitals:

Summer Hill was zoned PD, (Planned Development) in 1999 and amended in 2009 for a maximum of 201 dwelling units in eight filings. Filings one through six have been approved and recorded. The developer is now requesting an amendment to the Plan to modify the bulk standards for lots under 14,000 square feet (small lots) as identified below for Filing 6 and future filings, to allow either/both attached and detached dwellings in any given filing, and to establish a development schedule. The underlying default zoning district standards of R-4, (Residential – 4 du/ac) are not being modified and will still apply to the large lots. The amendments affect Filing 6 and the future filings for small lots.

This Ordinance amends Ordinance Nos. 3136 and 3647 for Summer Hill. It reduces the minimum side yard setback for principal structures for the small lots from 7' to 5' and increases the maximum lot coverage from 50% to 70%. These changes are consistent with the current R-8 zone district standards. This Ordinance also expressly allows detached and/or attached units on the small lots.

The plan amendment will allow a broader mix of housing types in the community and allow additional flexibility in the design of the residential dwelling units, while working within a side yard setback and maximum lot coverage that is consistent with the current R-8 zoning district.

The Planning Commission and City Council find that the amendments are in compliance with the Zoning and Development Code and Comprehensive Plan.

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

That Summer Hill Planned Development is amended including Ordinance Nos. 3136 and 3647 and the Plan for Summer Hill Subdivision are hereby amended and the following bulk standards are established for Summer Hill, Filing 6 and future filings:

LARGE LOT – SINGLE FAMILY DETACHED

Minimum Lot Area: 14,000 SF
Minimum Street Frontage: 40 FT
Maximum Building Height: 32 FT
Minimum Side Yard (Principal Structure): 10 FT
Minimum Side Yard (Accessory Structure): 3 FT
Minimum Rear Yard (Principal Structure): 30 FT
Minimum Rear Yard (Accessory Structure): 10 FT
Minimum Rear Yard (Deck): 0 FT
Minimum Front Yard: 20 FT
Maximum Building Coverage: 30%

SMALL LOT – SINGLE FAMILY ATTACHED AND DETACHED

Minimum Lot Area: 4,500 SF
Minimum Street Frontage: 20 FT
Minimum Building Height: 32 FT
Minimum Lot Width: 30 FT
Minimum Side Yard (Principal Structure): 5 FT
Minimum Side Yard (Where Attached): 0 FT
Minimum Side Yard (Accessory Structure): 3 FT
Minimum Rear Yard (Principal Structure): 15 FT
Minimum Rear Yard (Accessory Structure): 10 FT
Minimum Rear Yard (Open and Uncovered Deck): 0 FT
(Filings 1, 4 and 5 through 8 only)
Minimum Front Yard: 20 FT
Maximum Building Coverage: 70%

In the Rear Yard beginning Twenty Feet back from the front of the house: 1) Open and uncovered decks and concrete slab patio areas located on the ground level of the home shall have a Rear and Side Yard (Including common wall property line) setback of Zero Feet. 2) Open and covered (Including Overhang) decks and concrete slab patio areas located on the ground level of the home shall have a Rear and Side Yard (Including common wall property line) setbacks of Zero Feet for the deck or concrete slab, Three Feet for all support columns and One Foot for the Overhang.

Phasing schedule and applicable Code: future filings shall be reviewed and approved in accordance with the 2010 Zoning and Development Code, and final plats for the filings shall be recorded with the Mesa County Clerk and Recorder on or before December 31, 2018.

See also attached Exhibit showing the approved amended Plan for Filing 6 and future filings.

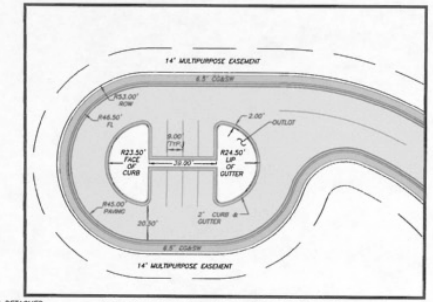
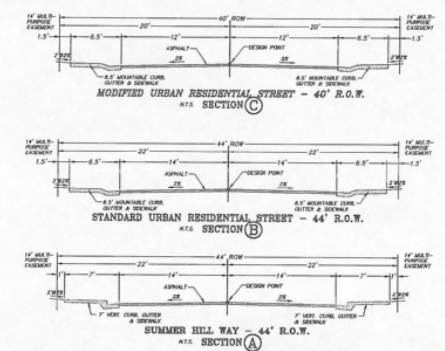
Introduced on first reading this _____ day of _____, 2012 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



BULK REQUIREMENTS

- LARGE LOT - SINGLE FAMILY DETACHED**
 MINIMUM LOT AREA: 14,000 SQ. FT.
 MINIMUM STREET FRONTAGE: 40'
 MAXIMUM BUILDING HEIGHT: 32'
 MINIMUM SIDE YARD (PRINCIPAL STRUCTURE): 10'
 MINIMUM SIDE YARD (ACCESSORY STRUCTURE): 5'
 MINIMUM REAR YARD (PRINCIPAL STRUCTURE): 30'
 MINIMUM REAR YARD (ACCESSORY STRUCTURE): 10'
 MINIMUM FRONT YARD (DECK): 0'
 MINIMUM FRONT YARD: 20'
 MAXIMUM BUILDING COVERAGE: 30%
- SMALL LOT - SINGLE FAMILY ATTACHED AND DETACHED**
 MINIMUM LOT AREA: 4,500 SQ. FT.
 MINIMUM STREET FRONTAGE: 20'
 MAXIMUM BUILDING HEIGHT: 32'
 MINIMUM LOT WIDTH: 35'
 MINIMUM SIDE YARD (PRINCIPAL STRUCTURE): 5'
 MINIMUM SIDE YARD (WHERE ATTACHED): 0'
 MINIMUM SIDE YARD (ACCESSORY STRUCTURE): 15'
 MINIMUM REAR YARD (PRINCIPAL STRUCTURE): 15'
 MINIMUM REAR YARD (ACCESSORY STRUCTURE): 10'
 MINIMUM REAR YARD (OPEN & UNCOVERED DECK): 0'
 (FENCING 1.4 & 5-8 ONLY)
 MINIMUM FRONT YARD: 20'
 MAXIMUM BUILDING COVERAGE: 70%
- IN THE REAR YARD BEGINNING TWENTY FEET BACK FROM THE FRONT OF THE HOUSE:** 1) OPEN AND UNCOVERED DECKS AND CONCRETE SLAB PATIO AREAS LOCATED ON THE GROUND LEVEL OF THE HOME SHALL HAVE A REAR AND SIDE YARD (INCLUDING COMMON WALL PROPERTY LINE) SETBACK OF ZERO FEET. 2) OPEN AND COVERED (INCLUDING OVERHANG) DECKS AND CONCRETE SLAB PATIO AREAS LOCATED ON THE GROUND LEVEL OF THE HOME SHALL HAVE A REAR AND SIDE YARD (INCLUDING COMMON WALL PROPERTY LINE) SETBACK OF ZERO FEET FOR THE DECK OR CONCRETE SLAB, THREE FEET FOR ALL SUPPORT COLUMNS AND ONE FOOT FOR THE OVERHANG.

TYPICAL CUL-DE-SAC DETAIL

NOTES:

- EXISTING AND LONG RANGE 65 LDN NOISE CONTOUR OBTAINED FROM "AIRPORT MASTER PLAN FOR WALKER FIELD AIRPORT", PREPARED BY COFFMAN ASSOCIATES, INC., JUNE 1987.
- LOTS THAT HAVE FRONTAGE ON SUMMER HILL WAY, BUT ALSO HAVE FRONTAGE ON ANOTHER RESIDENTIAL STREET, WILL BE REQUIRED TO TAKE ACCESS OFF OF THAT RESIDENTIAL STREET.
- OUTLOTS IDENTIFIED WITHIN CUL-DE-SACS AND PARKING AREAS WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION ON THE FINAL PLAN.
- LOT 11, BLOCK 1, FILING 3, FENCING WITHIN THE 20 FT. SETBACK FROM THE PROPERTY LINE ADJACENT TO SPRING CROSSING ROAD WILL BE LIMITED TO 30" IN HEIGHT FOR A SOLID FENCE, OR 48" FOR AN OPEN FENCE. ALL OTHER FENCING REQUIREMENTS AS STATED IN THE APPLICABLE CITY CODE WILL APPLY.

LAND USE SUMMARY		
LAND USE	ACRES	PERCENT
LOTS	40.18	46.8%
UNDEVELOPED SPACE	15.24	40.8%
STREETS	11.31	13.1%
TOTAL	66.73	100%
TOTAL LOTS	201	MAXIMUM
DENSITY	2.99	MAXIMUM

CURRENT ZONING TO 2.5 ALLOWS FOR A MAXIMUM OF 201 RESIDENTIAL LOTS.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/1/00	REVISIONS FOR CITY REVIEW COMMENTS DATED 7/26/00	BT
2	10/1/00	REVISIONS FOR REVIEW AGENCY COMMENTS DATED 10/1/00	BT
3	10/1/00	REVISED LAYOUT FOR PHASES 1 & 2	BT
4	10/1/00	REVISED PRIVATE LANE 7 & 8, PRELIMINARY PAVE AND UTILITY LANE USE SUMMARY	BT
5	10/1/00	201 BULK REQUIREMENTS TABLE, THIS BLOCK LOTS	BT

River City
 CONSULTANTS
 144 HANCOCK CIRCLE, SUITE 100
 GLEN JUNCTION, CO. 80808
 PHONE 303.241.4322
 FAX 303.241.8841

SUMMER HILL SUBDIVISION
 REVISED PRELIMINARY PLAN
 FOR PHASES 6 AND FUTURE FILINGS

PROJECT #0227-01	SCALE	DATE ISSUED 06/04/00
PLANNED BY	DATE	10/1/00
DESIGNED BY	DATE	10/1/00



Attach 5

CITY COUNCIL AGENDA ITEM

Date: May 14, 2012

Author: Brian Rusche

Title/ Phone Ext:

Senior Planner / 4058

Proposed Schedule:

June 20, 2012

2nd Reading (if applicable): N/A

File # (if applicable): SPT-2012-265

Subject: Special Permit for Joan Raser, LLC for Properties, Located at 2476 and 2476 ½ W. Independent Avenue

Action Requested/Recommendation: Approve of Special Permit to Allow the Interim Use of the Properties for RV Storage

Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director
Brian Rusche, Senior Planner

Executive Summary:

Joan Raser, LLC is requesting approval of a Special Permit to allow the interim use of the properties located at 2476 and 2476 ½ W. Independent Avenue for RV storage, including a fence within the front yard setback, and without any additional site improvements such as landscaping or screening, in accordance with Section 21.02.120 of the Grand Junction Municipal Code.

Background, Analysis and Options:

The subject property consists of two parcels, known as 2476 and 2476 ½ W. Independent Avenue, acquired by Joan Raser, dba Joan Raser, LLC, in 2003. Prior to this acquisition, the property contained single-family residences.

Ms. Raser reports that she has been operating the site for commercial outdoor storage since approximately 2007. The present tenant, Rimrock Trade Center, stores RVs owned by others on the property. Although this is an allowed use in the C-2 zone district, conversion of the property from a residential use to a commercial storage yard (or any other commercial use) has never been reviewed or approved by the City. A Code Enforcement (CE) compliance request was issued on August 29, 2011 for failure to obtain a change of use permit and for exhibiting signage without a permit. Ms. Raser has argued that according to Section 21.02.070(e) of the Code she has not changed the use of her property, relying upon three criteria mentioned in that Code section. Staff determined, however, that because the Code specifically states that a change of use from residential to non-residential requires a minor site plan review, that more *specific* provision controls over the criteria that follow regarding changes of use *generally*. A letter setting forth Staff's determination that a change of use had occurred was sent to Ms. Raser on April 2, 2012. Although Ms. Raser does not concede the change of use issue, she has agreed to table it for the time being to see if the City Council will grant a special permit for commercial storage of RVs as an interim use. As discussed below, Staff supports the issuance of a special permit for this specific interim use.

On January 14, 2011, fence permits were issued in accordance with Section 21.04.040(i)(5)(iii) of the Code which prohibits fencing within the front yard setback which is fifteen (15) feet in the C-2 zone, according to Section 21.03.070(e). However, the fence was constructed within approximately 4.5 to 9.2 feet of the property line, according to measurements taken by the City. A compliance request was issued on September 20, 2011. Ms. Raser has asserted that relocating the fence would be too costly and would reduce the area available for storage of RVs, making the property less profitable. She also points out that the fence is located in line with existing fencing on other properties along the same side of the street. As part of the special permit application, Ms. Raser proposes to leave the fence where it is now. As discussed below, this may be allowed as part of the special permit.

Ms. Raser has met with Staff numerous times since the beginning of the enforcement actions described above, and was informed of the requirements to bring the property into compliance with the Code. The Code requires, for a use of commercial outdoor storage in the C-2 zone district, a fourteen foot landscaping strip along the street frontage with at least one tree for every forty feet of lot frontage (Section 21.06.040.d), a total quantity of landscaping for the property of one tree per 2500 square feet of improved area and one shrub per 300 square feet of improved area (Section 21.06.040.i). For the property this would equate to approximately 10 trees (minimum 2" caliper) and 77 shrubs (minimum 5 gallon). In addition, screening is required, consisting of any combination of fences, slats in chain link fences, walls, berms and landscaping that is at least six feet in height and provides a permanent, opaque, year-round screening on all street frontages and the first 50 feet of side perimeters of the outdoor storage area (Section 21.04.040.h.2.v). Ms. Raser has sought to keep the existing use without making these improvements required by code, citing financial hardship.

The Zoning and Development Code allows a special permit for interim uses. Staff determined that the commercial storage of RVs as described on the site plan attached to this staff report is an appropriate interim use for the property and that a special permit would be appropriate for this project under the conditions described in this report.

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

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

The interim use of the property as an RV storage facility is consistent with this goal, as it is located near RV sales businesses. The use therefore provides, at a convenient location, a service that is needed in an urban area where recreational vehicle activities are popular but where residences often do not have the space for storing RVs.

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

The interim use of the property as an RV storage facility is consistent with this goal, as it will allow the land to be redeveloped for future commercial businesses when the market is ripe while providing a necessary and useful service in the interim.

Board or Committee Recommendation:

The Grand Junction Planning Commission met on May 22, 2012 and forwarded a recommendation of approval to the City Council.

Financial Impact/Budget: N/A

Legal issues: None.

Other issues: None.

Previously presented or discussed: No.

Attachments:

Additional Background information
Special Permit criteria
Site Location Map
Aerial Photo Map
Future Land Use Map
Existing Zoning Map
Site Plan
Applicant Request and Documentation
Proposed Special Permit

BACKGROUND INFORMATION				
Location:		2476 & 2476 ½ W. Independent Avenue		
Applicants:		Joan Raser, LLC		
Existing Land Use:		RV Storage		
Proposed Land Use:		RV Storage		
Surrounding Land Use:	North	Commercial (Auto and RV Sales)		
	South	Railroad		
	East	Commercial		
	West	Commercial (Auto Sales) Residential – Social Service		
Existing Zoning:		C-2 (General Commercial)		
Proposed Zoning:		C-2 (General Commercial)		
Surrounding Zoning:	North	C-2 (General Commercial)		
	South	I-1 (Light Industrial)		
	East	C-2 (General Commercial)		
	West	C-2 (General Commercial)		
Future Land Use Designation:		Commercial		
Zoning within density range?		X	Yes	No

ANALYSIS:

1. Background

The subject property consists of two parcels, known as 2476 and 2476 ½ W. Independent Avenue, acquired by Joan Raser, dba Joan Raser, LLC, in 2003. Prior to this acquisition, the property contained single-family residences.

Ms. Raser reports that she has been operating the site for commercial outdoor storage since approximately 2007. The present tenant, Rimrock Trade Center, stores RVs owned by others on the property. Although this is an allowed use in the C-2 zone district, conversion of the property from a residential use to a commercial storage yard (or any other commercial use) has never been reviewed or approved by the City. Following a citizen complaint, a Code Enforcement (CE) compliance request was issued on August 29, 2011 for failure to obtain a change of use permit and for exhibiting signage without a permit. Ms. Raser has argued that according to Section 21.02.070(e) of the Code she has not changed the use of her property, relying upon three criteria mentioned in that Code section. Staff determined, however, that because the Code specifically states that a change of use from residential to non-residential requires a minor site plan review, that more *specific* provision controls over the criteria that follow regarding changes of use *generally*. A letter setting forth Staff's determination that a change of use had occurred was sent to Ms. Raser on April 2, 2012. Although Ms. Raser does not concede the change of use issue, she has agreed to table it for the time

being to see if the City Council will grant a special permit for commercial storage of RVs as an interim use. As discussed below, Staff supports the issuance of a special permit for this specific interim use.

On January 14, 2011, fence permits were issued in accordance with Section 21.04.040(i)(5)(iii), which prohibits fencing within the front yard setback which is fifteen (15) feet in the C-2 zone, according to Section 21.03.070(e). However, the fence was constructed within approximately 4.5 to 9.2 feet of the property line, according to measurements taken by the City. A compliance request was issued on September 20, 2011. Ms. Raser has asserted that relocating the fence would be too costly and would reduce the area available for storage of RVs, making the property less profitable. She also points out that the fence is located in line with existing fencing on other properties along the same side of the street. As part of the special permit application, Ms. Raser proposes to leave the fence where it is now. As discussed below, this may be allowed as part of the special permit.

Ms. Raser has met with staff numerous times since the beginning of the enforcement actions described above, and was informed of the requirements to bring the property into compliance with the Code. The Code requires, for a use of commercial outdoor storage in the C-2 zone district, a fourteen foot (14') landscaping strip along the street frontage with at least one (1) tree for every forty (40) feet of lot frontage (Section 21.06.040.d), a total quantity of landscaping for the property of one (1) tree per 2500 square feet of improved area and one (1) shrub per 300 square feet of improved area (Section 21.06.040.i). For the property this would equate to approximately 10 trees (minimum 2" caliper) and 77 shrubs (minimum 5 gallon). In addition, screening is required, consisting of any combination of fences, slats in chain link fences, walls, berms and landscaping that is at least six feet in height and provides a permanent, opaque, year-round screening on all street frontages and the first 50 feet of side perimeters of the outdoor storage area (Section 21.04.040.h.2.v). Ms. Raser has sought to keep the existing use without making these improvements required by code, citing financial hardship.

The Zoning and Development Code allows a special permit for interim uses. Staff determined that the commercial storage of RVs as described on the site plan attached to this staff report is an appropriate interim use for the property and that a special permit would be appropriate for this project under the conditions described in this report.

Special Permit:

The special permit (GJMC Section 21.02.120) is a City Council discretionary review process that was added to the 2010 Zoning and Development Code to add flexibility when considering a land use that may be less than permanent or temporary in nature. A special permit may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A special permit is required only when more flexibility is required beyond that afforded to the Director of Public Works and Planning through the administrative adjustment process. A special permit is allowed in all zone districts for a development that is proposed as an interim use established with a minimal investment and with a

development design that can be easily redeveloped as envisioned by the Comprehensive Plan. (Section 21.02.120(b)(2)(ii).) A fence or wall may vary from the standards of fences generally if approved as part of a development plan with a special permit. (Section 21.04.040(i)(1)(iv)(C).)

Staff considers the proposed use of the property as an appropriate interim use because for the following reasons:

- No substantial infrastructure exists to service the property, including water, sewer, irrigation, and electrical service.
- Development trends along the Highway 6 & 50 corridor between Mesa Mall and Rimrock Marketplace have caused the redevelopment of certain properties into new commercial ventures, most recently the Splish Splash Car Wash at 24 ³/₄ Road. The use of the property for storage may be considered an interim use until the market increases the value of the property such that it is “ripe” for redevelopment into another commercial use which would include structure(s) and installation of necessary infrastructure.
- Because the special permit proposed does not authorize construction of any buildings or structures or any paving, the parcels can be easily redeveloped into a commercial use that meets the full requirements of the Code when the market conditions are appropriate.

Staff recommends approval of the special permit without requiring screening or additional landscaping, for the following reasons:

- The surrounding properties consist of a variety of nonconforming outdoor sales lots with various degrees of improvements, most of which do not meet current Code standards.
- The property is situated within the US Highway 6 & 50 commercial corridor between Mesa Mall and Downtown, but is not visible from the highway. The only neighbor across Independent is the railroad.
- Although screening of outdoor storage is required, the Code does not prescribe exactly how screening is to be accomplished. Along the east side of the property is a row of mature trees that provides some natural screening for traffic heading west bound on W. Independent. An existing building provides partial screening on the west side of the property.
- Ms. Raser is adamant that the existing chain-link fencing and the neatly lined RVs stored on the weed-free gravel lot are more attractive than most typical screening such as slats and mesh. Ms. Raser provides several visual examples from throughout the community.
- Although the establishment of a new commercial use on the property requires the installation of street frontage landscaping, no landscaping currently exists along W. Independent Avenue adjacent to or across from this property.

- The installation of landscaping requires infrastructure to irrigate the plant material. Ms. Raser reports that no irrigation water is available and the property does not have approval from Ute Water for an irrigation tap. New landscaping therefore could not be sustained on the property. Until such time as a building is constructed on the property and water services are made available, the RV storage use proposed by the applicant provides a fairly neat and tidy streetscape.

Signage on the property will be limited. The original Code Enforcement notice indicated that signage had been placed on the fence without proper approval. The proposed special permit would allow the existing signage on the fence, which identifies the tenant.

Staff is also supportive of a special permit which allows the fence in its present location. Ms. Raser points out that if the fence is moved back 15' from the property line, at least two RV parking spots will be lost, and that little will be gained where landscaping cannot be maintained within the 15' fence setback because of lack of water. There are public safety reasons for requiring fence setback, including to avoid impeding traffic if the access gate is opened. In this situation, however, the developed roadway is far enough from the gate's present location to allow the gate to swing safely without impeding traffic.

The proposed special permit is valid only for outdoor storage of RVs (as that term is specifically defined in the permit); storage of any other items is not authorized under this special permit. The special permit would terminate if RV storage ceases (by non-use) for six months or longer or if the property is redeveloped into any other use.

2. Consistency with the Comprehensive Plan:

The site is currently zoned C-2 (General Commercial) with the Comprehensive Plan Future Land Use Map identifying this area as Commercial. Approval of the Special Permit would promote the following goals of the Comprehensive Plan.

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

The interim use of the property as an RV storage facility is consistent with this goal, as it is located near RV sales businesses. The use therefore provides, at a convenient location, a service that is needed in an urban area where recreational vehicle activities are popular but where residences often do not have the space for storing RVs.

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

The interim use of the property as an RV storage facility is consistent with this goal, as it will allow the land to be redeveloped for future commercial businesses when the market is ripe while providing a necessary and useful service in the interim.

3. Section 21.02.120 of the Grand Junction Zoning and Development Code – Special Permit:

To obtain a special permit, the Applicant must demonstrate compliance with the following criteria:

(1) Comprehensive Plan. The Special Permit shall further the goals and policies of the Comprehensive Plan. The Special Permit shall serve to determine the location and character of site(s) in a Neighborhood Center, Village Center, City Center (which includes Downtown) or Mixed Use Opportunity Corridors on the Future Land Use Map of the Comprehensive Plan;

The proposed Special Permit furthers Goals 3 and 12 of the Comprehensive Plan by allowing the interim use of the property for RV storage without substantial site improvements which leaves the land available to be redeveloped with full site upgrades when the market is ripe.

(2) Site Plan Review Standards. All applicable site plan review criteria in GJMC 21.02.070 (g) and Submittal Standards for Improvements and Development (GJMC Title 22), Transportation Engineering Design Standards (GJMC Title 24), and Stormwater Management Manuals(s) (GJMC Title 26);

The applicant has submitted a site plan consistent with the standards found in GJMC Section 21.02.070(f) – Minor Site Plan, since there are no structures proposed for the property. The applicant has met applicable criteria from the SSIDS, TEDS and SWMM manuals.

After review of the request, the following specific criteria are identified as being met through the approval of the terms of the special permit:

- The surface will be permitted to remain gravel, consistent with GJMC Section 21.06.050(b)(5)(i) for a Low Volume Storage Yard. No other use which exceeds a maximum of thirty (30) trips per day will be permitted under the Special Permit. The gravel surface encompassing less than one (1) acre is consistent with stormwater regulations, so long as the owner maintains historical drainage patterns;
- As an interim use, the property will not require landscaping. GJMC Section 21.06.040(b)(18)(ii) permits the modification of landscaping, both in location and in size of plants. The applicant has identified five (5) large trees located on the east property line that, based on a site visit on April 18, 2012, equal at least 134 caliper inches (diameter). Based on the total acreage of the property, a total of 72 caliper inches is required. While street frontage landscaping is required of new commercial development, the property front is along W. Independent, which faces the railroad. Many of the existing uses along this street west of 25 Road have their “back” to this roadway. Further, the property does not have a source of irrigation water to properly maintain

new landscaping. Therefore, these existing old growth trees will provide suitable interim landscaping if preserved in accordance with Section 21.06.040(b)(8).

- Signage, governed by Section 21.06.070, shall be limited as described in the Special Permit commensurate with the nature of the property as an interim use. Specifically, the property has two (2) signs (one for each lot) approximately 32 square feet in area, along with No Trespassing signs, which are exempt, and a sign with hours of operation and emergency contact information approximately nine (9) square feet in area. These signs, in the opinion of staff, are appropriate for the interim use.

(3) District Standards. The underlying zoning district standards established in Chapter 21.03 GJMC, except as expressly modified by the proposed Special Permit;

The proposed use as a RV storage is an allowed land use in the C-2 (General Commercial) Zoning District with a site plan approval.

The applicant has constructed a fence which, despite being approved with a 15' setback as required by Section 21.03.070(e), is angled between 4.5 and 9.2 feet from the property line. A special permit allows the modification of underlying zoning district standards for fences.

The purpose of a setback for fences is to provide adequate space for maintaining required street frontage landscaping that can be enjoyed by the public passing by on the street (rather than behind a fence) and to allow adequate space to queue vehicles behind a closed gate so as to not interfere with traffic on the public street. The applicant has indicated, and staff concurs, that the present fence location is adequate distance from the actual location of the travelways on West Independent Avenue and that safety would not be compromised by leaving the fence as is. The proposed special permit provides that future redevelopment of the property will necessitate the relocation of the fence in accordance with the standards in place at that time.

(4) Specific Standards. The use-specific standards established in Chapter 21.04 GJMC.

Section 21.04.040(i)(5)(iii) contains the requirement that "In all other nonresidential district locations, fences to a height of six feet shall be located outside the front yard setback". As noted above, the fence was built within the front yard setback. A variation from the setback standard is possible through the approval of a special permit, according to Section 21.04.040(i)(1)(iv)(C).

Screening of outdoor storage is required by Section 21.04.040(h)(2)(v), but the Code does not prescribe exactly how screening is to be accomplished. Ms. Raser is adamant that the existing chain-link fencing is more attractive

than various methods typically used to screen storage areas, including slats and mesh. The property is across a public street from the railroad and, therefore, is not directly affronting a use that would benefit from screening.

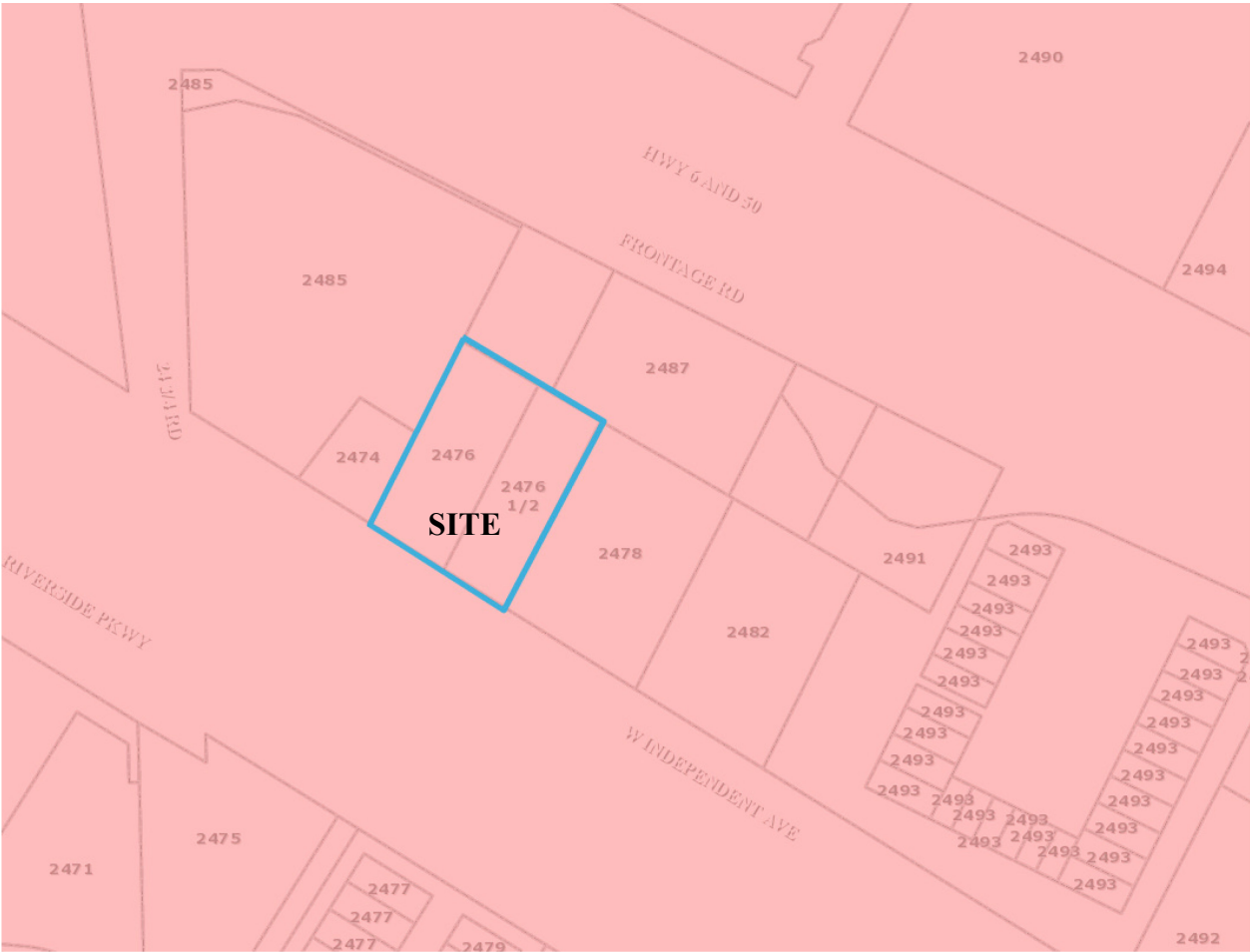
FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Joan Raser, LLC Special Permit application, SPT-2012-265 for a special permit, I, as Project Manager make the following findings of fact, conclusions and conditions of approval:

1. The requested RV Storage use as proposed on the attached site plan is consistent with the Comprehensive Plan as an interim use with the approval of the attached special permit with the conditions stated therein.
2. The review criteria in Section 21.02.120 of the Zoning and Development Code for a special permit have all been met.

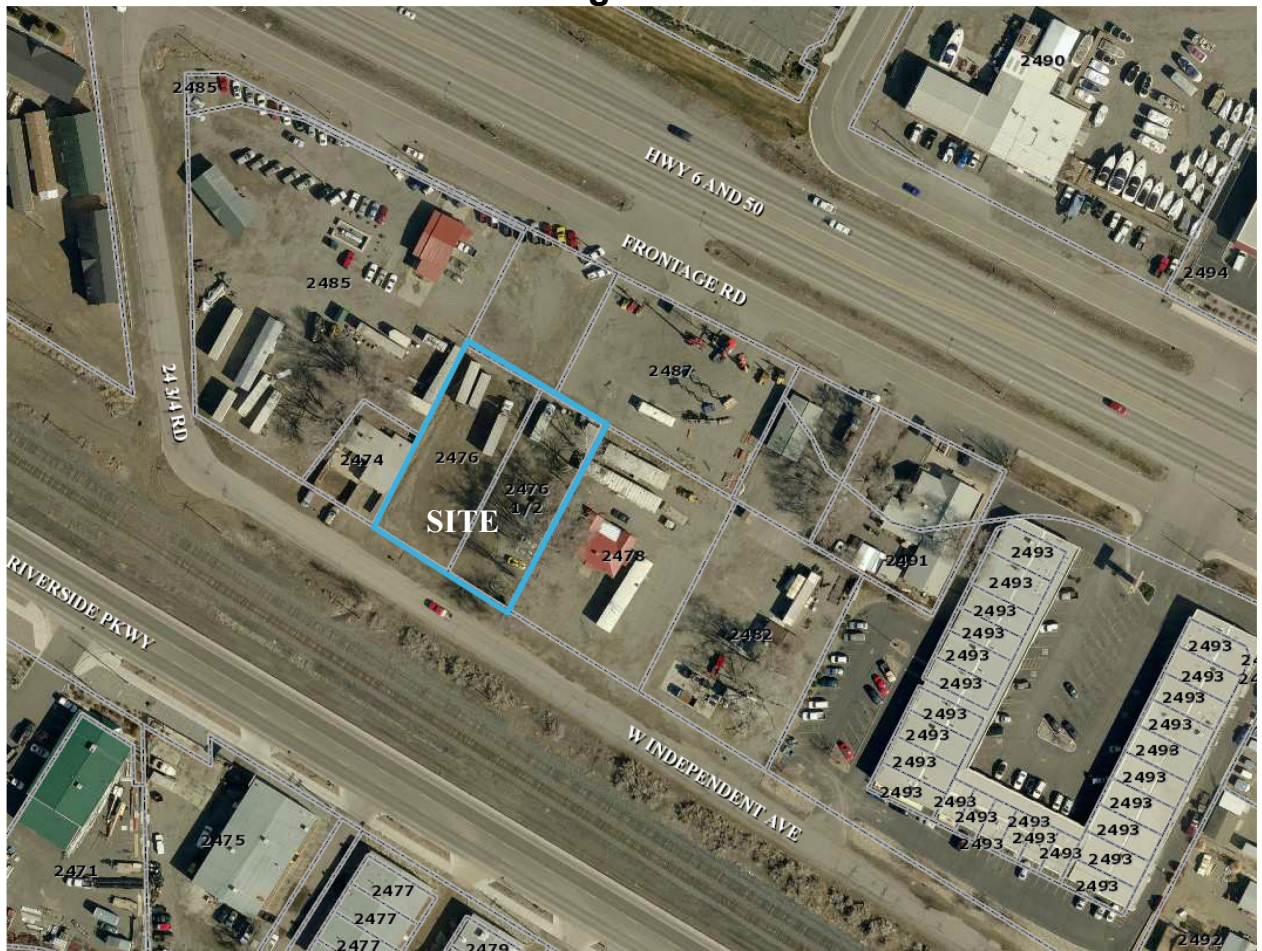
Site Location Map

Figure 1



Aerial Photo Map

Figure 2



Comprehensive Plan

Figure 3

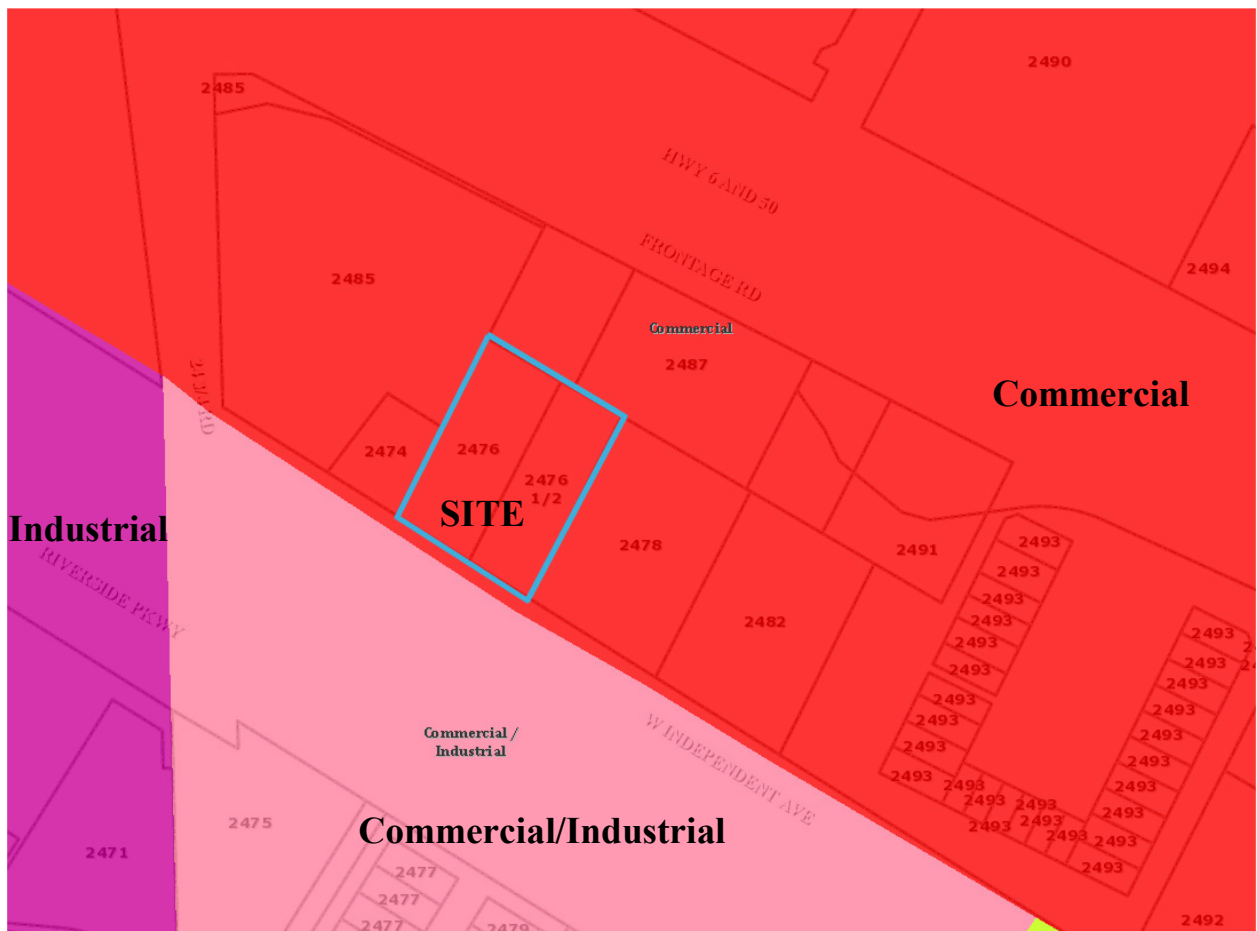
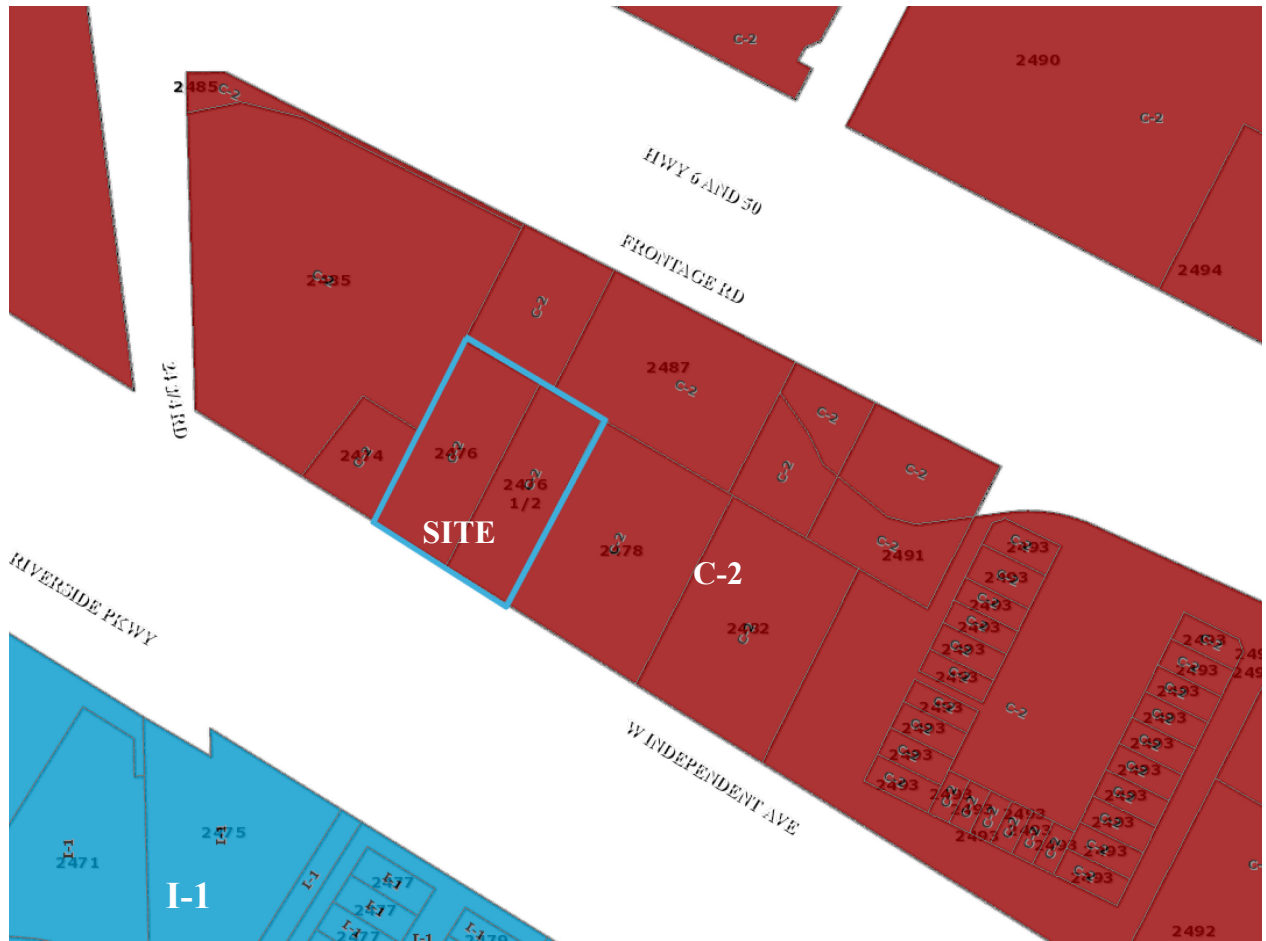
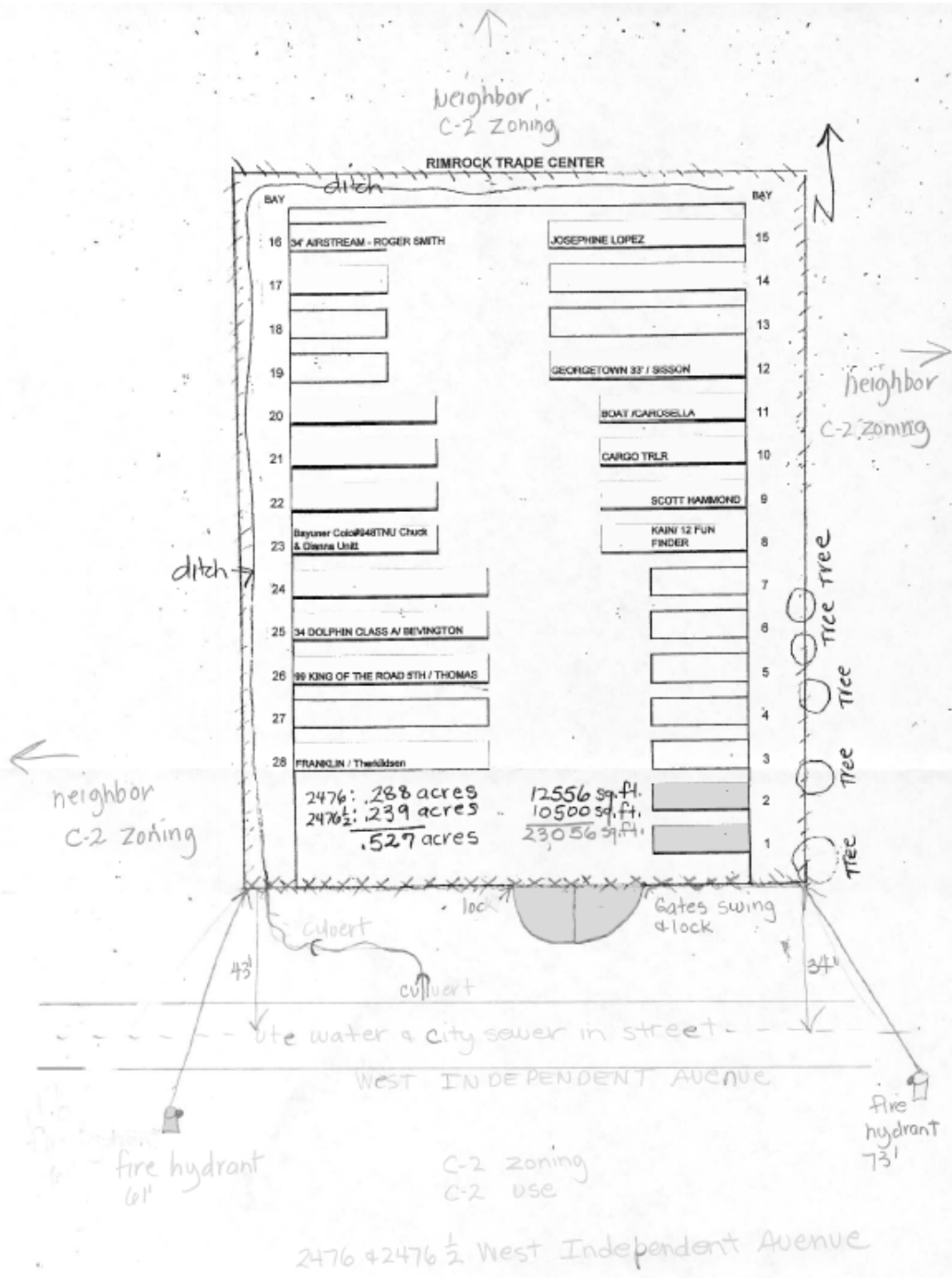


Figure 4





JOAN RASER, Manager
4/27/2012

- Legend
- - - = ditch
 - - - = center of street
 - //// = property lines
 - xxx = fence



DEVELOPMENT APPLICATION

Public Works & Planning Dept
250 North 5th Street
Grand Junction CO 81501
(970) 244-1430

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 hereby petition this:

Petition for (check <u>all</u> appropriate boxes):		
<input type="checkbox"/> Annexation/Zone of Annexation	<input type="checkbox"/> Grading Plan	<input type="checkbox"/> Sign Package Permit
<input type="checkbox"/> Boundary Agreement	<input type="checkbox"/> Historic Designation	<input type="checkbox"/> Site Plan Review-Major
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Site Plan Review-Minor
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Minor Change	<input type="checkbox"/> Subdivision Plat/Plan-Major Final
<input type="checkbox"/> Concept Plan	<input type="checkbox"/> Planned Development-Final	<input type="checkbox"/> Subdivision Plat/Plan-Major Preliminary
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Planned Development-ODP	<input type="checkbox"/> Subdivision Plat/Plan-Simple
<input type="checkbox"/> Condominium Plat	<input type="checkbox"/> Planned Development-Preliminary	<input type="checkbox"/> Vacation-ROW/Easement
<input type="checkbox"/> Extension of Time	<input type="checkbox"/> Revocable Permit	<input type="checkbox"/> Variance
<input type="checkbox"/> Floodplain Permit	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Other: <u>Special Permit</u>

Please fill in blanks for Zone of Annexations, Rezones, and Growth Plan Amendments:

Existing Land Use Designation <u>X</u>	Existing Zoning <u>X</u>
Proposed Land Use Designation _____	Proposed Zoning _____

Site Location: 2476 & 2476 1/2 West Independent Avenue

Site Tax No. (s): 2945-094-00-053 Site Acreage/Square Footage: .521 acres / 23,056 s.f. Site Zoning: C-2

Project Description: Existing fence to remain in present location with no screening or landscaping required.

Property Owner: <u>Joan Raser, LLC</u>	Applicant Name: <u>Joan Raser</u>	Representative Name: <u>Joan Raser</u>
Address: <u>3343 Northridge Dr.</u>	Address: <u>Same</u>	Address: <u>Same</u>
City/State/Zip: <u>Grand Junction, Co 81506</u>	City/State/Zip: <u>Same</u>	City/State/Zip: <u>Same</u>
Business Phone No.: <u>970-260-4157</u>	Business Phone No.: <u>Same</u>	Business Phone No.: <u>Same</u>
E-Mail: <u>joanraser@coldwellbanker.com</u>	E-Mail: _____	E-Mail: _____
Fax Number: <u>970-243-2896</u>	Fax Number: _____	Fax Number: _____
Contact Person: <u>Joan Raser</u>	Contact Person: _____	Contact Person: _____
Contact Phone No.: <u>970-260-4157</u>	Contact Phone No.: _____	Contact Phone No.: _____

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.

Joan Raser
Signature of Person Completing Application

4/26/2012
Date

Joan Raser
Required Signature of Legal Property Owner(s) - attach additional sheets if necessary

4/26/2012
Date

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY, USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE. IF LEGAL EXCEEDS ½ OF A TYPED PAGE, PLEASE PROVIDE AN ELECTRONIC COPY OF THE LEGAL DESCRIPTION. A DISC, CD, OR E-MAIL ARE ACCEPTABLE FORMS FOR THE ELECTRONIC LEGAL DESCRIPTION.

Location: 2476 W INDEPENDENT AVE

FR NE COR SE4 SEC 9 1S 1W W 1160.3FT S 61DEG22MIN E 190.5FT S 28DEG38MIN W
330.58FT FOR BEG S 56DEG26MIN E 133.58FT N 28DEG38MIN E 175FT N 58DEG04MIN W
133.25FT S 28DEG38MIN W 170.58FT TO BEG EXC ELY 60FT

Location: 2476 1/2 W INDEPENDENT AVE

FR NE COR SE4 SEC 9 1S 1W W 1160.3FT S 61DEG22MIN E 190.5FT S 28DEG38MIN W
330.58FT S 56DEG26MIN E 73.58FT FOR BEG S 56DEG26MIN E 60FT N 28DEG38MIN E
175FT N 58DEG04MIN W 60FT S 28DEG38MIN W 173.1FT TO BEG

General Project Report

A. Project Description

1. 2476 and 2476½ West Independent Avenue
2. .527 acres
3. Storage lot for RVs

B. Public Benefit:

This storage lot is an attractive addition to the City of Grand Junction. It stores newer RVs and boats parked in neat rows. The chain link fence and gates are well constructed and very attractive. There are no weeds or trash or debris on the property. There is no visual pollution to the detriment of the general public.

C. A neighborhood meeting was held on December 30, 2011 at 5:30 P.M. The only people attending were Brian Rusche, Senior Planner at the City of Grand Junction and Joan Raser, the property owner. We waited approximately 20 minutes for others to come and then closed the meeting.

D. Project Compliance, Compatibility, and Impact

1. This is a request to leave the existing fence on the property in its present location and condition with no screening or landscaping required because to move the fence, install screening and landscaping would be very difficult to accomplish and would cause a financial hardship on the owner of the property and the tenant.

2. The land use in the surrounding area is mixed residential and commercial. All three neighboring properties are zoned C-2.

3. The access to the site is from West Independent Avenue through double gates that swing 12 feet out and then back and away to lock against the fence allowing easy access for storage of RVs. The gates do not interfere with traffic. It is 25' to the edge of the pavement. There is very little traffic on West Independent Avenue and the gates do not swing into the road.

4. There is no electric service on West Independent Avenue. Ute Water and City Sewer mains are in the street. There is a fire hydrant 72 feet to the east of the property line and another fire hydrant 61 feet to the west of the property line.

5. There is no demand on any utility.

6. There is no effect on any public facility.

Site:

7. The site is an excellent gravel surface that was originally sand and clay. Royal T Construction added 6 inches to 1 foot of pit run, then 3 inches of road base, and then 2 inches of $\frac{3}{4}$ " crush. This surface is permeable, water drains easily through the surface into the soil, and any run off is directed into the ditch that surrounds the property on 3 sides.

Sysco parked 18 wheelers on the property for 3 years and did not disturb the surface other than a few additions of gravel periodically to level out low spots. It is a great surface for the storage of vehicles.

8. Hours of operation are 8 AM to 8 PM.

9. There is no impact on site geology. There are no geological hazards.

10. The number of employees is one.

11. Signage plans. A sign permit was applied for on 7/12/2011. The only signs are small signs attached to the fence facing West Independent Avenue.

12. Review Criteria:

(1) Comprehensive Plan. This special permit shall further the goals and policies of the Comprehensive Plan as the storage for RVs on these two lots zoned C-2 encourages the plan for mixed use as called for in the Comprehensive Plan. The future use of this vacant land could be any use as there is no structure on the property, only the fence.

(2) Site Plan Review Standards.

Fence:

A. This request for a Special Permit is to allow the fence to remain in its present location which is within the 15 foot setback. This fence is in line with all of the other fences and walls on West Independent Avenue. (Exhibit A)

This fence encloses a storage lot for RVs that is an attractive addition to the mix of properties on West Independent Avenue. It is clean, neat, and quiet and there are no weeds allowed to grow there. Blowing weeds and debris are not allowed to gather on the lot or around the lot. My tenant and I are very particular about the visual aspect of the property. We care what the public thinks and what our neighbors think. (Exhibit B)

ABC Storage: This chain link fence on 25½ Road and Pinyon Avenue is not back 15'. It is set directly on the property line. It has no screening. (Exhibit C)

Landscaping:

B. Engineering Design Standards pertaining to landscaping. The lot is a gravel lot. The Comprehensive Plan for Grand Junction, under Goal 8: Policy E. encourages the use of xeriscaping to minimize the need to irrigate. This is an arid climate and xeriscaping is encouraged by the Comprehensive Plan.

These two lots are xeriscaped. Gravel is clean, neat and attractive. It saves water and electricity and requires no maintenance other than weed control. A clean, neat gravel lot is attractive to the eye. There is no irrigation water available to water plants. There are no utilities easily available for water. There is no electricity to provide timed irrigation for the watering of plants. To bring in utilities would be very costly. It would be an incredible hardship, and a waste of money. (Exhibit B)

There are 5 "large or old trees or stands" that border the lot on the east side. They are approximately 8 feet in diameter. Landscape standards state that this stand of trees "shall be preserved" and can be counted toward landscaping. (Exhibit B)

Storm Water Management:

C. Storm water management. These two lots drain from the northeast to the southwest into a ditch that borders 3 sides of the property. It begins at the northeast corner, runs along the north side, turns and runs south, then

turns east into a culvert and then runs south again. The water goes under West Independent Avenue, into the City's culvert and eventually out to the river. This ditch carries runoff from the highway north, Grand Valley Auto Sales northwest, the Rimrock Trade Center north and the residential home west. I have cleaned, weeded, and maintained this ditch for 39 years. Eric Hahn, PE, Development Engineer approved my maintenance of the ditch and my management of the runoff.

When I bought the property, I called the Grand Valley Drainage District and asked them if it was an active ditch. I was told that it was not an active ditch. I asked if I could cover the ditch. They told me I could, but then where would the rainwater and runoff water go? I appreciated this comment and I have kept the ditch as a control for storm water and runoff from 4 sources: The highway north, the car lot northwest, the RV sales lot north; and the residential house on the west. Water draining from the roof of the residential house runs directly into this ditch. I maintain the ditch and the culvert that runs under West Independent Avenue.

When the reconstruction of Highway 6 & 50 is completed, it will have curb and gutters and storm drains to handle the water from the highway. This should reduce the storm water that now drains from the highway onto the property.

3. District Standards. The fence permit called for a 15' setback, but I thought it was a mistake because all other properties on West Independent Avenue had not located their fencing back 15' from the property lines. My fence is in line with the other fencing, and in fact, it is back farther than most of the fences. I am asking that the 15' setback be modified to allow the fence to remain in its present location until such time as the road

is widened and everyone has to move their fences and walls back from the road.

Screening:

4. Specific Standards. Screening. This is not a residential subdivision where covenants require screening of RVs. This is a commercial zone C-2. These RVs are clean, newer and parked in neat rows. The only consistent view by the public would be those riding the train. There is nothing objectionable about the look of RVs and boats stored in a commercial zone.

Chain line fencing is clean, neat, and maintenance free. It is made of a long lasting material that has been installed at my home for 42 years and is still as good as the day it was put in.

Screening blocks the wind from going through and screening tears. Screening provides a canvas for graffiti. Screening provides a convenient hiding place for vandals. Screening would increase the possibility of vandalism of the RVs stored there. Screening is expensive to install, deteriorates, provides a canvas for graffiti, and "contributes to visual pollution to the detriment of the general public." (Exhibit D)

Other storage properties in the area have no screening. A property on the west side of Sportsman's Warehouse has an old falling down fence with no screening that contributes to visual pollution to the detriment of the general public going from the parking lot into Sportsman's Warehouse. (Exhibit E)

Another storage lot next to Sportsman's Warehouse with no screening. (Exhibit F)

Eastern Wireline & Testing on Pinyon Avenue has no screening.
(Exhibit G)

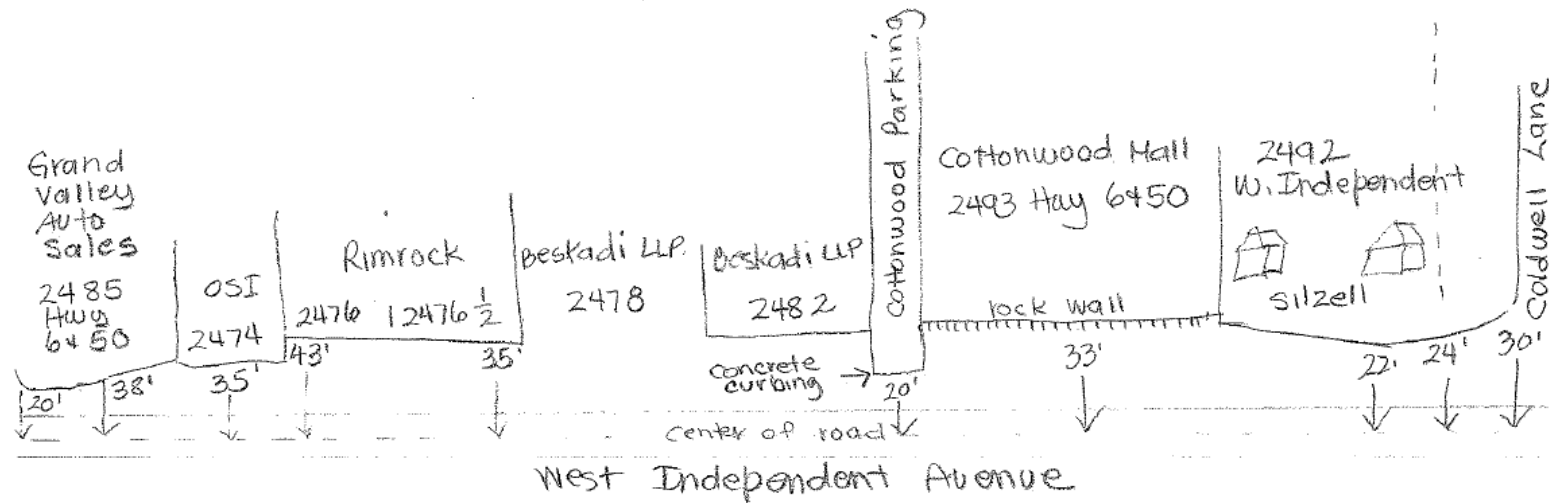
Other fencing on Pinyon with no screening. (Exhibit H)

The City Shops have no screening. (Exhibit I) - These are pictures of a dumpster, trash and debris contributing to visual pollution to the detriment of the general public.

I do not want my property to look ugly and draw complaints and jeers from passersby, neighbors, and the general public. I am requesting that no screening be required because the business of Rimrock Storage is clean, neat and an attractive addition to the City of Grand Junction.

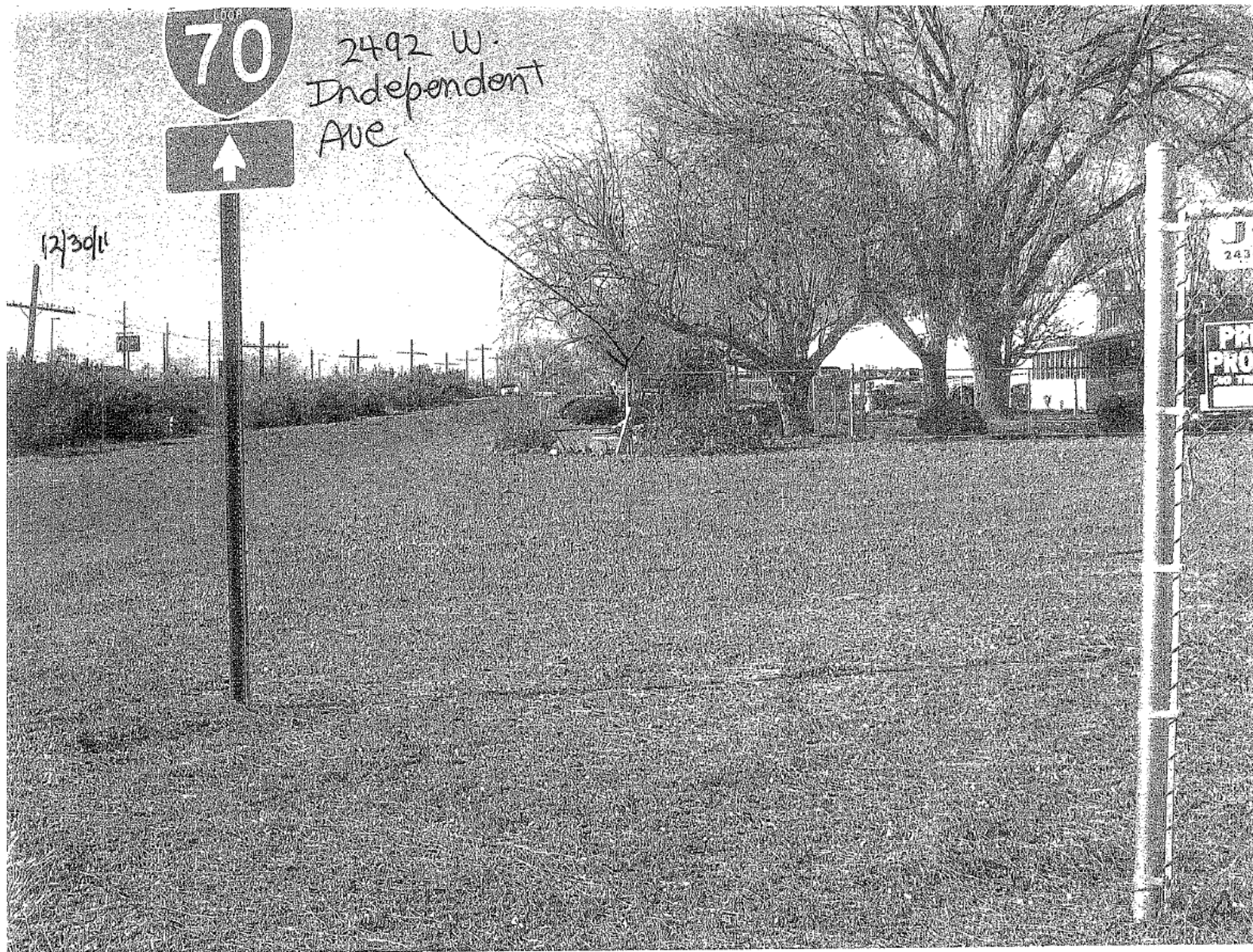
Exhibit A
(12 pages)

Fence and wall locations
on West Independent Avenue



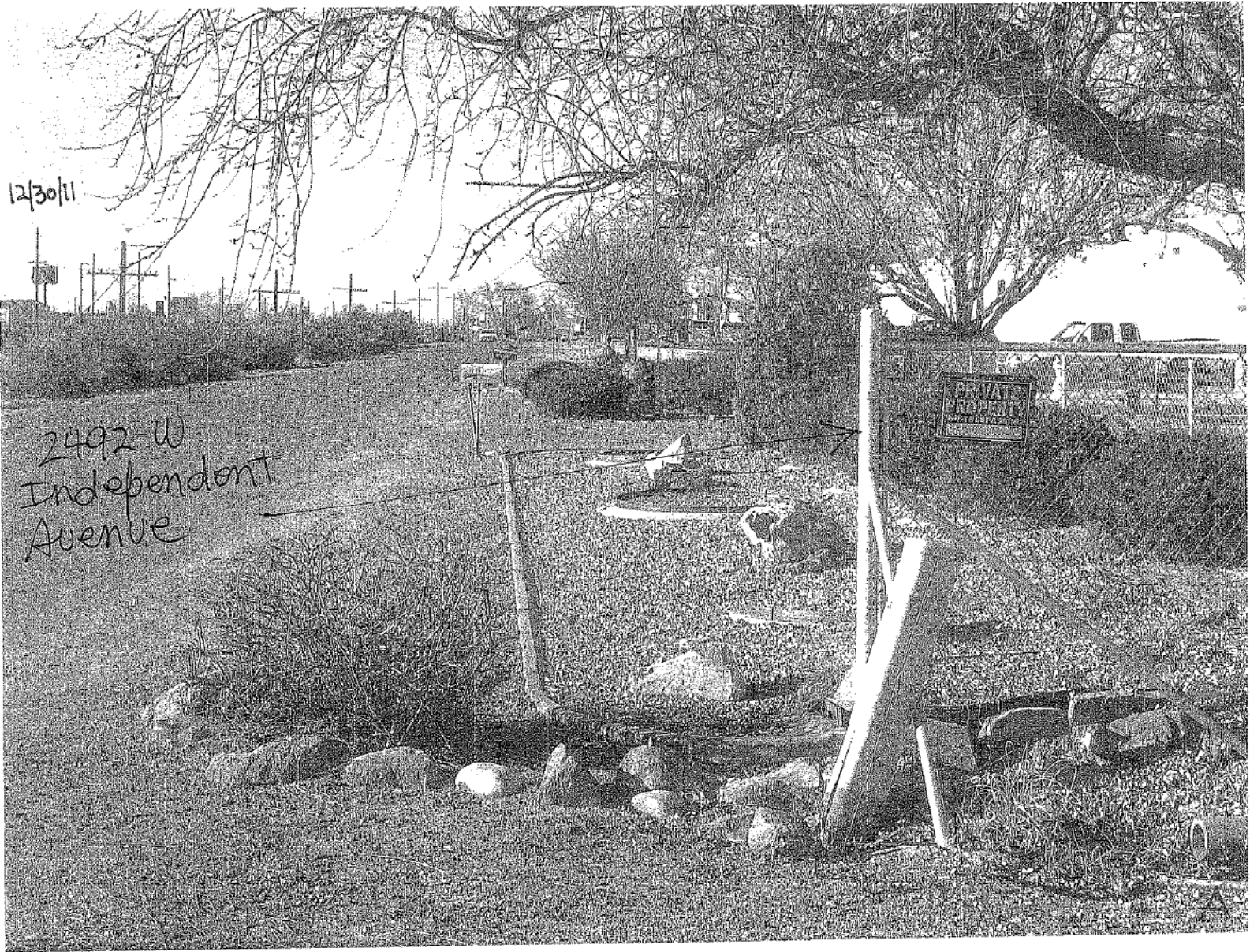
Railroad Tracks

Joan Raser
4/27/2012



12/30/11

2492 W
Independent
Avenue





12/30/11

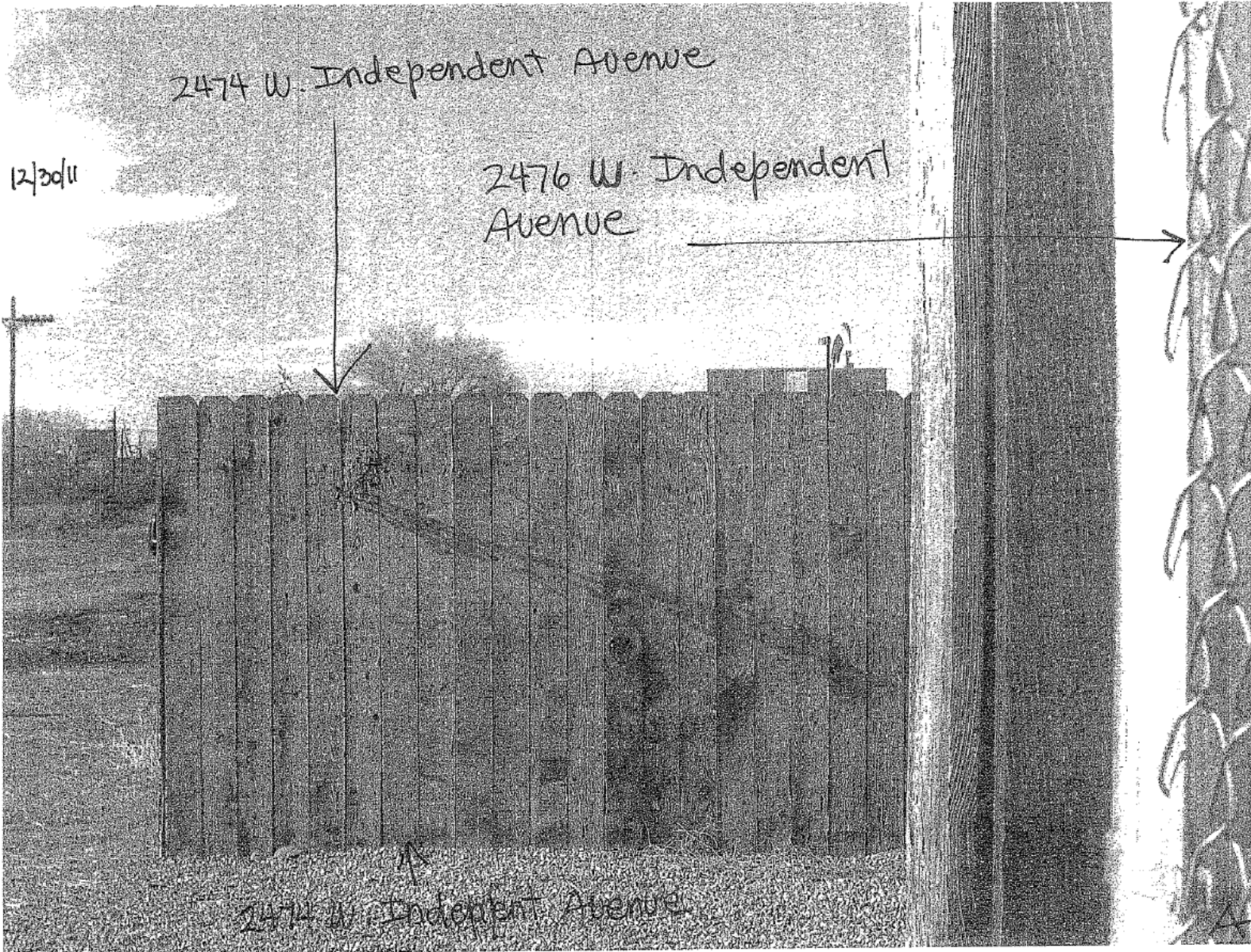
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Highway
6450

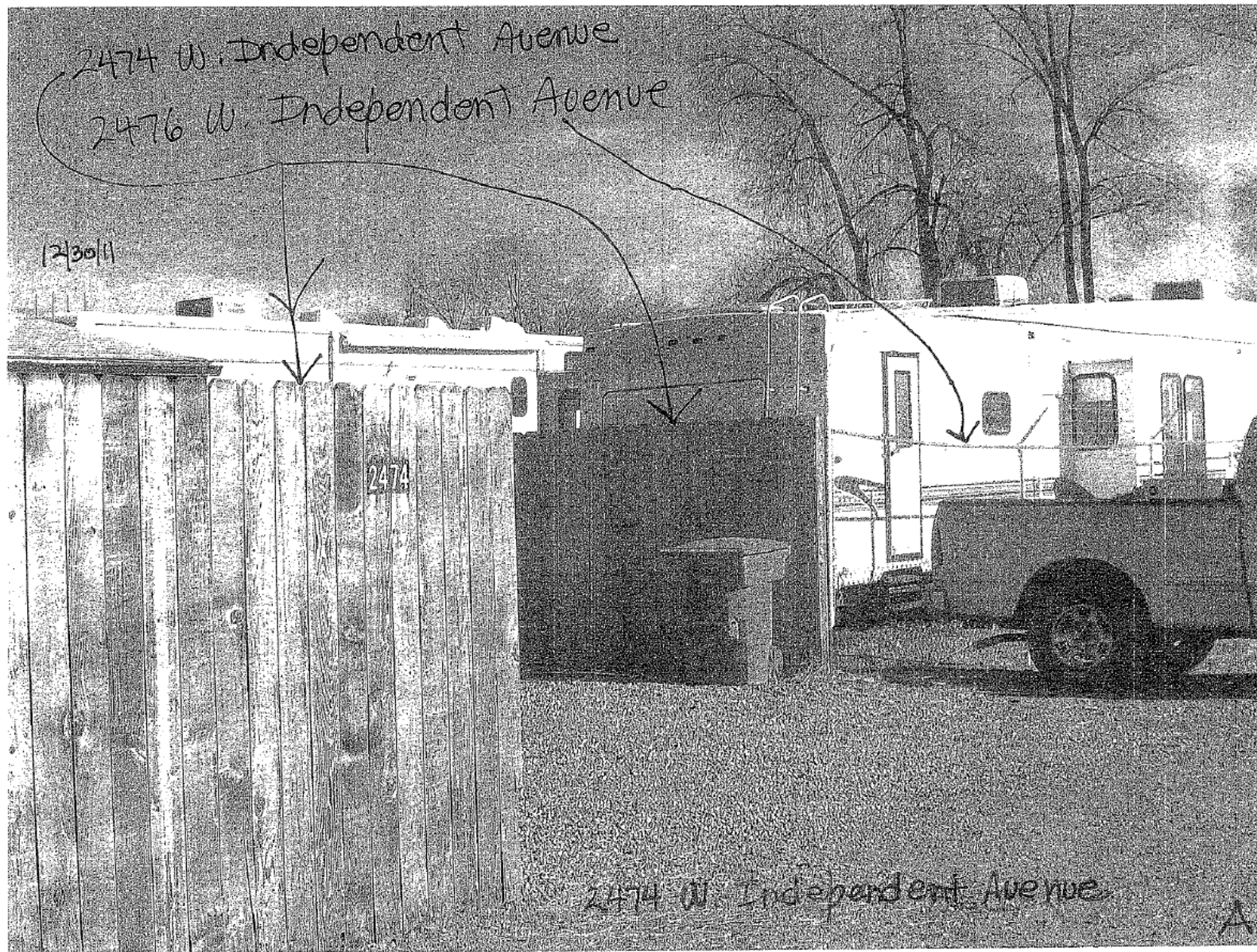
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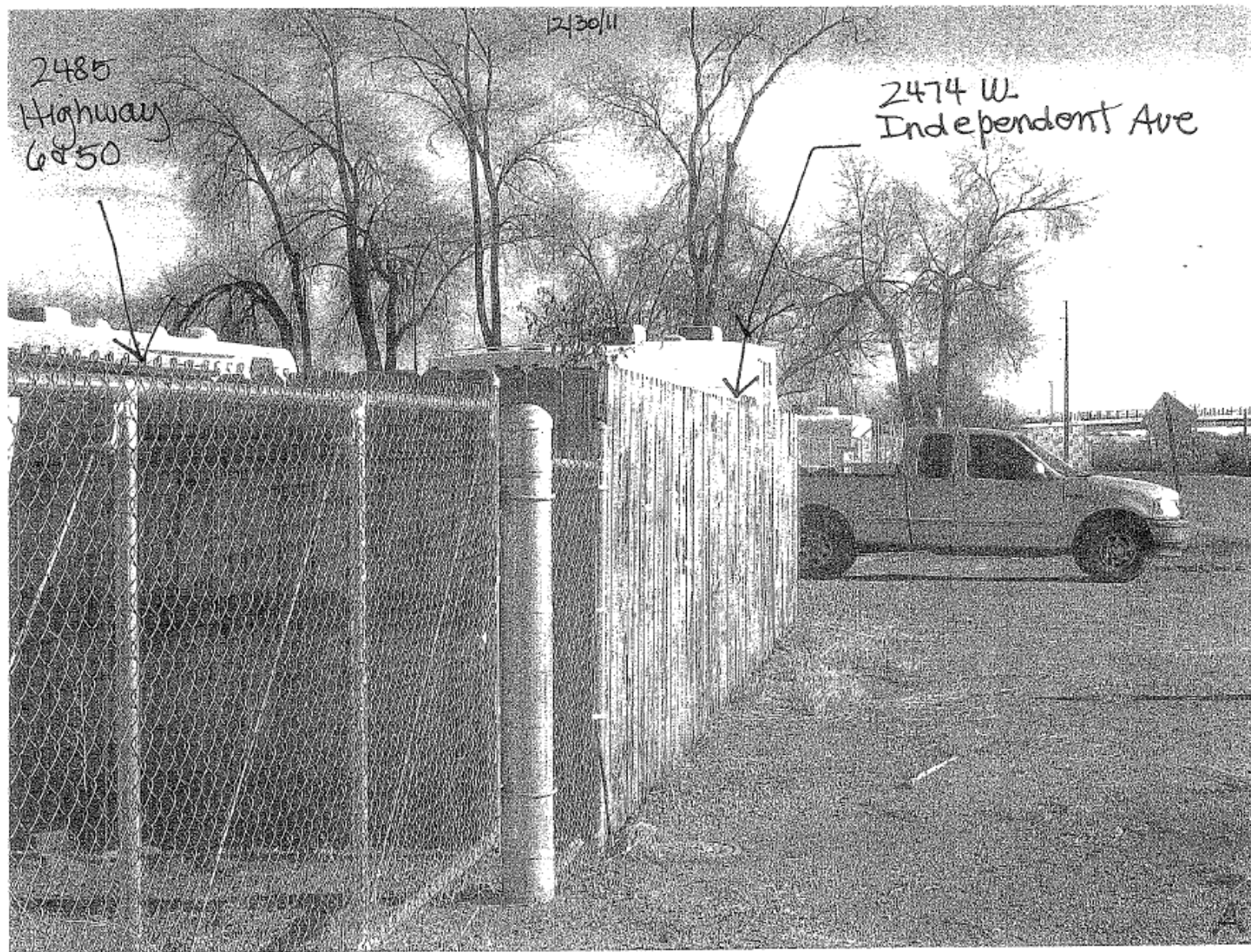
12/30/11

2476 W. Independent Avenue

2474 W. Independent Avenue



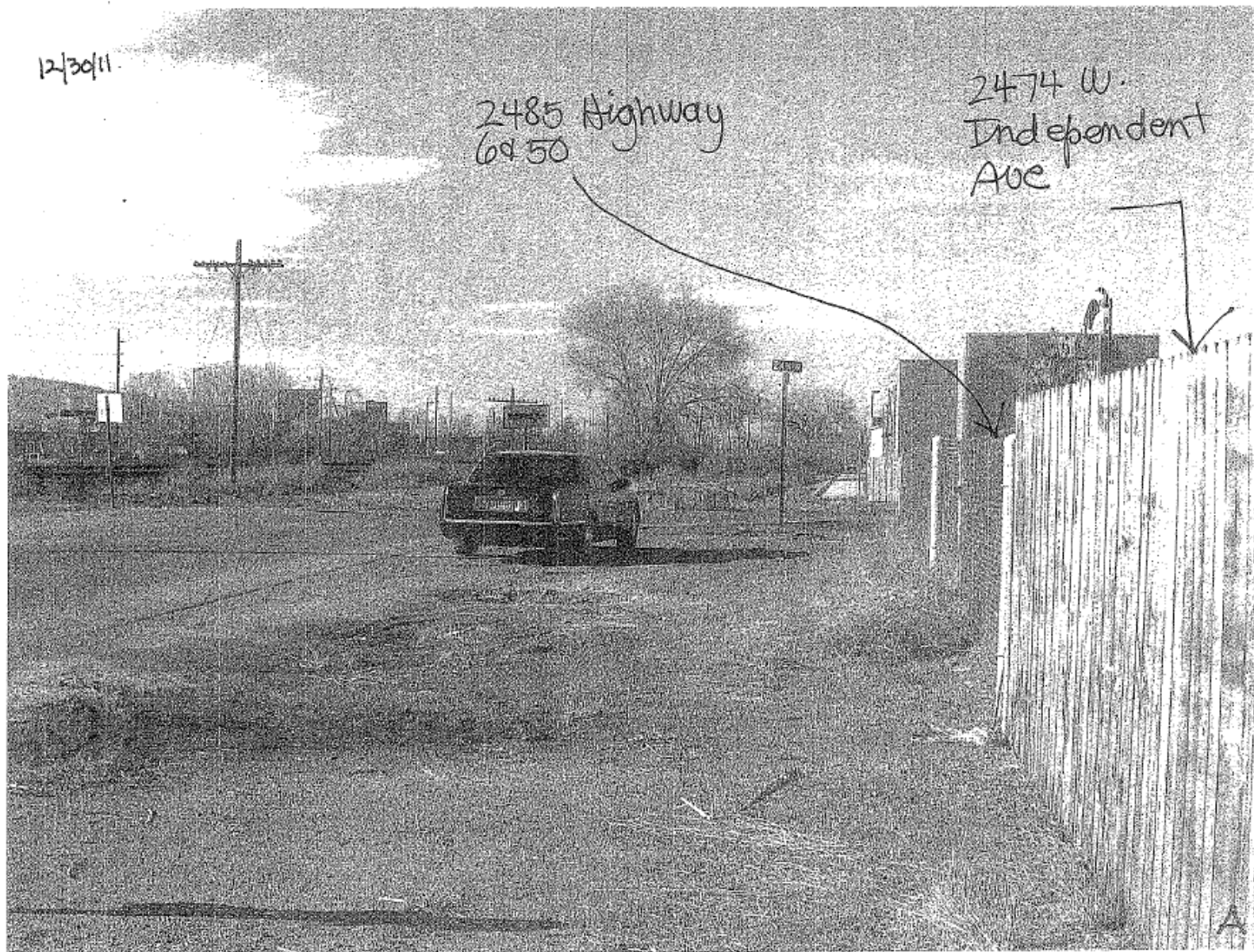




12/30/11

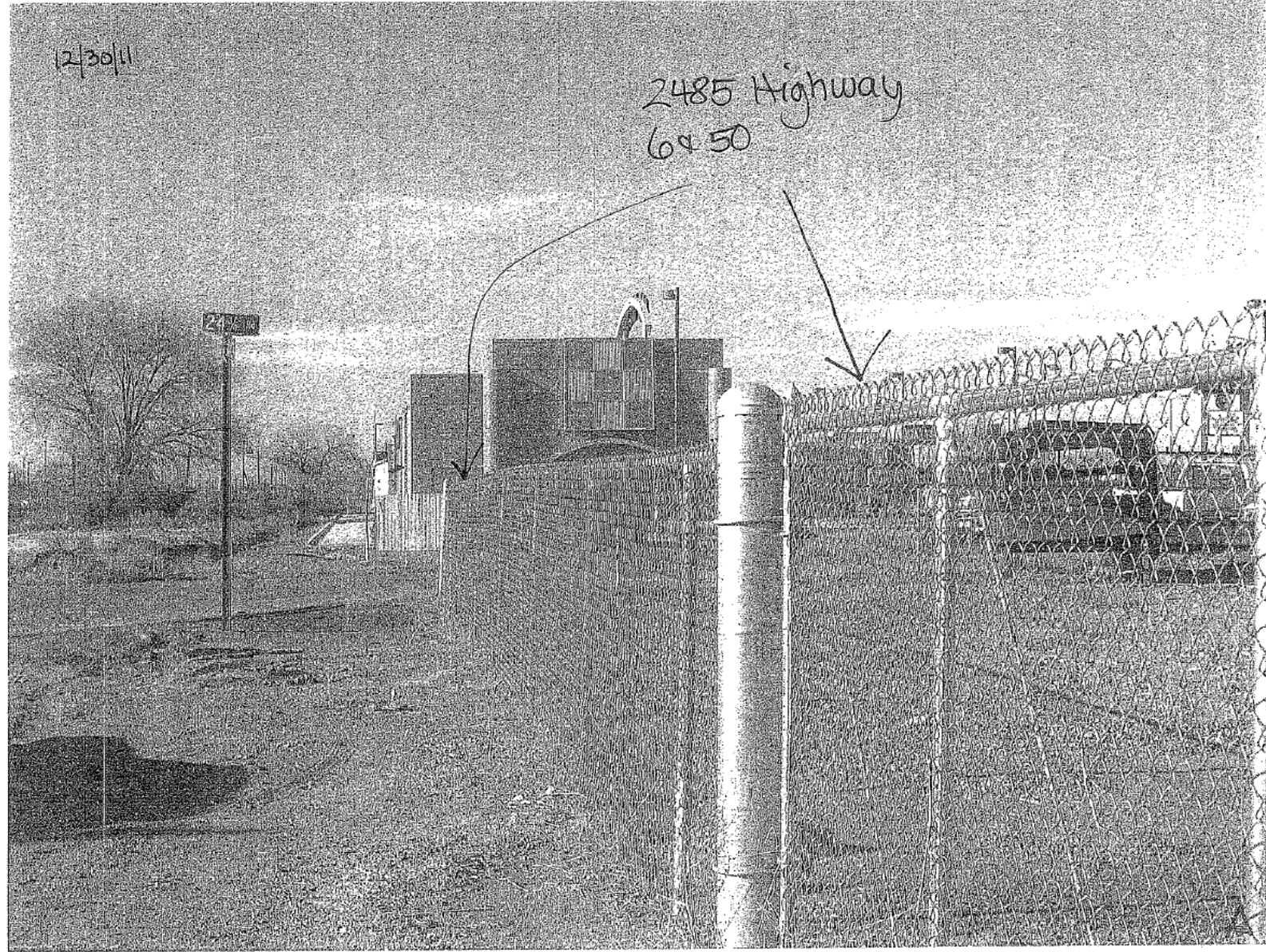
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6850

2474 W.
Independent
Ave



2/30/11

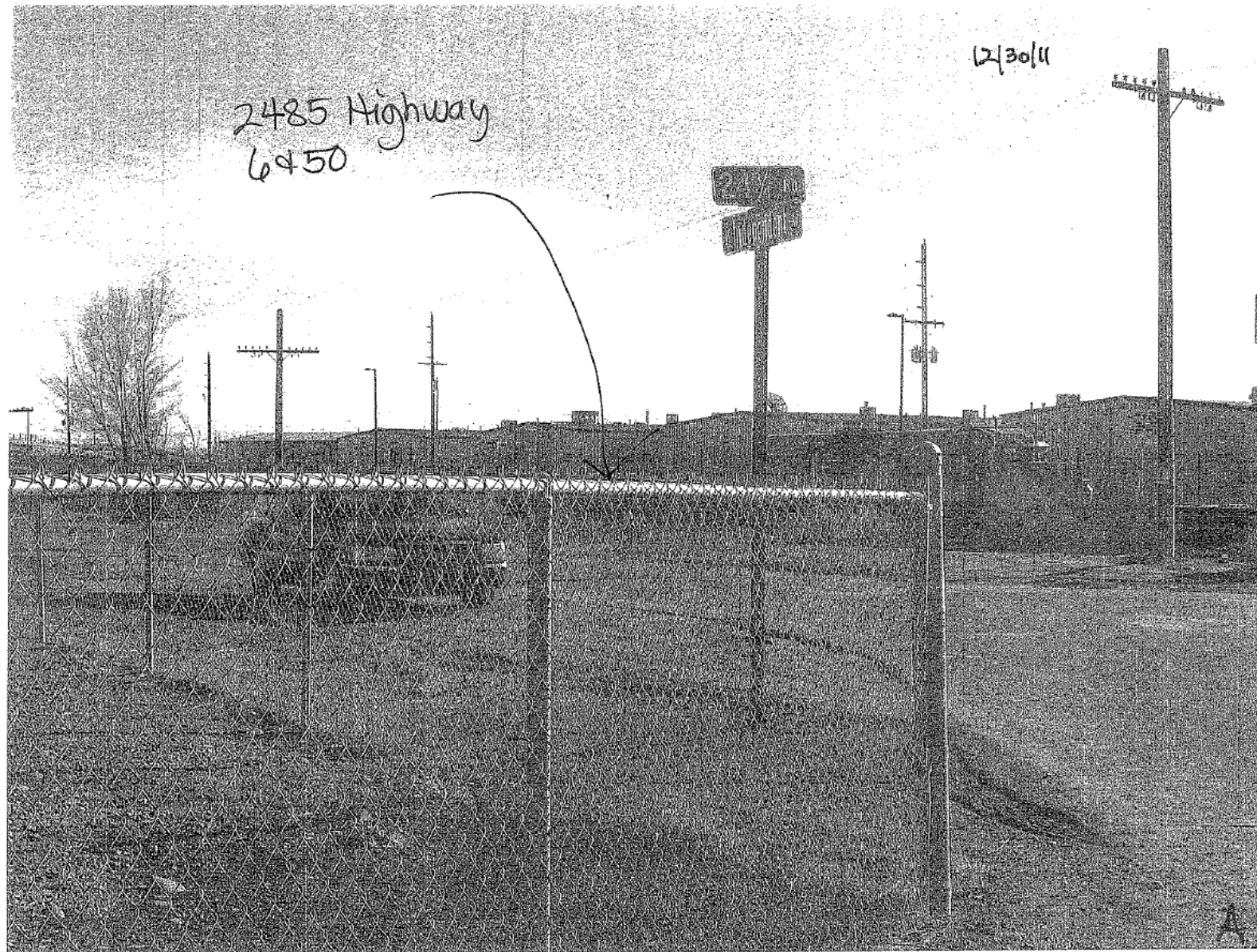
2485 Highway
6450



2485 Highway 6950

12/30/11





2485 Highway 6450

12/30/11

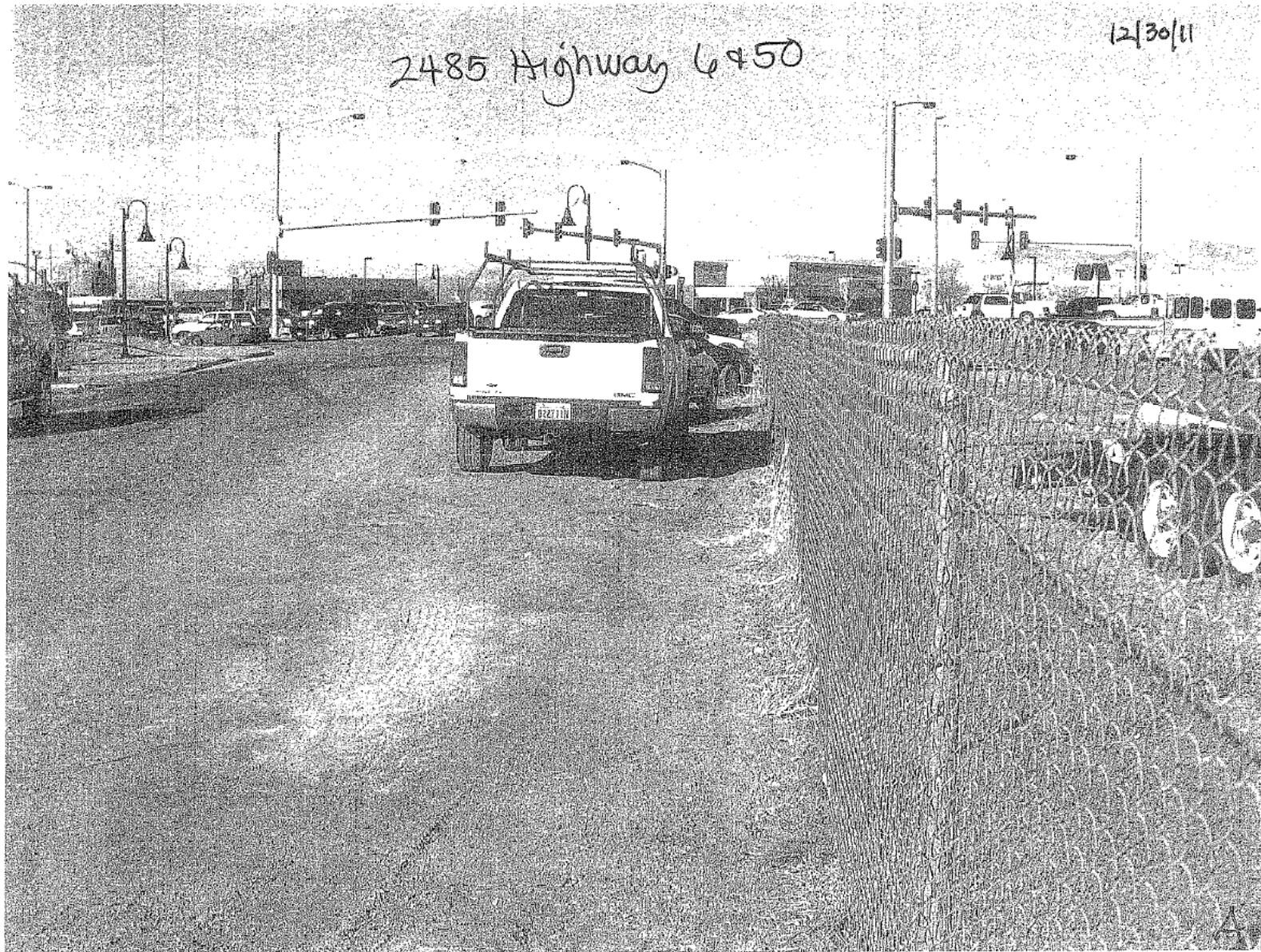
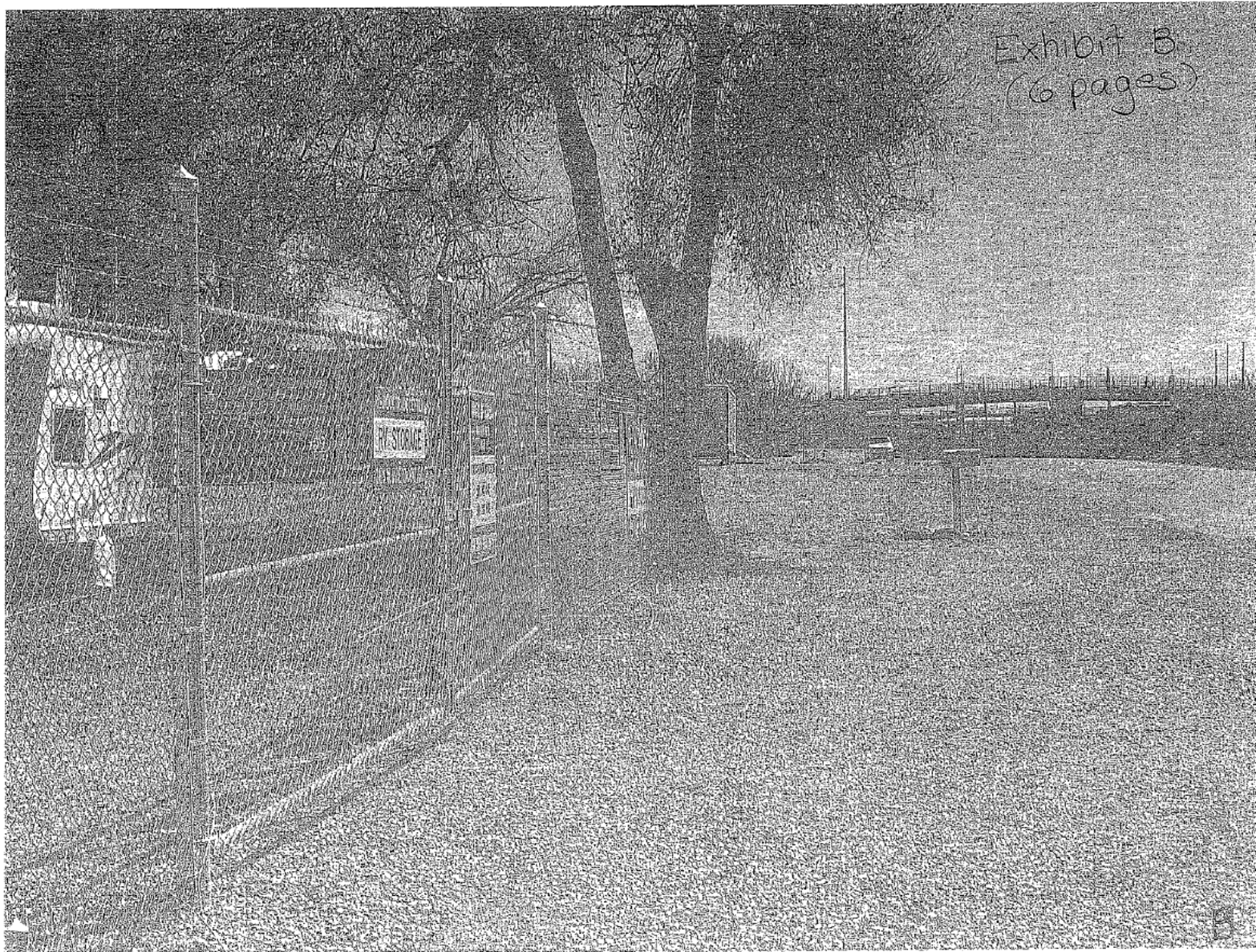
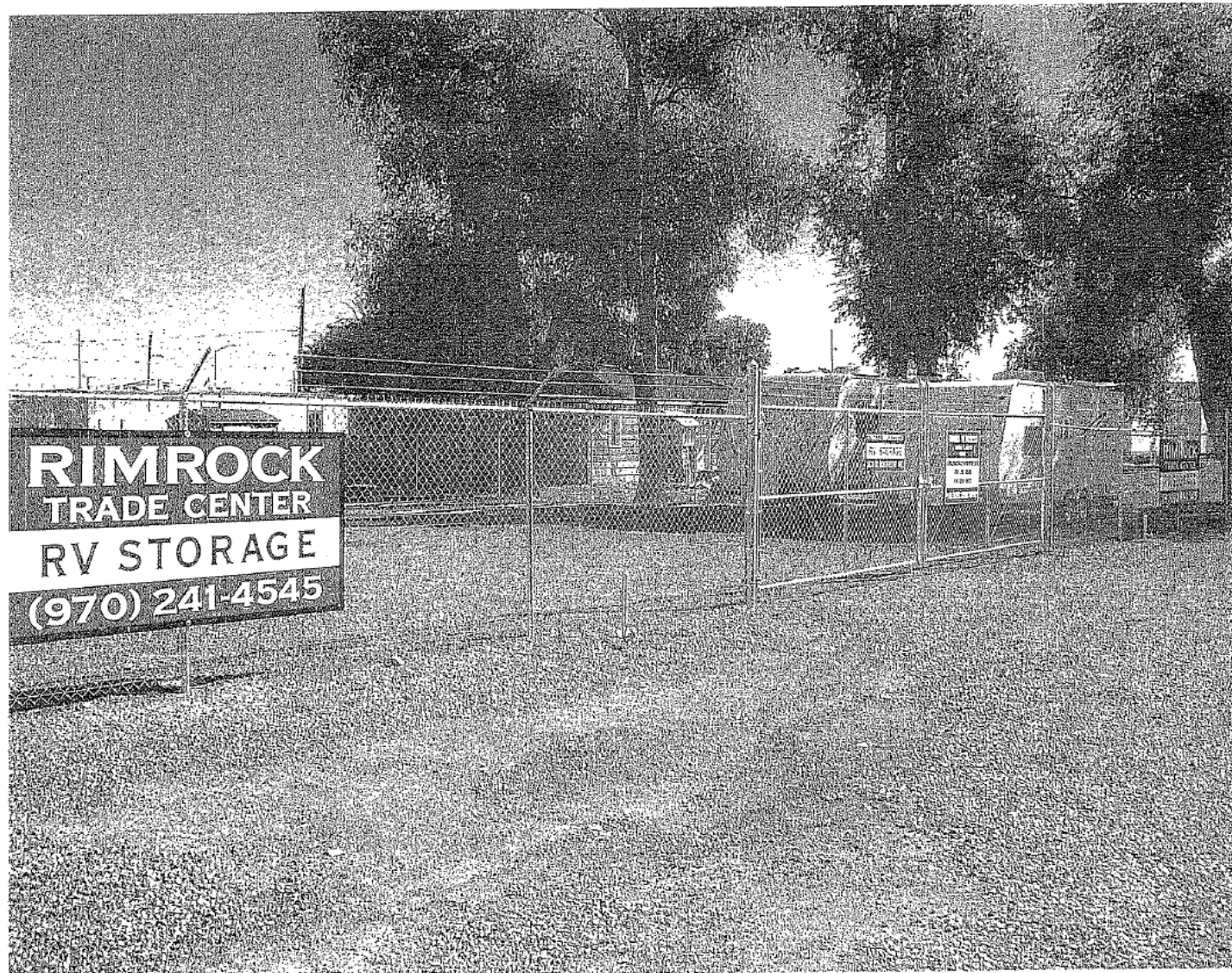


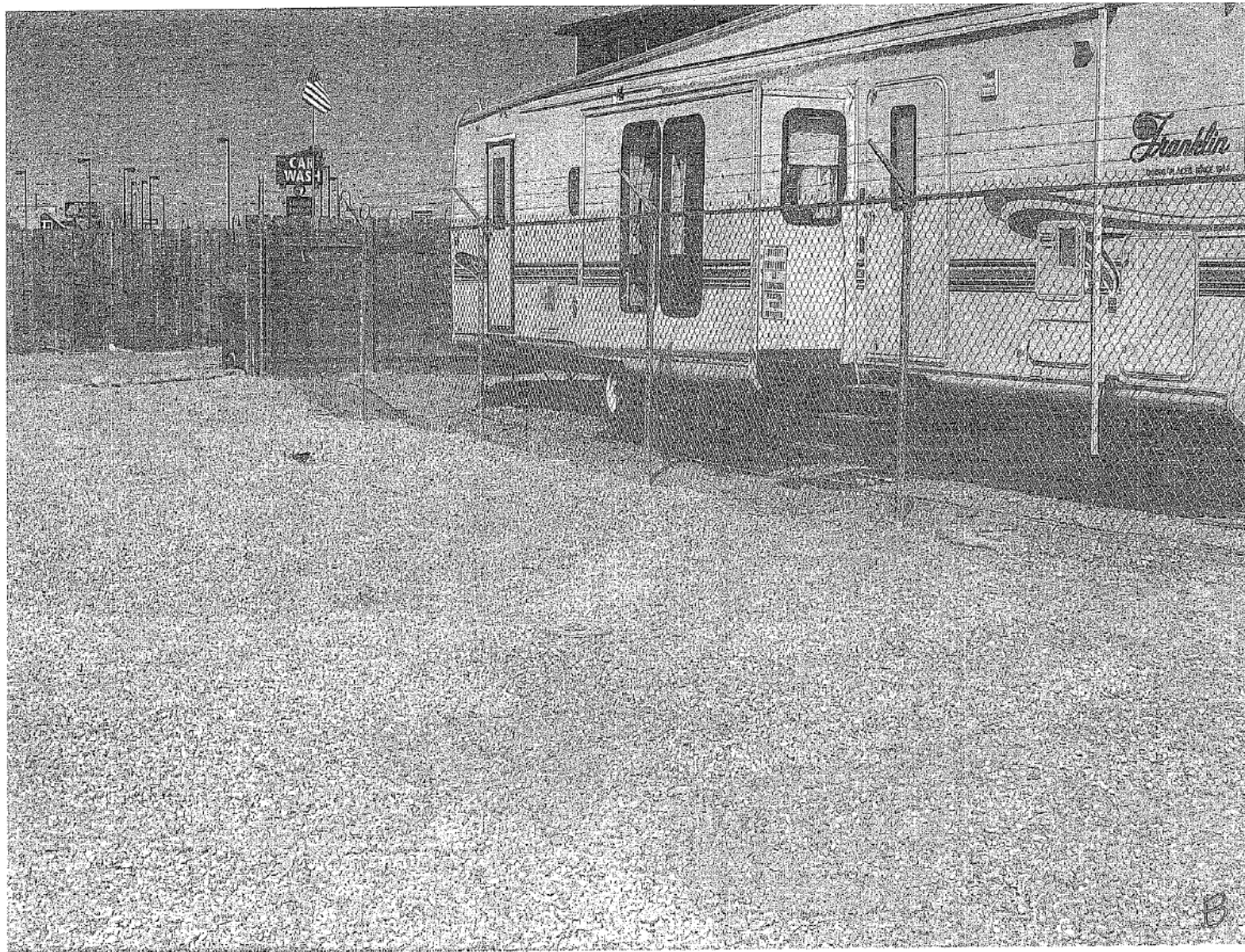
Exhibit B
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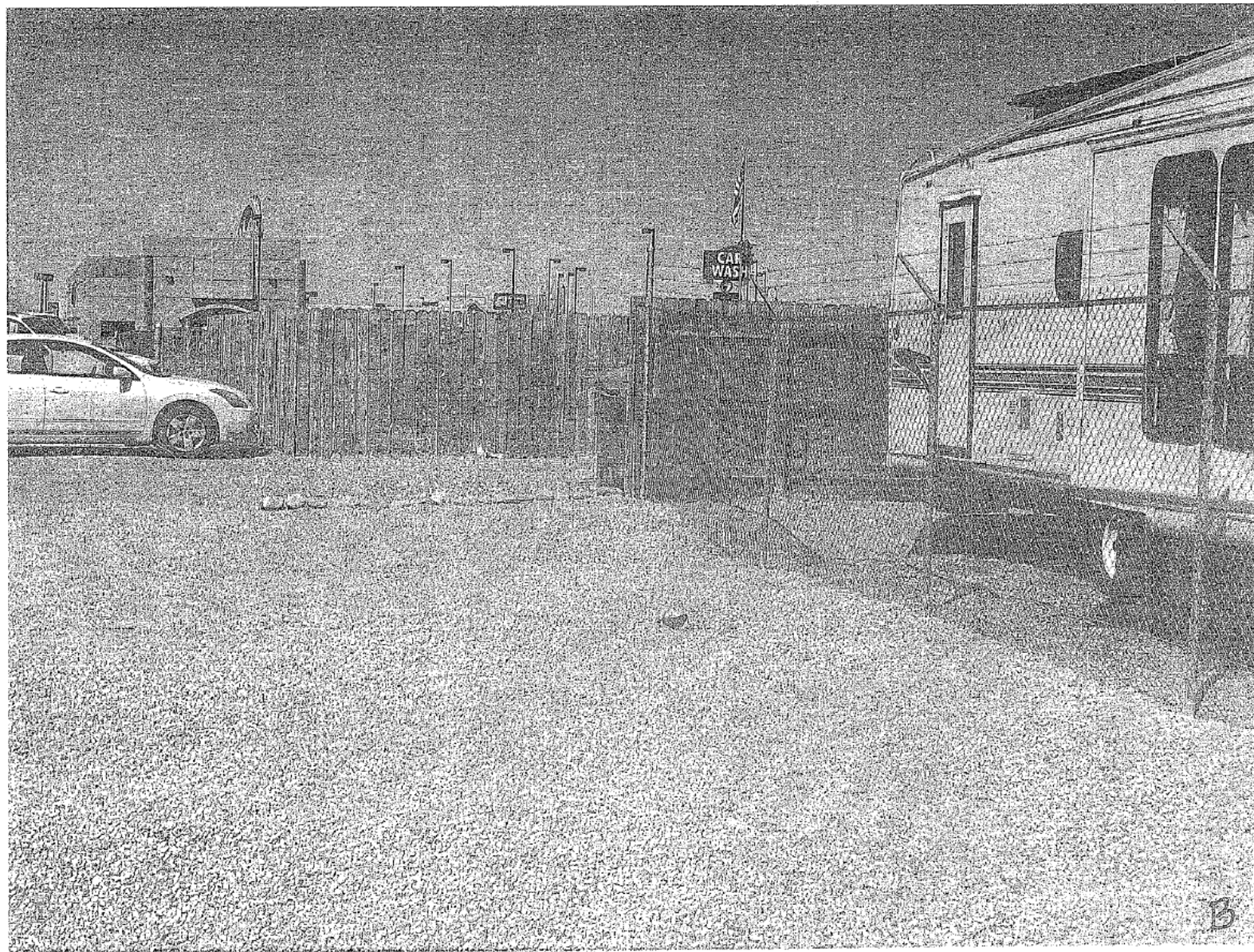


2476 & 2476 1/2 W. Independent Ave.



B





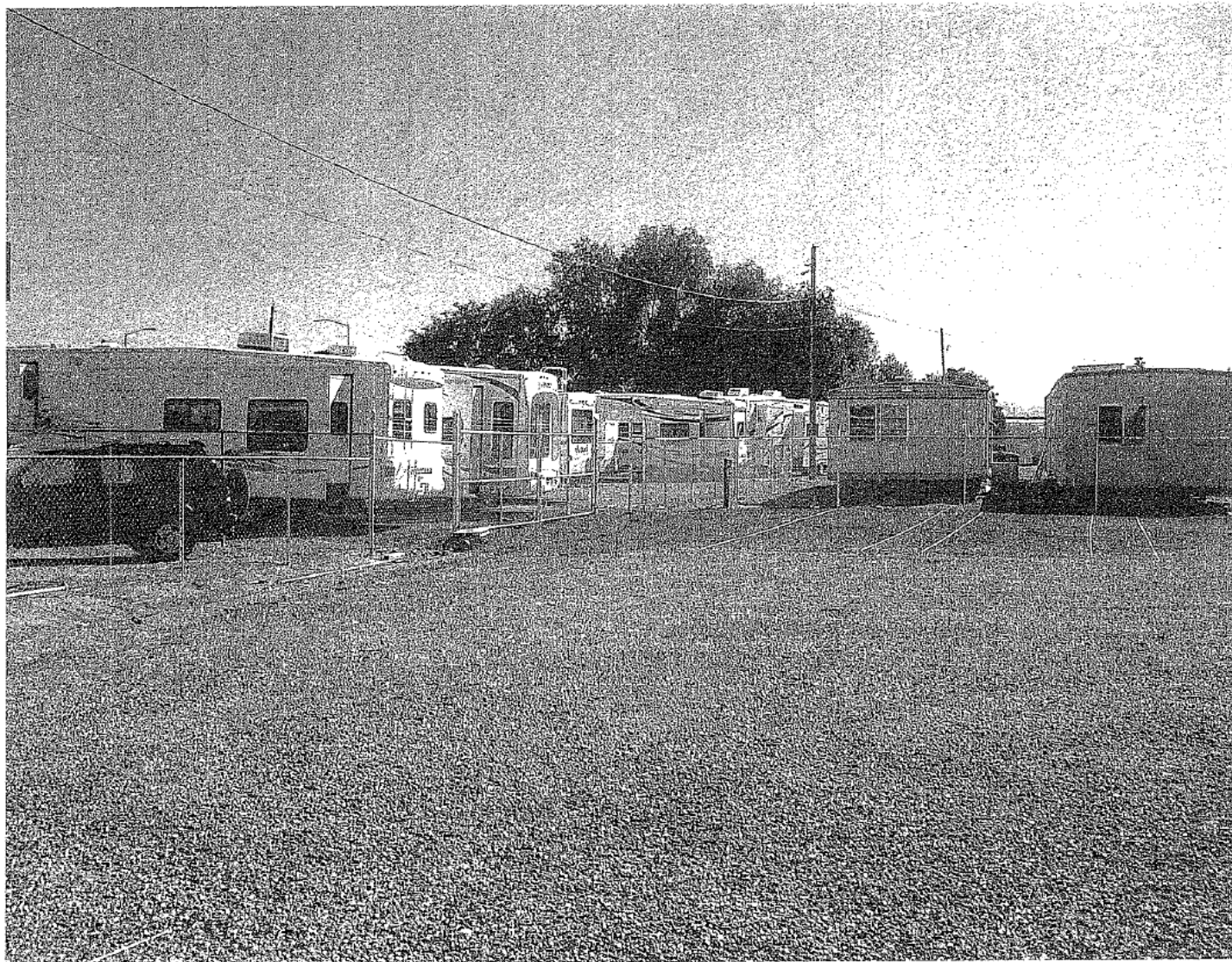
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2476 & 2476 1/2 W. Independent Ave.



B

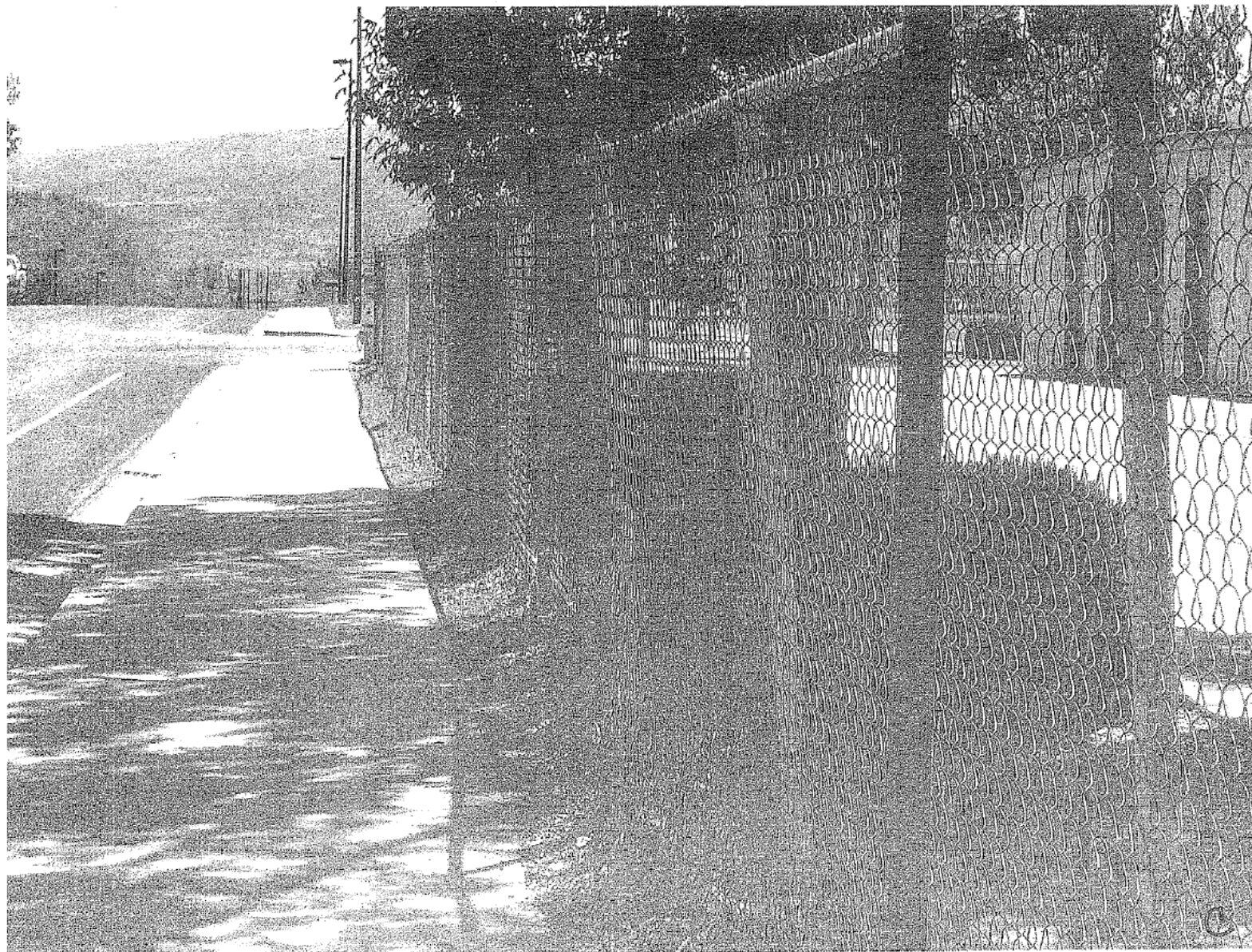
2476 and 2476 1/2 W. Independent Ave.

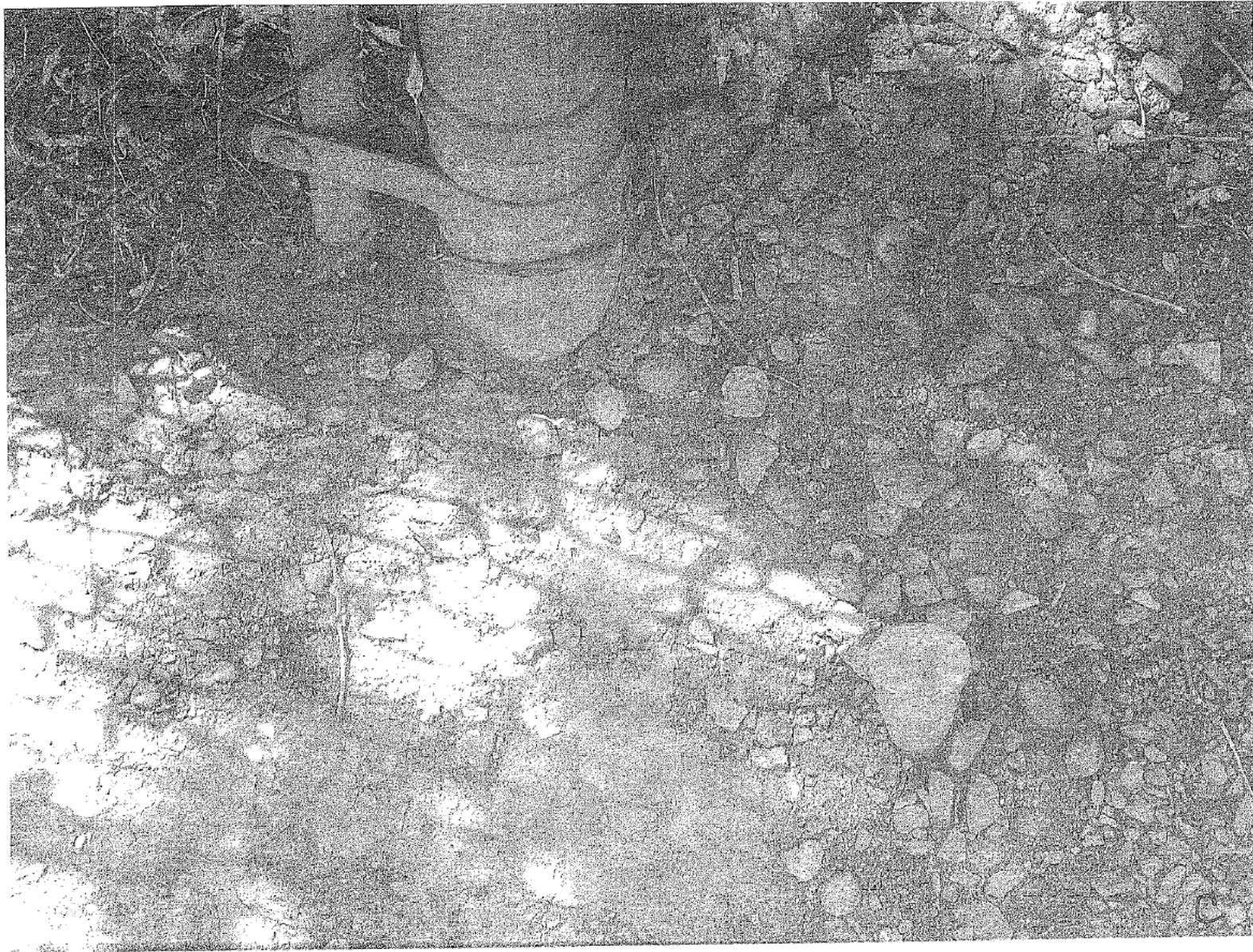


B

Exhibit C
(3 pages)

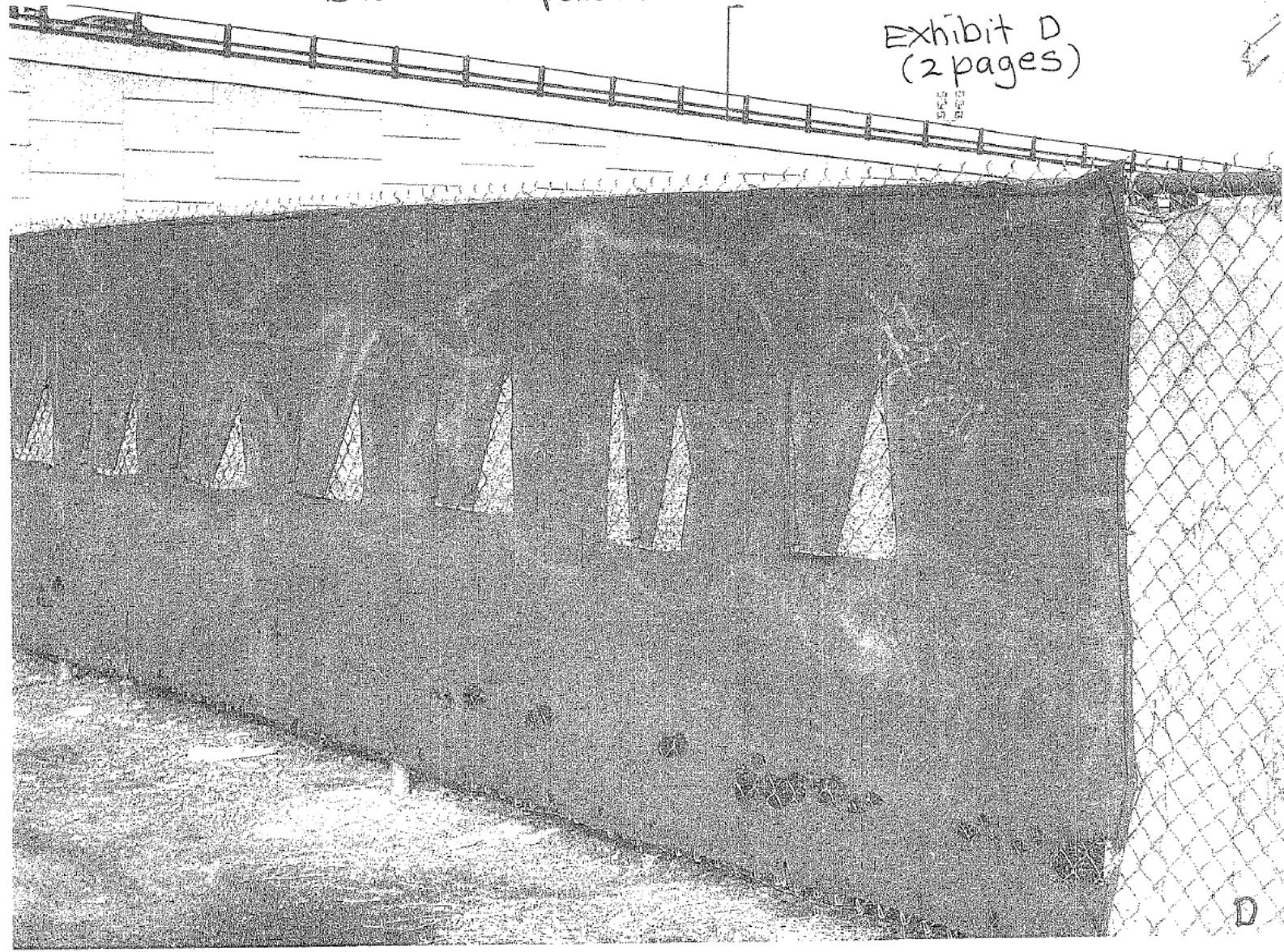




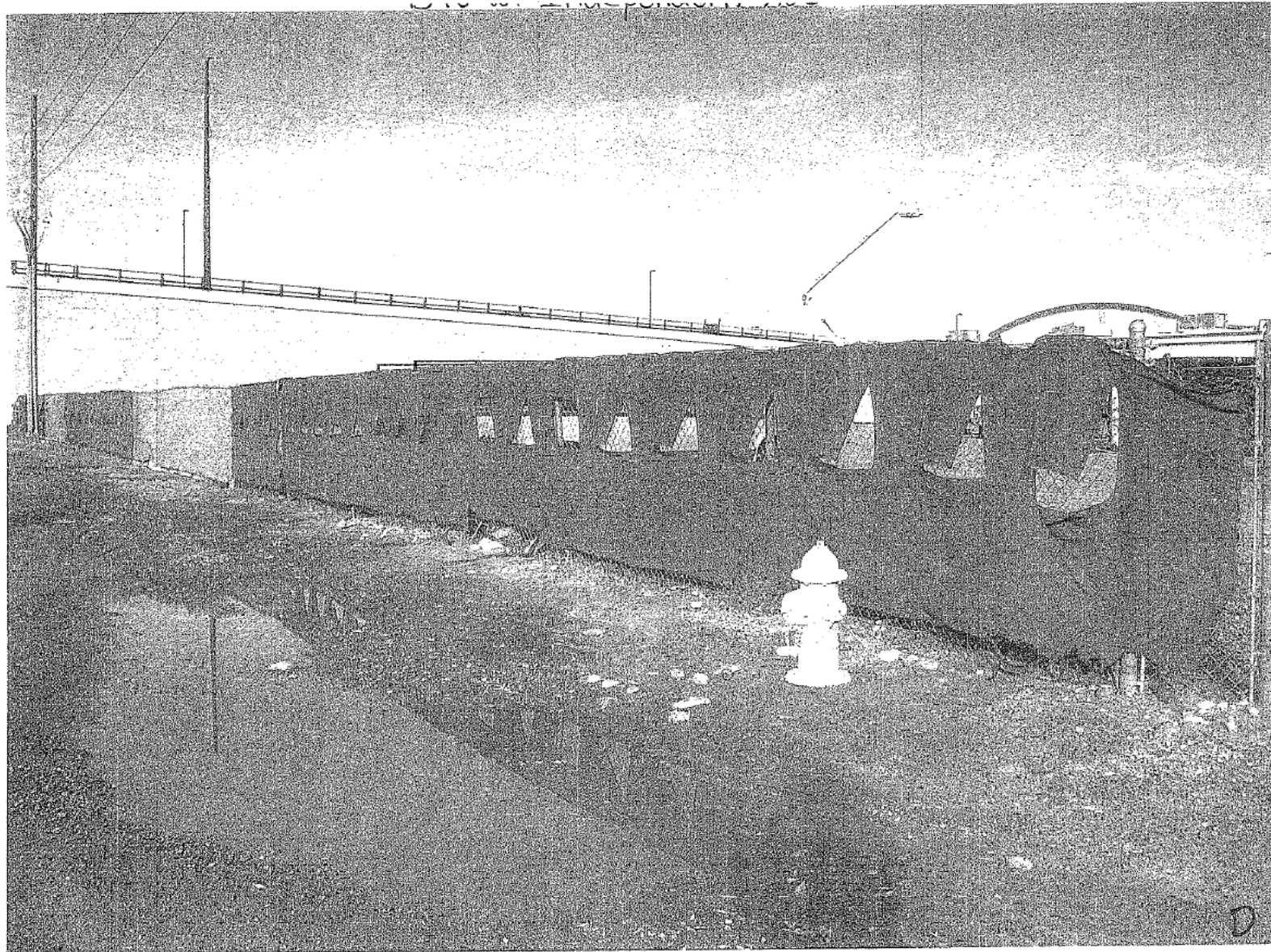


OTO W. Independence Ave

Exhibit D
(2 pages)



D



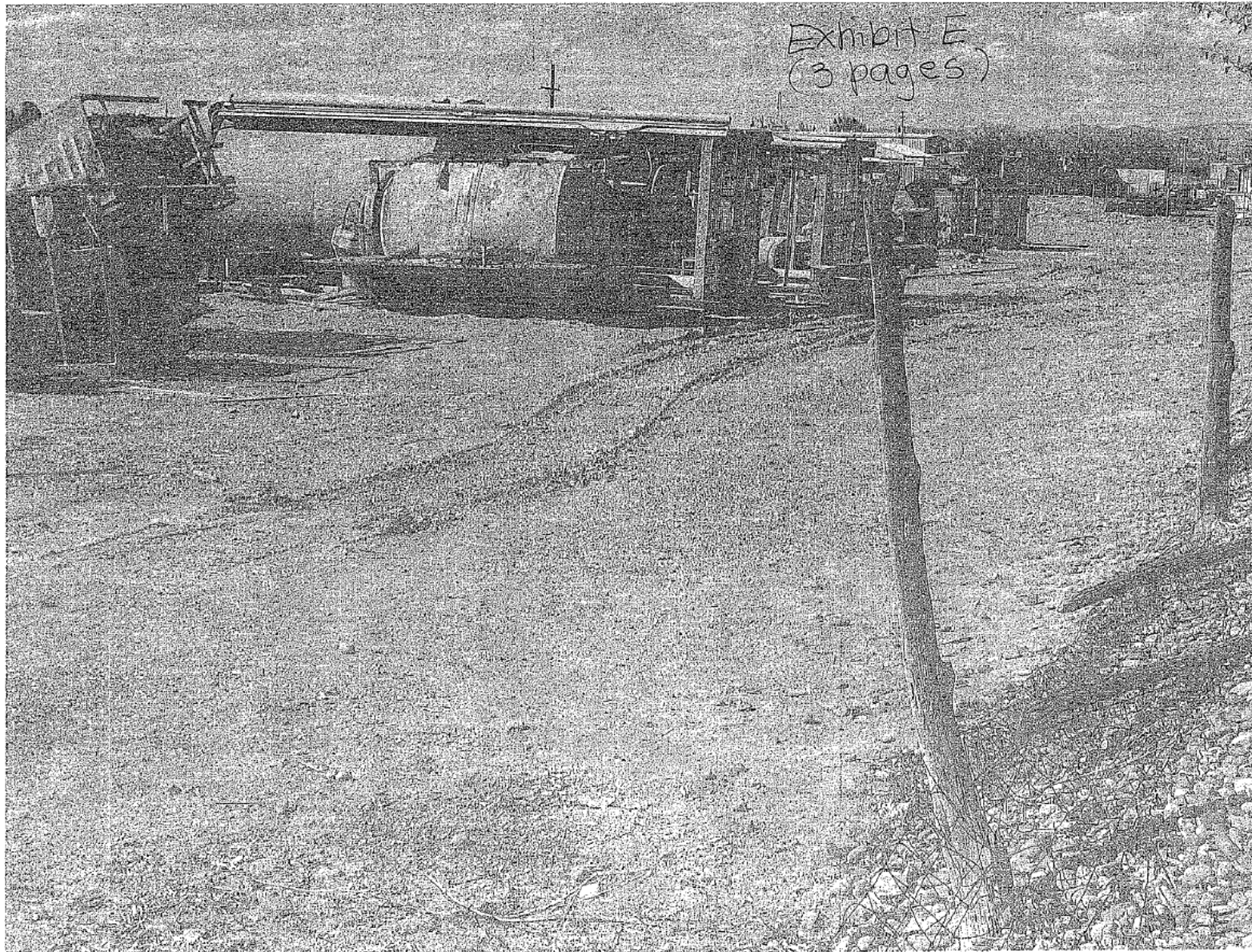


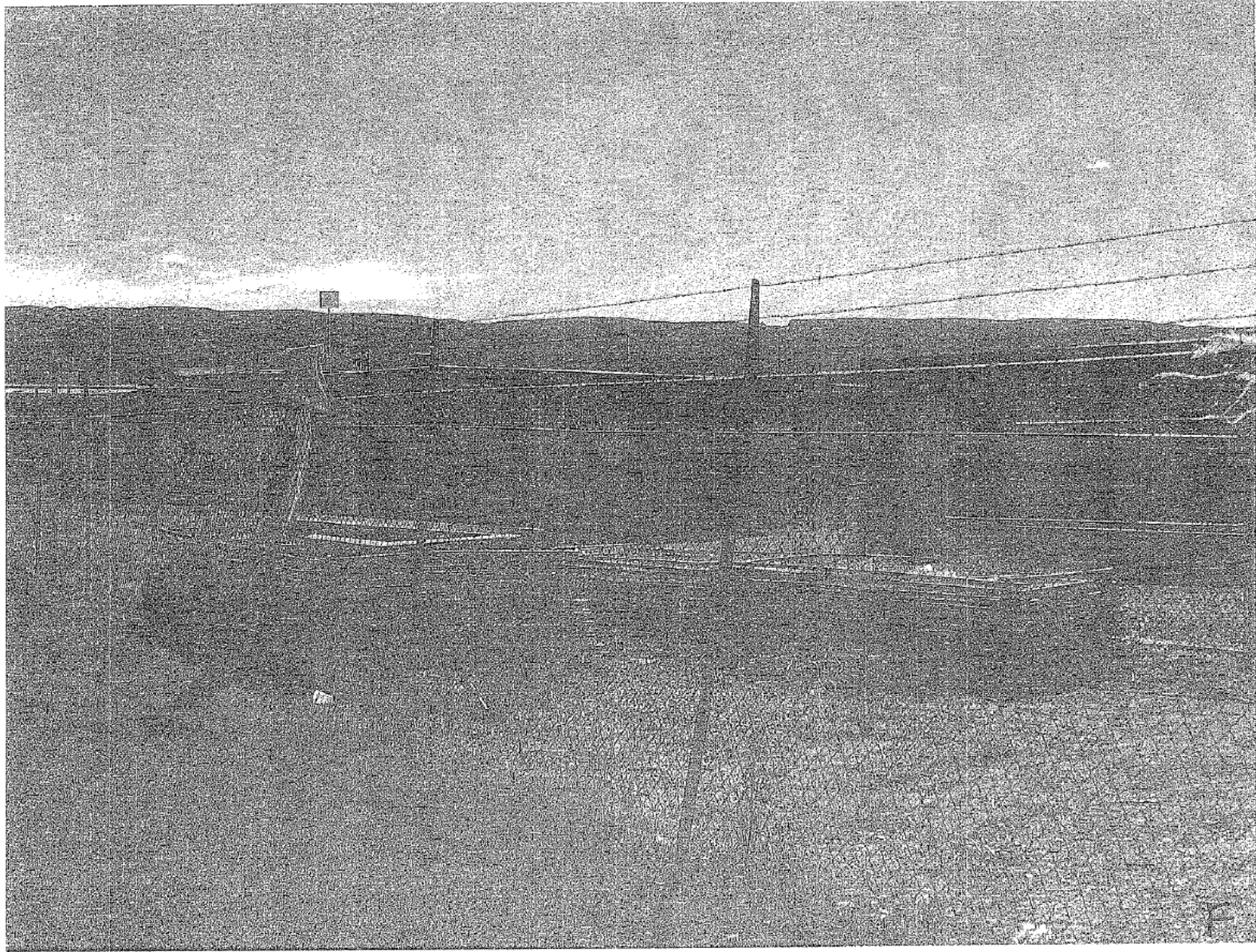


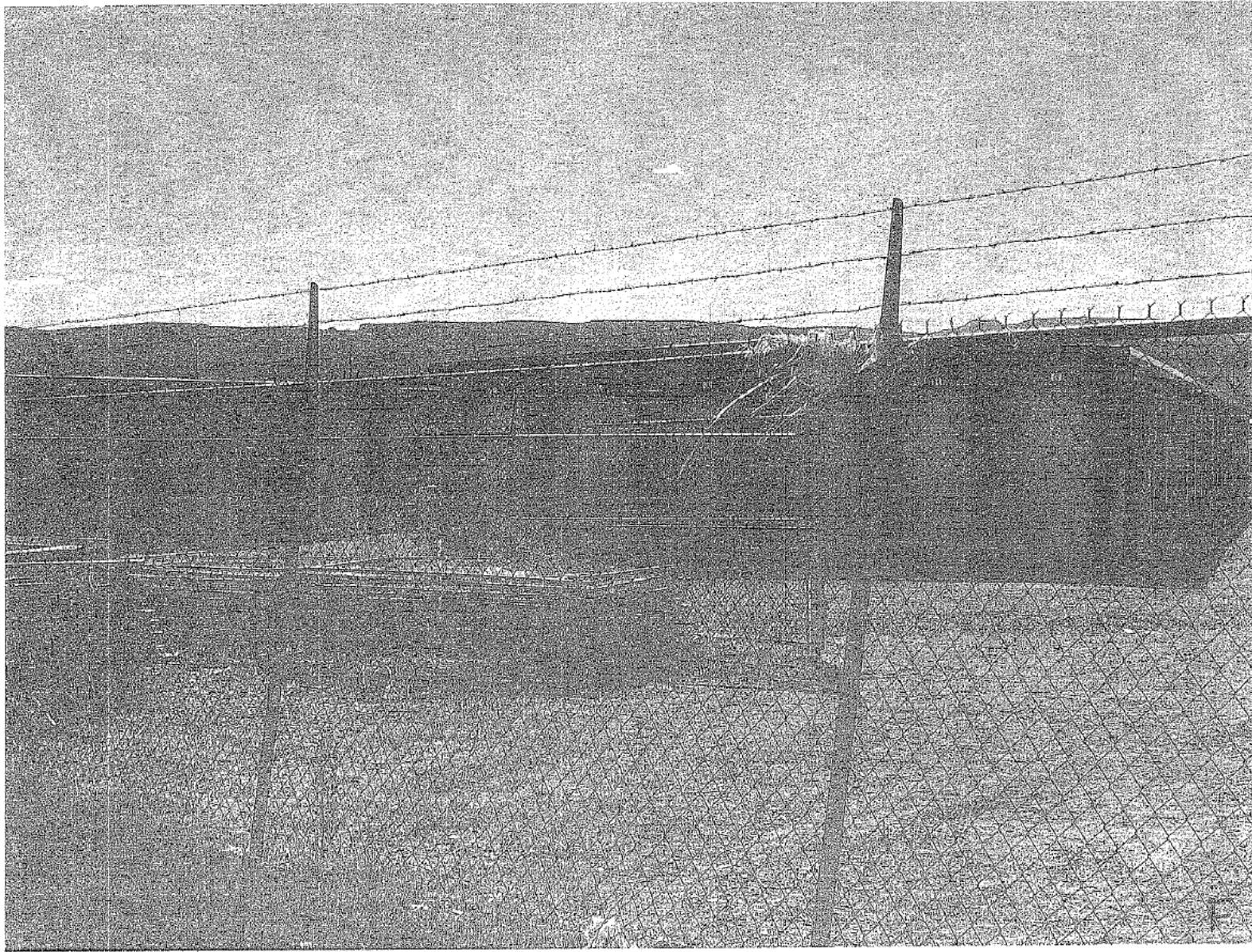


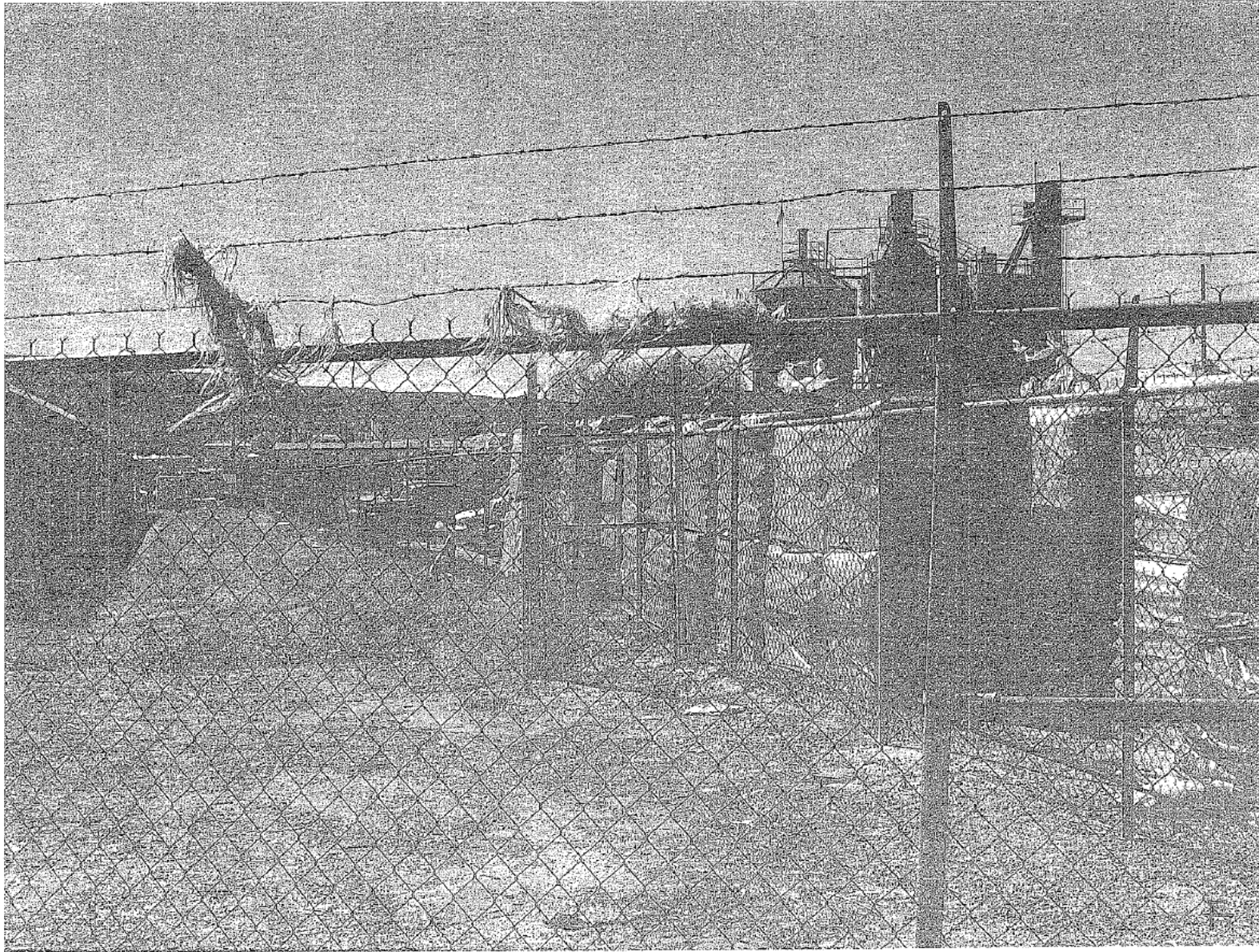
Exhibit F
(4 pages)

STORAGE
241-7653
NO TRESPASSING

PERSONS ENTERING THESE
PREMISES WITHOUT SPECIFIC
WRITTEN PERMISSION OF THE
OWNER IS TRESPASSING
AND WILL BE PROSECUTED
TO THE FULL EXTENT OF
THE LAW INCLUDING FINES
AND OR IMPRISONMENT







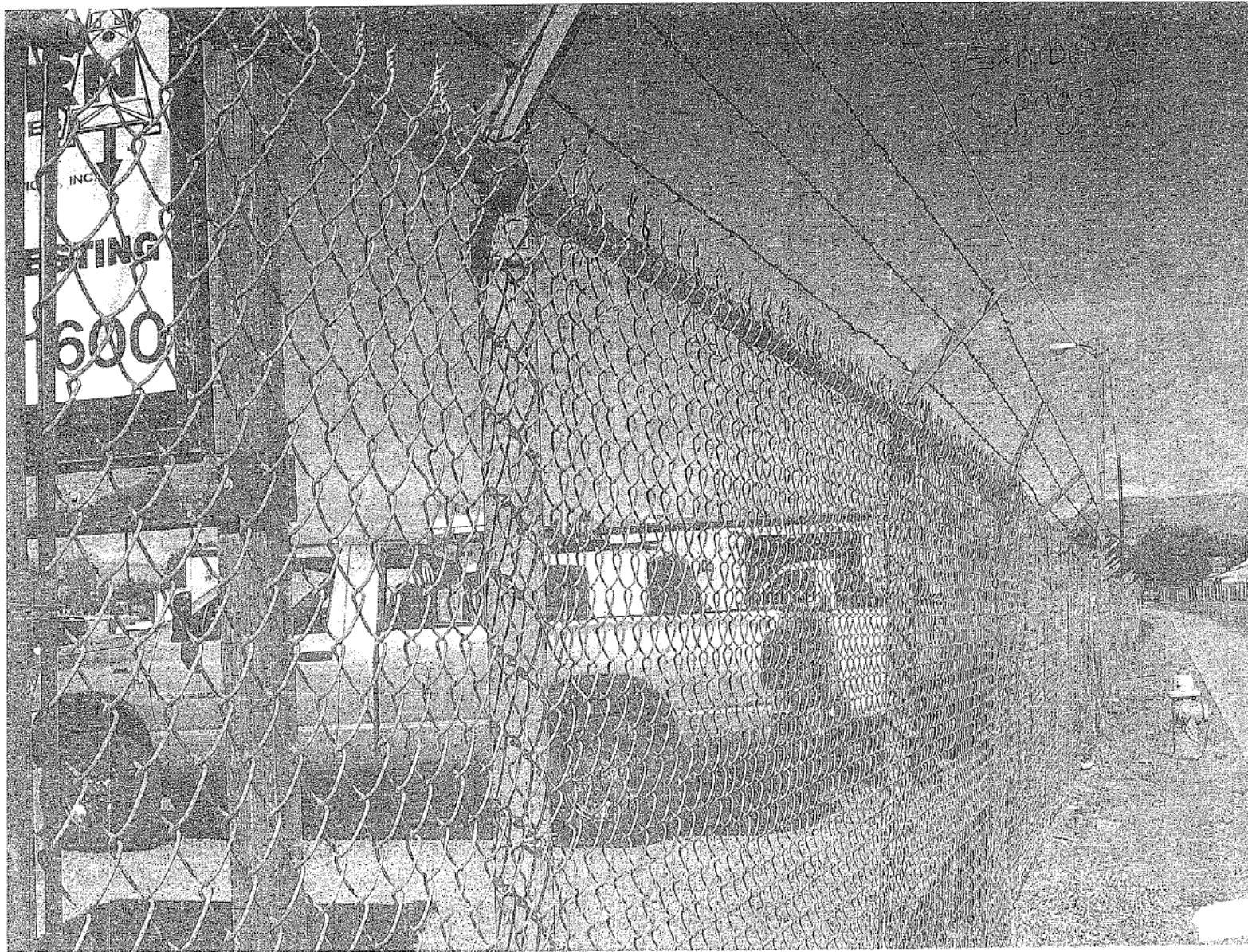
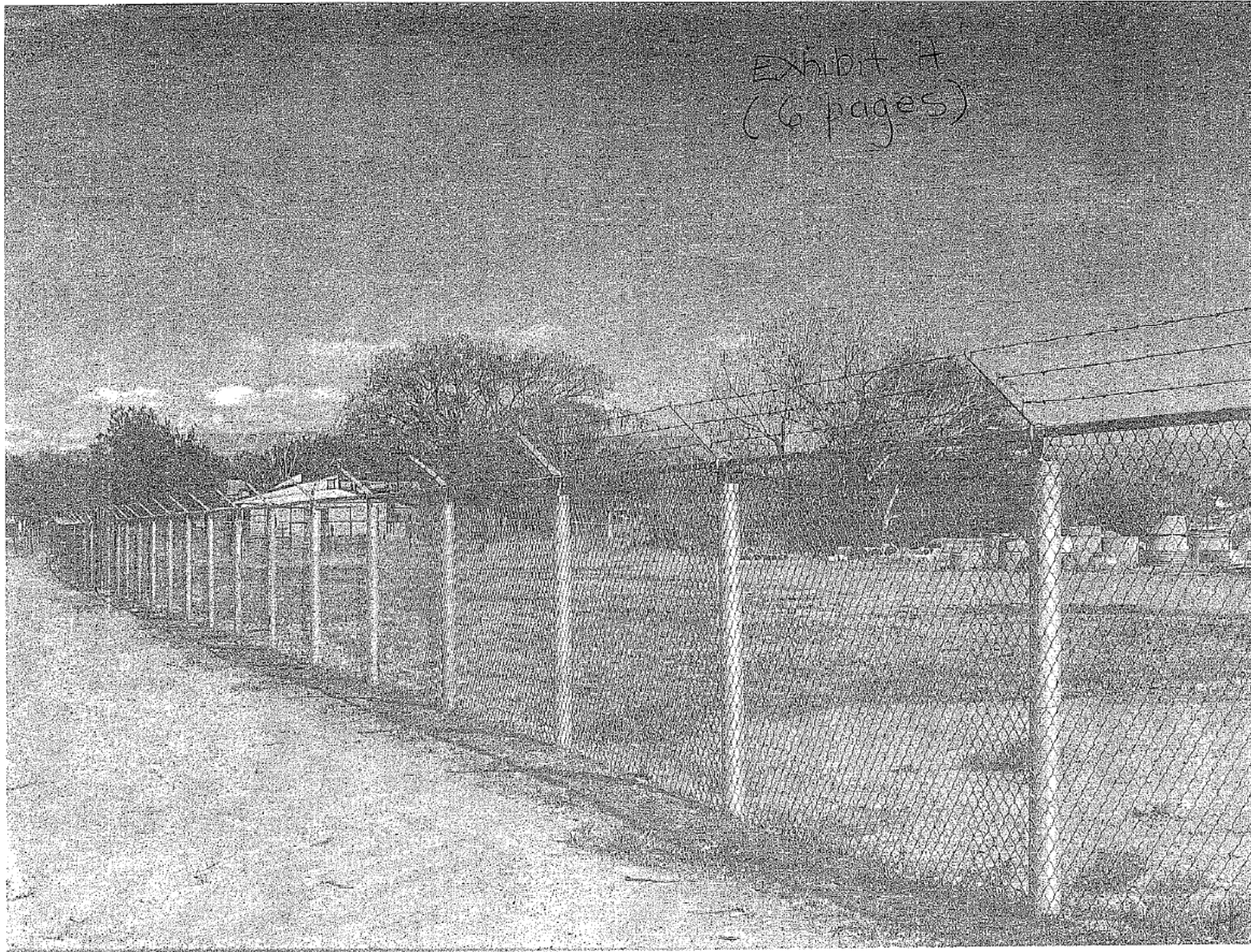
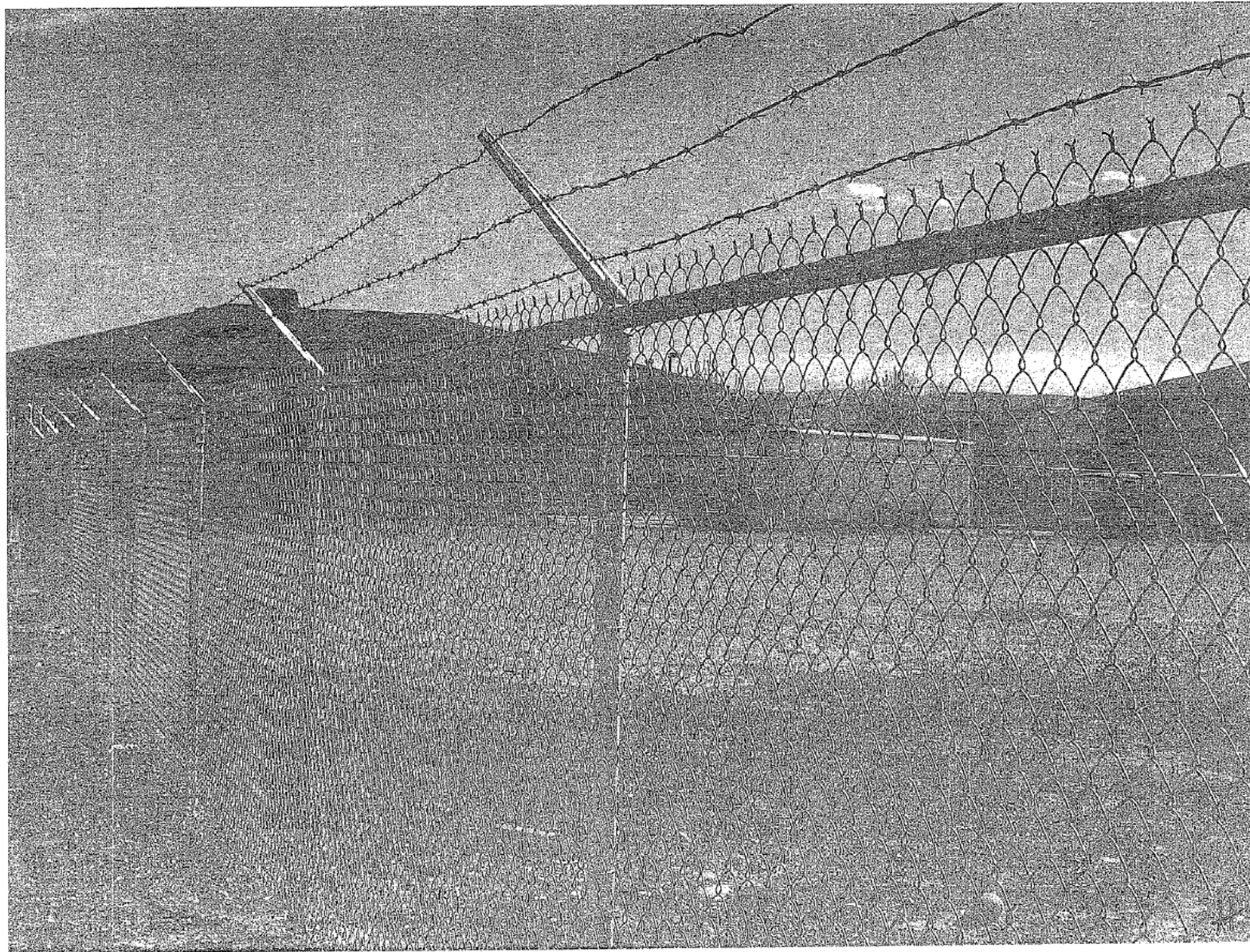
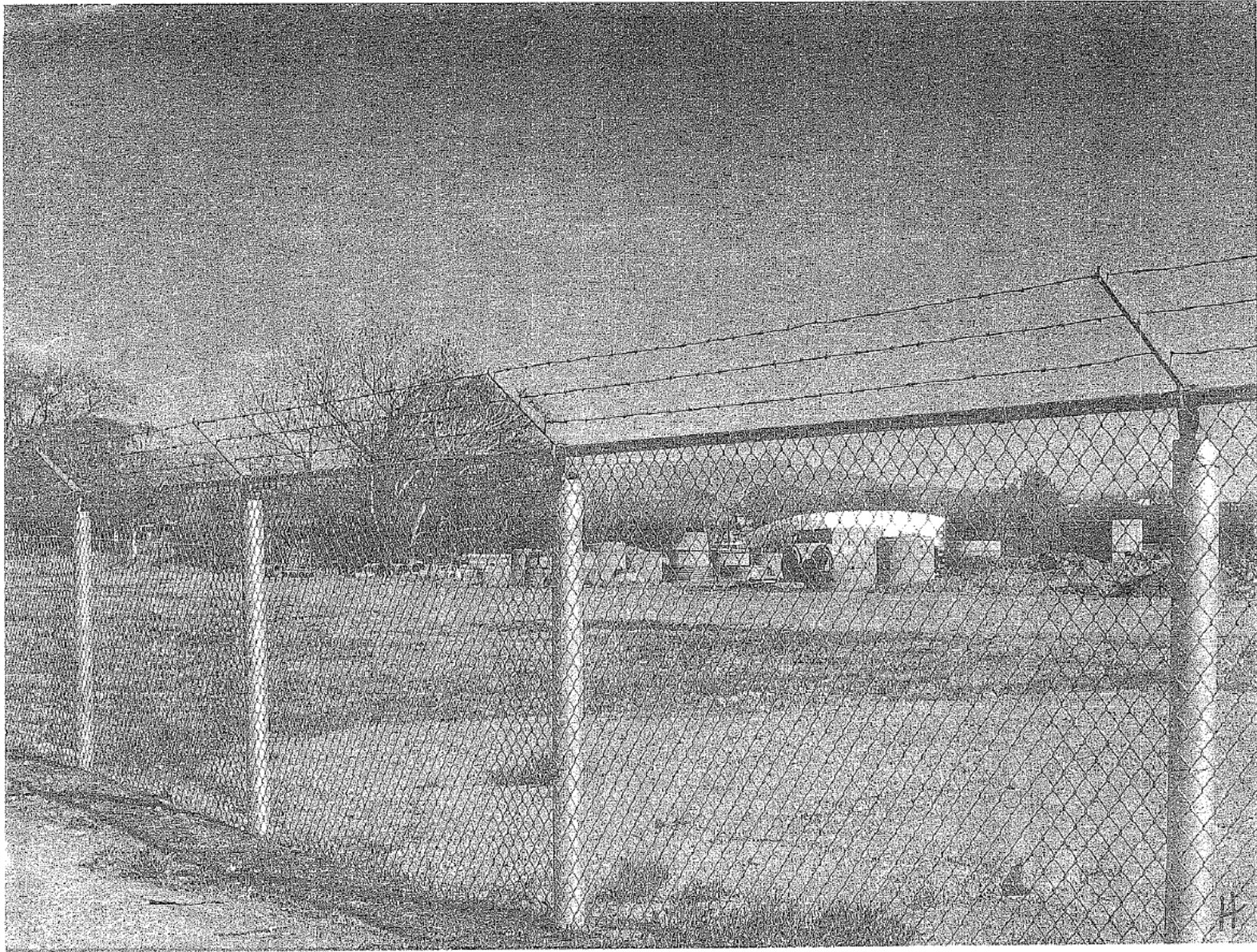
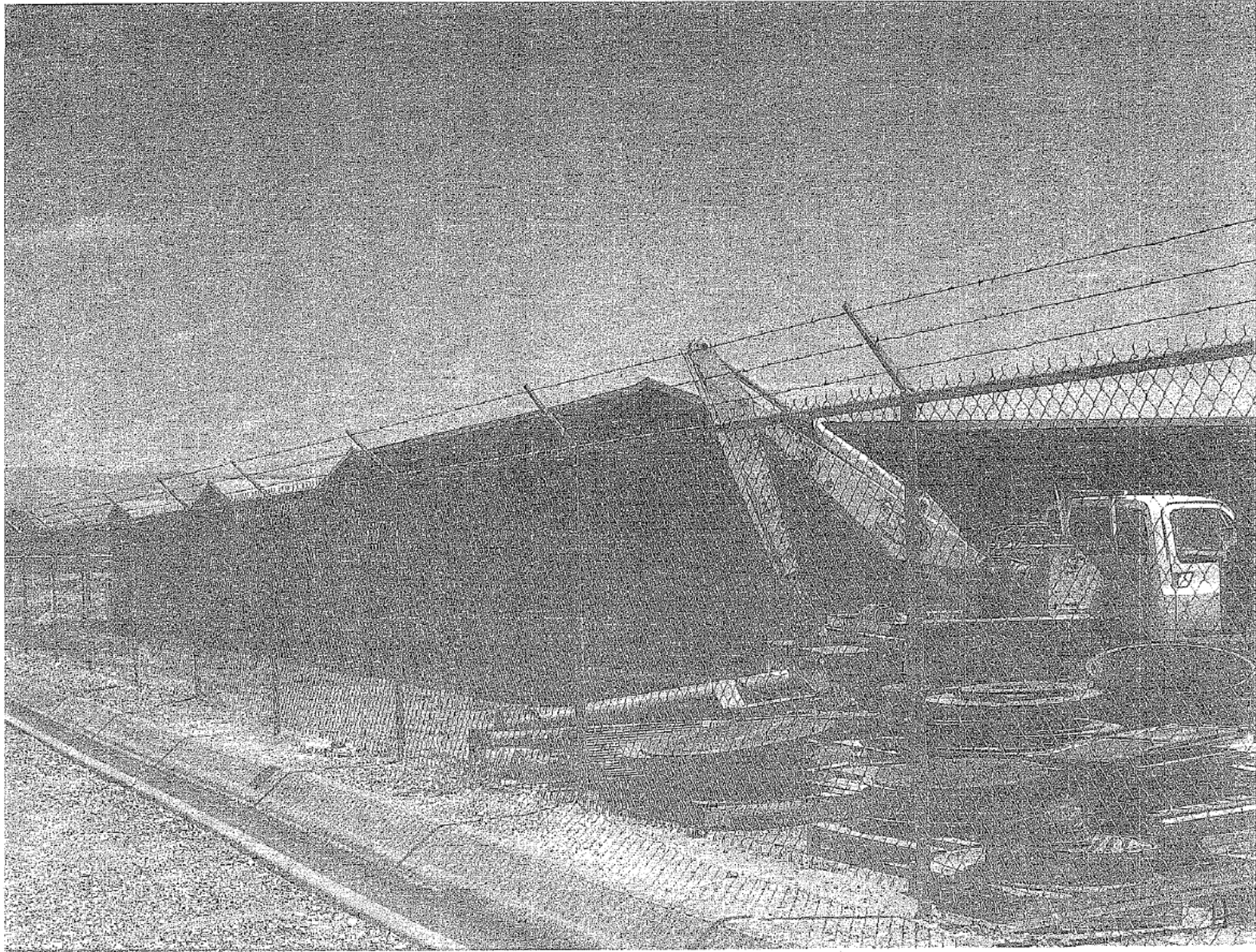


Exhibit A
(6 pages)









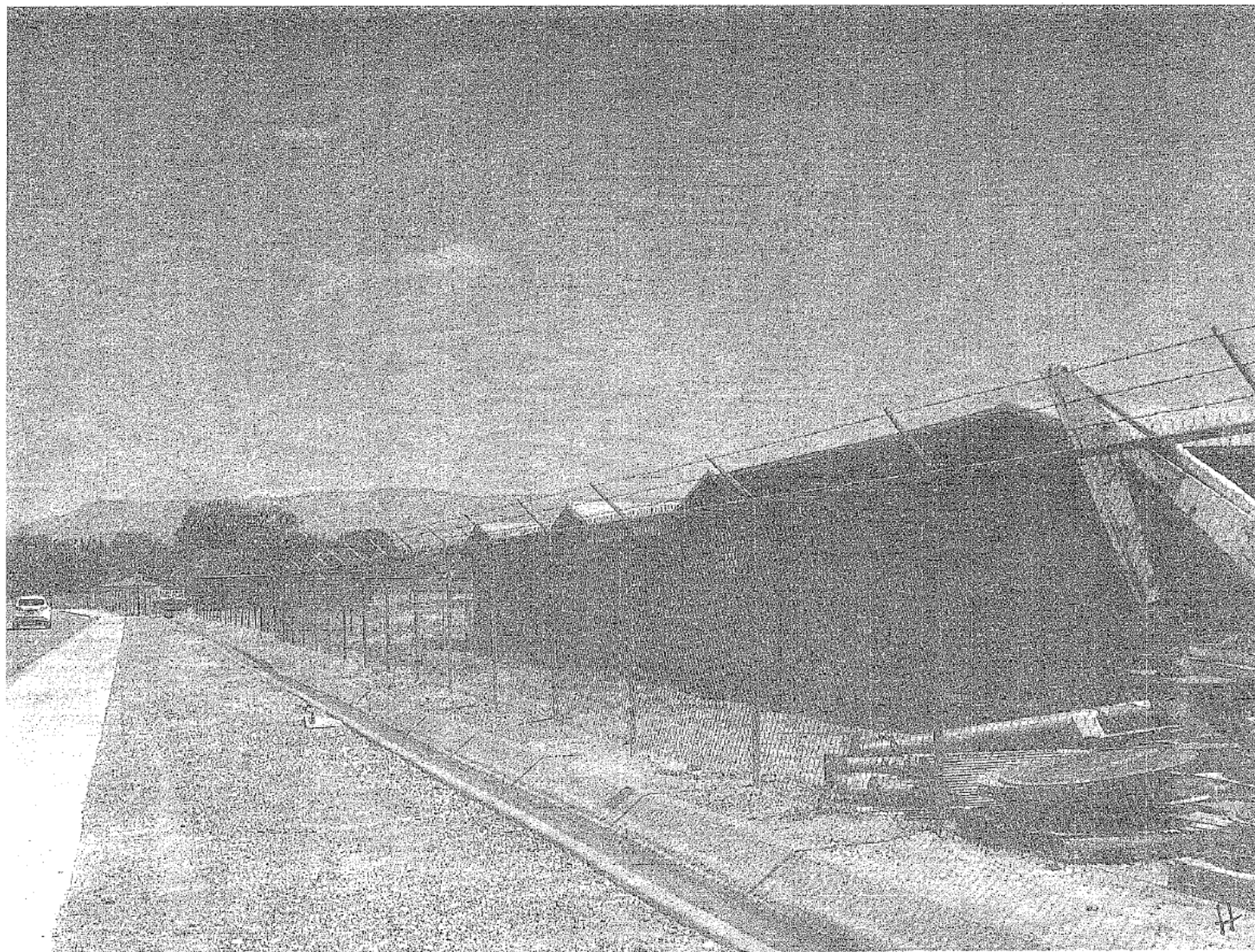
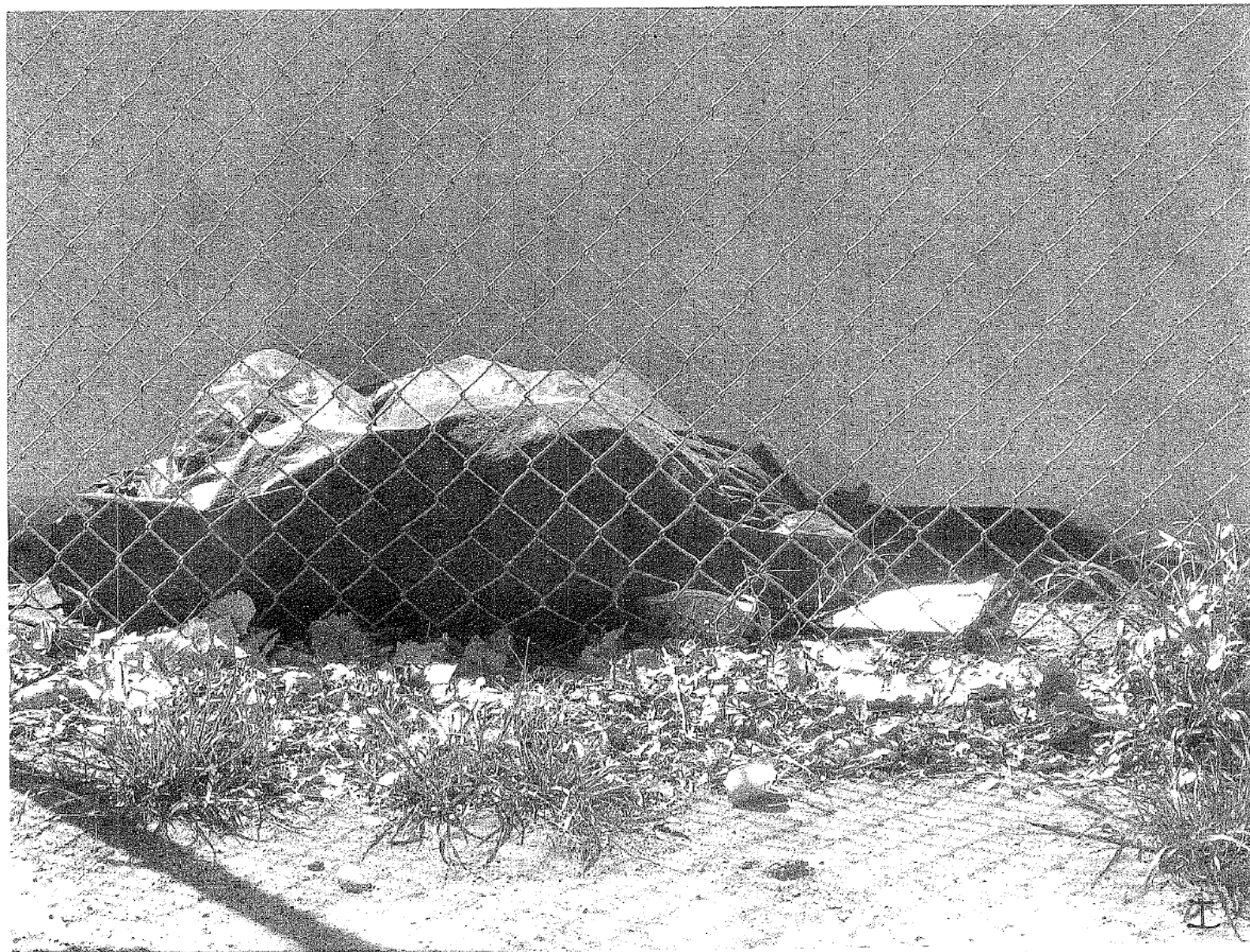
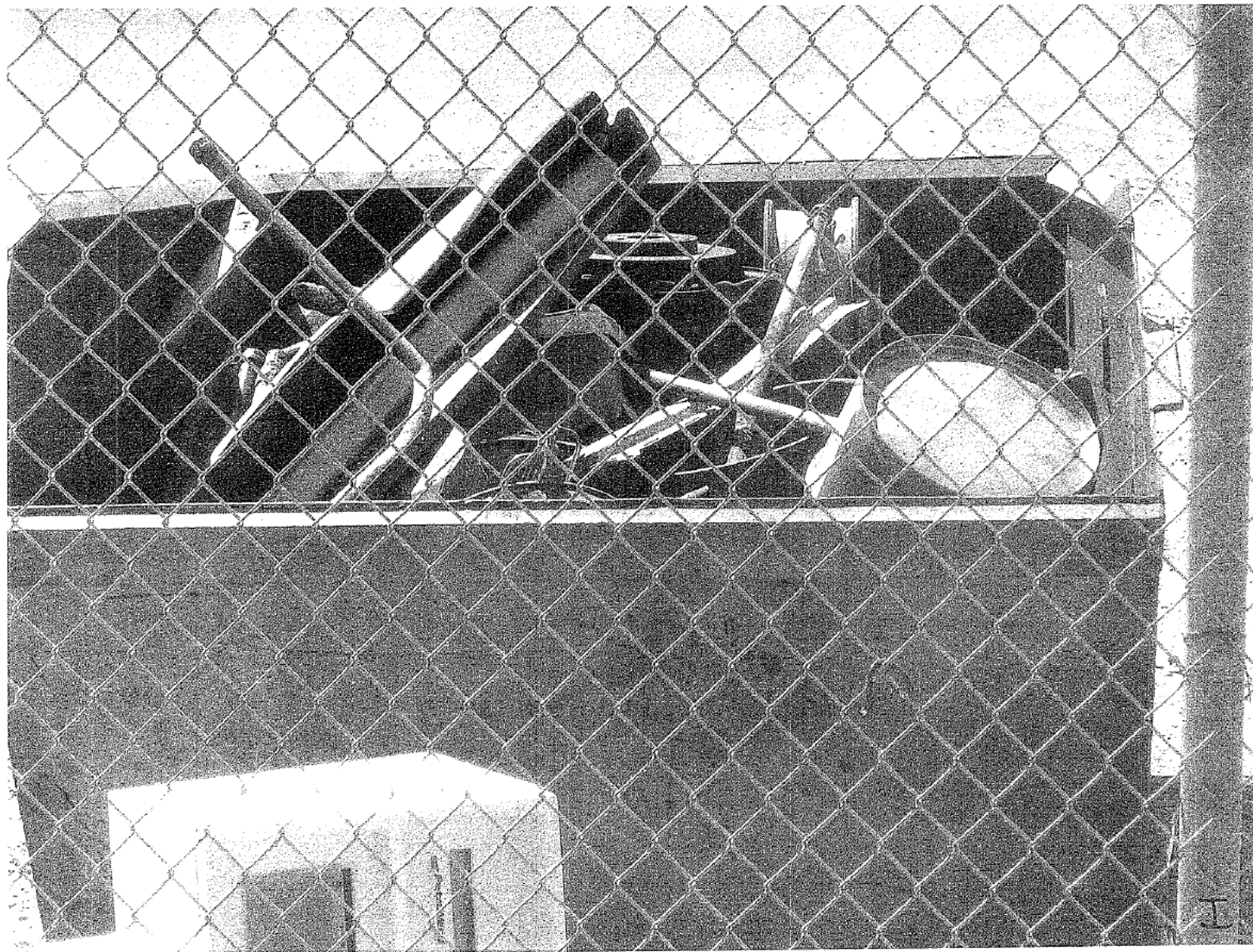


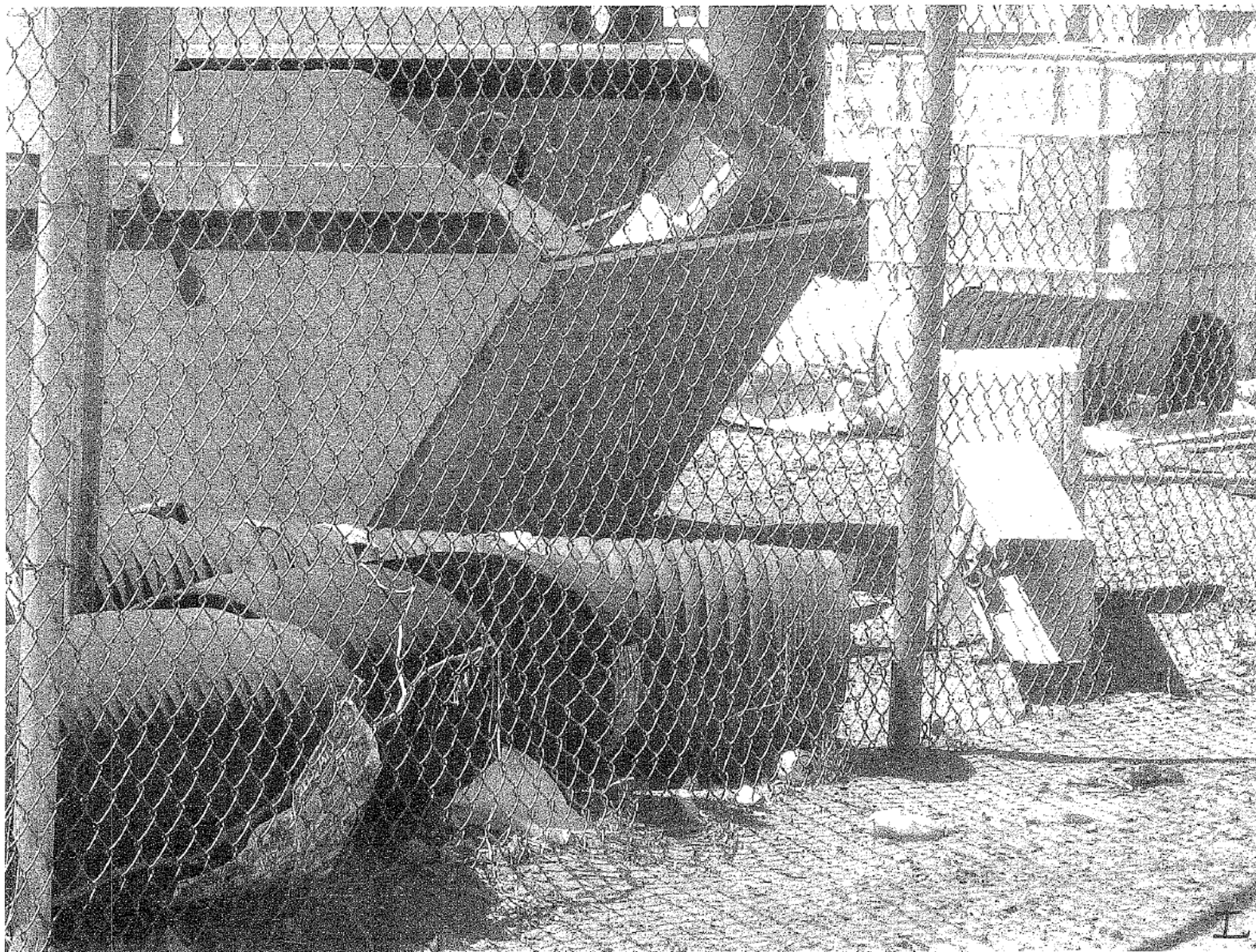


Exhibit I
(4 pages)









**CITY OF GRAND JUNCTION, COLORADO
PERMIT 2012-01**

**A SPECIAL PERMIT PURSUANT TO SECTION 21.02.120 OF THE GRAND
JUNCTION MUNICIPAL CODE (ZONING AND DEVELOPMENT CODE) FOR AN
INTERIM USE ON PROPERTY LOCATED AT 2476 AND 2476 ½ W. INDEPENDENT
AVENUE IN GRAND JUNCTION, COLORADO**

Findings:

An application for a special permit has been reviewed by staff in accordance with the Zoning and Development Code (Code). Applicant Joan Raser, LLC, is the owner of the property located at 2476 and 2476 ½ W. Independent Avenue in Grand Junction Colorado, consisting of two lots.

The applicant is requesting approval to use the property for RV storage on gravel with no structures on the property and with a chain link fence 6' in height and presently in place.

The property is zoned C-2, which permits the proposed use of commercial outdoor storage. The landowner has submitted a site plan. A special permit provides flexibility when considering a land use that may be less than permanent or temporary in nature, and may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A special permit is required only when more flexibility is required beyond that afforded to the Director of Public Works and Planning through the administrative adjustment process.

The Special Permit allows applicant's use as particularly described herein, subject to the stated conditions, while adequately providing for future redevelopment of the property in accordance with the applicable zoning and the Comprehensive Plan. In approving the Special Permit, the City Council has considered the approval criteria for a Special Permit as set forth in the Staff Report. The findings and conclusions in the Staff Report support the issuance of this Special Permit.

Approval of the Special Permit promotes the following goals of the Comprehensive Plan:

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

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

The proposed Special Permit furthers Goals 3 and 12 of the Comprehensive Plan by allowing the interim use of the property for RV storage, a necessary service, without substantial site improvements while keeping the potential for the land to be redeveloped for future commercial businesses with more permanent site features such as

landscaping, irrigation, structures and screening, where required, when the market is ripe.

The Special Permit furthers the goals and policies of the Comprehensive Plan.

The Permit complies with the underlying zoning district standards for C-2 established in Chapter 21.03 of the Code. It satisfies the review criteria found in Section 21.02.120(c) including compliance with use-specific standards established in Chapter 21.04.

NOW THEREFORE, BE IT MOVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT A SPECIAL PERMIT IS APPROVED, PURSUANT TO SECTION 21.02.120 OF THE GRAND JUNCTION MUNICIPAL CODE (ZONING AND DEVELOPMENT CODE), ALLOWING THE FOLLOWING USES ON THE PROPERTY DESCRIBED BELOW WITH THE FOLLOWING CONDITIONS, WITH THE ABOVE FINDINGS BEING AN INTEGRAL PART HEREOF:

1) The site is described as follows:

A tract of land in Lot 8 of Riverside Subdivision, more particularly described as follows:
Commencing at a point 1,160.3 feet West of the Northeast corner of the SE ¼ of Section 9, Township 1 South, Range 1 West of the Ute Meridian;
Thence South 61 degrees 22 minutes East 190.5 feet;
Thence South 28 degrees 38 minutes West 330.58 feet to the true point of beginning;
Thence South 56 degrees 26 minutes East 73.58 feet;
Thence North 28 degrees 38 minutes East 173.1 feet;
Thence North 58 degrees 4 minutes West 73.25 feet;
Thence South 28 degrees 38 minutes West 170.58 feet to the point of beginning;
AND

A tract of land in Lot 8 of Riverside Subdivision, more particularly described as follows:
Commencing at a point 1,160.3 feet West of the Northeast corner of the SE ¼ of Section 9, Township 1 South, Range 1 West of the Ute Meridian;
Thence South 61 degrees 22 minutes East 190.5 feet;
Thence South 28 degrees 38 minutes West 330.58 feet;
Thence South 56 degrees 26 minutes East 73.58 feet for the true point of beginning;
Thence South 56 degrees 26 minutes East 60 feet;
Thence North 28 degrees 38 minutes East 175 feet;
Thence North 58 degrees 4 minutes West 60 feet;
Thence South 28 degrees 38 minutes West 173.1 feet to the true point of beginning.

Also known as 2476 and 2476 ½ W. Independent Avenue. The area governed by this Special Permit includes the entire area of the two lots and shall be referred to herein as the Site.

2) Use of the Site is limited to RV storage and shall only be located on the property within the existing fenced area as shown on the Site Plan. No RV sales are to take place within the described area. As used herein, "RV storage" shall mean and include only the following types of vehicles/items: pop-up campers, fifth-wheel camper trailers, motorized recreational vehicles, boats, enclosed or open utility trailers. "RV storage"

shall mean and include storage of the vehicles/items only, and shall not include commercial repair, commercial maintenance or commercial washing activities.

3) Uses not specifically described herein, regardless of type or classification and regardless of whether such uses appear as “allowed” uses in the zone/use table of the City’s Zoning and Development Code, are prohibited on this site during the term of this Special Permit, unless the Director determines that such a use is accessory to and reasonably incidental and necessary for the specified uses, in which case the Director shall so specify in writing.

4) The surface will remain gravel, consistent with GJMC Section 21.06.050(b)(5)(i) for a Low Volume Storage Yard.

5) Historical drainage patterns shall be maintained on the Site.

6) No more than an average of thirty (30) trips per day are permitted under the Special Permit (consistent with low volume storage yard).

7) The number of RVs which may be stored on the Site is limited to that shown on the attached Site Plan. The Site Plan is fully incorporated herein.

8) The fence shall be permitted to remain at its constructed location upon approval of and for the duration of the Special Permit. The previous fence permits (PMT-2011-77 and PMT-2011-79) are hereby voided. No relocation of the fence shall occur without approval of a new fence permit; any new fence permit shall be in conformance with the conditions and terms of this Special Permit.

9) No permanent or temporary, principle or accessory, buildings shall be constructed or installed on the Site.

10) Access and site circulation shall be in accordance with the approved Site Plan.

11) No new free-standing signs are allowed on the Site. Existing signage affixed to the fence, including two (2) signs approximately 32 square feet in size identifying the business, one for each lot; one (1) nameplate sign approximately three (3) square feet, and one (1) sign approximately 9 square feet in size with hours of operation and emergency contact information, shall remain. Exempt signage as provided for under the Code, such as No Trespassing signs, shall remain. No other signage shall be permitted.

12) This Special Permit runs with the land but is valid only for the specific use as described herein. The Special Permit shall terminate if RV storage ceases (by non-use) for six months or longer or if the property is redeveloped into any other use.

13) The failure of this permit to specify other applicable local, state or federal laws or regulations shall not be construed to affect the enforcement thereof. A violation of such applicable laws or regulations may constitute a basis for revocation of the Special Permit, in addition to and not in lieu of any other appropriate remedies or penalties.

14) The Director may administratively approve minor changes to the Site Plan and this Permit, if he determines that the intent of this Special Permit is maintained, the operational needs of the applicant will be benefitted, and no injury to the public will ensue.

Passed and adopted this _____ day of _____, 2012.

ATTEST:

President of City Council

City Clerk

RIMROCK TRADE CENTER

Legend

//// = property lines
xxx = fence



Attach 6

CITY COUNCIL AGENDA ITEM

Date: January 24, 2012
Author: Greg Trainor, Rick Brinkman
Title/ Phone Ext: Utilities, Streets, and Facilities Director / Water Services Manager
Proposed Schedule: Regular Council Meeting, June 20, 2012
2nd Reading
(if applicable): _____
File # (if applicable): _____

Subject: Grand Valley Regional Water Conservation Plan
Action Requested/Recommendation: Adoption of the Proposed Resolution
Presenter(s) Name & Title: Greg Trainor, Utilities, Streets, and Facilities Director Rick Brinkman, Water Services Manager

Executive Summary:

The City of Grand Junction, Clifton Water District, and Ute Water Conservancy District have developed a Grand Valley Regional Water Conservation Plan. The public review period has now been completed, with no public comments received. The Grand Valley Regional Water Conservation Plan is now ready to be adopted by the Grand Junction City Council, Ute Water Conservancy District Board, and Clifton Water District Board. After adoption by the Council and aforementioned boards, the Plan will be submitted to the Colorado Water Conservation Board for final approval.

Background, Analysis and Options:

In 1996 the City of Grand Junction, Clifton Water District, and Ute Water Conservancy District all developed water conservation plans. Although the three entities worked cooperatively on the plans, they were submitted to the Colorado Water Conservation Board as individual plans for each entity.

In 2009 the City of Grand Junction, Clifton Water District, and Ute Water Conservancy District decided it was time to revise their water conservation plans to meet the requirements of the Water Conservation Act of 2004. The entities having developed a joint Drought Response Information Project (DRIP) program in response to the 2002 drought, wanted to use the same cooperative approach to water conservation. The entities applied to the Colorado Water Conservation Board for a grant to develop a Region Water Conservation Plan. The entities were successful in receiving a \$50,000 grant in August of 2009, to develop and write the plan, now called the Grand Valley Regional Water Conservation Plan. The entities hired Rebecca Nichols of RHN Water

Resources Consultants in Montrose to work with the entities to develop and write the water conservation plan.

CWCB has established nine planning steps for comprehensive, effective conservation planning.

The nine planning steps are:

1. Profile existing water system
2. Characterize water use and forecast demand
3. Profile proposed facilities
4. Identify conservation goals
5. Identify conservation measures and programs
6. Evaluate and select conservation measures and programs
7. Integrate resources and modify forecasts
8. Develop implementation plan
9. Monitor, evaluate and revise conservation activities and the conservation plan

The Goals of the Grand Valley Regional Water Conservation Plan

1. Continue to educate the community, landscape contractors, and customers regarding codes and ordinances that promote xeric landscapes and water conservation.
2. Continue to create public awareness of wise water use and conservation.
3. Reduce residential sector water demand in the Grand Valley by 10% over the next seven years
4. Promote water savings awareness in the commercial/industrial sectors.

The Grand Valley Regional Water Conservation Plan Measures and Programs

1. Water Efficient Fixtures-The goal is to offer \$75 rebates to replace up to fifty 3.5 gpf or greater toilets per year with high efficiency toilets. The program will initially target the highest water use customers based on their billing records.
2. Landscape Audits- The goal is to offer landscape audits to the highest residential water use customers that utilize treated drinking water for irrigation of landscapes.
3. Commercial and Industrial Audits-Water audits will be offered to the top ten Commercial and Industrial users over the next seven years.

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

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

Policy E. Encourage the use of xeriscape landscaping

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

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

Approximate cost is \$2,500 per year for the conservation measures, and \$5,000 per year for public education programs (water conservation/DRIP) per entity. This would not be new budget items as the Water Division has been budgeting for DRIP and other community participation projects for several years.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

Resolution
Grand Valley Regional Water Conservation Plan

RESOLUTION NO. ____-12

**A RESOLUTION ADOPTING THE GRAND VALLEY REGIONAL WATER
CONSERVATION PLAN**

Recitals:

In 1996 the City of Grand Junction, the Ute water Conservative District and the Clifton Water District adopted water conservation plans. After receiving a grant from the Colorado Water Conservation Board in 2009, these same entities came together and wrote a combined, regional plan that would apply to all three entities and their customers.

Upon completion of the Plan and review by the Conservation Board staff, the plan was published and public comment was solicited for a period of sixty days. There was little formal comment, although many individuals offered verbal comment to water department staff on the need for a plan and offered water saving ideas and suggestions.

The Plan identifies conservation goals as well as measures and programs for reducing water consumption. These goals promote Xeric landscapes, provide education to the public on how to use water wisely, efforts to reduce residential consumption by 10%, and promote water saving awareness in the commercial sectors of the community.

The Plan offers rebates to encourage replacements of water consuming plumbing fixtures, residential landscape audits, and commercial and industrial audits.

The overall goal of the Conservation Plan is to promote water use awareness across the community, establish a long-term habit of using water wisely, and to partner with other water providers in the Grand Valley and across the state in saving water for future uses.

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

The Grand Valley Regional Water Conservation Plan (attached) is adopted as the official policy of the City of Grand Junction and by its adoption the City encourages its customers to use water efficiently as detailed in the Plan.

Adopted this _____ day of _____, 2012.

Mayor

Attest:

City Clerk

Grand Valley Regional Water Conservation Plan



Acknowledgements

This project was funded through a grant provided by the Colorado Water Conservation Board, a division of the Department of Natural Resources in the State of Colorado. The City of Grand Junction, the Clifton Water District, and Ute Water Conservancy District provided oversight of the completion of this project and provided in kind service as well as cash contributions as a provision of the funding. Rebecca Nichols of RHN Water Resources Consultants, LLC acted as the project manager and the primary author of this document.

Many people contributed to this project. Especially important to this project was the contribution that Rick Brinkman representative from the City of Grand Junction, Dave Reinertsen and Kelly McLaughlin representatives from the Clifton Water District, and Joe Burtard and Steve Ryken representatives from the Ute Water Conservancy District made with their time and knowledge. Also important are the contributions that the respective managers made to the project.

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Acronyms

Name	Acronym
Acre feet	af
Cubic feet per second	cfs
City of Grand Junction	The City
Clifton Water District	Clifton
Colorado Water Conservation Board	CWCB
Commercial & Industrial	C-I
Gallons per day	gpd
Gallons per Capita per Day	GPCD
Million gallons per day	mgd
Million gallons per year	mgd
Municipal and Industrial	M&I
The City, Clifton, and Ute	The Entities
United States Bureau of Reclamation	BOR
Ute Water Conservancy District	Ute, The District
Water Treatment Plant	WTP
Water Conservation Plan	WCP

Mission Statement

**TO PROMOTE WATER CONSERVATION
BY EXAMPLE, EDUCATION, AND INNOVATION
FOR THE PURPOSE OF
SECURING THE FUTURE WATER NEEDS
OF THE GRAND VALLEY**

Section One

The Regional Water Conservation Plan Entities:

The City of Grand Junction, Clifton Water District, and

The Ute Water Conservancy District

1.0 Introduction

Overview of the Grand Valley

The Grand Valley is located in Western Colorado and encompasses a large portion of Mesa County. Within the Grand Valley are the City of Grand Junction, City of Fruita, Town of Palisade, and the unincorporated areas of Clifton, Loma, and Mack. The Grand Valley was settled in the late 1800s and by the early 1900s, six major ditch companies and irrigation districts that divert water from the Colorado and Gunnison Rivers, including a Bureau of Reclamation Project, were established. These ditch and canal systems provide irrigation water to most of the Grand Valley today. Located in Appendix A is a map of the major irrigation systems in the Grand Valley. Also located in Appendix A is a map of the domestic water providers in the Grand Valley.

The Grand Valley was established as a farming community and is still known for its fruit orchards. Today a thriving wine industry is adding to the agricultural mix, however, recent growth has replaced much of the irrigated farm land with residential development. The climate in the Grand Valley is one of hot summers, temperate falls and springs with mild winters. The average precipitation is 9-10 inches or less with the irrigation season starting as early as late March and continuing through October.

A Water Conservation Plan

A Water Conservation Plan (WCP) is a plan for the development and utilization of a set of strategies. The purpose of a Water Conservation Plan is to help water purveyors improve their overall water use efficiency by addressing issues of supply and demand problem areas and providing a defined method of solving problems and dealing with system inefficiencies. A WCP can also provide both water suppliers and the local communities a means of using their water

Introduction

resources in a wise and prudent manner thus managing this precious exhaustible resource to its maximal responsible use.

This WCP is intended to be broad and flexible so that it can be adapted to changing water conservation efforts over time. Through effort and cooperation of the City of Grand Junction, Clifton Water District, and the Ute Water Conservancy District (the Entities), this Regional Water Conservation Plan has been developed for the Grand Valley. The ultimate goal of creating a regional water conservation effort is to provide unified water education and community outreach programs that will aid the public in developing meaningful water conservation practices.

The Water Conservation Planning Process

Section 1: Profiling the Water Systems

For each of the Entities, information was gathered and documented in this plan to assist with identifying and analyzing water conservation opportunities. Included in each of the water providers' profile are descriptions of the water systems including the water rights and the delivery systems as well as the general population served. Each of the Entities profile also characterizes current water use and forecasts future demand. Historical data was obtained from Water Conservation Plans produced by each of the Entities in 1996.

Population forecasts were developed from the Colorado State Demographer and were derived through economic forecasts, labor supply and demand, and population migration. All variables were modeled and county population forecasts were developed based upon the 2010 U.S. Census. The State Demographer has estimated that growth in Mesa County will be 2% every five years, however, it should be noted that the population in Western Colorado has been on the decline for the past two years due to the general economic downturn of the United States.

Section 2: Current Water Conservation Measures and Programs

Section 2 discusses current programs and measures in the Grand Valley that have been developed to educate the public about water conservation and drought management. These programs and measures include all programs developed by both of the domestic water purveyors and the irrigation water providers, as well as institutional interests that include the Mesa County Government and the Colorado State University research center.

Section 3: The Grand Valley Regional Water Conservation Plan

The development of the Regional Water Conservation Plan includes the formation of Water Conservation Goals, the identification and selection of Water Conservation Measures, the integration and modification of water demand forecasts, and the implementation of the Water Conservation Plan.

Water Conservation Goals: Water Conservation goals were set based on the criteria of:

- The Water Conservation Plan Mission
- The cost effectiveness of the Goals
- The Benefits of the Goals

Defining a Plan of Action

The Water Conservation measures or plans of action were determined by evaluating proposed alternatives. The Water Conservation Measures that best met the criteria were selected for implementation.

Implementation of the Plan of Action

Each Water Conservation Measure was prioritized for implementation based on its relative importance as determined by The Steering Committee (Rick Brinkman-City, Joe Burtard-Ute,

Introduction

and Dave Reinertsen-Clifton) and the Governing Boards of Directors, of the City, Clifton, and Ute. A planning-level budget and schedule was developed as well as prospective funding sources for each measure.

Evaluating and Monitoring the Progress and Updating the Water Conservation Plan

Progress reviews will be conducted annually by the Steering Committee to evaluate the effectiveness of water efficiency measures and conservation plan goals. The Water Conservation Plan will be evaluated, updated to meet additional State requirements, and modified as necessary by the Steering Committee.

2.0 The City of Grand Junction

History and Water Rights

The City of Grand Junction was founded in 1881 and by 1911 had obtained the Paramount water right of 7.81 c.f.s. from Kannah Creek. In 1911 the City constructed a pipeline from Kannah Creek that delivered up to 5 mgd to the City's residents. In the late 1930s, the City constructed a treatment plant on "Reservoir Hill" that would treat up to 5 million gallons per day (mgd). The plant was expanded in 1946 to treat an additional 2.13 mgd.

In 1947 the City constructed Carson Reservoir in the Kannah Creek area to hold 650 acre-feet of water. In 1955, the City acquired Hallenbeck #1 Reservoir, aka Purdy Mesa Reservoir, Juniata Reservoir, and Reeder Reservoir, all located on the lower slopes of the Grand Mesa, along with direct flow rights to fill the reservoirs. At the same time, the City began plans to construct a second delivery pipeline. The second pipeline increased the delivery capacity to the City of 12.5 mgd. In 1957, the City also acquired water rights from the Gunnison River in the amount of 120 cubic feet per second (cfs) and acquired additional storage in Raber Click and Juniata Reservoirs.

In 1959, the City acquired water rights from the Colorado River in the amount of 120 cfs. During the 1960s, a new water treatment plant was constructed to treat up to 16 mgd. This plant is currently in use and provides the City's residents high quality water. The City currently has 8 mg of potable storage and approximately 13,000 acre-feet of raw storage.

During the late 1970s and early 1980s, the City helped the Clifton Water District build a new water treatment plant that would treat up to 8 mgd. The benefit to the City was that Clifton would provide up to 4.5 mgd to the City if needed. The City also enlarged Juniata Reservoir and the pumping capacity at the pump station on the Gunnison River. In addition, the City purchased several reservoirs on Grand Mesa and other priority direct flow rights on Kannah Creek. In 1989, the City purchased the

Somerville Ranch along with the ranch's water rights to insure that the City could provide water to its residents even during the most severe drought. Table 2-1 is a list of the City of Grand Junction's water rights.

Table 2-1

**City of Grand Junction
Summary of Storage Water Rights**

Water Right Name	Stream Name	Acre Feet	Use	Comments
Anderson Reservoir No. 1	North Fork of Kannah Creek	506.0	IM	
Anderson Reservoir No. 2	North Fork of Kannah Creek	595.0	IM	
Anderson Reservoir No. 6	North Fork of Kannah Creek	118.0	IM	
Bolen A&J Reservoir No. 2	North Fork of Kannah Creek	293.0	IM	
Bolen Reservoir	North Fork of Kannah Creek	535.7	IM	
Carson Lake	Kannah Creek	637.0	M	
Deep Creek Reservoir #2	Kannah Creek	66.5	I	
Dry Creek Reservoir & Supply	Kannah Creek	66.0	I	Aka Chambers Reservoir
Flowing Park Reservoir	Kannah Creek	782.0	IM	
Grand Mesa Reservoir No. 1	Kannah Creek	559.0	I	
Hallenbeck #1 Reservoir	Kannah Creek	659.0	IM	Aka Purdy Mesa Reservoir
Hallenbeck #2 Reservoir	Kannah Creek	459.0	IM	Aka Raber Click Reservoir
Juniata Reservoir	Kannah Creek	7,204.0	IM	
Purdy Mesa Reservoir No. 2	Kannah Creek	2.5	M	
Reeder Reservoir	North Fork of Kannah Creek	179.7	I	
Somerville Reservoir #1	Whitewater Creek	973.0	IM	

I – Irrigation, M - Municipal

Table 2-1**Continued**

**City of Grand Junction
Summary of Direct Flow Water Rights**

Water Right Name	Stream Name	Cubic Feet per Second	Use	Comments
Bauer Ditch	North Fork of Kannah Creek	13.18	IS	
Brandon Ditch	Whitewater Creek	33.40	IM	
City Ditch	North Fork of Kannah Creek	22.80	M	
Grand Jct Flowline	Kannah Creek	11.72	M	
Juniata Ditch 1st Enlarged	Kannah Creek	129.00	M	
Kannah Crk Highline Ditch	Whitewater Creek	49.11	IM	
Laurent Ditch	North Fork of Kannah Creek	33.72	IS	
Gunnison River Pipeline	Gunnison River	120.00	M	
Colorado River Pipeline	Colorado River	80.00	DM	
Somerville Ranch Irrigation System	Whitewater Creek	3.00	IS	
Somerville Wells No. 1	Whitewater Creek	0.22	DS	
Somerville Wells No. 2	Whitewater Creek	0.44	DS	

D – Domestic, I – Irrigation, M – Municipal, S - Stock

Retail Water Sales

The City of Grand Junction incorporated area covers 39 square miles with a population of over 58 thousand. The City water service area covers 9 square miles and serves a population of just over 27 thousand people. The majority of the service area is in the center of the City, and west Orchard Mesa. The rest of the incorporated portions of the City is served by the Ute Water Conservancy District (see domestic water providers map, appendix A). For 2011 there were 9,185 taps in use with an average water demand of 1,691 million gallons per year for the years of 2005-2011. During that same time period, commercial water taps were approximately 14% of total taps. For the years of 2005-2011, commercial water use ranged between 36% and 39% of total water demand with almost one third of the commercial water use allocated to the top five largest commercial water users. The unbilled water was calculated to be 9.7% of treated water (the percent difference between treatment plant effluent and metered water sales). “Unbilled Water” is unaccounted water used in emergency fire fighting, main-line breaks, unfound leaks, unauthorized water use, and metering inaccuracies.

The average daily demand for January for the study period was 2.7 million gallons per day (mgd) and the average daily demand in July was 7.9 mgd. The ratio of the January daily demand to the July daily demand was 2.9 or water demand for July is 2.9 times that of an average day in January. This difference is mainly due to lawn irrigation and home cooler demand during the hot summer months. Table 2-2 shows the City’s monthly and annual billed water for the years 2005-2011 as well as detailed water use for those years. Figure 2-1 illustrates the annual water demand for the years of 2005-2011. Table 2-3 shows the residential and commercial water use, number of taps, and percentage of water use in the City. Table 2-4 shows the City’s top 5 largest C-I water users for 2011.

Table 2-2**City of Grand Junction Monthly Billed Water**

(values in million gallons per month)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2005	76	72	72	99	133	212	214	222	220	159	103	77	1,659
2006	89	79	96	101	152	240	242	214	227	144	88	92	1,763
2007	77	75	89	93	120	222	242	272	225	151	126	83	1,775
2008	72	80	76	165	172	279	236	199	195	99	80	96	1,748
2009	90	79	78	95	137	169	224	236	216	204	102	74	1,703
2010	95	60	77	85	120	164	245	222	176	205	111	82	1,644
2011	87	54	79	75	134	154	207	185	233	181	76	78	1,543
Average	84	71	81	102	138	206	230	222	213	163	98	83	1,691

Detailed Water Use

Average Annual Water Use 1,690.6 mg
 Average Unbilled Water 184.3 mg
 Average Annual Water Loss 9.7%

Average Day Use (July) 7.9 mgd
 Average Day Use (January) 2.7 mgd
 Avg Jul Day to Avg Jan Day ratio 2.9

• Figure 2-1

•

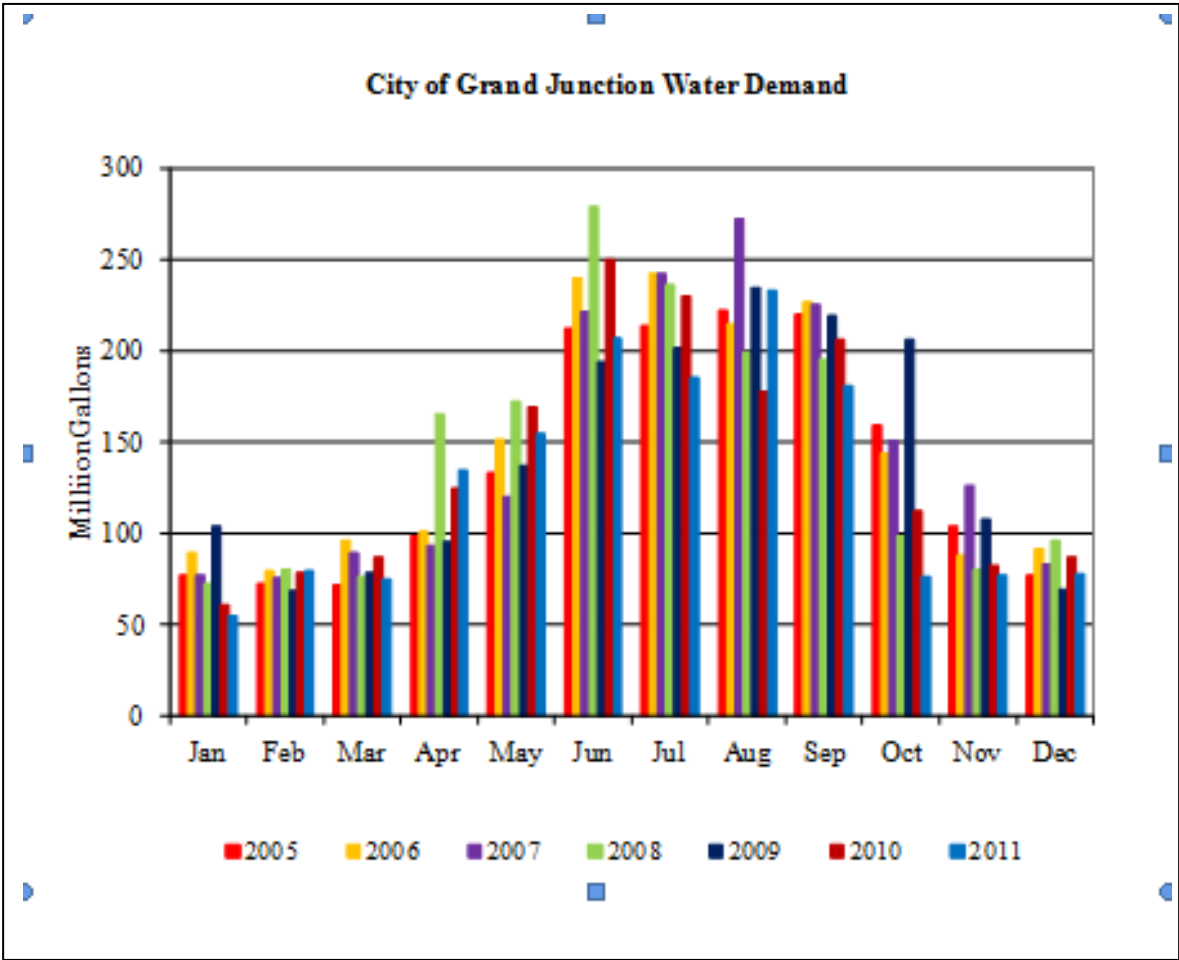


Table 2-3
City of Grand Junction
Sector Water Use

Year	Customer Class	Total Taps	Metered Water (1000 Gallons)	Average per Tap (1000 Gallons)	Per Capita	Water Use % of Total
2011	Residential	7,897	962,291	122	98	62.4%
	Commercial	1,288	580,838	451		37.6%
	Total	9,185	1,543,129			
2010	Residential	7,897	1,014,260	128	104	61.7%
	Commercial	1,288	629,929	489		38.3%
	Total	9,185	1,644,189			
2009	Residential	7,977	1,059,819	133	109	62.2%
	Commercial	1,316	642,728	488		37.8%
	Total	9,293	1,702,547			
2008	Residential	8,139	1,072,170	132	110	61.3%
	Commercial	1,280	676,077	528		38.7%
	Total	9,419	1,748,247			
2007	Residential	8,259	1,136,014	138	117	64.0%
	Commercial	1,421	638,582	449		36.0%
	Total	9,680	1,774,596			
2006	Residential	8,124	1,126,770	139	118	63.9%
	Commercial	1,420	636,025	448		36.1%
	Total	9,544	1,762,795			
2005	Residential	8,087	1,064,358	132	113	64.2%
	Commercial	1,220	594,409	487		35.8%
	Total	9,307	1,658,767			

Note: Residential uses were combined for both single family and multi-family taps.

Commercial: includes City, Governmental & Commercial accounts

Per Capita: Calculated residential and multi-family population, 2.34 persons per unit;
annual residential billing divided by 365 (days per year) equals gallons per day;
gallons per day divided by population equals daily individual use.

Table 2-4

**City of Grand Junction
Five Largest Commercial-Industrial Customers 2011**

Customer	Sector	Percentage	Water Use (million gallons)
City of Grand Junction	Government	9.8%	150.5
Colorado Mesa University	Education	2.6%	43.8
St. Mary's Hospital	Hospital	2.3%	39.0
School Dist 51	Education	1.8%	30.0
Mesa County	Government	1.7%	29.1
Total water used by the five largest C-I customers in 2011			292
Total water billed in 2011			1,543
Percentage of 2011 billed water			19.0%

Current Rate Structure and Tap Fees

Water Rates for the City were set to finance operation and maintenance of the water system, capital improvements of the water system, and legal expenses that insure the City's water rights. The City's water rates are based on an increasing block rate structure for all taps. Tap fees and Plant Investment Fees provide monies for the operation and maintenance of the Water Treatment Plant. Table 2-5 and Table 2-6, below, show the City's water rates and tap fees. Taps of $\frac{3}{4}$ inch and 1 inch are typically residential taps while all other taps are commercial and industrial taps.

Table 2-5

**City of Grand Junction Water Rates
January 1, 2012**

Rate	Gallons
\$9.00 (includes 3,000 gal)	0-3,000
\$1.85 (per 1,000 gal)	3,001 – 10,000
\$2.25 (per 1,000 gal)	10,001 – 20,000
\$2.65 (per 1,000 gal)	20,001+

Table 2-6

City of Grand Junction Tap Fees

Tap Size	Tap	PIF*	Total Fees
3/4 "	\$700	\$300	\$1,000
1"	\$875	\$375	\$1,250
1 1/2 "	\$2,050	\$900	\$2,950
2"	\$2,900	\$1,250	\$4,150
3"	\$2,975	\$6,875	\$9,850
4"	\$12,850	\$5,550	\$18,400
6"	\$19,850	\$8,550	\$28,400

* Plant Investment Fees

Planned New Water Facilities

Because the growth rate in the City has been relatively small, no future expansion of the water treatment facilities or distribution lines is currently planned, though an aggressive capital plan is in place to replace aging infrastructure.

3.0 The Clifton Water District

History and Water Supply

The Clifton Water District (Clifton) was formed in 1951 to provide domestic water to residents in Mesa County located between the City of Grand Junction and the Town of Palisade, in an unincorporated area of Mesa County commonly referred to as Clifton. Clifton constructed a 0.68 mgd water treatment plant on Orchard Mesa with the water source being the City's Purdy Mesa Flowline. Clifton began serving water for 451 taps on April of 1958. The treatment plant was expanded to 1.27 mgd, however, it was abandoned in 1989 due to the plant's inability to produce water quality to meet Colorado Primary Drinking Water Standards.

During the late 1970s, a new water treatment plant was constructed with the help of the City of Grand Junction. The plant's initial capacity was 8.0 mgd but was expanded in 1982 to a 12.0 mgd capacity. The source of raw water for the new treatment plant was the Colorado River. In 2005, the treatment plant was upgraded with a new pretreatment settling system with plans to enhance the operations by constructing new filters and additional settling ponds in the future when growth warrants the expansion. Clifton currently has 10 mg of potable storage in six storage tanks.

Clifton owns 16.99 cfs in the Grand Valley Canal, owned and operated by the Grand Valley Irrigation Company (GVIC). Of the 16.99 cfs, 11.46 cfs or 7.4 mgd, has been changed to an absolute domestic water right and is limited to 2,618 acre-feet during the irrigation season of April through October. The remaining 5.53cfs in the Grand Valley Canal remains an irrigation water right. The Grand Valley Canal water right is the calling water right on the Colorado River below the Shoshone dam near Glenwood Springs. Clifton also owns 4.0 cfs at the L.H. Hurt Pump, and 14.1 cfs absolute and 5.9 cfs conditional in the Grand Junction Colorado River Pipeline. Table 3-1 is a summary of Clifton's water rights.

Table 3-1
Clifton Water District
Summary of Direct Flow Water Rights

Water Right Name	Stream Name	Cubic Feet per Second	Use	Comments
Colorado River Pipeline	Colorado River	20.00	DM	
L.H. Hurt Pump	Colorado River	4.00	D	Alt. Point at Grand Valley Canal
Grand Valley Canal	Colorado River	16.99	DI	1,100 shares domestic, 678 shares irrigation, Dom. Ltd. to 2618 af Apr-Oct

D – Domestic, I – Irrigation, M - Municipal

Retail Water Sales

Clifton currently provides retail water to residents and businesses that are located within Clifton's 10,720 acre service area (In-District) as well as 1600 acres located in the Whitewater area (a mix of both In-District and Out-of-District customers). There are currently 10,837 taps with an average water demand of 1,125.90 mgy for the years of 2005 - 2011. Commercial water sales ranged from 5.1% to 7.9% of total sales and averaged 75,641 mgy for the seven-year period, however, commercial water taps averaged only 2.2% of total water taps. Historical water use is predominately residential at 93% with commercial use at approximately 7%. Unbilled water has averaged 13% over the past seven years and is a result of water used in emergency fire fighting, main-line breaks, unfound leaks, unauthorized water use, and metering inaccuracies.

Approximately 70% of homes in the Clifton Water District enjoy the use of direct flow irrigation water from the Palisade Irrigation District (PID), the Mesa County Irrigation District (MCID), and the Grand Valley Canal (GVIC). These self-governing entities control and regulate the supply delivery of the available irrigation water with the Clifton Water District having no jurisdictional control over their operations. Water shares in the PID and MCID are attached to the land by law, with the GVIC providing water shares through a market based ownership system. For those customers that have the 'opportunity' to use the direct flow irrigation water, not all take advantage of the 'opportunity' for whatever reason. Those that don't use the direct irrigation flow water often utilize treated water for their outdoor irrigation purposes. As identified later in this document in the Clifton Water Rate Section, the per capita customer use data does include both those customers who utilize direct flow irrigation water and those that use domestic water for outdoor irrigation purposes.

The average daily demand for January for the study period was 2.1 million gallons per day (mgd) and the average daily demand in July was 4.8 mgd. The ratio of the January daily demand to the July daily demand was 2.3 or water demand for July is 2.3 times that of an average day in January. This difference was due to lawn irrigation, home cooler water demand and other

seasonal activities. Table 3-2 shows Clifton's monthly and annual demand for the years 2005-2011 as well as detailed water use for those years. Figure 3-1 illustrates the annual water demand for the same period. Table 3-3 shows the residential and commercial water use, number of taps, and percentage of water use in the Clifton Water District. It should be noted that while residential taps increased steadily over the seven-year period, commercial taps remained relatively constant and constituted only 2.2% of the total water taps and averaged 6.4% of water sales for the study period. Table 3-4 shows the top five C-I sector water users for 2011.

Table 3-2**Clifton Water District Monthly Treated Water**

(values in million gallons per month)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2005	62	54	57	74	83	118	127	138	117	92	101	68	1,089
2006	56	57	56	75	99	130	157	133	128	88	59	70	1,107
2007	65	68	64	77	108	130	159	147	129	85	63	72	1,167
2008	66	62	68	68	93	132	137	153	134	99	83	63	1,160
2009	66	68	62	65	105	111	124	152	123	105	75	61	1,118
2010	67	68	60	66	101	122	148	156	117	104	78	63	1,149
2011	72	62	59	68	86	108	140	133	131	104	67	61	1,091
Average	65	63	61	70	96	122	142	145	125	97	75	65	1,126

Detailed Water Use

Average Annual Water Use 1,125.9 mg

Average Unbilled Water 184.0 mg

Average Annual Water Loss 13%

Average Day Use (July) 4.8 mgd

Average Day Use (January) 2.1 mgd

Avg Peak Day to Avg Jan Day 2.3

Figure 3-1

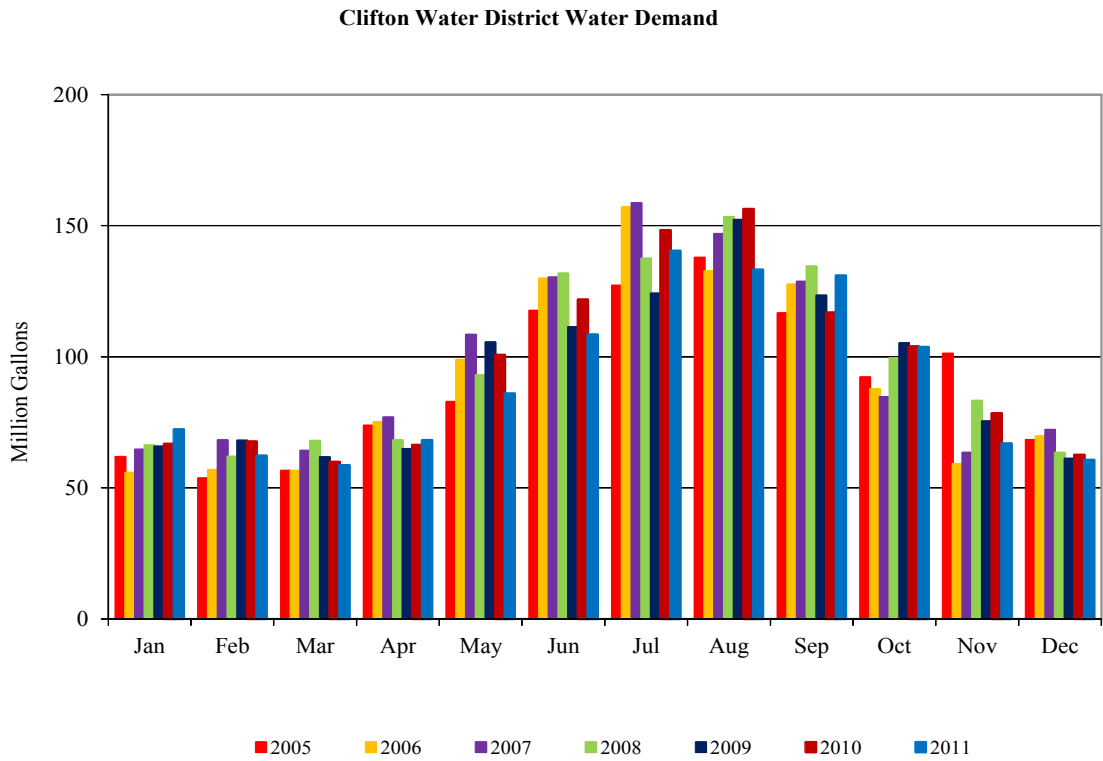


Table 3-3
Clifton Water District
Sector Water Use

Year	Customer Class	Total Taps	Metered Water (1000 gallons)	Average per Tap (1000 gallons)	Per Capita	Water Use % of Total
2011	Residential	10,787	1,003,737	93	76	92.0%
	Commercial	255	87,281	342		8.0%
	Total	11,042	1,091,018			
2010	Residential	10,590	1,060,601	100	79	92.7%
	Commercial	247	88,479	358		7.3%
	Total	10,837	1,149,080			
2009	Residential	10,619	1,036,822	98	80	92.7%
	Commercial	241	81,648	339		7.3%
	Total	10,860	1,118,470			
2008	Residential	10,499	1,068,544	102	83	92.1%
	Commercial	238	91,656	385		7.9%
	Total	10,737	1,160,200			
2007	Residential	10,127	1,081,429	107	88	92.7%
	Commercial	227	85,161	375		7.3%
	Total	10,354	1,166,590			
2006	Residential	10,155	1,045,642	103	86	94.5%
	Commercial	223	60,858	273		5.5%
	Total	10,378	1,106,500			
2005	Residential	9,925	1,033,670	104	87	94.9%
	Commercial	244	55,550	228		5.1%
	Total	10,169	1,089,220			

Note: Residential includes: Single Family Residential, Multi Family Residential and Trailer Parks
Commercial includes: Commercial, Restaurants, Schools, Churches, Firelines

Per Capita: Per capita calculations (2010) = Unit connections times 2.73 (calculated people per unit) equals Clifton population. Calculated people per unit was 2.65 for the years of 2000-2009.
annual residential billing divided by 365 (days per year) equals gallons per day;
gallons per day divided by Clifton population equals daily individual use.

Table 3-4

**Clifton Water District
Five Largest Commercial-Industrial Customers 2011**

Customer	Sector	Percentage	Water Use (million gallons)
Haliburton Energy	Commercial	0.9%	9.9
Coronado Plaza	Multi-Use	0.4%	4.0
Kroger	Supermarket	0.3%	3.1
Crystal Clear Car Wash	Car Wash	0.2%	2.3
IPS New West Station	Multi-Use	0.2%	2.2
Total water used by the five largest C-I customers in 2011			21.5
Total water billed in 2011			1091.2
Percentage of 2011 billed water			2.0%

Current Rate Structure and Tap Fees

Clifton's inclining block water rate structure was developed for two specific purposes: 1) to effectively finance day to day operations; and, 2) to encourage water conservation by charging an increased monetary rate for higher use which helps prolong capital investment and improves long range planning efforts.. The Plant Investment Fees support the upgrades of the Water Treatment Plant and distribution system. Current rates were set on January 1, 2012 for In District and Out of District residential and commercial taps and are based on an increasing block rate structure. These rates are evaluated annually by staff to assure rates collected are sufficient to meet the day to day operational cost with the evaluation being reviewed by the District's Board of Directors during each year's budget cycle. Tables 3-4 and 3-5 list Clifton's current water rates and Plant Investment Fees.

Table 3-5

**Clifton Water District Water Rates
January 1, 2012**

Residential: Meters 3/4" x 5/8" through 2"

In District		Out of District	
Rate	Gallons	Rate	Gallons
\$14.50 (includes 3,000 gal)	0-3,000	\$21.75 (includes 3,000 gal)	0-3,000
\$2.25 (per 1,000 gal)	3,001-10,000	\$3.38 (per 1,000 gal)	3,001-10,000
\$2.60 (per 1,000 gal)	10,001-18,000	\$3.90 (per 1,000 gal)	10,001-18,000
\$3.50 (per 1,000 gal)	18,000+	\$5.25 (per 1,000 gal)	18,000+

Non-Residential: Meters 3/4" x 5/8" through 10"

In District		Out of District	
Rate	Gallons	Rate	Gallons
\$14.50 (includes 3,000 gal)	0-3,000	\$21.75 (includes 3,000 gal)	0-3,000
\$2.25 (per 1,000 gal)	3,001-10,000	\$3.38 (per 1,000 gal)	3,001-10,000
\$2.60 (per 1,000 gal)	10,001+	\$3.90 (per 1,000 gal)	10,001+

*Demand Charge	\$2.00 (1st 1,000 gal)	\$3.00 (1st 1,000 gal)
	\$4.00 (each add 1,000 gal)	\$6.00 (each add 1,000 gal)

* A Demand Charge is assessed when a Combination Meter is utilized and the usage flow exceeds the "low flow" meter causing the "high flow" meter to register additional usage.

Metered Fire Hydrant and/or Fill Station Use: \$2.30 per 1,000 gallons

Table 3-6**Clifton Water District Tap Fees**

Residential PIF* Fee Only			Non-Residential PIF* Fee Only		
Tap Size	In District	Out of District	Tap Size	In District	Out of District
3/4 "	\$5,000	\$7,500	3/4 "	\$5,000	\$7,500
1"	\$10,000	\$15,000	1"	\$10,000	\$15,000
1 1/2 "	\$15,000	\$22,500	1 1/2 "	\$15,000	\$22,500
2"	\$22,500	\$33,750	2"	\$22,500	\$33,750
3"	\$33,750	\$50,625	3"	\$33,750	\$50,625
			4"	\$50,700	\$76,050
			6"	\$76,050	\$114,075
			8"	\$114,075	\$171,113
			10"	\$171,113	\$256,670

* - Plant Investment Fee – Clifton Water does not install water tap or provide materials for water tap.

Note: Service of taps greater than 3 inches requires Board action to determine cost.

Planned New Water Facilities

The Clifton WTP was upgraded in 2005 and plans to enhance and increase the filtration capacity. These efforts are in process, however, due to the economic downturn and current population decline, plans for future upgrades have been put on hold until population growth increases and funding becomes available.

4.0 The Ute Water Conservancy District

History and Water Supply

The Ute Water Conservancy District was formed on April 4, 1956 by decree of the Mesa County Court. The District encompasses approximately 85% of Mesa County population starting at Cameo east of the Town of Palisade and terminating near the Colorado-Utah State line.

The primary source of supply for the District is the Jerry Creek Reservoirs (No. 1 and 2) with a combined capacity of 8,623 AF. The Jerry Creek Reservoirs are filled from the Ute Pipeline Headgates No.1 or No.2 that has a senior water right for 20 cfs and a junior water right is for 30 cfs. The Ute Pipeline headgate No. 1 diverts water directly from Plateau Creek and Headgate No. 2 diverts water from the Lower Molina Power Plant. The District generally diverts water from Headgate No. 2 due to better water quality and yield. The District has an environmental constraint of 20 minimum stream flows in Plateau Creek when diverting from headgate No. 1 that was imposed by the US Army Corps of Engineers when the diversion was constructed in 1977 during that year's drought.

The District has converted their irrigation water rights from the Carver Ranch purchase to municipal use. The Water Court decree has limited the diversions to 508.9 acre-feet per year. These water rights are diverted from Mesa and Coon Creeks by a third intake into the Ute Pipeline. The District owns seven other ranch properties that still remain in agriculture. These ranches have numerous direct flow rights, storage rights and Collbran Water Conservancy District shares.

The raw water from the Jerry Creek Reservoirs is delivered to the District's water treatment plant via an 18.2 mile long, 48-inch diameter Plateau Creek Pipeline. The Pipeline has a capacity to deliver 40.3 mgd, or 62.2 cfs, from the Jerry Creek Reservoirs. The Pipeline travels along the Plateau Creek valley floor for approximately 11.2 miles before entering the Lower Canyon Tunnel. After exiting the Lower Canyon Portal, the Pipeline alignment follows Plateau

Creek for approximately 1.2 miles before entering the 3,300 ft long Lower Mesa Tunnel. Upon exiting the Lower Mesa Tunnel the Pipeline travels along the south-westerly wall of De Beque Canyon above Interstate 70 for approximately 3.2 miles before entering the District's water treatment plant.

In addition to the Plateau Creek Pipeline, diversions can also be made from the Colorado River through the Rapid Creek Pumping Pipeline that has a capacity of 12 cfs and a decreed water right of 15 cfs. Since the formation of the Ute Water Conservancy District, Ute has acquired numerous water rights in the Grand Mesa watershed. Table 4-1 is a list of storage rights and Table 4-2 is a list of direct flow rights owned by Ute Water Conservancy District.

In 1976 and again in 1985, the WTP was expanded to meet the growing demand for domestic water. The WTP has recently undergone a \$35 million dollar expansion that included installation of four new filters. The present WTP capacity is 28.8 MGD with treated storage of approximately 16 million gallons of water. Ute currently has approximately 1,450 miles of distribution pipelines and serves 29,484 residential and commercial taps with an estimated population of about 79,600.

Table 4-1

**Ute Water Conservancy District
Summary of Storage Water Rights**

Water Right Name	Stream Name	Acre Feet	Use	Comments
Big Creek Reservoir Company	Big Creek	372.8	I	32 shares
Big Park Reservoir	Leon & Park Creeks	5,650.0	D	Cond.
Bull Basin Reservoir No. 1	Bull Creek	125.6	I	100% interest
Bull Basin Reservoir No. 2	Bull Creek	96.1	I	two adjudications
Bull Creek Reservoir Company	Bull Creek	33.0	I	33 shares
Buzzard Creek Dam & Reservoir	Buzzard Creek	4,500.0	D	Conditional
Coon Creek Reservoir & Canal Co.	Coon Creek	396.5	I	781 shares
Coon Creek Reservoir No. 3	Coon Creek	201.0	I	3/8 interest
Cottonwood Lakes Reservoir Co.	Cottonwood Creek	316.16	I	52 shares
Jerry Creek Reservoir No. 1	Plateau Creek	1,102.0	D	
Jerry Creek Reservoir No. 2	Plateau & Jerry Creeks	9,591.1	D	7791 af cond. refill rt.
Kirkendall Reservoir	Leon Creek	110.0	I	1922.49 af cond.
Mesa Creek Res. And Canal Co.	Mesa Creek	44.5	I	89 shares
Monument Reservoir No. 1	Leon Creek	572.7	I	4,682 af cond.
Monument Reservoir No. 2	Leon Creek	254.0	I	
Owens Park Reservoir	Owens & Buzzard Crk	6,992.9	D	Cond.
Stubbs McKinney & Clark Res	Bull Creek	206.0	I	aka Long Slough
Twin Reservoir	Bull Creek	94.6	I	Half interest
Vega Reservoir	Plateau Creek	797.0	I	
Willow Creek Reservoir	Buzzard Creek	19,488.0	I	Cond.

D – Domestic, I – Irrigation

Table 4-1

(Continued)

**Ute Water Conservancy District
Summary of Storage Water Rights**

Water Right Name	Stream Name	Cubic Feet per Second	Use	Comments
Palmer Ditch	Big Creek	20.23	I	2/9 int. in 2nd & 3rd adj.
Golden Age Ditch	Big Creek			
Boyle Creek Ditch	Bull Creek	0.60	I	Conditional
Bull Basin Highline Ditch	Bull Creek	5.90	I	
Stubbs McKinney & Clark Res Feeder Ditch	Bull Creek	7.00	I	
Atwell East Ditch	Coon Creek	2.82	DI	Domestic use conditional
Charles A Atwell East Ditch	Coon Creek	0.75	I	
Brown Ditch	Coon Creek	2.08	I	Additional 1.0 cfs for Stock
Coon Creek Pipeline	Coon Creek	6.0	D	1.9 cfs is conditional
Craig & Stewart Ditch	Coon Creek	4.68	I	
Heely Ditch No. 4	Coon Creek	2.00	I	
Heely Ditch No. 5	Coon Creek	0.66	I	
Pisel Ditch	Coon Creek	0.65	I	
Vance & Fortsch Ditch	Coon Creek	2.60	I	
Welch Ditch	Coon Creek	1.625	I	
Wildcat Ditch	Coon Creek	0.153	S	
Kiggins & Salisbury Ditch	Leon Creek	31.20	I	Ownership of 300 shares
Leon Ditch	Leon Creek	6.69	I	40% ownership in Ditch
Little Finn Ditch	Leon Creek	3.25	I	aka Provo Ditch

D – Domestic, I – Irrigation, S - Stock

Table 4-1
(Continued)

**Ute Water Conservancy District
Summary of Direct Flow Water Rights**

Water Right Name	Stream Name	Cubic Feet per Second	Use	Comments
Atwell Waste & Seep Ditch	Mesa Creek	3.06	I	0.06 cfs conditional
Carver Ranch Pipeline	Mesa Creek	11.00	D	Mesa Intake
Independent Ditch	Mesa Creek	8.17	I	7.11 cfs conditional
Mason & Eddy Ditch	Mesa Creek	8.842	D	Ltd. 508 af
Mesa Creek Ditch	Mesa Creek	6.50	D	
Mesa Creek Ditch	Mesa Creek	16.62	I	
Blackman, Dunlap & Clark D.	Plateau Creek	0.72	I	
Heely Ditch No. 1	Plateau Creek	0.66	I	
Heely Ditch No. 2	Plateau Creek	0.66	I	
Heely Ditch No. 3	Plateau Creek	0.66	I	
Heely Ditch No. 6	Plateau Creek	0.66	I	
Ute Pipeline	Plateau Creek	50.0	D	
Marin Crawford Ditch	Rapid Creek	8.0	D	
Cedar Ditch	Salt Creek	3.70	I	
Hill-Johnson Ditch	Salt Creek	1.57	I	7/24 interest in ditch
Bridges Switch PP & PL	Colorado River	30.0	D	Conditional
Grand Valley Canal	Colorado River	1.895	I	GVIC, 182 shares
Ute Pumping Station & PL	Colorado River	50.0	D	Conditional

D – Domestic, I - Irrigation

Retail Water Sales

Ute currently provides retail water to residents and businesses that are located its service area (see domestic water providers map, appendix A). This includes approximately 75% of the incorporated area of the City of Grand Junction. There are currently 33,881 active taps with an average water demand of just under 3,000 million gallons per year for the years of 2005 – 2011. The unbilled water for the study period was calculated to be 6% of treated water and is a product of flushing in the distribution lines and unauthorized use of firelines.

Approximately 95% of homes in the Ute Water Conservancy District enjoy the use of direct flow irrigation water. Residents within the Ute Water District receive irrigation water from the Government Highline Canal, operated by the Grand Valley Water Users Association. Also providing irrigation water in the District is the Redlands Canal, owned and operated by the Redlands Water & Power Company, the Grand Valley Canal, owned and operated by the Grand Valley Irrigation Company, and the Orchard Mesa Canal, owned and operated by the Orchard Mesa Irrigation District.

Monthly Water Demand 2005-2011

The average daily demand for January for the study period was 6.1 million gallons per day (mgd) and the average daily demand in July was 12.1 mgd. The ratio of the January daily demand to the July daily demand was 2.0 or water demand for July is 2.0 times that of an average day in January. This difference is estimated to be the result of home cooler demand during the hot summer months and lawn irrigation. Unbilled water averaged 6% over the past seven years and is a result of unauthorized fireline use, Table 4-3 shows Ute's monthly and annual demand for the study period as well as detailed water use for those years and Figure 4-1 illustrates the monthly water demand.

Sector Water Use

Table 4-4 shows billed water use patterns for residential and commercial-industrial sectors for 2005 through 2011 as well as percentage of water use and percentage of taps by each sector. For the years 2005-2011, residential water use averaged 75% of water sales and 96% of active water taps. The commercial-industrial sector averaged 25% of water sales but only 3.5% of active water taps. As shown in Table 4-4, the distribution of water taps for the Commercial-Industrial (C-I) sector has remained constant over the years.

When looking at the C-I sector, it was noted that the 5 largest C-I customers were billed for 9.1% of the total water use in 2011. The C-I customers include an egg production facility (agricultural use), two manufacturing facilities, and two large retail stores. Table 4-5 shows the distribution of water use for the 5 largest C-I customers for 2011.

Table 4-2

Ute Water Conservancy District Monthly Billed Water
(values in million gallons)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2005	182	158	193	198	211	325	361	316	326	242	199	202	2,912
2006	207	176	183	214	279	373	397	343	332	234	207	196	3,141
2007	203	186	185	251	256	342	387	366	357	230	217	189	3,168
2008	186	181	184	194	254	296	355	386	323	257	203	179	3,000
2009	199	163	182	202	251	275	331	354	313	247	186	190	2,894
2010	190	143	162	207	231	286	357	320	302	250	190	176	2,815
2011	184	170	161	204	212	279	342	296	337	244	187	173	2,789
Average	193	168	179	210	242	311	361	340	327	243	198	186	2,960

Detailed Water Use

Average Annual Water Use	2,959.9 mg
Average Unbilled Water	183.5 mg
Average Annual Water Loss	6%
Average Day Use (July)	12.1 mgd
Average Day Use (January)	6.2 mgd
Avg Jul Day to Avg Jan Day ratio	2.0

Figure 4-1

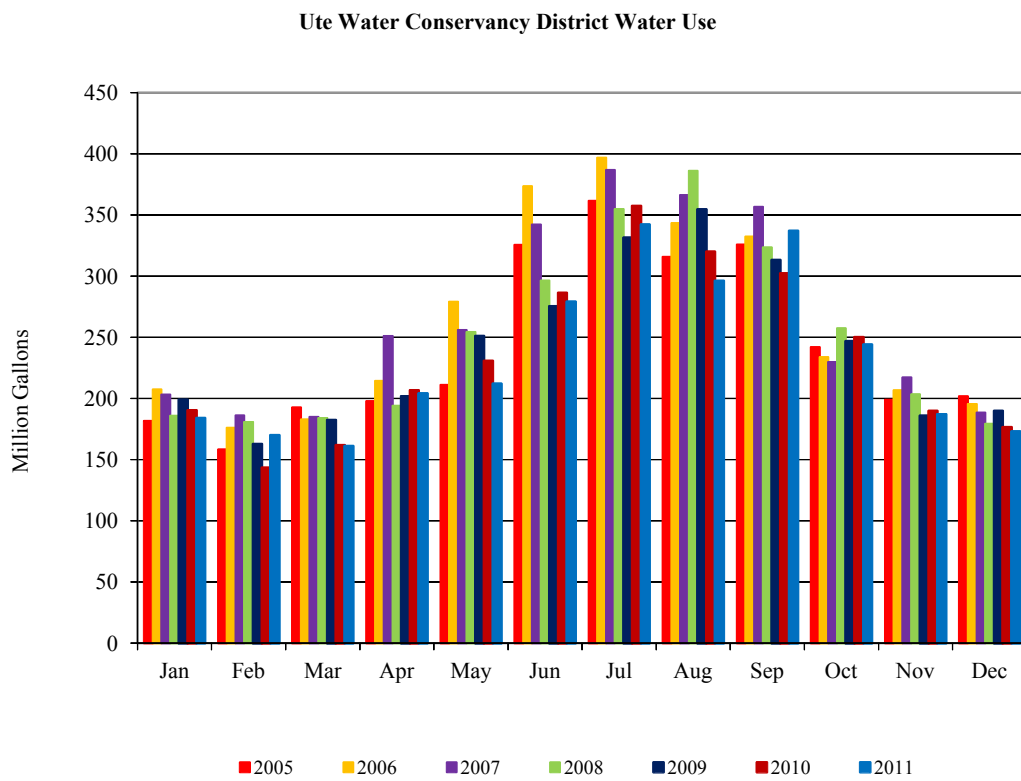


Table 4-
3
**Ute Water District
Sector Water Use**

Year	Customer Class	Total Taps	Metered Water (1000 Gallons)	Average per Tap (1000 Gallons)	Per Capita	Water Use % of Total
2011	Residential	33,057	2,107,328	64	75	75.4%
	Commercial	1,249	687,649	551		24.6%
	Total	34,306	2,794,977			
2010	Residential	32,643	2,139,267	66	77	76.0%
	Commercial	1,238	675,771	546		24.0%
	Total	33,881	2,815,038			
2009	Residential	31,937	2,186,567	68	72	75.5%
	Commercial	1,223	707,831	579		24.5%
	Total	33,160	2,894,398			
2008	Residential	32,253	2,232,344	69	72	74.4%
	Commercial	1,156	767,198	664		25.6%
	Total	33,409	2,999,542			
2007	Residential	31,387	2,416,643	77	80	76.2%
	Commercial	1,139	752,784	661		23.8%
	Total	32,526	3,169,427			
2006	Residential	30,452	2,307,791	76	79	73.5%
	Commercial	1,098	833,636	759		26.5%
	Total	31,550	3,141,427			
2005	Residential	29,495	2,165,112	73	77	74.3%
	Commercial	1,037	747,361	721		25.7%
	Total	30,532	2,912,473			

Note: Residential includes single family and multi-family units as well as mobile home parks.

Commercial includes: Commercial, Restaurants, Schools, Churches, Firelines

Per Capita: Per capita calculations (2010) = Unit connections times 2.34 (calculated people per unit) equals Ute population; annual residential billing divided by 365 (days per year) equals gallons per day; gallons per day divided by Ute population equals daily individual use.

Table 4-4
Five Largest Commercial-Industrial Customers 2011

Customer	Sector	Percentage	Water Use (million gallons)
LLG	Manufacturing	0.9%	26.0
Colorado Egg Producer	Agricultural	0.5%	14.0
Coors Tek	Manufacturing	0.4%	12.0
Wal-Mart Stores	Retail	0.3%	9.0
Safeway Stores	Retail	0.2%	7.0
Total water used by five largest C-I customers in 2011			68
Total water billed in 2011			2,815
Percentage of 2011 billed water			2.4%

Current Rate Structure and Tap Fees

Ute's water rate structure was developed to finance the District's operation and maintenance of the water system and to support the operation and upgrades of the Water Treatment Plant. Rates were set with an aggressive increasing block rate structure. An additional "Conservation Rate" was instituted in 2008 that was set at \$10.00 per 1,000 gallons for water use of over 30,000 gallons per month. Table 4-5 and Table 4-6 list Ute Water's current water rates and tap fees.

Table 4-5

**Ute Water Conservancy District
Water Rates
February 1, 2012**

Meters 3/4" X 5/8" through 1"

Residential			
Rate	Gallons		
\$15.00 (includes 3,000 g	0-3,000		
\$3.50 (per 1,000 gal)	3,001-9,000		
\$4.00 (per 1,000 gal)	9,001-15,000		
\$4.75 (per 1,000 gal)	15,001-21,000		
\$5.50 (per 1,000 gal)	21,001-30,000		
\$10.00 (per 1,000 gal)	over 30,000		
Non-Residential		Agriculture	
Rate	Gallons	Rate	Gallons
\$15.00 (includes 3,000 gal)	0-3,000	\$15.00 (includes 3,000 gal)	0-3,000
\$3.50 (per 1,000 gal)	3,001-9,000	\$3.50 (per 1,000 gal)	3,001-9,000
\$4.00 (per 1,000 gal)	9,001-15,000	\$4.00 (per 1,000 gal)	9,001-15,000
\$4.75 (per 1,000 gal)	over 15,000		

1 1/2" Meters

Non-Residential		Agriculture	
Rate	Gallons	Rate	Gallons
\$75.00 (includes 15,000 gal)	15,000	\$75.00 (includes 15,000 gal)	15,000
\$3.50 (per 1,000 gal)	next 30,000	\$3.50 (per 1,000 gal)	next 30,000
\$4.00 (per 1,000 gal)	next 30,000	\$4.00 (per 1,000 gal)	next 45,000
\$4.75 (per 1,000 gal)	over 75,000		

Table 4-5
(continued)
2" Meters

Non-Residential		Agriculture	
Rate	Gallons	Rate	Gallons
\$120.00 (includes 24,000 gal)	24,000	\$120.00 (includes 24,000 gal)	24,000
\$3.50 (per 1,000 gal)	next 48,000	\$3.50 (per 1,000 gal)	next 48,000
\$4.00 (per 1,000 gal)	next 48,000	\$4.00 (per 1,000 gal)	next 72,000
\$4.75 (per 1,000 gal)	120,001+		

3" Meters

Non-Residential		Agriculture	
Rate	Gallons	Rate	Gallons
\$262.50 (includes 52,500 gal)	52,500	\$262.50 (includes 52,500 gal)	52,500
\$3.50 (per 1,000 gal)	next 105,000	\$3.50 (per 1,000 gal)	next 105,000
\$4.00 (per 1,000 gal)	next 105,000	\$4.00 (per 1,000 gal)	next 105,000
\$4.75 (per 1,000 gal)	262,501+		

4" Meters

Non-Residential		Agriculture	
Rate	Gallons	Rate	Gallons
\$450.00 (includes 90,000 gal)	90,000	\$450.00 (includes 90,000 gal)	90,000
\$3.50 (per 1,000 gal)	next 180,000	\$3.50 (per 1,000 gal)	next 180,000
\$4.00 (per 1,000 gal)	next 180,000	\$4.00 (per 1,000 gal)	next 180,000
\$4.75 (per 1,000 gal)	450,001+		

6" Meters

Non-Residential		Agriculture	
Rate	Gallons	Rate	Gallons
\$1,050.00 (includes 210,000 gal)	210,000	\$1,050.00 (includes 210,000 gal)	210,000
\$3.50 (per 1,000 gal)	next 420,000	\$3.50 (per 1,000 gal)	next 420,000
\$4.00 (per 1,000 gal)	next 420,000	\$4.00 (per 1,000 gal)	next 420,000
\$4.75 (per 1,000 gal)	over 1,050,001+		

Table 4-6
Ute Water Conservancy District

Tap Fees

Residential		Non-Residential and Agriculture	
		3/4" X 5/8"	\$ 5,800.00
3/4" X 5/8"	\$ 5,800.00	3/4" X 5/8"	\$ 5,800.00
3/4" X 3/4"	\$ 7,250.00	3/4" X 3/4"	\$ 7,250.00
1"	\$ 8,700.00	1"	\$ 8,700.00
		1 1/2"	\$ 13,000.00
		2"	\$ 19,200.00
		3"	\$ 34,500.00
		4"	\$ 60,500.00
		6"	\$ 151,500.00

Planned New Water Facilities

Due to the recent expansion of the District's WTP, no facilities are planned for the foreseeable future. However, the District is currently undergoing a raw water supply study to determine its needs and potential sources for raw water through 2045.

5.0 Future Water Demands in the Grand Valley

Projected Future Water Demand

Ute Water Conservancy District contracted HDR/HLB Decision Economics Inc. to provide an independent assessment of population forecasts and a risk adjusted population forecast of the District's service area. The study area encompassed most of Mesa County; however, it excluded some portions of the City of Grand Junction, the Town of Palisade and part of the area known as Clifton. The assessment reviewed population forecasts by the U.S. Census Bureau, the Colorado State Demographer, Pearse & Associates population forecast conducted for Mesa County in 1995, and BBC Research and Consulting. Table 5-1, below, is a summary of the forecasts:

Table 5-1
Population Forecasts

Name	Years Forecasted	Annual Growth Rate (CACR*)	Area Forecasted
U.S. Census Bureau	2000-2035	1.00%	Colorado
Colorado State Demographer	2000-2035	2.00%	Mesa County
BBC Research & Consulting	2005-2035	1.98%	Mesa County
Mesa County Administration	2000-2020	2.93%	Mesa County
HDR	2010-2025	2.95%	Ute District

*Compound Annual Growth Rate

The City of Grand Junction

Because the City of Grand Junction water service area is surrounded by other water providers, growth has occurred at an annual rate of 0.70% between 2004 and 2008 with new taps of only 335 taps for the time period. Table 5-2 is a projection of water demand by the year 2025.

Water demand was projected to increase at a 0.70% rate between the years 2010 and 2025. Projected water demand was calculated using projected population multiplied by 110 gpcd then calculated at an annual value and converted to million gallons. The City of Grand Junction's unbilled water is anticipated to remain constant at a rate of 10.0%

Clifton Water District

The projected future water demand for the Clifton Water District was based on the number of water taps and the water demand for the years 2004-2010. The number of taps increased for that time period by approximately 11% or an annual average of 2.25%. The per capita water demand for the residential sector averaged 85 gallons per day (gpcd) for that same time. In cases where untreated irrigation water is unavailable, treated water is utilized for outdoor irrigation and is included in the per capita calculation (reference Table 3-3). The growth rate and water demand between 2008 and 2010 was flat but optimistic projections are for the growth rate to return to the projected 2% per year by the State Demographer. Table 5-3 is a calculation of the projected water demand for the Clifton Water District through 2025. Projected water demand was calculated using projected population multiplied by a per capita of 85 (gpcd) then calculated at an annual value and converted to million gallons. The commercial-industrial sector was estimated to remain at the historic five-year high and the unbilled water was anticipated to remain constant at a rate of 13%. Note: the unbilled water for 2010 was unusually high at 14.7%.

Ute Water Conservancy Water District

Projected water demand for the Ute Water Conservancy District was based on the population study conducted by HDR/HLB Decision Economics Inc. Values for estimated populations were based on an anticipated growth rate of 2.95% per year. Table 5-4 is a

calculation of the projected water demand for Ute Water Conservancy District through 2025. Projected residential water demand was calculated at the current per capita rate of 77 (gpcd) multiplied by the forecasted population then calculated at an annual value and converted to million gallons. In cases where untreated irrigation water is unavailable, treated water is utilized for outdoor irrigation and is included in the per capita calculation (reference Table 4-4)The commercial-industrial sector was estimated to remain at the historic five-year high and unbilled water was estimated to be 6% of total treated water.

Table 5-2

City of Grand Junction
15-Year Estimated Water Demand
(values in million gallons)

	Year	2010	2015	2020	2025
Historic:					
1	Population	27,161			
2	Residential Demand	1,014			
	Commercial - Industrial Demand	630			
3	Unbilled Water	164			
4	Total Water Demand	1,808			
Projected:					
5	Population		28,125	29,123	30,157
	Projected Sector Demand:				
6	Residential Demand		1,140	1,180	1,222
7	Commercial - Industrial Demand		651	651	651
8	Projected Unbilled Water		179	183	187
9	Projected Total Water Demand		1,970	2,014	2,060

- 1 2010 census
- 2 Billed water by sector
- 3 Unbilled water was 10.0% of total treated water for 2010
- 4 Billed water plus unbilled water
- 5 Growth to average 0.7% per year
- 6 Annual increase calculations: Population increase times 110 gpcd times 365 divided by one million
- 7 C-I demand historical range of 600 mg - 651.8 mg; estimated to remain at historical high values
- 8 Projected unbilled water is 10.0% of total demand
- 9 Sum of sectors and unbilled water

Table 5-3
Clifton Water District
15-Year Estimated Water Demand
(values in million gallons)

	Year	2010	2015	2020	2025
Historic:					
1	Population	33,000			
2	Residential Demand	1,061			
	Commercial - Industrial Demand	88			
3	Unbilled Water	198			
4	Total Water Demand	1,347			
Projected:					
5	Population		36,363	40,384	44,282
	Projected Sector Demand:				
6	Residential Demand		1,159	1,276	1,390
7	Commercial - Industrial Demand		88	92	92
8	Projected Unbilled Water		186	204	221
9	Projected Total Water Demand		1,434	1,572	1,703

1 2010 Census

2 Billed water by sector

3 Unbilled water was 14.7% of total treated water for 2010

4 Billed water plus unbilled water

5 Growth estimated to average 2% per year

6 Annual increase calculations: Population increase times 80 gpcd times 365 divided by one million

7 C-I demand historical range of 88.5-91.7 mg; estimated to remain at historical high after 2015

8 Projected unbilled water is 13% of total water demand

9 Sum of sectors and unbilled water

Table 5-4

Ute Water Conservancy District
15-Year Estimated Water Demand
(values in million gallons)

	Year	2010	2015	2020	2025
Historic:					
1	Population	79,600			
2	Residential Demand	2,139			
	Commercial - Industrial Demand	676			
3	Unbilled Water	141			
	Total Billed Water	2,956			
Projected:					
5	Population		92,278	106,976	124,014
	Projected Sector Demand:				
6	Residential Demand		2,496	2,909	3,387
7	Commercial - Industrial Demand		834	834	834
8	Projected Unbilled Water		200	225	253
9	Projected Total Water Demand		3,529	3,967	4,474

1 2010 census

2 Billed water by sector

3 Unbilled water was 5% of total treated water for 2010

4 Sector billed water plus unbilled water

5 HDR population estimated at a 2.95% annual growth rate

6 Annual increase calculations: population increase times 76.7 gpcd times 365 divided by one million

7 C-I demand estimated to remain at historical high of 833.6 mg

8 Projected unbilled water is 6% of total water demand

Table 5-5 is a summary of anticipated water demand in the Grand Valley from 2010 through 2025. It should be noted that the values used for the projected water demand are planning values only and are based on current research by both HDR and the State Demographer. The Entities, however, are experiencing a reduction in water demand and active taps due to the temporary downturn in the local economy and the general nation-wide recession.

Table 5-5

Grand Valley
15-Year Estimated Water Demand
(values in million gallons)

Year	2010	2015	2020	2025
Projected:				
City of Grand Junction	1,808	1,970	2,014	2,060
Clifton Water District	1,347	1,434	1,572	1,703
Ute Water Conservancy District	2,956	3,529	3,967	4,474
Projected Total Water Demand	6,111	6,933	7,553	8,237

Section Two

The Grand Valley Regional Water Conservation Plan

6.0 Current and On-going Water Conservation

In 1996, the City of Grand Junction (the City), the Clifton Water District (Clifton), and the Ute Water Conservancy District (Ute), collectively referred to as the Entities, each developed a Water Conservation Plan. The City, Clifton, and Ute have taken pro-active positions on water issues and view water conservation as not only necessary for the future but also responsible management of their water resource. The City Council for the City, and the Boards of Directors for Clifton and Ute support water conservation as part of their general mission and are taking the lead in promoting water conservation in the Grand Valley and are now participating in a Regional Water Conservation Plan for the Grand Valley. The current water conservation activities include the Drought Response Information Project (DRIP), the Annual Children's Water Festival, low water use landscape projects, leak detection programs, and increasing block rate structures.

Drought Response Plan

As a result of the 2002-2003 drought, the City, Clifton, and Ute along with the Town of Palisade collectively embarked upon the development of a regional Drought Response Plan. The Drought Response Plan (DRP) was designed to provide Governing Boards and City Council with a set of options to consider when dealing with a prolonged drought event. Appendix B contains a copy of the Drought Response Plan. Implementation of the Drought Response Plan was and is accomplished through an on-going annual effort, budgeted and paid for by the four domestic water providers. One of the key components of the DRP was to initiate a Drought Response Information Project (DRIP) to provide public education through all sources of media on why and how to reduce per capita consumption across all water use classes in the respective service areas. The DRIP Group consists of staff members of the four domestic providers (the City, Clifton, Ute, and the Town of Palisade) as well as representatives of the Colorado State University Extension Service. This group has run an active media campaign on water conservation for the

past eight years. The media campaign includes water conservation video presentations on the local public access channel, interviews with various DRIP members on local radio and television stations, weekly water conservation columns in the local newspapers, and face to face presentations to local service groups, homeowner's associations, and community gatherings to further spread the Grand Valley water conservation message. During the summer months, the group participates in the local Farmer's Markets sponsored by the Grand Junction Downtown Association and the Town of Palisade. DRIP members provide information on household and lawn water conservation. A year-round water conservation reference base is provided on the DRIP website (www.thedripwebsite.com).

Additionally, as a part of the DRIP, the domestic water managers meet monthly to discuss storage levels, potential water shortages and local and regional water issues. Representatives from the City, Clifton and Ute participate in the Mesa County Wise Water Use Council. This Council is made up of parties in Mesa County (staff members from local governments, domestic water providers, irrigation water providers, soil conservation entities, mosquito control entities, CSU Extension Service, local agricultural groups, and federal agencies) that have interests in local water use issues. The City of Grand Junction, Ute Water District, and Clifton Water District, contribute \$5,000 per entity per year to fund DRIP efforts.

The Children's Water Festival

Ute, Clifton, and the City sponsor the Children's Water Festival held each year at Mesa State College in Grand Junction. Each year for the past 18 years over 1,800 fifth-grade students attend the two-day program to learn the different roles that water plays in their lives, in their community, and the world. Over 300 water experts participate in the festival by providing workshops and exhibits. Indoor and outdoor classes range in topic from water rights, water conservation, water pollution, water treatment and distribution, water and wildlife including the endangered species in the Colorado River, and everyone's dependency on clean water supplies. Exhibits show the water cycle, modern irrigation systems, water measurement, the benefits of

water conservation, and many other displays. The Children's Water Festival is underwritten and sponsored by many businesses and agencies in the Grand Valley.

Low Water Use Landscape Programs

Within the City of Grand Junction are three major golf courses, parks and ball fields, schools, trails, open space, and street medians. The golf courses are irrigated with non-potable water provided by the Grand Valley Irrigation Company, The Redlands Water and Power Company, and Ridges Irrigation District. The parks and baseball fields, schools, trails, open space, and street medians are all irrigated with treated water from the City of Grand Junction. Seven years ago the City invested in the Maxi-Com Irrigation Program which is a centralized program that runs and monitors all of the irrigation systems in the City including the golf courses. The program is tied to a satellite that downloads information regarding evapotranspiration (ET). The centralized computer program then sets the clocks for each irrigation system according to estimated ET. Each of the 125 clocks that run each irrigation system also have rain gages attached to them which trigger a stop action when a rain event occurs. Through the use of the Maxi-Com Irrigation Program and other improvements in the irrigation system, the irrigation water use in parks, schools, trails, open space, and street medians was reduced by 27.07 mg from 2008-2010. In 2008 the City parks, etc. used 176.43 mg of water, in 2009 the parks, etc. used 166.05 mg of water, and in 2010, the parks, etc. used 149.36 mg of water. This was accomplished through higher efficiency and accuracy of irrigation output as well as the monitoring of each system for leaks and breaks. Also, in 2008, the Lincoln Park football field was converted from grass to sports turf.

Leak Detection Programs

The City, Clifton, and Ute leak detection efforts all utilize various methods and techniques to pinpoint water loss either on the customer's meter or within their respective distribution systems. These methods and techniques include: listening devices, visual observations, usage evaluations and customer notifications.

Due to the Grand Valley's soil composition, service and main leaks almost always surface helping in the rapid response of fixing leaks before major structural or road damage occurs. For those leaks not surfacing, the entities use several different manufacturer's equipment for

investigative purposes. This equipment includes General Gen-Ear Water Leak Locator, Heathscope, and Subsurface Leak Detection Inc. Currently none of the entities possess system-wide leak evaluation equipment, however, in the past, various 3rd party vendors have performed these evaluations within limited areas of the entities service areas. Past attempts at using 3rd party leak detections vendors was inconclusive. Main line leak and break history data are tracked for capital expenditure evaluations for future pipe mainline replacements and upgrades. All three entities have pipe replacement capital plans that will further reduce unbilled water losses, as older pipes are replaced.

Meter reading and billing software used by the entities includes Neptune, Caselle, Springbrook and Northstar. The various software programs allow for high/low meter reading comparisons between other existing historical data sets. Additionally, month-to-month comparisons are performed by billing staff and for those accounts that show atypical usage increases, field technicians are notified via work orders to perform follow up site visits to investigate potential customer leaks. Monthly meter collection data is also used in system-wide trend evaluations for help in determining unaccounted for water. WTP personnel are continuously monitoring plant output versus tank levels and system pressures which provide potential major line break information to distribution personnel for immediate investigation and follow up.

Increasing Block Rate Structures

All three entities have an increasing block rate billing structure as explained in previous chapters.

7.0 Grand Valley Regional Water Conservation Plan

Goals and Objectives

The City, Clifton, and Ute have taken pro-active positions on water issues and view water conservation as not only necessary for the future but also responsible management of its water resource. As stated earlier, the City Council for the City and the Board of Directors for Clifton and Ute supports water conservation as part of their general mission and have taken the lead in promoting water conservation in the Grand Valley. The Entities have come together to develop a Regional Water Conservation Plan for the Grand Valley and have identified the following goals and objectives to be achieved through the implementation of measures and programs outlined in this WCP.

Goal 1: Continue to educate the community, landscape contractors, and customers regarding codes and ordinances that promote xeric landscapes and water conservation.

Goal 2: Continue to create public awareness of wise water use and conservation.

Goal 3: Reduce residential sector water demand in the Grand Valley by 10% over the next seven years.

Goal 4: Promote water saving awareness in the commercial/industrial sectors.

Plan Elements

The Colorado Water Conservation Board (CWCB) has listed elements that must be considered in a Water Conservation Plan. Below is a list of minimum required Water Conservation Plan Elements that must be fully considered.

- ◆ Water efficient fixtures & appliances
- ◆ Low water use landscapes
- ◆ Water-efficient industrial & commercial water-using processes
- ◆ Water reuse systems

- ◆ Distribution system leak identification & repair
- ◆ Dissemination of information regarding water use efficiency measures
- ◆ Water rate structures & billing designed to encourage water use efficiency
- ◆ Regulatory measures designed to encourage water conservation

Following are measures and programs designed to address the plan elements and achieve the goals and objectives of this Water Conservation Plan.

Regional Water Conservation Measures and Programs

Water efficient fixtures & appliances:

A regional toilet retro-fit program for residential customers in the Grand Valley will be initiated. The toilet retro-fit program will be administrated through DRIP which is the entities water conservation information program. The toilet retro-fit will target high residential water users based on their billing records. The goal is to offer rebates of \$75 for the replacement of 50 high water use toilets, 3.5 or greater gallons per flush (gpf), with 1.28 gpf toilets in residential homes each year. The estimated annual cost is \$3,750.00 for fixtures and \$1,500.00 for administrative costs. We are estimating 2.6 people per resident and approximately 4 flushes per person per day. According to Vickers, the replacement of a 3.5 gpf toilet with a 1.6 gpf toilet will save 9,337 gallons per year per household. It is estimated that a 20% water saving is realized by the replacement of a 1.6 gpf toilet with a 1.28 gpf toilet. The estimated annual water savings is 11,200 gallons per household or 560,000 gallons per year for 50 toilet retro-fits. Each Entity will track the water use of the accounts within their service area where the retro-fit toilets were installed. The tracking results will be reviewed annually by the DRIP Committee for documented water savings and program effectiveness as well as public response. It is estimated that most of the demand for fixture upgrades will be within the City of Grand Junction water service area and the Clifton water service area since those communities have the oldest homes.

Low water use landscapes:

Annually, landscape audits will be offered to the 10 highest water use residential customers that utilize domestic water for outdoor irrigation. Over the next seven years this will result in a minimum of 70 landscape audits in the identified regional plan area. The estimated annual cost will be \$1,000.00 and the audits will be conducted by a trained staff and consultants. The estimated water saving for landscape audits is considered to be a 10%-15% reduction in water use (Vickers). Since a greater share of the irrigation in the City is from treated water, the City's water use values were used as a base for calculating potential water savings from landscape audits. In 2010, there were 7,897 active residential water taps in the City service area with an average base demand of 10,000 gallons per month per home. Peak season, July and August, demand per home has been calculated to be 28,800 gallons per month. The difference between winter and summer water use was 18,800 gallons that was attributable to lawn irrigation and evaporative cooling in homes. A conservative estimated savings of 10% is 1,880 gallons per home per month and may be as high as 2,500 gallons per month per home depending upon the seasonal rainfall. The annual water savings from audits for the months of May through September may be as high as 25,000 gallons for each home with a total of 250,000 gallons for 10 homes per year. It is estimated that most of the irrigation audits demand will be from homes in the City of Grand Junction water service area.

Water-efficient commercial & industrial water-using processes:

Water audits will be offered to the top ten C-I water users over the next seven years. Since it is unknown how much water savings will be realized by the commercial water use audits, it was estimated that the results of the audits may be a conservative water savings of 3%-5% per C-I audit. The estimated cost of a water use audit for a C-I customer will be \$750.00 per audit with a total of \$7,500.00 for the program. The C-I audits will be performed by internal staff utilizing the best management practices as identified by the Colorado WaterWise Guidebook of Best Practices For Municipal Water Conservation in Colorado. Below is Table 7-1, a listing of the top ten C-I water users in the region showing the 2011 water use and the

potential 3% and 5% water savings from the audits. At the 3% water savings from audits, the Grand Valley could see a savings of 16.4 mg. At the 5% water savings from audits, the Grand Valley could see a savings of 27.4 mg. It is estimated that most of the demand for the C-I audits will be in the City and in Ute's service area. The program for the C-I water audits will be reviewed annually by the DRIP Committee for documented water savings and program effectiveness.

Table 7-1

**Ten Largest Commercial-Industrial Customers
in the Region**

Customer	Sector	Water Use (mg)	3% Savings	5% Savings
City of GJ parks	Government	150.5	4.5	7.5
Colorado Mesa University	Education	43.8	1.3	2.2
St. Mary's Hospital	Hospital	39.0	1.2	2.0
School District 51	Education	30.0	0.9	1.5
Mesa County	Government	29.1	0.9	1.5
LLG	Manufacturing	26.0	0.8	1.3
Colorado Egg Producer	Agricultural	12.0	0.4	0.6
Haliburton	Commercial	9.9	0.3	0.5
Wal-Mart Stores	Retail	9.0	0.3	0.5
Safeway Stores	Retail	8.0	0.2	0.4
Total		357.3	10.7	17.9

Water reuse systems: Statutorily, water diverted through each of the Entities delivery systems is prohibited from reuse therefore this plan element has not been included for further consideration

Distribution system leak identification & repair: Measures and programs are presently in place as explained in Chapter 6.0, Current Water Conservation Planning.

Dissemination of information regarding water use efficiency measures: Measures and programs are currently in place as explained in Chapter 6.0, Current Water Conservation Planning.

Water rate structures & billing designed to encourage water use efficiency: Measures and programs are currently in place as explained in Chapter 6.0, Current Water Conservation Planning.

Regulatory measures designed to encourage water conservation: Regulations or ordinances that strictly prohibit the wasting of water are in place for each of the Entities.

The City: The City currently has an ordinance, 13.08.370 Wasting Water, which states “The owner or lessee of any premises to which any water shall be conducted from the water mains shall keep all pipes and their fixtures from the curblin to his premises and on such premises in good repair and protected from the frost, and tight, so as to prevent waste of water. Upon any waste resulting from a breakage of such pipes or fixtures, or any imperfection of such pipes or fixtures, the owner or lessee shall forthwith stop such waste of water by repairing the old work or by laying new work. It shall be unlawful to use water so that it is wasted by flowing off lawns and gardens into the street gutters.” (Code 1994 § 38-132; Code 1965 § 31-34) The City is currently developing standards for the installation of irrigation systems in new developments. New subdivisions that have irrigation water available will need to design and install irrigation systems to standard and undergo inspection as part of the infrastructure in the development. These systems will also be included in as-built construction drawings on file with the City, and will have a one-year warranty -the same as the rest of the infrastructure required with new development. After construction the irrigation system will then be owned and maintained by the subdivision’s Homeowner’s Association (HOA). The standards should be completed sometime this summer.

Clifton: Policy #420, Water Usage Fees, Unintentional Water Use and Water Meter Testing. The District is not responsible for water on the customer’s side of the meter. When a leak is detected on the customer’s side of the meter, the customer should notify the District as soon as possible. Once a leak is detected on the customer side of the meter it is the customer's

responsibility to repair the leak as expeditiously as possible. The District will read the meter as soon as possible after receiving notice of the leak. The customer must contact the District within 180 calendar days of detection of a leak to request an adjustment. Clifton is currently looking at developing a more extensive policy regarding wasting of water.

Ute: The following statement is in Ute's District Rules and Regulations: "Each customer shall be responsible for maintaining the entire length of their service line from the road right-of-way property line to the structure(s) or property served. Leaks or breaks in the customer's service line shall be repaired by the customer in a timely manner. If District personnel discover, determine or confirm the existence of a leak, the customer will be so notified. If satisfactory progress toward repairing the leak has not been accomplished within a reasonable length of time, as determined by the District, the District may shut off the service until the leak(s) or break(s) have been repaired. Only the loss of metered water that is a direct result of underground leaks or breaks in the customer's service line will be considered for leak adjustments, and only after the District confirms the repair. An individual customer shall be entitled to no more than one leak adjustment to their water bill in any consecutive twelve (12) month period and, when approved, leak adjustments will cover a period of water loss not to exceed sixty (60) days."

Mesa County: Mesa County has recently adopted a new landscape code for new construction development projects. The DRIP members provided input and document reviews in support of Mesa County's efforts to develop the new landscape code. The new code utilizes a "point system" that encourages the use of low water demand landscapes that encourage long term water conservation. The code allows for projects to include undisturbed native landscapes as key components to the overall landscape plan requirements. There is a heavy emphasis on utilizing drought tolerant plant species that meet the published cold-hardiness zones unique to Mesa County. For proposed developments in areas that have no access to irrigation ditch water, the governing domestic water utility have a major say in the final approved landscape plan as it pertains to potable water use for outdoor irrigation. The specific requirement of the code can be found at the Mesa County website, www.mesacounty.us/planning, within the Landscape Handbook Quicklink.

Table 7-2, below, outlines the three Water Conservation Programs, time frames for each program and, estimated costs.

Table 7-2

- **Grand Valley Regional Water Conservation Plan Measures**

- **And Estimated Water Saving**

-

Water Conservation Program	Start Date	End Date	Number	Water Savings	Program Cost
Toilet Retro-fit Program	2012	2018	50/yr	11,200 gallons per home, 560,000 gallons per year	\$5,250.00/yr.
Landscape Audits	2012	2018	10/ yr.	25,000 gallons per home, 250,000 gallons per year	\$1,000.00/yr.
C-I Water Audits	2012	2018	10	3% - 10.7 mg 5% - 17.9 mg	\$7,500.00

Modification of Water Demand Forecast

Modification of the demand forecast was calculated using the estimated water savings from the outlined programs above. Table 7-3, below, is a summary of estimated water savings in the Grand Valley from Water Conservation Programs.

Table 7-3

**15-Year Estimated Water Demand
With Water Savings**
(values in million gallons)

	2010	2015	2020	2025
1 Total Water Demand	6,111	6,933	7,553	8,237
Estimated Water Savings:				
2 Landscape Audits		1.00	2.25	3.50
3 Fixture Retro-fits		1.68	4.48	7.28
4 C-I Audits		8.95	17.90	17.90
5 Total Estimated Water Savings		11.63	24.63	28.68
6 Projected Water Demand with Savings		6,921	7,528	8,208

- 1 Water demand from the City, Clifton, and Ute.
- 2 Estimated annual water savings for ten homes May -Sept.: 250,000 gallons.
Irrigation audits to begin in the summer of 2012.
- 3 Toilet retro-fit savings is 560,000 gallons per year for 50 homes. Program to begin 2012.
- 4 Estimated C-I water savings at 5%, audits will begin in 2013.
- 5 Total of all program savings.
- 6 Estimated water demand with program water savings.

Monitoring and Evaluation of the Water Conservation Program Components

The Water Conservation Programs will be announced and implementation will begin during 2012. Monitoring the success of the Water Conservation Program components will include measuring water use as well as money spent on the selected conservation measures and programs. The program elements will be audited annually for effectiveness and water savings. Each entity will be responsible for their individual effectiveness audits and will then be compiled, reviewed, and presented in an annual report by the DRIP Steering Committee. This annual report will be posted public review on the DRIP webpage and be presented to each of the governing bodies of the three entities. Specific data tracking and monitoring will be established as each individual water conservation program measure is implemented. Additionally, the following data will be compiled annually for each entity:

- Monthly metering data, both raw and delivered potable water
- Annual data on new development for each entity, including number of new single family dwelling units, multi-family units, commercial and industrial properties developed
- Annual accounting of new landscape installations
- Public Feedback Regarding the Water Conservation Measures Implemented

Plan Updates and Revisions

The required schedule for updating the Water Conservation Plan is seven years. The progress towards achieving the water savings goals will be monitored on an annual basis, as stated above, by the Entities through the DRIP program. The Entities may opt to update the Plan prior to the seven year requirement if the annual Plan review indicates actual water savings deviating beyond the anticipated projections. The deviations could result from numerous factors which could include greater or lower customer participation in the offered water conservation programs or greater or lower than projected service population growth and resultant water demands.

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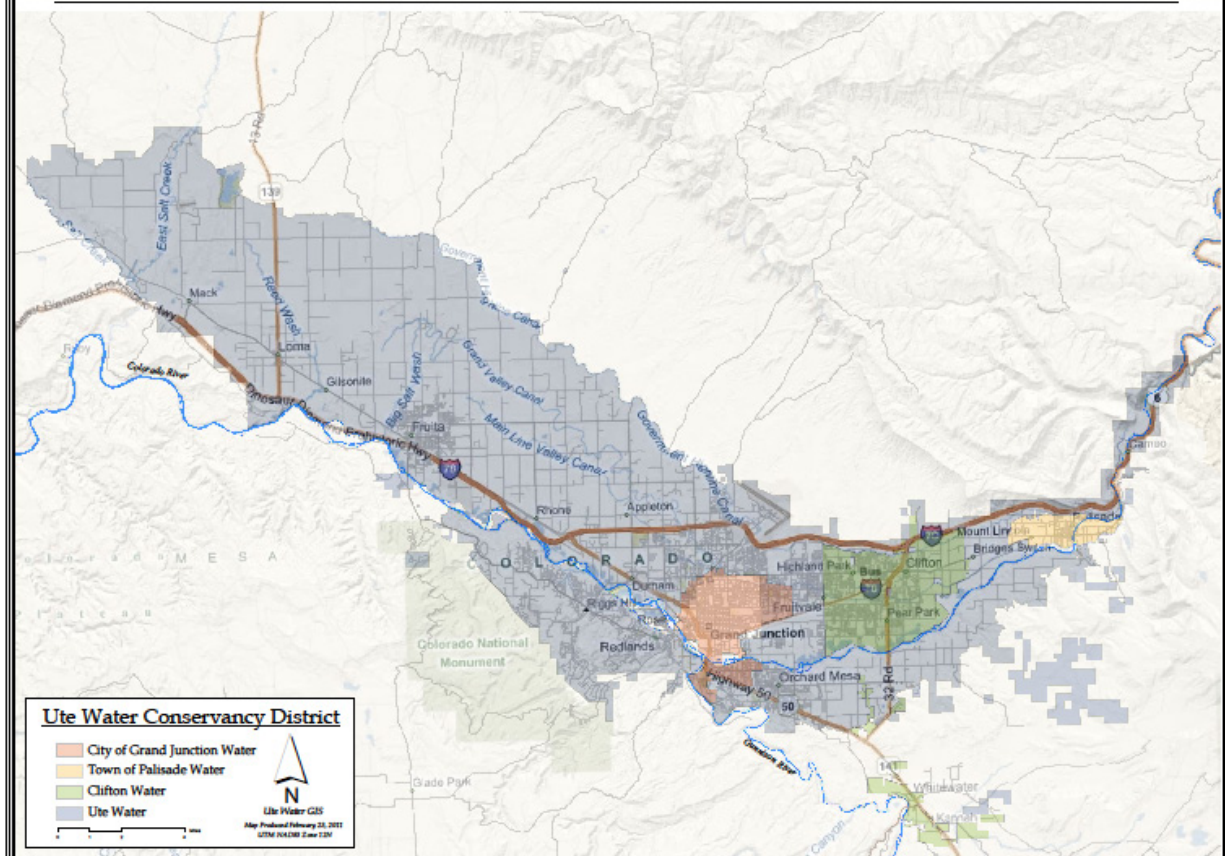
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Appendix A

Grand Valley Domestic Water Providers



Appendix B

**Clifton Water District, City of Grand Junction, Town of Palisade and Ute
Water Conservancy District Drought Response Plan**

Drought Response Plan

Clifton Water District

City of Grand Junction

Town of Palisade

Ute Water Conservancy District

April 2003

Revised June 2012

INTRODUCTION

Drought can be defined as an extended period of below-average precipitation and/or stream flow that stresses a water supply. Drought is a natural, on-going situation in Colorado - a phenomenon that has recurred regularly throughout Colorado's history.

For planning purposes, the City of Grand Junction, Ute Water Conservation District, Clifton Water District and the Town of Palisade water supply strategy is to have enough water to meet unrestricted customer usage during a period similar to the 1977 or 2002 droughts.

No one can predict how long a drought will last or if it will be worse than those used in our calculations. Therefore, even though Grand Valley domestic water supply currently exceeds its use, the providers must be prepared to recognize drought conditions early and respond appropriately. The attached Drought Response Plan (DRP) is designed to provide Governing Boards and City Councils with a set of options to consider in dealing with a prolonged drought.

Each domestic water provider has developed a water conservation plan. Implementation of this plan will be accomplished through an on-going annual effort, budgeted and paid from the four domestic water providers. These plans include, but are not limited to, the following items:

- Initiate Drought Response Information Project to provide public education through all sources of media on why and how to reduce per capita consumption.
- Encourage all customer classes to evaluate, redesign and reconstruct existing landscapes and outdoor water uses to reduce overall consumption.
- All public institutions to take the lead in evaluating in-door and out-door water use practices. Parks, open spaces, medians, golf courses, fountains, etc. to be audited for current consumption and redesigned or re-operated to reduce consumption.
- Examine all municipal and county code provisions that affect water usage, such as landscape standards, storm water best management practices, and building codes provisions and amend, if appropriate, these code provisions to meet not only the objectives of the Code as originally intended but also to reduce water consumption.
- Campaign proclamation to alert public to the need to conserve water.
- Acquaint customers with measures they can expect if Stage I or Stage II drought occurs.
- Monitor potential drought response effectiveness; recommend adjustments as needed to the City Councils and Governing Boards and report to the public regularly.

- Highlight unusually high use on customers' bills. Contact these customers and special interest groups with heavy water use to get their ideas and suggestions for obtaining long-term reductions. (Golf courses, parks, hospitals, schools, government.)
- Suggest water use surveys (comprehensive water use analyses) for high volume water users in all customer classes, advise them on ways to reduce water use and, where appropriate, suggest retrofit devices.
- Coordinate with Mesa County; invite to meetings.
- Meet with citizens groups and convey messages of basic water conservation and Stage I and Stage II drought conditions.
- Publish "water waste reduction" suggestions for households and aggressively promote it by including it with water bills, putting it on web sites, and using other effective distribution methods, including bill boards, and Public Service Announcements.
- Train customer service employees to respond to conservation-related questions and give information.
- Communicate with the irrigation districts and companies to cooperatively work with them to ensure that adequate irrigation water will be available throughout irrigation season.
- Develop some Demonstration Xeriscape™ areas for customers to identify with.
- Encourage Xeriscaping and low-water consumption practices.
- Quarterly meetings of domestic water providers to review water supply projections, current reservoir capacity and ongoing conservation efforts.
- Consider incentives by the domestic water providers to customers to replace out-dated, water consuming in-door plumbing fixtures, faucets and shower heads.
- Each provider consider adjusting increasing block rate (separation of residential from commercial/industrial rates.)
- Train and assign field and customer service personnel to:
 - Monitor outdoor use.
 - Offer suggestions to customers on water wise use.
 - Identify and work with high water users.

Denver Water holds the trademark for the term Xeriscape. The word Xeriscape was created in 1981 for landscape water conservation education programs. The name is a combination of "landscape" and the Greek word "xeros", which means "dry."

DROUGHT RESPONSE PLAN

The Drought Response Plan is based **on two stages** of drought, each of which is triggered by either a combination of the Historic User Pool projections, Water Provider storage, or stream flow projections.

Stage I Drought - On-going intensive water conservation – Conditions are similar to 2002 drought, but no real impacts to area domestic water providers; Statewide drought conditions may or may not exist that affect area irrigators. Some voluntary water use reductions anticipated. Actions undertaken involve predominately sharing water supply.

- The 2002 drought had a Statewide drought declaration, Ute Water Conservancy Districts primary water source and the Lower Molina power plant was out of water by mid July, Vega reservoir did not fill. The Town of Palisade's cabin reservoir had only 75% of normal but springs remained steady. The City of Grand Junction's Purdy Mesa and Juniata Reservoirs started out about 75% full with about 1,100 acre feet of municipal water available on top of Grand Mesa. The Historic User Pool (HUP) received approximately 75 – 80% of full allocation but had water for full irrigation season.

Stage II Drought - At least one of the four water provider's supply is at or near minimum target levels (to be determined) for either storage or stream flows requiring drastic water conservation measures to ensure water needs, for the most essential uses are met for all Valley water customers. Mandatory water use reductions and a drought rate imposed.

- Moving from a Stage I Drought to a Stage II Drought will be dependent on several factors. During a Stage I drought all water providers will have gone from meeting on a quarterly basis to be meeting on a monthly basis and all water supplies, either storage or stream flows, will be monitored very closely. If it is anticipated that the Historic User Pool (HUP) is expected to only receive 75% of entitlement and irrigation districts are anticipating they will not be able to stretch available water supplies throughout entire irrigation season we will need to take stronger action to ensure our domestic supplies are not over burdened. Domestic water suppliers usually have enough water resources to supply their current water demands, if outside irrigation demand that has normally been supplied by one of the irrigation canals is suddenly added to the domestic demand it will cause both treatment and capacity delivery problems. Individual triggers for each domestic water provider have been discussed and will be modified as weather and demand dictate. Currently the Ute Water District trigger for moving to Stage II will be they will be at 75% of storage capacity in Jerry Creek reservoirs by mid summer. The Town of Palisade's Cabin Reservoir is below 75% capacity right after spring runoff and Ute Water may not have capacity to keep them whole. Clifton Water District will use the 75% of Historic User Pool storage available as their trigger as does not anticipate any numeric triggers, only hardship may be getting water to treatment facility from river. The City of Grand Junction is anticipating a trigger of 50% of storage for Juniata and Purdy Mesa Reservoirs by end of irrigation season.

This plan identifies two ways to respond to a drought: increasing water supply and decreasing water use.

Increasing Water Supply. The four area water providers can possibly augment their water supply from other sources. There are several options for doing this, each presenting its own set of intergovernmental and technical considerations. Among the possibilities:

- Call back water rights we allow others to use. (Ranch lessees)
- Augment raw water sources through River Pump Stations if river water is in priority.
- Pay an upstream water user to allow us to divert more water.
- Seek waivers from State agencies to allow us to divert and use irrigation water decrees if available.
- Purchase Municipal Water contracts from federal projects if available. (possibly must do in advance)

Decreasing Water Use. The prime drought response is to budget water use for the most essential uses for the drought's duration. There are a wide variety of options that could be used to decrease water use. In general, we expect that reductions would be voluntary as outlined above in the introduction. Voluntary measures would continue with a Stage I drought. Mandatory measures would be implemented during a Stage II drought. We believe it is important to ensure that any discomfort, difficulty or potential loss is shared as equitably as possible across all customer classes.

Stage I Drought – Based on past experience of other domestic water providers we can expect to achieve between 0% and 10% reduction in water consumption with the following measures.

- Monthly meetings of domestic water providers to review water supply projections, current reservoir capacity and ongoing conservation efforts.
- Continue all measures outlined in the on-going water conservation plan implementation as outlined above.
- Initiate campaign to alert public of Stage I drought conditions.
- Monitor drought response effectiveness; recommend adjustments as needed to the City Councils and Governing Boards, report to the public regularly.
- Request all government entities to reduce their own short term domestic water use by 30 percent of last five year average to demonstrate leadership in dealing with the crisis, and then publicize the results.
- Publicize creative water saving efforts of individuals and business customers as examples of leadership.

- Assist city and county health departments in distributing guidelines for using gray water where legal and appropriate.
- Suggest the following ideas to reduce indoor water use:
 - Serve water in restaurants only upon request.
 - Encourage all hotels, motels, inns and bed and breakfast establishments to have only showerheads meeting maximum flow rates of 2.5 gallons per minute and faucet aerators meeting maximum flow rates of 2.2 gallons per minute.
 - Promote the reduction of water-cooled air conditioning.
- Suggest the following ideas to reduce outdoor water use:
 - Cut back on street cleaning, sidewalk and driveway washing—except where spills of toxic or hazardous substances or where public health and safety issues can only be resolved by washing the impermeable surface.
 - Suggest to customers other ways to clean sidewalks or driveways and any other hard surfaces without the use of hoses.
 - Suggest to customers other ways to wash vehicles to minimize water waste.
 - Suggest home owners not to fill private swimming pools.
 - Require that ornamental fountains in buildings and parks be turned off.
- Provide information and assistance to customers planning for post-drought landscape revival or replacement.

Stage II Drought - Based on past experience of other domestic water providers we can expect to achieve between 10% and 20% reduction in water consumption with the following measures.

- Continue all measures initiated in Stage I droughts.
- Increase meeting frequency from monthly to weekly.
- Adjust drought water rates to increase financial incentives for using less water.
- Intensify public information to reinforce the need for extreme measures (generate awareness of drought status, response, policy recommendations, requirements and penalties).
- Provide information and assistance to customers planning for post-drought landscape revival or replacement.
- Eliminate all fire hydrant uses except those required for public health and safety.
- Reduce indoor water use:
 - Eliminate serving water in restaurants except upon request.
 - Require all hotels, motels, inns and bed and breakfast establishments to have only showerheads meeting maximum flow rates of 2.5 gallons per minute and faucet aerators meeting maximum flow rates of 2.2 gallons per minute.
 - Assist County health department in distributing guidelines prohibiting use of gray water.
- Intensify reductions of outdoor water use:
 - Increase penalties for wasting water, violating any permits or ignoring restrictions.

- Prohibit street, sidewalk and driveway washing by flushing methods—except where spills of toxic or hazardous substances or where public health and safety issues can only be resolved by washing the impermeable surface.
- Prohibit curbside car/truck washing by all customers.
- Prohibit car/truck washing on dealers' lots.
- Prohibit filling private swimming pools.
- Require that ornamental fountains in buildings and parks be turned off.
- Impose restrictions in landscape water use in proportion to the severity of the drought.
- Prohibit all new landscaping including planting of trees and shrubs.
- Train and assign field and customer service personnel to:
 - Police outdoor water use.
 - Issue warnings.
 - Impose penalties for water waste, violations of any permits and noncompliance with restrictions.
- Prohibit outdoor water use (as a last resort in an extremely severe drought) except for subsistence irrigation of trees and shrubs.

PUBLIC OUTREACH

During a drought, it is essential that the four area water providers communicate effectively not only with their customers, but also with other area water suppliers, local governments, and other groups who may be affected by this drought response. An intense water conservation effort was developed in 2003 and has with support from Ute Water Conservancy District, Town of Palisade, Clifton Water District and the City of Grand Junction. The outreach campaign is administered through the four water providers and is the Drought Response Information Project or DRIP.

SUMMARY

While the options listed in the Drought Response Plan are based on lessons learned here and from other water utilities during past droughts, it is important to understand that every drought is different and that the Governing Boards and City Council will adjust and refine measures based on actual drought conditions. This plan is intended to help staff, customers, stakeholders and the Boards and Council be better prepared when a drought occurs.



Attach 7

CITY COUNCIL AGENDA ITEM

Date: June 18, 2012
Author: E. Tice
Title/ Phone Ext: Auditor, 1598
Proposed Schedule: First
Reading, 6/20/2012
2nd Reading
(if applicable): 7/18/12

Subject: Amendment to the Sales and Use Tax Code Exempting from Sales and Use Tax Wood from Beetle Killed Trees

Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for July 18, 2012

Presenter(s) Name & Title: John Shaver, City Attorney
Jodi Romero, Financial Operations Director

Executive Summary:

The proposed ordinance is an amendment to the Grand Junction Municipal Code concerning the exemption from sales and use tax for the sale, storage and use of wood and timber products made from Colorado trees killed by Spruce Beetles or Mountain Pine Beetles.

The proposed ordinance has an eight year sunset clause at which time the City Council will evaluate the effectiveness and may or may not extend the exemption. The sunset is consistent with State law.

Background, Analysis and Options:

During the 2012 General Assembly the legislature passed House Bill 12-1045 which extended and broadened the State sales tax exemption on timber and wood products made from trees killed by beetles. Specifically, the bill extended the exemption to July 1, 2020 and broadened the type of timber to include both Mountain Pine Beetles and Spruce Beetles. The City of Grand Junction currently does not have an exemption for these products.

Outbreaks of Mountain Pine Beetles and Spruce Beetles have devastating impacts on trees in the Rocky Mountains. More than 6 million trees in Colorado have been affected since the outbreak began in 1996. The beetles attack directly under the bark, killing the tree by preventing the flow of water and nutrients. The wood from the affected trees retains its commercial value and may be used for building materials and wood products. Infested trees left un-harvested in the forests can create fire dangers.

The City Council is committed to a fair and responsible tax code. The City Council is also committed to the principles of economic development and local prosperity. Part of

that commitment is the recognition that tax policy is an effective way to sustain and grow our local economy and that from time to time that adjustments must be made to it for the betterment of the community, including in certain circumstances conforming the City tax code to that of the State to meet specific demands.

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

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

This exemption would promote consistency between the State and City's sales tax ordinances.

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

This exemption also encourages the commercial sale of beetle-killed wood and promotes the economic competitiveness local industry.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

Loss of sales tax revenue from beetle killed wood and wood products.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

Proposed Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 3 OF THE GRAND JUNCTION MUNICIPAL CODE CONCERNING SALES AND USE TAX EXEMPTIONS FOR THE SALE AND USE OF WOOD FROM TREES HARVESTED IN COLORADO DAMAGED BY BEETLES

RECITALS:

This ordinance creates an exemption from the application of sales and use tax to beetle killed wood products.

The Colorado legislature adopted HB12-1045 which bill expanded the State sales and use tax exemption for timber products made from trees in Colorado killed by *spruce beetles* and for the sale, storage, and use of wood from salvaged trees killed or infested in Colorado by *mountain pine beetles*.

The City Council is committed to a fair and responsible tax code. The City Council is also committed to the principles of economic development and local prosperity. Part of that commitment is the recognition that tax policy is an effective way to sustain and grow our local economy and that from time to time that adjustments must be made to it for the betterment of the community, including in certain circumstances conforming the City tax code with that of the State to meet specific demands.

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

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

That Section 3.12.070 of the Grand Junction Municipal Code is amended as follows:

3.12.070 Exemptions from sales tax.

The tax levied by GJMC 3.12.030 (a) shall not apply to the following:

(NN) THE SALE, STORAGE AND USE OF WOOD AND TIMBER PRODUCTS MADE FROM COLORADO TREES KILLED BY *SPRUCE BEETLES* OR *MOUNTAIN PINE BEETLES*.

That Section 3.12.080 of the Grand Junction Municipal Code is amended as follows:

3.12.080 Exemptions from use tax

The tax levied by GJMC 3.12.030 (b) shall not apply to the following:

(H) THE SALE, STORAGE AND USE OF WOOD AND TIMBER PRODUCTS MADE

FROM COLORADO TREES KILLED BY *SPRUCE BEETLES* OR *MOUNTAIN PINE BEETLES*.

Sunset Clause. Within sixty days of the eighth anniversary of the adoption of this ordinance the City Council shall consider the effectiveness of the ordinance at achieving its stated purposes. Without further action by the City Council, the terms and provisions of this ordinance shall expire on the third anniversary of the effective date hereof.

Introduced on first reading this _____ day of _____ 2012 and ordered published in pamphlet form.

Passed and adopted on second reading this _____ day of _____ 2012 and ordered published in pamphlet form.

President of the Council

ATTEST:

City Clerk

RESOLUTION NO. ____ -12

A RESOLUTION APPOINTING RICHARD B. ENGLEHART AS CITY MANAGER

RECITALS:

Pursuant to §56 of the Grand Junction City Charter, the City Council shall appoint a City Manager, who shall be the Chief Executive Officer of the City. The City Manager shall have demonstrated that he possesses experience in city management as required by the Charter. With this resolution the City Council affirms that Rich Englehart possesses the requisite experience and is hereby confirmed, selected and appointed as City Manager.

Mr. Englehart has served capably as the Interim Grand Junction Manager since December of 2011. He has been with the City since 2008 in the role of Deputy City Manager and skillfully performed those duties. He has also previously served the City as a Parks and Recreation Department employee in the early 1980's.

Prior to his service as Deputy City Manager, Mr. Englehart was employed in Delta, Colorado as the Director of the Delta Housing Authority, City Manager and Assistant City Manager.

Mr. Englehart holds a Masters degree in Public Administration from the University of Colorado and a Bachelors of Arts degree from Mesa College. Mr. Englehart is a credentialed member of the International City Manager's Association.

Mr. Englehart has had successful experience in city management and possesses a depth and breadth of beneficial experience that will serve the City of Grand Junction very well.

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

Effective immediately Richard B. Englehart is appointed as City Manager for the City of Grand Junction, Colorado.

Passed and adopted this _____ day of _____ 2012.

Attest:

President of the Council

City Clerk



Attach 9

CITY COUNCIL AGENDA ITEM

Date: June 18, 2012

Author: Harry M. Weiss

Title/Phone Ext: DDA Exec

Director / 256-4134

Proposed Schedule: June 20, 2012

2nd Reading: _____

File # _____

Subject: Avalon Theatre Renovation and Expansion Project

Action Requested/Recommendation: Adopt a Resolution Authorizing a Funding Appropriation for Avalon Theatre Project

Presenter(s) Name & Title: Debbie Kovalik, Director, Economic, Convention and Visitor Services
Harry M. Weiss, Executive Director, DDA

Executive Summary:

On Monday, June 18, 2012, City Council met jointly with the Downtown Development Authority (DDA) Board in work session to review the proposed renovation and expansion of the Avalon Theatre. Chief among the Avalon discussion items was the City's financial participation in the project, and the identification of those project components that are the most appropriate targets for the City's support. The matter of the City's financial commitment to the Avalon project now comes before Council for formal consideration at Council's regular meeting on Wednesday, June 20, 2012.

Background, Analysis and Options:

The Avalon Theatre renovation and expansion project conceives of a fully functioning performing arts and special events center under the management and operation of TRCC that will continue and expand cinema offerings, serve the needs of local performing arts organizations, and solidify Grand Junction as a destination for touring performances. The full build-out of the facility contemplates an investment of \$12-\$14 million funded by a public-private partnership among the City, the DDA, and the Avalon Theatre Foundation.

The schematic design allows for an initial phase of construction of the "core elements" of the facility consisting of the renovation of the existing auditorium space (new seats, ADA accessibility, life safety improvements, and HVAC) and the construction of an addition to the east of the existing building housing a new lobby/circulation space, additional ADA accessible bathrooms, an elevator servicing all levels of the public area of the complex, a new multipurpose room that will house the cinema program and provide special event staging space, and limited "back of house" support services (dressing room, loading dock). This "core elements" portion of the project is estimated in the \$7 million range, and would address the most severe deficiencies and liabilities of the existing facility while substantially improving patron experience. Additional improvements to achieve the fully functioning performing arts purpose of the Avalon

would be accomplished in a second phase of expansion (the “build-out”) southward into the alley, creating a larger stage area with additional “back of house” support services. Construction of the “core elements” could begin in April 2013 and be completed in April 2014.

The DDA has committed \$3 million of its TIF resources to the project, and the Avalon Theatre Foundation is ready to launch its capital campaign in support of the project. In order to begin fundraising, and in order to apply for potential capital grants from foundation sources, it is necessary that the City also commit to financial participation in the project. The funding request submitted at the workshop for Council’s consideration was \$1 million. The success of the capital campaign is absolutely essential to funding the “core elements” phase of construction, and would be a condition precedent to initiating construction documents and the bid/ construction contract award process. Under the proposed schedule, the capital campaign would be launched immediately with the initial fundraising goal of \$3 million by December 31, 2012, to fund the initial phase.

Discussion among Council members at the work session raised the question whether a larger financial commitment of \$3 million from the City might be feasible. Council agreed to place the funding commitment question on its formal agenda for the meeting of Wednesday, June 20, 2012.

The agenda item is being presented as two resolutions for Council’s consideration. The first resolution authorizes a funding commitment of \$1 million per the original request presented in work session. A second resolution authorizing an additional \$2 million commitment is presented for separate action in response to Council’s discussion.

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

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

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

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

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

A. Through the Comprehensive Plan’s policies the City & County will improve as a regional center of commerce, culture, and tourism.

The Avalon Theatre renovation and expansion project represents a long-standing objective to leverage an iconic historic property as a fully functioning performing arts facility that can advance the community’s development as a destination for arts and culture, that supports the success of local performing arts organizations, and furthers downtown Grand Junction’s revitalization through expanding entertainment uses in downtown and anchoring the east end of Main Street.

Board or Committee Recommendation:

DDA recommends City financial participation in the Avalon project at a minimum of \$1 million.

Financial Impact/Budget:

Consideration of City funding for the Avalon Theatre project.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

Resolutions, Option 1 or 2

RESOLUTION NO. _____ -12

**A RESOLUTION CONCERNING THE ALLOCATION OF FUNDING FOR THE
AVALON THEATRE RENOVATION PROJECT**

RECITALS:

In the mid 1970's the City Council established a Citizen's Task force to investigate and make recommendations about a performing arts center in Grand Junction. That committee determined that the rehabilitation of the Avalon Theatre (formerly the Cooper) had many community benefits. An initial assessment was performed but due to the economic collapse of the early 1980's the project was put on hold.

As the economy stabilized in the late 1980's the Avalon project was renewed; the building was found to be strong and goals were set to rehabilitate and reuse the building for performing arts. The effort was widely supported because it would strengthen downtown by adding activity and entertainment.

In 1994 the City acquired the Theatre.

In 1996 the original 1923 facade was restored and the building began to host performance arts and movies more regularly. Since that time some minor improvements have been accomplished; however, the vision of the Theatre being remodeled has been elusive.

Many well intentioned citizens, consultants and others groups including but not limited to the Avalon Foundation Board, the Cinema at the Avalon, the Avalon Theatre Advisory Board, the Downtown Development Authority and Westlake, Reed and Lefkosky offered advice, suggestions, plans and recommendations on how to achieve the goal. For a number of reasons, until very recently, the goal has been unattainable.

In 2010 the DDA, the Grand Junction Symphony Orchestra and the City entered into an agreement by which the Symphony would become the primary tenant of the Theatre. Included in that agreement were commitments for matching funds from the DDA and private fund raising commitments. That agreement has now been modified and due in large measure to the DDA's offer to fund rather than match contributions, there is a functional and functioning starting point for making the vision a reality.

In 2012 the Avalon Foundation Board and the DDA agreed to commission architectural services for the Theatre. That work resulted in programming two phases of a renovation project; a phase known as the "core facility" renovation and the "enhanced facility" or "buildout" renovation phase. The cost of the core facility is work is projected to be 6 million; the complete or enhanced renovation is estimated to be 14 million.

On June 18, 2012 the City Council and the DDA Board met in joint session. At that time the DDA restated its commitment to fund 3 million of the core facility renovation.

The City Council indicated its support of the project and directed City staff to prepare a resolution for the Council to consider at its June 20, 2012 meeting.

NOW, THEREFORE, BE IT AGREED AND RESOLVED BY THE GRAND JUNCTION CITY COUNCIL THAT THE CITY COMMIT FUNDING FOR 2013 IN ACCORDANCE WITH THE FOREGOING RECITALS AND THE FUNDING FORMULA SET FORTH HEREIN BELOW:

Grand Junction Downtown Development Authority \$3,000,000.00

City of Grand Junction \$1,000,000.00

Private fund raising, grants and philanthropy for the core renovation \$3,000,000.00

Private fund raising, grants and philanthropy for the enhanced renovation
\$7,000,000.00

FURTHERMORE, be it resolved that the improvements not be contracted for unless and until all of the funds have been raised and committed to the project.

Adopted this _____ day of _____, 2012.

President of the Council

ATTEST:

City Clerk

RESOLUTION NO. _____-12

**A RESOLUTION CONCERNING THE ALLOCATION OF FUNDING FOR THE
AVALON THEATRE RENOVATION PROJECT**

RECITALS:

In the mid 1970's the City Council established a Citizen's Task force to investigate and make recommendations about a performing arts center in Grand Junction. That committee determined that the rehabilitation of the Avalon Theatre (formerly the Cooper) had many community benefits. An initial assessment was performed but due to the economic collapse of the early 1980's the project was put on hold.

As the economy stabilized in the late 1980's the Avalon project was renewed; the building was found to be strong and goals were set to rehabilitate and reuse the building for performing arts. The effort was widely supported because it would strengthen downtown by adding activity and entertainment.

In 1994 the City acquired the Theatre.

In 1996 the original 1923 facade was restored and the building began to host performance arts and movies more regularly. Since that time some minor improvements have been accomplished; however, the vision of the Theatre being remodeled has been elusive.

Many well intentioned citizens, consultants and others groups including but not limited to the Avalon Foundation Board, the Cinema at the Avalon, the Avalon Theatre Advisory Board, the Downtown Development Authority and Westlake, Reed and Lefkosky offered advice, suggestions, plans and recommendations on how to achieve the goal. For a number of reasons, until very recently, the goal has been unattainable.

In 2010 the DDA, the Grand Junction Symphony Orchestra and the City entered into an agreement by which the Symphony would become the primary tenant of the Theatre. Included in that agreement were commitments for matching funds from the DDA and private fund raising commitments. That agreement has now been modified and due in large measure to the DDA's offer to fund rather than match contributions, there is a functional and functioning starting point for making the vision a reality.

In 2012 the Avalon Foundation Board and the DDA agreed to commission architectural services for the Theatre. That work resulted in programming two phases of a renovation project; a phase known as the "core facility" renovation and the "enhanced facility" or "buildout" renovation phase. The cost of the core facility is work is projected to be 7 million; the buildout renovation is estimated to be a total of 14 million.

On June 18, 2012 the City Council and the DDA Board met in joint session. At that time the DDA restated its commitment to fund 3 million of the core facility renovation.

The City Council indicated its support of the project and directed City staff to prepare a resolution for the Council to consider at its June 20, 2012 meeting.

NOW, THEREFORE, BE IT AGREED AND RESOLVED BY THE GRAND JUNCTION CITY COUNCIL THAT THE CITY COMMIT FUNDING FOR 2013 IN ACCORDANCE WITH THE FOREGOING RECITALS AND THE FUNDING FORMULA SET FORTH HEREIN BELOW:

Grand Junction Downtown Development Authority \$3,000,000.00

City of Grand Junction \$3,000,000.00

Private fund raising, grants and philanthropy for the core renovation \$1,000,000.00

Private fund raising, grants and philanthropy for the enhanced renovation
\$7,000,000.00

Adopted this _____ day of _____, 2012.

President of the Council

ATTEST:

City Clerk

Date: June 6, 2012
Author: Lee Cooper, Project Engineer
Title/ Phone Ext: 970-256-4155
Proposed Schedule: June 20, 2012
2nd Reading
(if applicable): _____
File # (if applicable): _____

Attach 10

CITY COUNCIL AGENDA ITEM

Subject: Construction Contract for Persigo Wastewater Treatment Plant Aeration Basin Improvements Project

Action Requested/Recommendation: Authorize the Purchasing Division to Execute a Construction Contract with Velocity Constructors, Inc. for the Construction of the Aeration Basin Improvements Project at the Persigo WWTP in the Amount of \$565,553

Presenter(s) Name & Title: Greg Trainor, Utility, Streets, and Facilities Director
Jay Valentine, Financial Operations Manager

Executive Summary:

This request is for the construction of the Aeration Basin Improvements Project at the Persigo Wastewater Treatment Plant (WWTP). Based on previous process improvement evaluation studies at the WWTP, Staff has identified the need to conduct a full-scale pilot testing program for a nitrification and denitrification system in the existing east aeration basin. This pilot project will modify half of the existing aeration Basins to allow for mandated ammonia removal. Once the modifications are complete and the basin's ammonia removal capability has been verified, a request to modify the other half of the process will be presented to Council (2014).

Background, Analysis and Options:

A study was completed in 2010 to evaluate alternatives that would enhance Persigo's aeration basins removal efficiency of ammonia and nitrates from the effluent wastewater. The report determined that installing a nitrification and denitrification system in the east aeration basin would reduce the amount of ammonia and nitrates in the effluent wastewater. If this pilot-testing program is a success in the east aeration basin, Persigo will consider installing a nitrification and denitrification system in the west aeration basin.

The goal of this project is to demonstrate that the modifications made to the east aeration basin will allow the Persigo WWTP to meet future effluent ammonia limits of 2 mg/L during summer months and 3 mg/L during winter months. By increasing the efficiency of the east aeration basin with this project, the effluent wastewater will meet

both current and future Colorado Department of Public Health and Environment (CDPHE) effluent requirements for ammonia and nitrates.

These new modifications will be implemented within the existing structures at the WWTP.

A design contract was then executed by the City Manager in September of 2010 to allow for detailed design of the east Aeration Basin project and submittal to CDPHE for review.

The City received approval from CDPHE for the nitrification and denitrification project on March 21, 2012.

A formal solicitation was advertised in the Daily Sentinel, and sent to the Western Colorado Contractors Association (WCCA). Five bids were received from the following firms:

Firm	Location	Amount
<i>Velocity Constructors, Inc.</i>	<i>Denver, CO</i>	<i>\$565,553.00</i>
RN Civil Construction, Inc.	Centennial, CO	\$600,000.00
Glacier Construction, Inc.	Greenwood Village, CO	\$653,880.00
Triad Western, Inc.	Cortez, CO	\$694,638.00
Stanek Constructors, Inc.	Golden, CO	\$709,000.00

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

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

With future population growth within the 201 Sewer Service Boundary projected to increase, in addition to, future effluent ammonia limits becoming more stringent; the need to keep the Persigo WWTP up to date with current treatment technologies is essential. This full-scale nitrification and denitrification pilot testing program in the east aeration basin will provide the Persigo staff data for planning for future improvements at Persigo. Success of this nitrification and denitrification system will provide for a safe and more efficient treatment of the waste stream now, and into the future with new regulations and build-out of the WWTP.

Board or Committee Recommendation:

n/a

Financial Impact/Budget:

\$390,000 is budgeted in the Joint Sewer Fund for this project. This budget amount originally included the equipment only, with in-house staff completing the installation. After further evaluation, it was determined the installation could not be completed in-house. Furthermore, it was determined future maintenance costs could be avoided by changing existing membranes with diffuser stones, thus changing the original scope of the project. In the end the fund budget and appropriations will be revised to reflect the remaining \$210,553.

Project Costs:

Construction Project Cost	
\$565,553.00	
Engineering services during construction	\$20,000.00
City Construction Inspection & Contract Administration	\$15,000.00
Total Estimated Project Cost	\$600,553.00

Legal issues:

n/a

Other issues:

n/a

Previously presented or discussed:

n/a

Attachments:

n/a



Attach 11

CITY COUNCIL AGENDA ITEM

Date: June 7, 2012

Author: Kristen Ashbeck

Title/ Phone Ext: Senior Planner x1491

Proposed Schedule:

Hearing – June 20, 2012

File #: NA

Subject: 2012 Community Development Block Grant (CDBG) Program Year Action Plan

Action Requested/Recommendation: Hold a Public Hearing and Adopt a Resolution Approving the 2012 CDBG Program Year One-Year Action Plan

Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director
Kathy Portner, Neighborhood Services Manager

Executive Summary: The City will receive \$371,526 CDBG funding for the 2012 Program Year which begins September 1st. With the \$34,824 remaining from previous years, the total amount to be allocated for 2012 is \$406,350. The purpose of this hearing is to adopt the 2012 Annual Action Plan which includes allocation of funding for 14 projects as a part of the Five-Year Consolidated Plan.

Background, Analysis and Options: CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The City's 2012 Program Year will begin September 1, 2012. For each CDBG Program Year, a new One-Year Action Plan is completed and adopted as part of the Five-Year Consolidated Plan. Applications for funding were solicited and received by the City in March. The City has received approximately \$675,000 in grant requests. The City will receive \$371,526 for the 2012 Program Year and has \$34,526 remaining of unexpended funds from previous program years. On May 16, 2012 the Grand Junction City Council approved the 2012 funding requests totaling \$406,350. A summary of the projects to be funded is included on the following page.

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

The projects proposed for CDBG funding meet the following goals of the Comprehensive Plan.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy. Projects to be funded through the CDBG program will provide facilities and services that enhance our community, particularly for the benefit of low and moderate income citizens and special needs populations.

Board or Committee Recommendation: N/A

Financial Impact/Budget:

2012 CDBG Appropriation	\$371,526
Funds Remaining from Previous Years	\$34,824
Total Funds Available for 2012 Allocation	\$406,350

Summary of Funding:

	PROPOSED PROJECT	RECOMMENDED FUNDING	FUNDS LEVERAGED
1	Program Administration	\$5,000	N/A
2	Foster Grandparent Program	\$10,000	\$246,333
3	Senior Companion Program	\$8,000	\$201,589
4	Gray Gourmet Services	\$11,125	\$46,112
5	Counseling and Education Center	\$7,000	\$12,000
6	Karis	\$85,000	\$94,000
7	HomewardBound	\$109,971	\$790,029
8	GVCO T-House Remodel	\$12,638	\$7,105
9	Mesa Developmental Services Remodel	\$25,000	\$160,000
10	Parenting Place Remodel	\$14,080	\$9,920
11	Gray Gourmet Kitchen Remodel	\$5,092	\$40,612
12	6 th Street Pedestrian and Parking Improvements	\$60,536	N/A
13	6 th Street Sewer Line Relocation	\$27,500	N/A
14	North Avenue Accessibility Improvements	\$25,000	N/A

Total Allocation: \$406,350**Total Funds Leveraged:** \$1,607,700**Legal issues:** N/A

Other issues: N/A

Previously presented or discussed: City Council heard and approved the projects to be funded at its May 16, 2012 meeting.

Attachments:

- A. 2012 Program Year Action Plan
- B. Resolution to Adopt the 2012 Program Year Action Plan

ATTACHMENT A

2012 Program Year Action Plan



Second Program Year Annual Action Plan

Community Development Block Grant Program



HUD – CDBG

2012

250 NORTH 5TH STREET GRAND JUNCTION CO 81501

The City of Grand Junction's 2012 Community Development Block Grant (CDBG) Annual Action Plan was produced by the Grand Junction Neighborhood Services Office.

Public comment will be accepted on the Annual Action Plan until 4:30 pm on Friday, July 6, 2012.

For more information on the plan or to provide public comments on the plan contact:

Kristen Ashbeck
Senior Planner/CDBG Administrator
City of Grand Junction
Neighborhood Services Division
250 North 5th Street
Grand Junction, Colorado 81501

(970) 244-1491
kristena@gjcity.org

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EXECUTIVE SUMMARY

In 1996 the US Department of Housing and Urban Development (HUD) established Grand Junction as a community entitled to receive Community Development Block Grant (CDBG) funds. Every five years the City prepares and adopts a new five-year consolidated plan. The current Five-Year Consolidated Plan was adopted by the Grand Junction City Council in June 2011. In addition, each year the City prepares and adopts a program year action plan, which becomes a part of the five-year consolidated plan. Applications for CDBG funds are made available to all interested parties in February with a March deadline for each Program Year. Applications that are funded become a part of the respective program year action plan. The 2012 Program Year Annual Action Plan outlines how the City of Grand Junction intends to spend CDBG funds during the time period from September 1, 2012 through August 31, 2013.

The objectives and proposed outcomes identified in the 2012 Annual Action Plan are to address decent housing, human services and non-housing community development needs. Specific proposed outcomes and objectives for the 2012 Program Year that reflect the City's Five-Year Consolidated Plan objectives are summarized in the following table and discussed in detail in the 2012 Program Year Annual Action section on starting on page 10.

HUD-Defined Objectives	One Year Proposed Outcome of Activity
CDBG program administration and furthering fair housing	Administer CDBG program including sub-recipient monitoring, reporting, public participation, training and fair housing activities
Increase sustainability of suitable living environment	Reimburse seniors for travel expenses to/from work/delivery locations as Foster Grandparents, Senior Companions or Gray Gourmet volunteers
Increase sustainability of suitable living environment	Provide counseling sessions for 28 more low income persons
Increase sustainability of decent housing	Rehabilitation of 2 units of emergency family housing.
Increase sustainability of suitable living environment	Remodel kitchen for Gray Gourmet program
Increase sustainability of suitable living environment	Purchase structures for shelters for homeless youth and community homeless shelter.
Increase sustainability of suitable living environment	Replace heating and cooling systems at main program office that provides services to disabled persons.

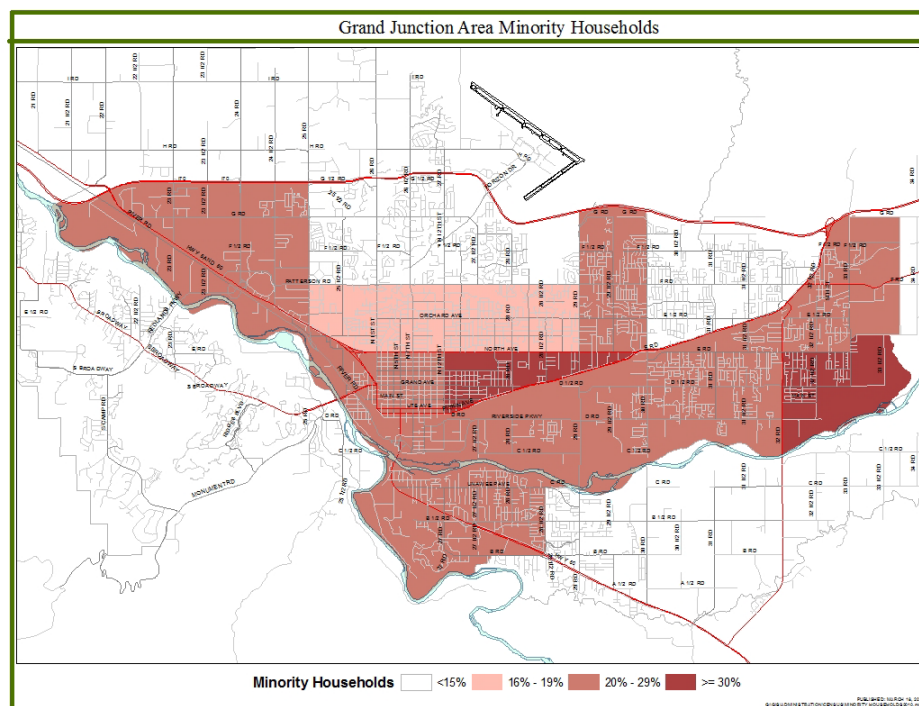
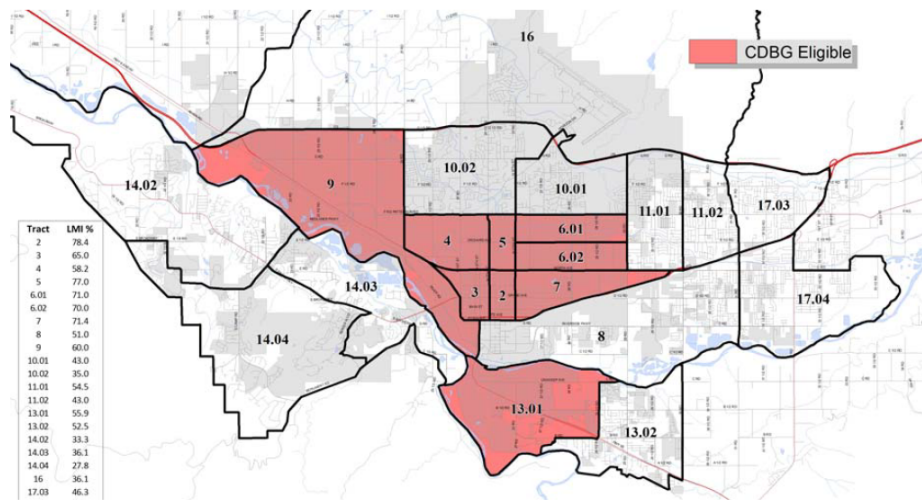
Increase sustainability of suitable living environment	Complete remodel of The Parenting Place.
HUD-Defined Objectives	One Year Proposed Outcome of Activity
Increase sustainability of suitable living environment	Provide public infrastructure improvements for area-wide neighborhood benefit and limited clientele benefit

COMMUNITY PROFILE

Grand Junction, Colorado is located in Western Colorado 250 miles from Denver. It is the largest city in Western Colorado, the County seat for Mesa County and home of Colorado Mesa University. It is the economic and service center for communities in Western Colorado and Eastern Utah. The 2010 census reports the Grand Junction population as 58,566.

Until the recent nation-wide recession, the area's economy demonstrated strong growth but housing market appreciation continues to exceed wage increases. These trends are expected to continue in the foreseeable future, making the need for affordable housing one of many issues facing local government in Grand Junction.

Assistance through expenditure of CDBG funds will be directed to areas of low and moderate income concentrations, such as the Orchard Mesa, Riverside, El Poso, Downtown, and Central Grand Junction neighborhoods. These correspond to the red areas shown on the CDBG Low to Moderate Income Map below. All of the CDBG-eligible areas are within areas of minority concentration shown on the map on the following page, although one of the areas with the highest concentration of minority population is east and outside of the Grand Junction city limits. Investments will be allocated geographically according to HUD regulations. CDBG funding must meet national objective requirements of serving low and moderate income persons.



INSTITUTIONAL STRUCTURE AND CDBG PROGRAM ADMINISTRATION

The City's *CDBG Consolidated Plan* is done every five years, along with the *Analysis of Impediments to Fair Housing* study. Both of these reports were adopted in 2011. Grand Junction will carry out its Consolidated Plan through a combination of public, private, and non-profit organizations that specialize in serving the identified needs of this plan and other needs of the low and moderate income residents of Grand Junction. Highly effective non-profit organizations deliver a wide array of services to Grand Junction citizens. The City depends upon these private agencies to meet the needs of the low and moderate income population.

The Neighborhood Services Division of the Public Works and Planning Department will continue to administer the CDBG program by following the City's Public Participation Plan and by following the federal regulations that govern the program. In this role, the City will disburse CDBG funds, oversee their effective use and compliance with federal regulations, submit required reports to HUD including the Consolidated Annual Performance Evaluation Report (CAPER) and maintain performance data in the Integrated Disbursement and Information System (IDIS).

The City of Grand Junction will use adequate and timely techniques to ensure the community development projects are compliant with CDBG requirements. This includes continued monitoring of sub-recipients for program objectives and outcomes and compliance with federal regulations such as environmental assessments. Labor standards will be adhered to when applicable. The City uses telephone, e-mail, mail and site visits to ensure program compliance and a contact log is maintained in each activity file. Performance measures will be determined and entered into HUD IDIS. Longer term compliance is required through language in the standard CDBG Subrecipient Agreement executed between the City and each subrecipient prior to use of CDBG funds.

CONSOLIDATED PLAN

The 2011 Five-Year Consolidated Plan integrates economic, physical, environmental, community and human development activities in Grand Junction in a comprehensive and coordinated manner so that agencies, groups, and all citizens can work together to improve the quality of life of its residents. Consolidated Plan objectives and specific needs have been identified along with actions that define how the community will respond over the life of the five year consolidated plan.

The Consolidated Plan has three Objectives:

1. Create a Suitable Living Environment
 - a. Need for Non-Housing Community Development Infrastructure
 - b. Need for Neighborhood Program
 - c. Special Needs Populations and Other Human Service Needs
 - d. Youth
2. Provide Decent Affordable Housing
 - a. Increase inventory of affordable housing units
 - b. Lead-based paint hazards
 - c. Prevent and Reduce Homelessness

3. Create Economic Opportunities
 - a. Childcare
 - b. Economic Development

Development of the 2011 Consolidated Plan was a community effort, managed by the City of Grand Junction. The City held eight formal consultations with representatives of various organizations, including many of those listed below, who met in committee and special focus groups to formulate the 2011 Five-Year Consolidated Plan. The Plan committee played a major role in identifying the needs of the low and moderate income persons in the Grand Junction area. Drafts of the planning document and portions of the plan were sent out electronically and in paper to committee members and others for review and feedback. Many organizations participated in the development the Consolidated Plan including:

- Grand Junction Housing Authority
- Housing Resources of Western Colorado
- Grand Valley Catholic Outreach
- Mesa County Partners
- The Treehouse Center for Youth
- Center for Independence
- Mesa County Health Department
- Mesa County Human Services Department
- School District 51
- WestCap
- St. Mary's Hospital
- Grand Junction Economic Partnership
- Business Incubator
- Latin Anglo Alliance
- Riverside Task Force
- Colorado West Mental Health
- Hilltop Community Resources

PAST PERFORMANCE

The past performance of the City of Grand Junction and its CDBG subrecipients has been thorough and timely. Many persons with low and moderate income have benefited through housing activities, human services and community development capital construction. A summary of the CDBG activities for Program Years 2007 to 2011 are outlined below.

2007 Program Year – All Projects Completed

- Program Administration - \$24,575
- Audio Information Network of Colorado - \$4,500
- Center for Enriched Communication - \$7,181
- Gray Gourmet Program - \$20,500
- Foster Grandparent Program - \$10,000
- Senior Companion Program - \$10,000

- Hilltop Community Resources Daycare/Family Center Remodel - \$24,547

2008 Program Year – All Projects Completed

- Senior Multiuse Campus Feasibility Study - \$80,000
- Riverside Educational Center Americorps Personnel - \$5,000
- St. Mary's Gray Gourmet Program - \$20,500
- Riverside Task Force Acquisition for Campus Expansion - \$220,900
- Partners Acquisition for W CO Conservation Corps - \$100,000
- Center for Independence Vocational Center Remodel - \$9,500
- Melrose Park Restroom and Shelter Relocation - \$108,201

2009 Program Year – All Projects Completed

- Program Administration - \$30,000
- HomewardBound of the Grand Valley Van Purchase - \$26,000
- St. Mary's Senior Companion Program - \$12,000
- GJHA Walnut Park Apartments - \$100,000
- Riverside Task Force Property Acquisition - \$173,201
- MDS Group Home Remodel - \$40,000
- HRWC Garden Village Learning Center - \$120,000
- WSCC Program Office Building Remodel - \$65,000

2010 Program Year – All Projects Completed

- Program Administration - \$60,000
- St. Mary's Gray Gourmet - \$20,500
- St. Mary's Foster Grandparent Program - \$12,000
- Western Colorado Conservation Corps Van Purchase - \$17,000
- Counseling and Education Center - \$6,682
- Hawthorne Park Restroom - \$142,679.34
- Homeless Shelter Remodel - \$6,000
- Center for Independence Remodel - \$33,625
- Grand Valley Catholic Outreach Kitchen Remodel - \$88,725

2011 Program Year – All Projects Underway unless otherwise noted

- Program Administration - \$30,000
- Grand Valley Catholic Outreach St. Martin Place - \$50,000 (completed)
- Business Incubator Center Small Business Loans- \$50,000
- Grand Junction Housing Courtyard Apartments Rehabilitation - \$101,205
- Mesa Developmental Services Group Home Remodel - \$9,924.22 (completed)
- Center for Independence Kitchen Remodel - \$30,475
- Strong Families, Safe Kids Parenting Place Remodel - \$9,371
- St. Mary's Senior Companion Program - \$8,000 (completed)
- St. Mary's Foster Grandparent Program - \$10,000

All Consolidated Plan Objectives will be monitored and reported to the US Department of Housing and Urban Development (HUD) by their outcomes. This outcome and performance based measurement

includes 1) availability/accessibility; 2) affordability; and 3) sustainability, promoting livable and viable communities.

Though the competition for CDBG funds has continually increased since program inception and the amount of annual CDBG funds continues to decrease, the City will continue to make an effort to balance disbursement of these funds between the various needs of the community over the course of the five-year Consolidated Plan.

CITIZEN PARTICIPATION

The City adopted a Citizen Participation Plan in 2011 to describe citizen involvement in the Five-Year Consolidated Plan (Plan) and annual Program Year Action Plans processes. The Neighborhood Services Division of the City of Grand Junction, as lead agency for the development of the Consolidated Plan and Program Year Action Plan, has invited human service agencies and citizen involvement in Plan creation. The findings and needs identified by those who serve and work with the very low- to moderate-income populations are the basis of the Plan's development. The City has met the requirements of the Citizens Participation Plan by publishing public notices and holding public meetings.

A meeting was held in February 2012 to educate and receive input from the public. Invitations were mailed to over 85 citizens and human service providers throughout the Grand Valley. Additionally, an advertisement was placed in the Grand Junction *Daily Sentinel* inviting citizens to attend and participate. Efforts to broaden public participation included invitations to and working with agencies that serve minority, disabled and special needs populations regarding preparation of CDBG applications for funding. These agencies include the Latin-Anglo Alliance, Riverside Educational Center, Head Start, the Center for Independence, Mesa Developmental Services, Hilltop Community Resources, Audio Information Network and the Senior Companion program. The City received nineteen requests for CDBG funding that totaled \$700,014.

On May 16, 2012 a public hearing before City Council was conducted to discuss funding for 2012 and determine which projects would be funded out of the applications received and reviewed by the City. On June 20, 2012 City Council conducted a public hearing to seek public comment and consider adoption of the 2012 One Year Action Plan. A 30-day public review period occurred from June 4 to July 6, 2012. These opportunities for public input comply with the City's CDBG Citizen Participation Plan. Legal notices for both public hearings were placed in the local newspaper (Appendix B).

(Any public comments received will be discussed here)

Addressing Obstacles to Meeting Underserved Needs

Obstacles to meeting underserved needs are addressed in the following sections, however, limited funding and the increasing demand for services by a growing population are the community's major obstacles. Additionally, the need to continue to publicize available programs to those in need continues to be an obstacle. The City will encourage local non-profits who serve low to moderate income persons to apply for various funding sources through their respective programs by writing letters of support and identifying appropriate projects consistent with the 2011 Consolidated Plan.

2012 PROGRAM YEAR ANNUAL ACTION PLAN

The purpose of the Program Year Action Plan is to identify One-Year Strategies for each of the Objectives set in the 2011 Five-Year Consolidated Plan. The Consolidated Plan strategies are accomplished by utilizing a variety of resources including the annual allocation of CDBG funds. For each program year, a new one-year action plan is completed and adopted as part of the Five- Year Consolidated Plan. On May 16, 2012 the Grand Junction City Council approved 2012 CDBG funding requests totaling \$406,350 for the following fourteen projects, which will be made a part of the 2012 Action Plan. The total amount to be allocated includes the \$371,526 2012 entitlement allocation plus \$34,824 in funds from previous years. Also refer to Appendix A for Table 3A Annual Objectives and Table 3C Consolidated Plan Listing of Projects for additional information on the 2012 Program Year activities.

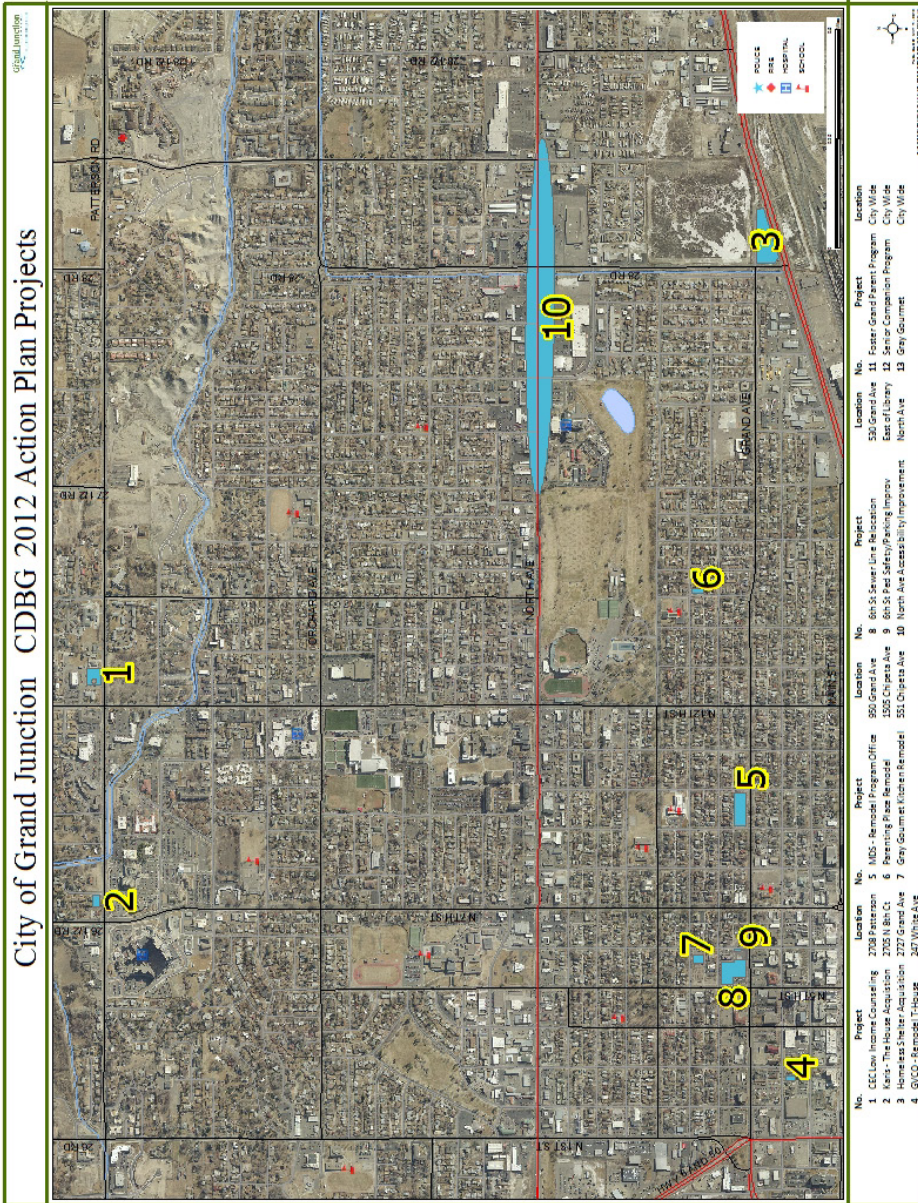
Geographic Distribution and Allocation Priorities

HUD Table 3C has been completed for each project to be funded in the 2012 CDBG Program Year. The Tables are included in Appendix A. The map on page 12 shows the location of the CDBG projects funded for the 2012 Program Year. The City of Grand Junction does not limit the use of CDBG funds to any specific geographical location within the City. Nor does the City of Grand Junction limit the use of CDBG funds to any specific groups based on race, minority or ethnic concentration. All funds will be used to serve persons with low to moderate income who live within the Grand Junction city limits. Areas of low to moderate income households are more prevalent in the central and east/southeast parts of the city (refer to map on page 5). Areas of racial/minority concentration are more prevalent in the central and eastern parts of the city (refer to map on page 6).

CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City's objectives outline in the *Five Year Consolidated Plan*. All CDBG funds received from HUD during the 2011-2016 timeframe will be used to address at least one of the priority need categories outlined in the *Five Year Consolidated Plan*.

Obstacles to meeting underserved needs include, but are not limited to:

- The decrease in financial support available to the local government and local organizations to address identified needs.
- The number of foreclosures within the community caused by job loss and other factors, increasing the number of households in need of housing and other services.
- The disparity of wage level and housing costs, increasing poverty, increasing unemployment and an aging population demanding more services.



Activity	Sub-Recipient Agency	HUD Objective	National Objective	One Year Goal—Proposed Outcome	CDBG Funding
Homeless Facility	Karis	DH-3	Homeless	Acquire The House, shelter for homeless youth	\$85,000
Homeless Facility	HomewardBound of the Grand Valley	SL-1	Homeless	Acquire property for relocation of community homeless shelter	\$109,971
Housing	Grand Valley Catholic Outreach	DH-1	Low-Mod Housing	Rehabilitation of emergency family housing	\$12,638
Handicapped Centers	Mesa Developmental Services	SL-3	Low-Mod Limited Clientele	Replace heating and cooling system in main program office for disabled services	\$25,000
Public Facility Remodel	Strong Families, Safe Kids	SL-3	Low-Mod Clientele	Replace roof and siding on the Parenting Place	\$9,371
Public Facility Remodel	Gray Gourmet Program	SL-3	Low-Mod Limited Clientele	Remodel meal preparation kitchen, including replacement of commercial size appliances	\$5,500
Public Infrastructure Improvements	City of Grand Junction	SL-3	Low-Mod Area Benefit	Realign sewer line in the 6 th Street/Hawthorne Park neighborhood	\$27,500
Public Infrastructure Improvements	City of Grand Junction	SL-1	Low-Mod Area Benefit	Construct pedestrian safety and parking improvements along 6 th Street in the 6 th Street/Hawthorne Park neighborhood	\$60,536
Public Infrastructure Improvements	City of Grand Junction	SL-1	Low-Mod Limited Clientele	Construct accessibility improvements along North Avenue	\$25,000
				Subtotal Capital Projects	\$365,225
Senior Services	Senior Companion Program	SL-3	Low-Mod Clientele	Add senior volunteers to provide services to homebound elderly persons.	\$8,000
Senior Services	Foster Grandparent Program	SL-3	Low-Mod Clientele	Add 10-15 new senior volunteers to provide services to at-risk youth.	\$10,000
Senior Services	Gray Gourmet Program	SL-3	Low-Mod Clientele	Add senior volunteers to be able to provide meals to an additional 30	\$11,125

				seniors.	
Mental Health Services	Counseling and Education Center	SL-3	Low-Mod Clientele	Provide counseling services to an additional 28 low income persons	\$7,000
				Subtotal Public Services	\$36,125
Program Administration	City of Grand Junction			Administer CDBG program including sub-recipient monitoring, reporting, public participation, training and fair housing activities.	\$5,000
				2012 CDBG Funds Funds Remaining from Previous Years	\$371,526 \$34,824
HUD Defined— Outcome / Objective Codes		Availability / Accessibility		Affordability	Sustainability
Decent Housing		DH-1		DH-2	DH-3
Suitable Living Environment		SL-1		SL-2	SL-3
Economic Opportunity		EO-1		EO-2	EO-3

Administration and Planning

The City will allocate \$5,000 to cover costs of general program administration such as public outreach, advertising, staff training and fair housing activities.

Need for Non-Housing Community Development Infrastructure

North Avenue Accessibility Improvements

North Avenue is a primary route in the GVT transit system with many stops along the corridor that attract pedestrian traffic. In addition, it is a heavily traveled route for pedestrians to-from the Colorado Mesa University campus, Grand Junction High School and many commercial centers. There are numerous locations along North Avenue within the City limits that have inadequate or no accessibility ramps at intersections. Pedestrian traffic in wheelchairs, on scooters, with walkers or pushing a stroller is often observed traveling in the street because there is no connectivity to pedestrian routes across the intersections. This project will utilize \$25,000 in CDBG funds to correct some of these safety concerns through construction of accessible ramps that meet ADA criteria and short sections of sidewalk where needed to connect with existing sidewalk or other hard surface.



St. Mary's Hospital Senior Companion Program

Utilizing senior volunteers, the program provides weekly transportation services for elderly or disabled city residents who can no longer drive. Funding in the amount of \$8,000 will be used to expand services within the City limits to a total of 240 clients and will be used for reimbursement for gas and mileage. An additional \$209,589 from the Corporation for National and Community Service, the Area Agency on Aging and several private foundations will be used for the project.

**St. Mary's Hospital Gray Gourmet Program**

This program delivers meals to homebound elderly residents. Funding in the amount of \$11,125 will be used to reimburse senior volunteers for travel expenses to/from work locations to serve an additional 30 seniors. Additional funding for the Gray Gourmet program is received through several in-kind and financial sources including the Area Agency on Aging and the State of Colorado.

**Counseling and Education Center (CEC) Low Income Counseling Services**

This program provides counseling services for low income citizens. Funds in the amount of \$7,000 will be used to help pay for 140 counseling sessions for an estimated 28 more persons. The number of persons served is directly related to the amount of funding received. In 2011, CEC served 410 low and moderate income level clients. The funding will allow for a 12% increase in the program.

Public Facilities**Karis Acquisition of The House – Shelter for Homeless Youth**

Karis is in the process of establishing a homeless youth shelter in the St. Mary's Hospital area of the City. The facility is a former single family residence that will be remodeled to serve as a homeless shelter for youth to be known as The House. Hilltop Community Resources, Inc. acquired the facility and Karis is now raising funds to purchase it from Hilltop. \$85,000 CDBG funds has been allocated towards the acquisition to be matched with \$94,000 from other funding sources.



HomewardBound of the Grand Valley Property Acquisition for Shelter Relocation

Homeward Bound presently operates the Community Homeless Shelter at 2853 North Avenue. Since plans to expand the shelter at this location were withdrawn, HomewardBound has been looking for an appropriate building and location in order to relocate the facility. CDBG funds in the amount of \$109,971 will be used towards the acquisition of a property/building located at 2727 Grand Avenue.



Grand Valley Catholic Outreach (GVCO) Repair/Remodel T-House

The GVCO Emergency Housing project provides emergency, short-term housing for up to two homeless families with children at a time. The duplex gets heavy usage because families often number from 4 to 6 members living in a very small space. The purpose of emergency housing is to provide a safe and decent place for families to stay while at least one adult earns what is necessary to acquire their own permanent housing. Families stay from one three months. CDBG funds in the amount of \$12,638 will be used towards to repair and remodel the duplex including purchase of bathroom fixtures and kitchen appliances, new flooring, electrical work, construction of carports and new plaster/paint and flooring.



Mesa Developmental Services Program Office HVAC Replacement

MDS operates five buildings that provide day program services to people with developmental disabilities that range from job training, supervised contract work crews, life skills and therapy programs for those with significant physical disabilities and medical issues. Many of these services are conducted at the main program office located at 950 Grand Avenue. \$25,000 in CDBG funds will be used to replace the heating and cooling systems at the main program office.



Strong Families, Safe Kids The Parenting Place Energy Improvements

SFSK provides programs that serve low-income families with special needs, with prenatal education, parenting classes and information, and child abuse prevention. SFSK recently purchased the property at 1505 Chipeta Avenue for its program office. CDBG funds in the amount of \$14,080 will be used for a new roof and siding on one of the buildings.



St. Mary's Gray Gourmet Program Kitchen Remodel

This program delivers meals to homebound elderly residents. Funding is requested for both 1) travel reimbursement for delivery to over 100 low to moderate income, frail, homebound elderly residents within the City limits of Grand Junction (refer to human services activity on page 16); and 2) capital improvements to the meal preparation kitchen. CDBG funds in the amount of \$5,500 will be used towards the purchase of a food processor, electric tilt skillet and electric tilt kettle.

HOUSING

Housing Needs

Population growth in Grand Junction has significantly exceeded growth in the number of affordable housing units. The median sales price in Mesa County of an existing single family home is \$152,800 (Trulia Real Estate Overview) which is significantly less than in previous years due to the nation-wide recession. According to the State of Colorado Department of Local Affairs, the average rental rate for the Grand Junction market area is \$640.28 with a vacancy rate of 7.0%.

Currently, Mesa County is experiencing one of the highest unemployment rates in the state. With very little job growth, Mesa County agencies are experiencing an overwhelming need for their services. The Grand Junction Housing Authority (GJHA) currently has 3,200 families on its waiting list. The list was closed as of March 1, 2012. 26% of those families have identified themselves as homeless. Mesa County School District 51 reports 358 children from 213 families were homeless this school year.

The City of Grand Junction has no public housing. The Grand Junction Housing Authority has 30 units of public housing which is addressed in the 5-Year Consolidated Plan. The City will not be spending any CDBG funds on public housing in the 2012 Program Year but will continue to support the housing entities in the community in their pursuit of other funding sources.

Specific Housing Objectives

The *Grand Valley Housing Strategy* was released in April 2009. The study is the product of a public-private initiative to create long-term, sustainable solutions for housing challenges in the Grand Valley. Grand Valley jurisdictions, in partnership with private and non-profit entities, are seeking to address barriers to housing investment, while also capitalizing on market opportunities and attending to product voids through development of a comprehensive housing strategy. The recommendations of the *Strategy* are to:

- Improve the process for developing housing projects
- Provide community outreach
- Maximize public and non-profit resources to leverage private investment
- Focus, monitor and adjust the strategy over time as conditions change

Early implementation steps of the *Grand Valley Housing Strategy* occurred during the 2010 Program Year through the City's support of infrastructure costs for a housing project that added 12 new affordable living units for elderly, disabled seniors. In 2011, CDBG funds were also used towards the rehabilitation of a 27-unit apartment complex owned and operated by the Grand Junction Housing Authority. There were no applications for new housing in the 2012 Program Year but the City has provided support for the Grand Junction Housing Authority's Village Park project which will provide approximately 150 new low and moderate income housing units.

Non-Homeless Special Needs Housing

Due to the fact that Grand Junction is the largest community on Colorado's Western Slope and Eastern Utah, medical and other special needs services are provided here that are not available in smaller communities. As a consequence, the percentage of the special needs population in Grand Junction is higher than surrounding communities at approximately 12 percent of the total population. The ability of persons with chronic mental illness, physical and developmental disabilities, and HIV/AIDS to compete in the housing market for appropriate housing at an affordable price is limited in many cases by their lack of income and also by their need for special housing accommodations.

The City of Grand Junction will be funding the following activities in the 2012 CDBG Program Year that will provide for non-homeless special needs including the elderly and disabled citizens of the community. In addition, the City is supportive of human service agencies in the community that provide services to these populations and regularly provides letters of support and consistency with the Consolidated Plan when they apply for outside funding, including other HUD grants.

- St Mary's Gray Gourmet, Foster Grandparent and Senior Companion Programs
- Mesa Developmental Services Program Office Remodel

These projects are described in greater detail on pages 15 through 17 of this report.

Housing Opportunities for People with AIDS

No CDBG funds are being allocated for HOPWA in the 2012 Program Year. WestCAP will continue to be the local agency receiving HOPWA funding through DenverCAP and will continue to serve this population with existing programs. All HOPWA goals and programs are reported through DenverCAP.

Barriers to Affordable Housing

The City of Grand Junction prepared a new (2011) Analysis of Impediments to Fair Housing Choice (AI) during the 2010 Program Year and identified several impediments from the previous (2006) AI that still exist as well as several new impediments. Each year, the City's Consolidated Annual Performance and

Evaluation Report (CAPER) details progress made on these concerns in areas of both affordable housing and fair housing activities.

In addition, the City continues to work with the Fair Housing and Equal Opportunity (FHEO) office to strengthen the alignment between funded activities and its fair housing activities and continue to improve the distinction between barriers to affordable housing and impediments to fair housing. A summary of the actions that will take place during the 2012 Program Year to remove barriers and impediments identified in the 2011 AI are listed below.

- A portion of the CDBG program administration resources will be used to improve information available to citizens regarding fair housing issues.
- The Grand Junction Housing Authority (GJHA) is continuing the planning and development process for its Village Park property and anticipates starting construction of the approximately 150-unit housing development during the 2012 program year. While the City is not supporting this project with 2012 CDBG funds, the City has committed general funds to the project.
- The City will continue implementation of its Comprehensive Plan and updated Zoning and Development Code that help remove impediments/barriers including enhanced neighborhood input, improved development flexibility to create a variety of housing options, and a streamlined development review process.
- 2012 CDBG-funded human services activities that will improve the self-sufficiency of special needs persons: Foster Grandparent Program, Senior Companion Program, Gray Gourmet Program and the Counseling and Education Center.
- 2012 CDBG-funded capital improvements that improve facilities and agencies that serve special needs populations and help them attain fair and affordable housing thereby may help remove discriminatory barriers to individuals with disabilities and overcome the impact of stereotypes: The House shelter for homeless youth, purchase of a new facility for the homeless shelter, remodel of emergency family housing units, remodel of main program office for Mesa Developmental Services, and accessibility improvements along the North Avenue corridor.
- The local transit system recently expanded its operating hours to be more available to persons using the bus to travel to locations for training/education opportunities, employment and services and at various times of the day. The service will continue to be improved during the 2012 Program Year.
- The City will continue to work with the Grand Junction Economic Partnership (GJEP), the Business Incubator and the Chamber of Commerce to promote opportunities to develop new businesses or expand existing ones and to improve wage levels in the Grand Junction area.

Lead-Based Paint

The City of Grand Junction estimates that 10,000 housing units in Grand Junction were constructed prior to 1978 and that a high percentage of these homes may contain lead-based paint. While it is not known how many of the homes containing lead-based paint are occupied by low- to moderate-income

residents, it is known that older homes are typically more affordable and that a high percentage of these older housing units are occupied by low- and moderate-income persons.

All activities funded with CDBG dollars through the City of Grand Junction must comply with federal regulations concerning lead-based paint. Lead-based paint reduction regulations are incorporated into all legal agreements between the City and grant sub-recipients. Any residential units or facilities constructed prior to 1978 involved in a CDBG activity must undergo a lead-based paint evaluation by a certified inspector. Any CDBG-funded rehabilitation or demolition activities must comply with lead-safe regulations and mitigation practices.

The number of cases of children with elevated levels of lead in their blood has dropped significantly over the last decade. In a 4-year period between 1996 and 1999 there were 165 children tested in Mesa County and eleven were at levels greater than 10ug/dL. During 2008-2009, only 3 children tested at levels above 10ug/dL per 2008 guidelines. Two of those tested were due to contact with contaminated soil. The State of Colorado no longer supports a significant lead-based paint testing program state-wide. Thus, Mesa County Health Department does not proactively tests persons unless there is reason to believe that a person has been exposed to lead.

Actions to be Taken

- 1) Housing Resources of Western Colorado and the Grand Junction Housing Authority will continue to meet the requirements of the Federal Rule.
- 2) The City of Grand Junction will investigate, identify, coordinate and/or support additional efforts to address this potential health hazard. This includes complying with the Federal Rule as it applies to the expenditure of CDBG funds on the 2012 activities to which it applies.
- 3) The Grand Junction Housing Authority will continue to provide information to residents concerning potential hazards of lead-based paint.

HOMELESS

Homeless Needs

Homelessness presents a growing challenge to Grand Junction. The combination of low local wages, high unemployment rate and rising housing costs is making a growing percentage of the general population vulnerable to loss of housing, and making it much more difficult for the homeless to work their way off of the streets. In addition, the high percentage of individuals and families without health insurance benefits makes many households vulnerable to housing loss in the event of an expensive major illness.

Prior to 2000, local data collection about the homeless had been primarily anecdotal and informal, as there had not been a coordinated community effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, the Grand Junction community has regularly attempted to provide a count since 2000. The most recent point in time survey was conducted in January 2011 and resulted in an estimated homeless population of 900 to 1,100 homeless persons. Approximately half of these are homeless adults and half are homeless children that attend schools in the community. Including the families of the homeless school-aged children, the total number of homeless persons is over 1,600 persons. Twenty-seven percent of the chronically homeless adults are veterans and fifty percent of those are disabled.

A series of planning sessions were conducted to identify needs and develop action plans and a Continuum of Care to address this challenge. The highest priority homeless needs identified through this process are for an emergency shelter, transitional housing, case management, and housing placement for individuals and families.

The Continuum of Care Plan, completed in the summer of 2001 by a coalition of community homeless service providers, is still being used and implemented. It is intended to provide a continuous network of housing and service support for persons working to permanently leave the streets.

Specific Homeless Prevention Elements

The City will only receive CDBG funds that could be used to address homeless needs and to prevent homelessness. For the 2012 Program Year Action Plan, funds will be allocated to the following projects that will assist with or help prevent homelessness:

- HomewardBound of the Grand Valley – Provide funding towards the purchase of a new facility to be relocate the existing community homeless shelter.
- Karis The House – Provide funding towards the purchase of the facility used as a shelter for homeless youth.
- Grand Valley Catholic Outreach – Remodel the existing emergency family housing units.

In addition, the City of Grand Junction is supportive of the community's homeless providers. The Colorado Coalition for the Homeless is responsible for the Balance of State Continuum of Care (CoC) for the Grand Junction Community. Grand Valley Catholic Outreach opened a 23-unit apartment complex in 2008 that is used for permanent housing for the homeless and completed a similar project for 16 units for homeless veterans in late 2011. As such projects are completed, they are reported through the MHIS system by the Colorado Coalition for the Homeless as part of the 10-year plan to end chronic homelessness. Obstacles include lack of sufficient CDBG funding to help fund these and other needed projects that help the homeless population of Grand Junction.

The City will also continue to support the various homeless providers with letters of support and letters of consistency with the Consolidated Plan as they compete for and request outside funding including other federal and state grants for homeless activities including prevention.

Discharge Coordination

Local agencies in the community have their own discharge coordination policies. For example, Homeward Bound has policies in place to accommodate most people who are released from publicly funded institutions. The Grand Junction Community Homeless Shelter is available so that no one needs to be discharged to the streets. This would include persons discharged from correctional facilities, foster care, mental health facilities and health care facilities. For the vast majority of the persons in this situation, the Grand Junction Community Homeless Shelter is a viable alternative to sleeping on the streets. For those discharged from health care facilities with need for follow-up care or a recuperation period, there is a policy allowing limited daytime shelter at the Grand Junction Community Homeless

Shelter during periods of recovery. Other alternatives to homelessness for this population in Mesa County include the Freedom House, for formerly incarcerated persons, and the Rescue Mission.

Anti-Poverty Strategy

The Anti-Poverty Strategy is an effort to reduce the number of people earning low- to moderate-income wages and at risk of homelessness. This Strategy, described in the 2011 Five-Year Consolidated Plan, outlines community activities to:

- Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends;
- Focus on a continuum of prevention and intervention strategies/activities by age group to prevent/deter persons from entering poverty situations;
- Encourage efforts to raise earned income levels;
- Maintain a strong diversified economic base;
- Increase the employability of recipients of public benefits;
- Attract higher paying employers to Grand Junction;
- Increase access to employment through expansion of the service area and hours of operation of the public transportation system and through the availability of responsible affordable childcare;
- Foster increased household stability through educational programs, drug and alcohol rehabilitation programs, and services to persons with special needs;
- Support efforts to reduce the possibility of catastrophic expense through the provision of essential healthcare to the uninsured and the availability of effective public transportation to reduce the dependence of low-income persons on private automobiles and their associated costs.
- Focus affordable housing development near employment centers.

Actions to be taken during the 2012 Program Year to reduce the number of poverty level families include the following:

- a) Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends including the following:
 - Point in Time Homeless Survey
 - Mesa County Human Services data
 - School District 51 data including Free and Reduced Lunch statistics
 - Grand Junction Housing Authority depth of poverty data
- b) Continue Work on an Anti-Poverty Coalition
 - Economic Development Partners and other stakeholders continue to work on issues and forming an Anti-Poverty Coalition. The Coalition would ultimately be responsible for implementing the Community's Anti-Poverty Strategy. Currently, a number of agencies and groups provide programs and services that improve poverty status including the Grand Valley Catholic Outreach, the Red Cross and the Grand Valley Interfaith Network.

COMMUNITY DEVELOPMENT

Public Facilities and Improvements

Community Development Block Grant (CDBG) funds are limited with the City currently receiving approximately \$370,000 annually. Generally the City provides infrastructure and urban services and community development needs through its general funds and programs such as its Capital Improvement Program (CIP) and Parks and Recreation programs and projects. Over the past 15 years, the City has used approximately 29% of the CDBG funds received towards projects in eligible low and moderate income neighborhoods. Through the life of the 2011 Consolidated Plan, it is anticipated that CDBG funds may be spent on similar eligible infrastructure and community development projects with the following priorities located within low and moderate income neighborhoods.

- Pedestrian connections/sidewalks for safe routes to school, area shopping and places of employment
- Drainage improvements, particularly to alleviate flooding
- Street improvements/reconstruction
- Park improvements and facilities

Other Community Development Needs

Through development of the Consolidated Plan, the community identified needs in the following community development areas: Transportation, Medical Services, Child Care and Youth. The high priority non-housing community development need addressed in the Community Development Needs table include a homeless facility for youth, a homeless facility for families and the need for child care services. In the past 5 years, the City funded the Riverside Task Force and the Riverside Educational Center for projects related to child education and day care needs and funds have been allocated several years for the Foster Grandparent Program which serves early and elementary-aged children with special programs at various child care and education locations.

In addition, the City of Grand Junction also supports homeless facilities and a variety of community services and programs, many of which are eligible for CDBG funding. Such projects funded for the 2012 Program Year are:

- Karis Property Acquisition for Shelter for Homeless Youth
- HomewardBound of the Grand Valley Property Acquisition for Shelter Relocation
- Counseling and Education Center Counseling Services

These projects are described in detail on pages 16 and 17 of this report.

Long-Term Community Development Objectives

Through the use of long-term CDBG funding, the City anticipates funding many different non-housing community development activities as it has done in the past (refer to project listing for the past 5 years on pages 8 and 9). All such activities will meet the CDBG program's three objectives: 1) provide decent housing; 2) create a suitable living environment; and 3) create economic opportunities for low and moderate income persons.

APPENDIX A: HUD TABLES

Table 3A Summary of Specific Annual Objectives

Decent Housing with Purpose of New or Improved Availability/Accessibility (DH-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH 1.1	Rehab 2 units emergency family housing	CDBG and Private	2011	Complete Rehab of 2 housing units	2 units		%
			2012				%
			2013				%
			2014				%
			2015				%
MULTI-YEAR GOAL						%	
Decent Housing with Purpose of New or Improved Sustainability (DH-3)							
DH 3.1	Acquire shelter for homeless teens	CDBG and Private	2011	Complete property acquisition	1 shelter		%
			2012				%
			2013				%
			2014				%
			2015				%
MULTI-YEAR GOAL						%	
Suitable Living Environment with Purpose of New or Improved Availability/Accessibility (SL-1)							
SL 1.1	a) Acquire building for relocation of homeless shelter b) Improve pedestrian safety, parking, accessibility and landscape along neighborhood street c) Improve accessibility along major street corridor	CDBG and private	2011 2012 2013 2014 2015	a) Complete property acquisition b) Complete street improvements c) Complete accessible ramps	a) 1 b) Appx 200 lf c) 11		%
							%
							%
							%
							%
MULTI-YEAR GOAL						%	
Suitable Living Environment with Purpose of New or Improved Sustainability (SL-3)							
SL 3.1	a) Support volunteers for senior and child service programs b) Provide additional counseling sessions for low income persons c) Improve senior meal prep kitchen and family and disabled person program facilities d) Improve sewer service to neighborhood	CDBG and private	2011 2012 2013 2014 2015	a) Additional persons served b) Additional persons served c) Complete rehab of program facilities d) Complete relocation of sewer line	a) 50 b) 28 c) 3 d) Appx 300 lf		%
							%
							%
							%
							%
MULTI-YEAR GOAL						%	

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Program Administration

Project Title: Program Administration

Description: CDBG Funds will be used towards subrecipient oversight, public participation, fair housing activities and general program administration for the 2012 Program Year.

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area: City-Wide

Street Address: NA

City, State, Zipcode: Grand Junction Colorado 81501

Objective Number NA	Project ID TBD by IDIS	Funding Sources:	
HUD Matrix Code 21A and 31B	CDBG Citation 570.206	CDBG	\$5,000
Type of Recipient Local Government	CDBG National Objective	ESG	
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 8/31/2013	HOME	
Performance Indicator Successful Administration	Annual Units	HOPWA	
Local ID 2012-01	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	\$5,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Senior and Youth Services

Project Title: St. Mary's Foundation Foster Grandparent Program

Description: The Foster Grandparent Program places low income seniors in school, daycare, Head Start, preschool and safehouse facilities to help children with special needs. CDBG funding will be used to reimburse 10-15 new volunteers for gas and mileage to be able to serve a total of 1,650 children.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area: City-Wide

Street Address: NA – City Limits

City, State, Zipcode: Grand Junction Colorado 81501

Objective Number SL-3	Project ID TBD by IDIS	Funding Sources: CDBG \$10,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding \$256,633 Total \$266,633
HUD Matrix Code 05A and 05D	CDBG Citation 570.201(e)	
Type of Recipient Non-Profit	CDBG National Objective Low-Mod Limited Clientele	
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 12/31/2013	
Performance Indicator Persons Served	Annual Units	
Local ID 2012-02	Units Upon Completion	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Senior Services

Project Title: St. Mary's Foundation Senior Companion Program

Description: The Senior Companion Program enables low to moderate active seniors to assist other low income frail, elderly persons so that these persons can continue to live at home rather than in an assisted living facility. In 2011, services were provided to 187 clients, using 29 volunteers. CDBG funds will be used to reimburse volunteers for mileage expenses incurred for traveling to and from their client's home and for travel to provide other services to the client.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area: City-Wide

Street Address: NA – City Limits

City, State, Zipcode: Grand Junction Colorado 81501

Objective Number SL-3	Project ID TBD by IDIS	Funding Sources: CDBG \$8,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding \$209,589 Total \$217,589
HUD Matrix Code 05A	CDBG Citation 570.201(c)	
Type of Recipient Non-Profit	CDBG National Objective Low-Mod Limited Clientele	
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 12/31/2013	
Performance Indicator Persons Served	Annual Units	
Local ID 2012-03	Units Upon Completion	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Senior Services

Project Title: St. Mary's Foundation Gray Gourmet Program

Description: The Gray Gourmet program delivers meals to homebound elderly residents. CDBG funding will be used to reimburse senior volunteers for travel expenses to/from work locations to serve an additional 30 seniors. Additional funding for the Gray Gourmet program is received through several in-kind and financial sources including the Area Agency on Aging and the State of Colorado.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area: City-Wide

Street Address: NA – City Limits

City, State, Zipcode: Grand Junction Colorado 81501

Objective Number	Project ID	Funding Sources:	
SL-3	TBD by IDIS		
HUD Matrix Code	CDBG Citation	CDBG	\$11,125
05A	570.201(c)	ESG	
Type of Recipient	CDBG National Objective	HOME	
Non-Profit	Low-Mod Limited Clientele	HOPWA	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Total Formula	
9/1/2012	12/31/2013	Prior Year Funds	
Performance Indicator	Annual Units	Assisted Housing	
Persons Served		PHA	
Local ID	Units Upon Completion	Other Funding	\$37,012
2012-04		Total	\$48,137

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Mental Health Services

Project Title: Counseling and Education Center (CEC) Low Income Counseling Services

Description: This program provides counseling services for low income citizens. CDBG funds will be used to help pay for 140 counseling sessions for an estimated 28 more persons. The number of persons served is directly related to the amount of funding received. In 2011, CEC served 410 low and moderate income level clients. The funding will allow for a 12% increase in the program.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area: City-Wide

Street Address: 2708 Patterson Road

City, State, Zipcode: Grand Junction Colorado 81506

Objective Number	Project ID	Funding Sources:	
SL-3	TBD by IDIS		
HUD Matrix Code	CDBG Citation	CDBG	\$7,000
05O	570.208(a)(2)	ESG	
Type of Recipient	CDBG National Objective	HOME	
Non-Profit	Low Mod Clientele	HOPWA	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Total Formula	
9/1/2012	12/31/2013	Prior Year Funds	
Performance Indicator	Annual Units	Assisted Housing	
Persons Served		PHA	
Local ID	Units Upon Completion	Other Funding	\$12,000
2012-05		Total	\$19,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Homeless Facilities/Acquisition of Real Property

Project Title: Karis The House Acquisition

Description: Karis is in the process of establishing a homeless youth shelter in the St. Mary's Hospital area of the City. The facility is a former single family residence that will be remodeled to serve as a homeless shelter for youth to be known as The House. Hilltop Community Resources, Inc. acquired the facility and Karis is now raising funds to purchase it from Hilltop. CDBG funds will be used towards acquisition of the property.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area: Homeless Shelter for Youth

Street Address: 2705 North 8th Court

City, State, Zipcode: Grand Junction Colorado 81506

Objective Number	Project ID	Funding Sources:	
DH-3	TBD by IDIS		
HUD Matrix Code	CDBG Citation	CDBG	\$85,000
03C and 01	570.201(c)	ESG	
Type of Recipient	CDBG National Objective	HOME	
Non-Profit	Homeless	HOPWA	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Total Formula	
9/1/2012	12/31/2013	Prior Year Funds	
Performance Indicator	Annual Units	Assisted Housing	
Purchase Property		PHA	
Local ID	Units Upon Completion	Other Funding	\$154,900
2012-06		Total	\$239,900

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Homeless Facilities/Acquisition of Real Property

Project Title: HomewardBound of the Grand Valley Acquisition for Relocation of Homeless Shelter

Description: Homeward Bound presently operates the Community Homeless Shelter at 2853 North Avenue. Since plans to expand the shelter at this location were withdrawn, HomewardBound has been looking for an appropriate building and location in order to relocate the facility. CDBG funds will be used towards the acquisition of a property/building located at 2727 Grand Avenue.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area: Homeless Shelter

Street Address: 2727 Grand Avenue

City, State, Zipcode: Grand Junction Colorado 81501

Objective Number SL-1	Project ID TBD by IDIS	Funding Sources:	
HUD Matrix Code 03C and 01	CDBG Citation 570.201(c)	CDBG	\$109,971
Type of Recipient Non-Profit	CDBG National Objective Homeless	ESG	
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 12/31/2013	HOME	
Performance Indicator Purchase Property	Annual Units	HOPWA	
Local ID 2012-07	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	\$2,290,029
		Total	\$2,400,000

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Housing

Project Title: Grand Valley Catholic Outreach T-House Rehabilitation

Description: The GVCO Emergency Housing project provides emergency, short-term housing for up to two homeless families with children at a time. The duplex gets heavy usage because families often number from 4 to 6 members living in a very small space. The purpose of emergency housing is to provide a safe and decent place for families to stay while at least one adult earns what is necessary to acquire their own permanent housing. Families stay from one three months. CDBG funds will be used to repair and remodel the duplex including purchase of bathroom fixtures and kitchen appliances, new flooring, electrical work, construction of carports and new plaster/paint and flooring.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area: Emergency Housing

Street Address: 247 White Avenue

City, State, Zipcode: Grand Junction Colorado 81501

Objective Number DH-1	Project ID TBD by IDIS	Funding Sources: CDBG \$12,638 ESG _____ HOME _____ HOPWA _____ Total Formula _____ Prior Year Funds _____ Assisted Housing _____ PHA _____ Other Funding \$2,273 Total \$14,911
HUD Matrix Code 14B	CDBG Citation 570.208(a)(2)	
Type of Recipient Non-Profit	CDBG National Objective Low Mod Clientele	
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 12/31/2013	
Performance Indicator Complete Rehabilitation	Annual Units 2	
Local ID 2012-08	Units Upon Completion 2	

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Handicapped Centers

Project Title: Mesa Developmental Services (MDS) Program Office Remodel

Description: MDS operates five buildings that provide day program services to people with developmental disabilities that range from job training, supervised contract work crews, life skills and therapy programs for those with significant physical disabilities and medical issues. Many of these services are conducted at the main program office located at 950 Grand Avenue. CDBG funds will be used to replace the heating and cooling systems at the main program office.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area: MDS Program Office

Street Address: 950 Grand Avenue

City, State, Zipcode: Grand Junction Colorado 81501

Objective Number SL-3	Project ID TBD by IDIS	Funding Sources: CDBG ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 03B	CDBG Citation 570.202	
Type of Recipient Non-Profit	CDBG National Objective Low Mod Limited Clientele	
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 12/31/2013	
Performance Indicator Complete Remodel	Annual Units	
Local ID 2012-09	Units Upon Completion	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Public Facility Rehabilitation

Project Title: Strong Families, Safe Kids (SFSK) Parenting Place Rehabilitation

Description: SFSK provides programs that serve low-income families with special needs, with prenatal education, parenting classes and information, and child abuse prevention. SFSK recently purchased the property at 1505 Chipeta Avenue for its program office. CDBG funds will be used for a new roof and siding on one of the buildings.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area: The Parenting Place

Street Address: 1505 Chipeta Avenue

City, State, Zipcode: Grand Junction Colorado 81501

Objective Number SL-3	Project ID TBD by IDIS	Funding Sources:	
HUD Matrix Code 03	CDBG Citation 570.201(c)	CDBG	\$14,080
Type of Recipient Non-Profit	CDBG National Objective Low Mod Clientele	ESG	
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 12/31/2013	HOME	
Performance Indicator Complete Rehabilitation	Annual Units	HOPWA	
Local ID 2012-10	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	\$16,920
		Total	\$31,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Senior Services

Project Title: St. Mary's Foundation Gray Gourmet Kitchen Remodel

Description: The Gray Gourmet program delivers meals to homebound elderly residents. CDBG funding will be used to make capital improvements to the meal preparation kitchen including the purchase of a food processor, electric tilt skillet and electric tilt kettle.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area: Gray Gourmet

Street Address: 551 Chipeta Avenue

City, State, Zipcode: Grand Junction Colorado 81501

Objective Number SL-3	Project ID TBD by IDIS	Funding Sources:	
HUD Matrix Code 03A	CDBG Citation 570.208(a)(2)	CDBG	\$5,500
Type of Recipient Non-Profit	CDBG National Objective Low-Mod Limited Clientele	ESG	
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 12/31/2013	HOME	
Performance Indicator Purchase Appliances	Annual Units	HOPWA	
Local ID 2012-11	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	\$40,612
		Total	\$46,112

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Public Infrastructure Improvements

Project Title: 6th Street Sewer Realignment

Description: The existing public sewer line currently runs under the existing library building. The sewer line needs to be realigned to provide infrastructure improvements in the Hawthorne Park neighborhood and allow for redevelopment of the library site.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area: 6th Street/Hawthorne Park Neighborhood

Street Address: 6th Street Between Grand and Ouray Avenues

City, State, Zipcode: Grand Junction Colorado 81501

Objective Number	Project ID	Funding Sources:	
SL-3	TBD by IDIS		
HUD Matrix Code	CDBG Citation	CDBG	\$27,500
03J	570.208(a)(1)	ESG	
Type of Recipient	CDBG National Objective	HOME	
Local Government	Low Mod Area Benefit	HOPWA	
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)	Total Formula	
9/1/2012	12/31/2013	Prior Year Funds	
Performance Indicator	Annual Units	Assisted Housing	
Complete Improvements		PHA	
Local ID	Units Upon Completion	Other Funding	
2012-12		Total	\$27,500

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Public Infrastructure Improvements

Project Title: 6th Street Pedestrian Safety and Parking Improvements

Description: This segment of 6th Street serves the Hawthorne Park neighborhood as well as improving access to the main branch of the Mesa County Library. The improvements proposed along 6th Street will have a direct and positive impact on the neighborhood in the form of a reduction of curb cuts (improved safety), providing a continuous walkway that meets ADA requirements, beautification (right-of-way landscape), and increased on-street parking.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area: 6th Street/Hawthorne Park Neighborhood

Street Address: 6th Street Between Grand and Ouray Avenues

City, State, Zipcode: Grand Junction Colorado 81501

Objective Number SL-1	Project ID TBD by IDIS	Funding Sources: CDBG \$60,536 ESG _____ HOME _____ HOPWA _____ Total Formula _____ Prior Year Funds _____ Assisted Housing _____ PHA _____ Other Funding _____ Total \$60,536
HUD Matrix Code 03K	CDBG Citation 570.208(a)(1)	
Type of Recipient Local Government	CDBG National Objective Low Mod Area Benefit	
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 12/31/2013	
Performance Indicator Complete Improvements	Annual Units	
Local ID 2012-13	Units Upon Completion	

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Grand Junction

Priority Need: Public Infrastructure Improvements

Project Title: North Avenue Accessibility Improvements

Description: North Avenue is a primary route in the GVT transit system with many stops along the corridor that attract pedestrian traffic. In addition, it is a heavily traveled route for pedestrians to-from the Colorado Mesa University campus, Grand Junction High School and many commercial centers. There are numerous locations along North Avenue within the City limits that have inadequate or no accessibility ramps at intersections. Pedestrian traffic in wheelchairs, on scooters, with walkers or pushing a stroller is often observed traveling in the street because there is no connectivity to pedestrian routes across the intersections. This project will utilize CDBG funds to correct some of these safety concerns through construction of accessible ramps that meet ADA criteria and short sections of sidewalk where needed to connect with existing sidewalk or other hard surface.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area: North Avenue

Street Address: Various along North Avenue

City, State, Zipcode: Grand Junction Colorado 81501

Objective Number SL-1	Project ID TBD by IDIS	Funding Sources: CDBG ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total
HUD Matrix Code 03L	CDBG Citation 570.208(a)(2)	
Type of Recipient Local Government	CDBG National Objective Low Mod Limited Clientele	
Start Date (mm/dd/yyyy) 9/1/2012	Completion Date (mm/dd/yyyy) 12/31/2013	
Performance Indicator Complete Improvements	Annual Units	
Local ID 2012-14	Units Upon Completion	
		\$25,000

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

APPENDIX B: HEARING LEGAL NOTICE, MINUTES AND RESOLUTION

(to be inserted after hearing on June 20, 2012)

APPENDIX C: LOCAL GOVERNMENT CERTIFICATIONS

(to be inserted after City Council approval)

ATTACHMENT B

RESOLUTION NO. _____

**A RESOLUTION ADOPTING THE 2012 PROGRAM YEAR ACTION PLAN AS A PART
OF THE CITY OF GRAND JUNCTION FIVE-YEAR CONSOLIDATED PLAN FOR THE
GRAND JUNCTION COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM**

RECITALS.

WHEREAS, the City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996;

WHEREAS, this designation entitles Grand Junction to an annual grant of funds under the CDBG Program;

WHEREAS, to be eligible for funding, the City of Grand Junction must submit an annual Program Year Action Plan to be adopted as part of the City's Five-Year Consolidated Plan which serves as a federally-required planning document that guides community development efforts in Grand Junction;

WHEREAS, the primary objective of the City's Consolidated Plan and CDBG Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income;

WHEREAS, the planning process in developing the 2012 Program Year Action Plan included an emphasis on Citizen Participation and interagency involvement;

WHEREAS, the Five-Year Consolidated Plan included a process of setting local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community that serve the low income and special needs populations; and

WHEREAS, the Five-Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies identified by the community that will be undertaken between 2011 and 2016.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO that the CDBG 2012 Program Year Action Plan, as a part of the 2011-2016 Five-Year Consolidated Plan is hereby adopted.

Adopted this _____ day of _____, 2012.

City Clerk

President of City Council



Attach 12

CITY COUNCIL AGENDA ITEM

Date: May 10, 2012
Author: Lori V. Bowers
Title/ Phone Ext: Senior Planner /
4033
Proposed Schedule:
Wednesday, April 18, 2012
2nd Reading: Wednesday, June
20, 2012
File #: RZN-2012-32

Subject: Rezone Three Properties, Located at 1801 and 1815 Bass Street and 1810 Minnow Drive

Action Requested/Recommendation: Consider Final Passage of the Proposed Ordinance and Hold a Public Hearing

Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director
Lori V. Bowers, Senior Planner

Executive Summary:

A City initiated request to rezone three properties totaling approximately 0.66 acres, located at 1801 and 1815 Bass Street and 1810 Minnow Drive, from C-1 (Light Commercial) zone district to R-5 (Residential – 5 dwelling units per acre) zone district, referred to as the Area 7 Rezone.

Background, Analysis and Options:

The three subject parcels were originally platted as part of the West Lake Park Subdivision in 1953. In 1959 they were annexed into the City, as part of the West Lake Park Annexation, which consisted of 129.1 acres. In 1961 the subject parcels were zoned C-2, as part of a large rezoning request to commercial to accommodate Western Slope Oxygen Company which was interested in expanding their business. From the old minutes of the Planning Commission, the business owner was concerned about the zone district that was placed on the properties upon annexation. It is not clear what zoning designation the properties were zoned to upon annexation, but it is evident in the old zoning records that in 1961 they were zoned to C-2. C-2 was still the zoning of record on the subject properties in 1998.

In 2000 the zoning was changed to C-1. It is an assumption that the change from C-2 to C-1 was to make the existing mobile home park conforming with the Zoning and Development Code. These three houses were included as part of that re-zone.

When the City adopted the Comprehensive Plan, properties were not rezoned at that time to be consistent with the land use designations. This means that in certain areas there is a conflict between the land use designation and the zoning of the property. This property is in one of these areas. It is important to eliminate conflicts between the Comprehensive Plan Future Land Use Map and the zone district applied to a given property, because the Zoning and Development Code, in Sections 21.02.070 (a) (6) (i) and 21.02.080 (d) (1), requires that all development projects comply with the

Comprehensive Plan. Eliminating the conflict will therefore create the greatest opportunity for landowners to use and develop their property.

In order to facilitate and encourage the types of development envisioned by the Comprehensive Plan, City Staff recommends a change of zoning for this area. The City is proposing to rezone this property from C-1 (Light Commercial) to R-5 (Residential 5 du/ac) to support the vision and goals of the Comprehensive Plan and to implement the future land use designation of Residential Medium. Changing the zoning will not impact the existing single family residences and will bring the zoning into compliance with the Comprehensive Plan's Future Land Use Map designation.

The property owners were notified of the proposed rezone change via mail and invited, along with other property owners in the area, to attend an Open House held on January 25, 2012 to discuss any issues, concerns, suggestions or support for the rezone request. To date, the property owner and neighbors have not submitted any concerns regarding the proposed rezone.

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

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Goal 1 is met with the adoption of the Comprehensive Plan; the existing zoning is not in compliance with the Future Land Use Map, which has prompted the City initiated rezones to ensure that the zoning and land use designation of the Comprehensive Plan are consistent.

Goal 6: Land use decisions will encourage preservation and appropriate reuse.

Goal 6 is met by rezoning to the appropriate zoning which supports the existing built environment. The rezone to R-5 reflects the residential character of the neighborhood.

Board or Committee Recommendation:

The Planning Commission forwards a recommendation of approval from their meeting of March 27, 2012.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

This item was on the City Council Consent Agenda April 18, 2012.

Attachments:

Site Location Map / Aerial Photo Map

Comprehensive Plan Map / Existing City Zoning Map

Ordinance

BACKGROUND INFORMATION				
Location:		1801 and 1815 Bass Street and 1810 Minnow Drive		
Applicants:		City of Grand Junction		
Existing Land Use:		Residential		
Proposed Land Use:		No change		
Surrounding Land Use:	North	Single-family residential		
	South	West Lake Mobile Home Park		
	East	Single-family residential and West Lake Park		
	West	West Lake Mobile Home Park		
Existing Zoning:		C-1 (Light Commercial)		
Proposed Zoning:		R-5 (Residential – 5 dwelling units per acre)		
Surrounding Zoning:	North	R-5 (Residential – 5 dwelling units per acre)		
	South	C-1 (Light Commercial)		
	East	R-5 (Residential – 5 dwelling units per acre) and CSR		
	West	C-1 (Light Commercial)		
Future Land Use Designation:		Residential Medium (4 – 8 dwelling units per acre)		
Zoning within density range?			Yes	X No

1. **Section 21.02.140(a) of the Grand Junction Municipal Code**

Zone requests must meet all of the following criteria for approval:

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

The proposed rezones will alleviate the conflict between the current zoning and the Future Land Use Map of the Comprehensive Plan.

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

The character of the neighborhood has not changed. Most of the homes in this area were constructed in the 1950's. The requested rezone will bring the subject parcels into conformance with the Comprehensive Plan.

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

Adequate public facilities and services currently exist and are adequate to serve the existing subdivision. There are no new proposed land uses at this time.

(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;

N/A

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

The benefit to the community is consistency between the Zoning Map and the Comprehensive Plan; the property will be zoned to suit the actual residential uses of the property.

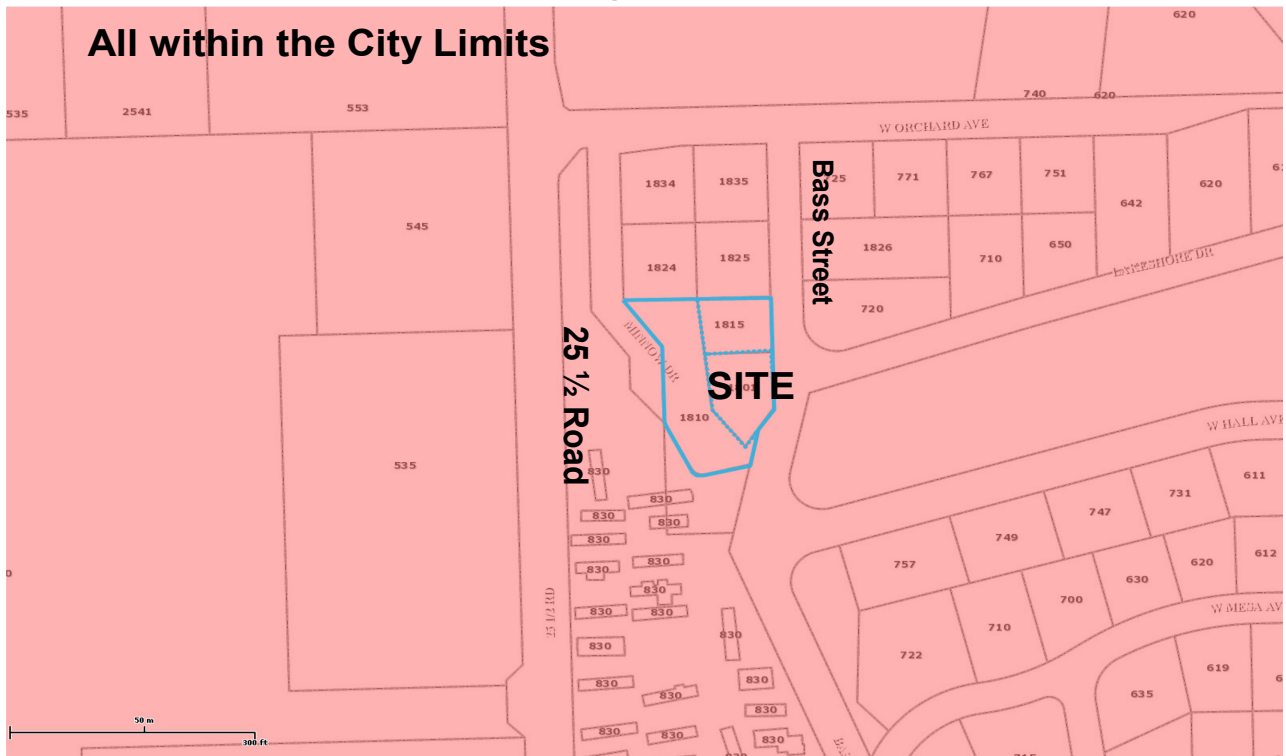
FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 7 Rezone, RZN-2012-32, a request to rezone the property from C-1 (Light Commercial) to R-5 (Residential – 5 du/ac) the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.

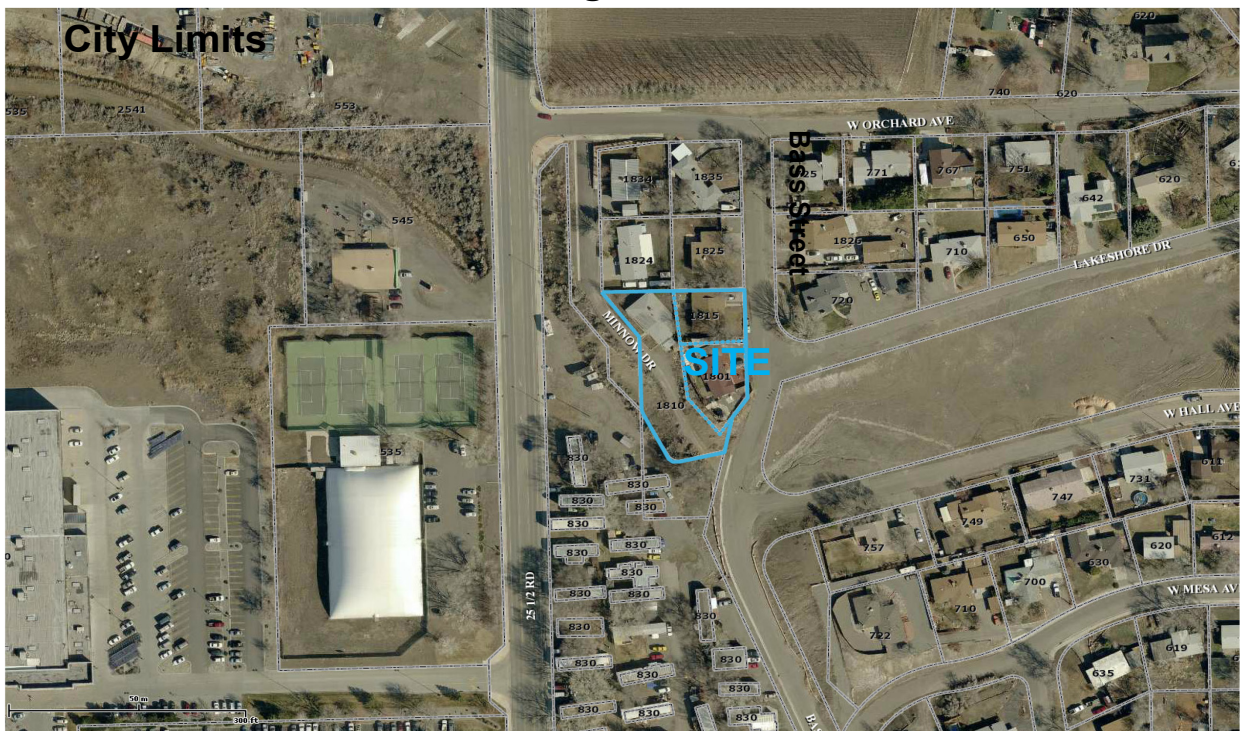
Site Location Map

Figure 1



Aerial Photo Map

Figure 2



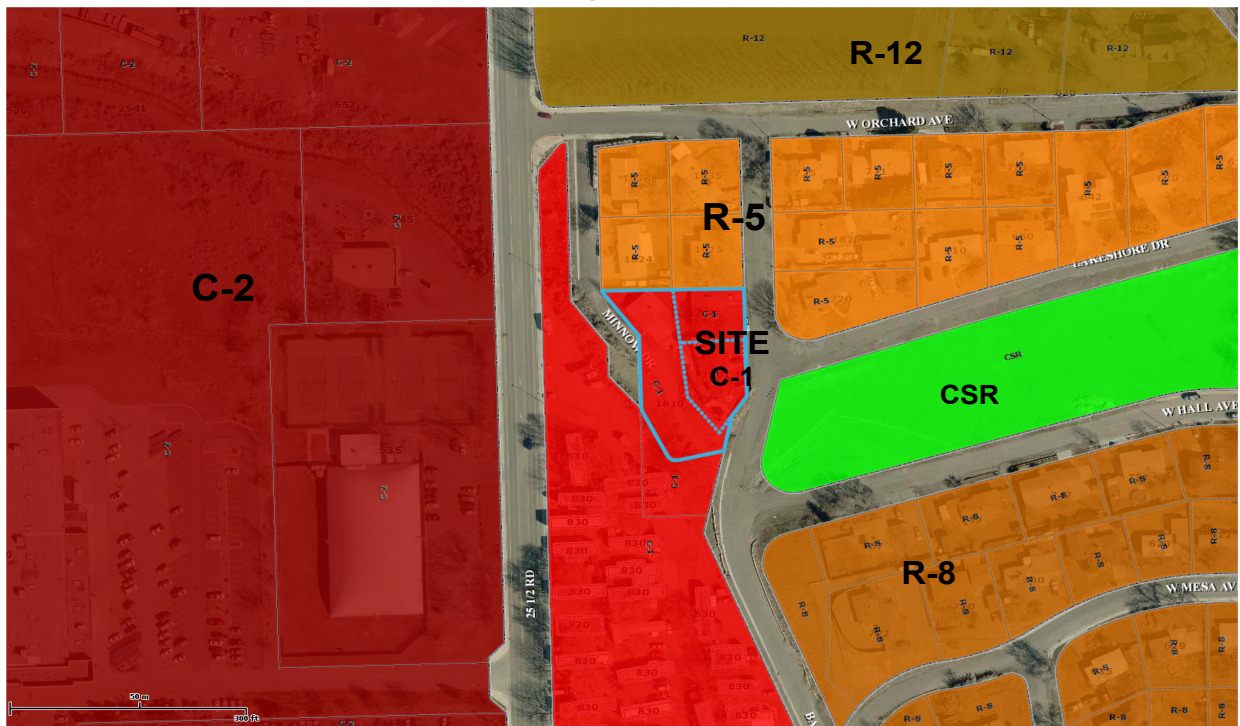
Comprehensive Plan Map

Figure 3



Existing City Zoning Map

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING THREE PARCELS
FROM C-1 (LIGHT COMMERCIAL) TO
R-5 (RESIDENTIAL – 5 UNITS PER ACRE)**

LOCATED AT 1801 AND 1815 BASS STREET AND 1810 MINNOW DRIVE

Recitals.

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. City Staff analyzed these areas to consider how best to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of this area, City Staff determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone is the most appropriate way to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of this property and to allow for maximum use of the property consistent with the Comprehensive Plan.

Consistency between the Comprehensive Plan's future land use designation and the zone district of a given area is crucial to maximizing opportunity for landowners to make use of their property, because the Zoning and Development Code, in Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1), requires that all development projects comply with the Comprehensive Plan.

The R-5 zone district implements the Future Land Use designation of Residential Medium, is consistent with the Comprehensive Plan's goals and policies, and is generally compatible with land uses in the surrounding area.

An Open House was held on January 25, 2012 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House ran in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the three properties shown as Area 7 from C-1 (Light Commercial) to the R-5 (Residential – 5 du/ac) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Residential Medium and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-5 zone district to be established.

The Planning Commission and City Council find that the R-5 zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following properties shall be rezoned R-5 (Residential – 5 units per acre) and as shown on the attached Exhibit "A".

1801 Bass Street
1815 Bass Street
1810 Minnow Drive

INTRODUCED on first reading this 18th day of April, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading this _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

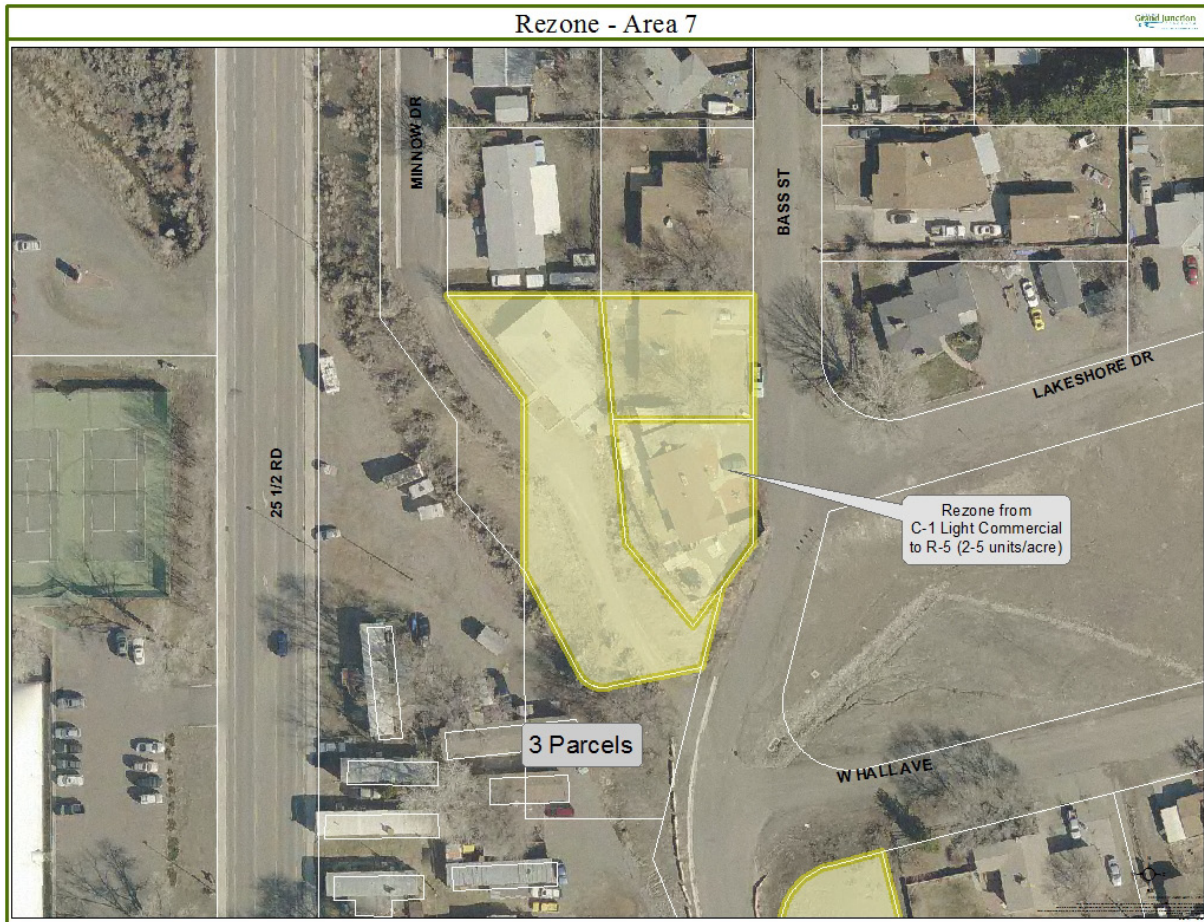


Exhibit "A"



Attach 13

CITY COUNCIL AGENDA ITEM

Date: April 23, 2012

Author: Brian Rusche

Title/ Phone Ext:

Senior Planner / 4058

Proposed Schedule:

1st Reading – April 18, 2012

2nd Reading (if applicable):

2nd Reading – June 20, 2012

File # (if applicable): RZN-2012-24

Subject: Rezone 42 Parcels Located East of N. 1st Street, South of Patterson Road, North and West of Park Drive

Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of the Proposed Rezone Ordinance

Presenter(s) Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A City initiated request to rezone 42 parcels from an R-24 (Residential 24 du/ac) to an R-16 (Residential 16 du/ac) zone district.

Background, Analysis and Options:

The subject area was platted as the Olympic Acres Subdivision, shortly after annexation in 1969. It now consists of fifteen (15) four-plexes on various sized lots, some of which have been condominiumized. All of the units were constructed in the 1970s.

The 1996 Growth Plan designated these properties as Residential Medium High, which at that time anticipated a gross density of less than 12 dwelling units per acre (du/ac).

In 2010, the Comprehensive Plan was adopted, modifying the designation to Residential Medium (4-8 du/ac) for these properties. However, as part of the Comprehensive Plan, the "Blended Map" was also adopted, which designates the area as Residential Medium allowing up to 16 du/ac.

In addition, a Neighborhood Center was designated on the west side of N. 1st Street, inclusive of the Corner Square Planned Development, which is a mix of offices, retail, restaurant, and residential uses.

The purpose of the Comprehensive Plan is to outline the vision that the community has developed for its future. After adoption of the Comprehensive Plan, it became apparent that the zoning of several areas around the City were in conflict with the Future Land Use Map. Each area was evaluated to determine what the best course of action would be to remedy the discrepancy. This was necessary to provide clear direction to

property owners on what the community envisioned for the areas. It is also important to eliminate conflicts between the Comprehensive Plan Future Land Use Map and the zone district applied to a given property, because the Zoning and Development Code, in Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1), requires that all development projects comply with the Comprehensive Plan. Eliminating the conflict will therefore create the greatest opportunity for landowners to use and develop their property.

These parcels currently have an R-24 (Residential 24 du/ac) zoning, which is in conflict with the Future Land Use designation of Residential Medium. Upon evaluation, it was determined that rezoning this area from R-24 to R-16 would be the best course of action to bring the area into conformance with the current Future Land Use designation.

The existing gross density of the neighborhood is approximately 12 du/ac, when including all of the Belaire Drive right-of-way (ROW) and half of the ROW of adjacent roads, as permitted by the Grand Junction Municipal Code (GJMC). The lots themselves are irregular in shape, so calculating individual lot density does not provide an accurate portrayal of the neighborhood.

The only differences between the R-24 and R-16 zones, except for the density, is the maximum amount of lot coverage (80% vs. 75%) and the maximum building height (72' or 6 stories vs. 60' or 5 stories). Reference Sections 21.03.040(i) and (j) of the GJMC.

The property owners were notified of the proposed zone change via a mailed letter and invited to an open house to discuss any issues, concerns, suggestions or support. The open house was held on January 25, 2012. No comment sheets were received regarding the Area 5 proposal. Several of the mailed letters were returned.

Three (3) contacts have been made about this proposal. One was a phone call representing the owner of 175 Belaire Drive, who would like the option of adding additional dwelling units in the future. Based on the proposed change, one (1) additional unit would be allowed under the R-16 zone, subject to site plan approval. Another call was from a neighbor on Lost Lane. An email to her is attached.

Finally, one of the condominium owners expressed concern with the property being "down-zoned" and the loss of rights associated with the adoption of the Comprehensive Plan. With all due respect to this concern, the existing density of the neighborhood does not exceed the maximum density of the proposed zone; therefore all existing land use rights are preserved. The Comprehensive Plan represents the community's vision and, with the adoption of the Blended Map, continues to permit high residential density in this neighborhood. Specific to the existing structures, the addition of dwelling units would likely necessitate replacement of these structures and significantly increased height in order to accommodate the additional density. Furthermore, the condominium owner would not be able to unilaterally add units to the building, due to the nature of this type of ownership.

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

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

The establishment of this group of multi-family dwellings in the 1970s represented an early attempt at this goal. The proposed zone would maintain this use. This area is located adjacent to a neighborhood center, which includes retail and restaurant space to serve the adjacent neighborhood.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

The existing four-plexes provide a necessary housing type in a centralized location and will continue to be maintained under the proposed zoning.

Goal 7: New development adjacent to existing development should transition itself by incorporating appropriate buffering.

While no new development is proposed as part of this request, the proposed rezone will fit within the Blended Map designation of Residential Medium and provide a buffer to lower density neighborhoods on the south and east. These land uses have been around for decades, so this change only affirms what has taken place and provides more certainty about the potential of this neighborhood.

Board or Committee Recommendation:

The Grand Junction Planning Commission met on March 27, 2012 and forwarded a unanimous recommendation of approval to the City Council.

Financial Impact/Budget: N/A

Legal issues: None.

Other issues: None.

Previously presented or discussed: The Council introduced the proposed Ordinance on April 18, 2012

Attachments:

Background information
Rezone criteria
Site Location Map
Aerial Photo Map
Future Land Use Map
Blended Residential Map
Existing City Zoning Map
E-mail correspondence
Ordinance

BACKGROUND INFORMATION				
Location:		2650 N. 1 st Street, etal 42 Parcels located east of N. 1 st Street, south of Patterson Road, north and west of Park Drive		
Applicants:		City of Grand Junction		
Existing Land Use:		Multi-family Residential		
Proposed Land Use:		No changes to land use(s) proposed		
Surrounding Land Use:	North	Single-family Residential		
	South	Single-family Residential		
	East	Single-family Residential		
	West	Mixed Use (Corner Square)		
Existing Zoning:		R-24 (Residential 24 du/ac)		
Proposed Zoning:		R-16 (Residential 16 du/ac)		
Surrounding Zoning:	North	R-4 (Residential 4 du/ac)		
	South	R-5 (Residential 5 du/ac)		
	East	R-5 (Residential 5 du/ac)		
	West	PD (Planned Development – Corner Square)		
Future Land Use Designation:		Residential Medium (Blended Map – 4-16 du/ac)		
Zoning within density range?		X	Yes	No

Section 21.02.140(a) of the Grand Junction Municipal Code:

In order for the rezoning to occur, the following questions must be answered and a finding of consistency with the Grand Junction Municipal Code must be made per Section 21.02.140(a) as follows:

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

The 2010 adoption of the Comprehensive Plan designated the Future Land Use for this area as Residential Medium, permitting up to 16 dwelling units per acre through the Blended Map. The existing R-24 zoning is inconsistent with the Plan. The proposed rezone to R-16 (Residential 16 du/ac) will resolve this inconsistency.

This criterion is met.

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

The neighborhood subject to the proposed rezone consists of fifteen (15) four-plexes, for a total of 60 dwelling units, reflecting a gross density of 12 dwelling units per acre (du/ac). They were all constructed in the 1970s.

New development on the west side of N. 1st Street (Corner Square) has added retail and restaurant uses within the larger neighborhood. In addition, 48 dwelling units have been constructed to date within Corner Square (Rya Suites), with additional land available to develop up to 60 additional units, reflecting a density of 12 du/ac, under the approved PUD.

The proposed zoning would maintain the existing multi-family residential uses adjacent to the neighborhood center. Reducing the maximum density from 24 to 16 du/ac will provide appropriate transition to the lower density uses on the east and south sides of the neighborhood, while maintaining consistency with the Plan.

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

Infrastructure necessary for multi-family uses is available and is adequate to accommodate the existing uses.

This criterion is met.

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

The purpose of the Blended Residential Map is to allow an appropriate mix of density for a specific area without being limited to a specific land use designation and does not create higher densities than what would be compatible with adjacent development (Page 36 – Comprehensive Plan). The Residential Medium allows up to 16 du/ac in certain circumstances.

By modifying the zoning of this neighborhood to R-16, the existing density is respected and the potential, maximum density remains compatible with adjacent development.

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

The proposed zoning amendment will bring the zoning into conformance with the Comprehensive Plan, consistent with the Goals of the Comprehensive Plan.

This criterion is met.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 5 Rezone, RZN-2012-24, a request to rezone approximately 3.6 acres in 42 parcels from an R-24 (Residential 24 du/ac) to an R-16 (Residential 16 du/ac) zone district, the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. Review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.

Figure 1



Figure 2

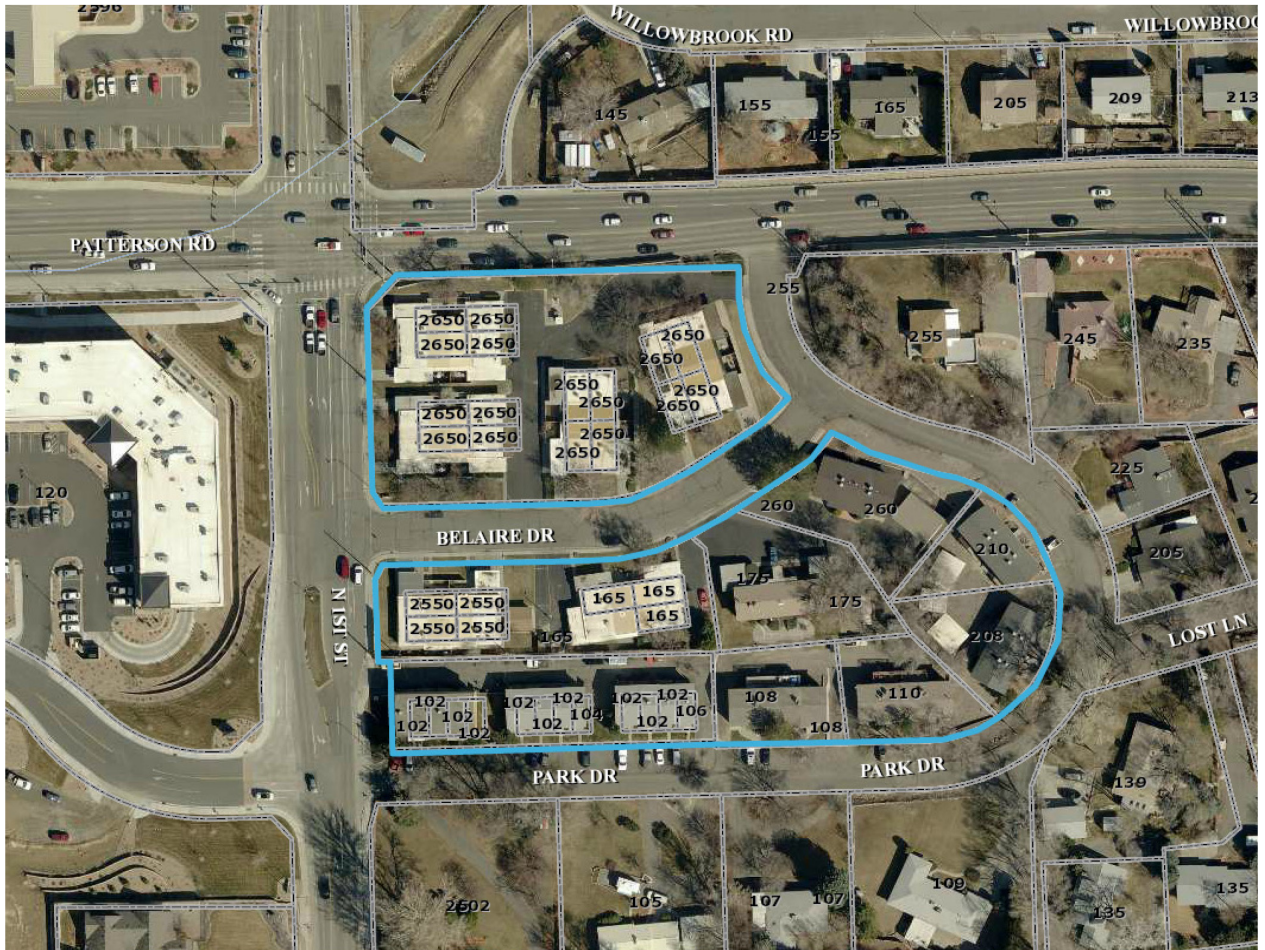
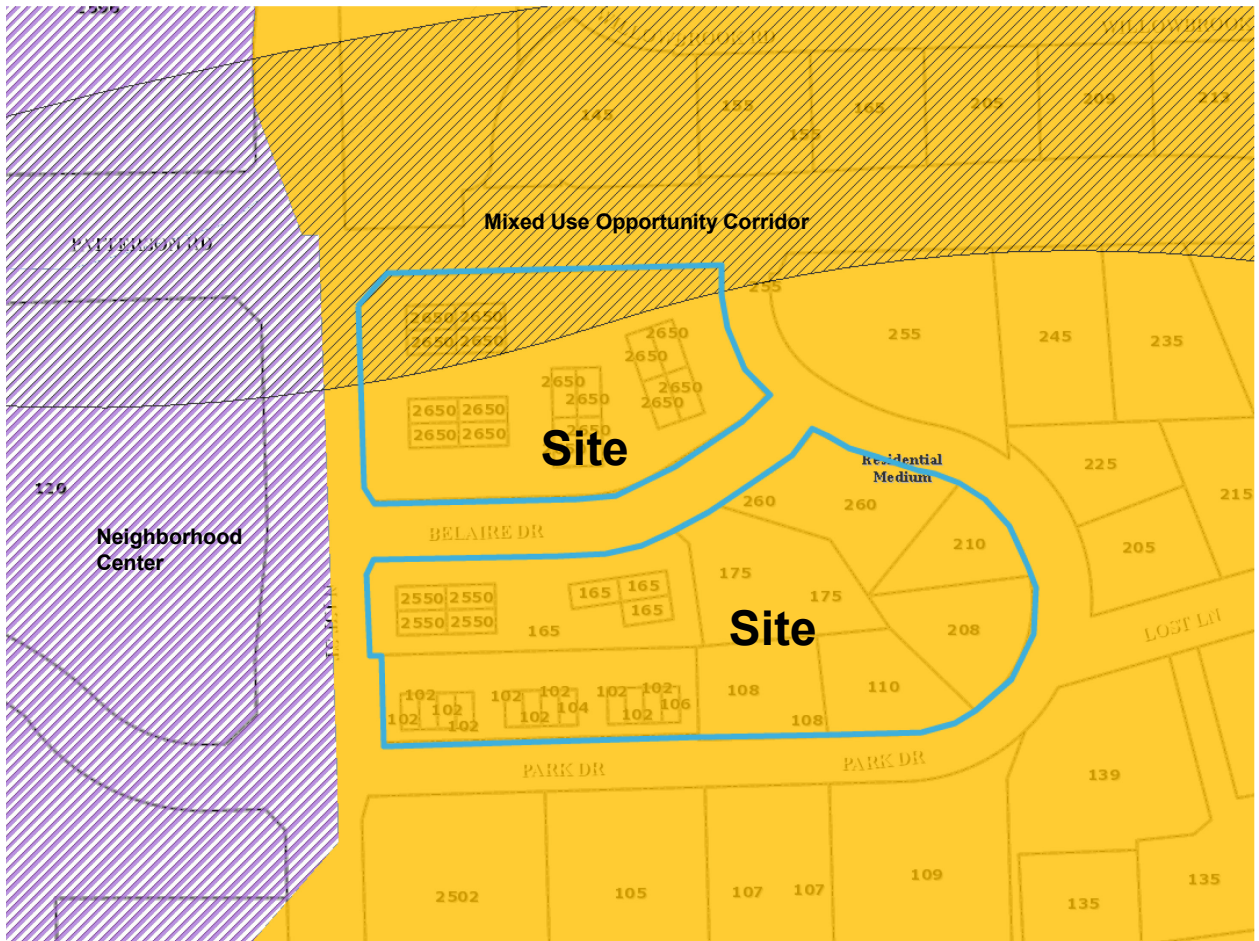


Figure 3

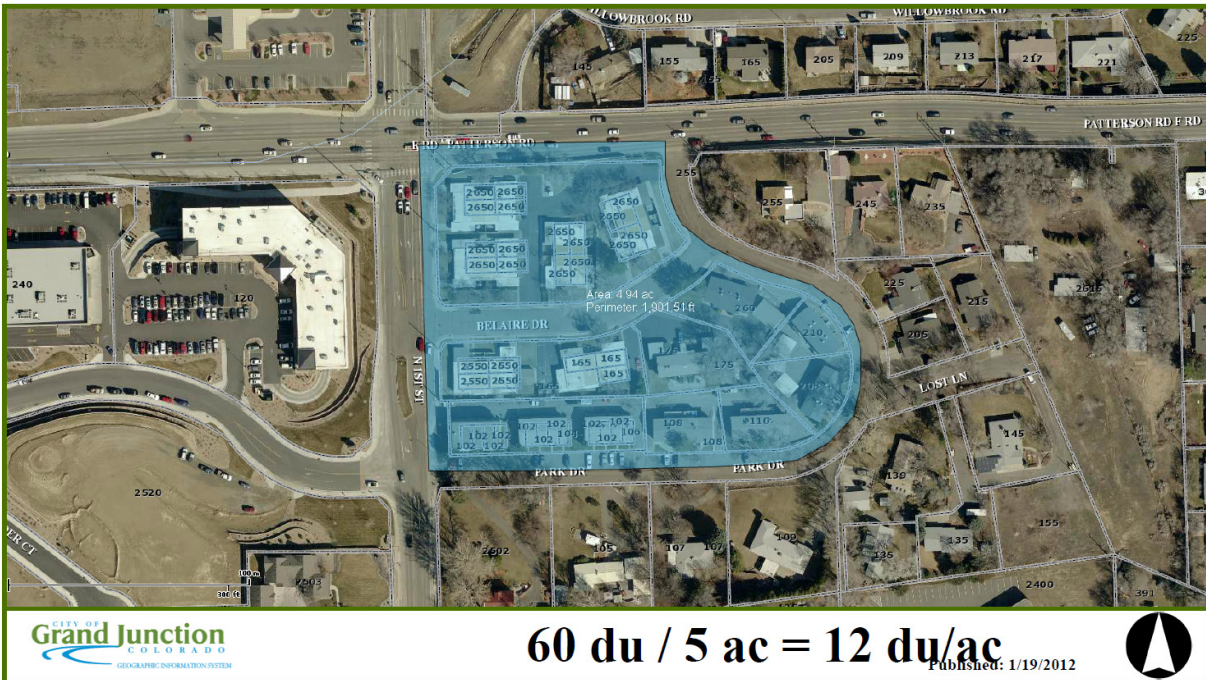


Blended Residential Map
Figure 4



Figure 5





Existing Gross Density

From: Brian Rusche
To: Rachel Budman
Date: 1/20/2012 11:30 AM
Subject: Re: questions about notice received
Attachments: Mailing_Area5.pdf

Rachel,

Thank you for speaking with me this morning on the proposed rezone of the existing apartments near your property. I have attached a map for your convenience.

Your neighbors' properties are proposed to be zoned R-16 (Residential 16 du/ac) in order to be consistent with the Comprehensive Plan. This is a City initiated rezone and no development is proposed at this time. The existing land uses may remain. It appears that the current density of the apartment complex(es) is approximately 12 dwelling units per acre (du/ac). Portions of the existing streets are included in making this calculation.

Any utility work occurring in the neighborhood is purely coincidental, as there is no development proposed at this time.

You are welcome to attend the open house next week and/or provide comments prior to the Planning Commission hearing on this request, which is scheduled for March 27, 2012.

If you have any further questions, please contact me.

Sincerely,

Brian Rusche
Senior Planner
City of Grand Junction
Public Works and Planning
(970) 256-4058

>>> Rachel Budman <bb4wa@bb4wa.com> 1/19/2012 8:30 AM >>>

Re: RZN-2012-24 - Yellow Area 5 Rezone - 2650 N. 1st Street and 41 others.

What does it mean to rezone from R-24 to R-16?

Which developer is requesting this rezoning?

Rachel Budman

From: Brian Rusche
To: Betty S.
Date: 1/20/2012 12:05 PM
Subject: RE: downzoning my property on Park Drive, GJ

Ms. Scranton,

Thank you for your inquiry about the proposed zone change on your property.

As you know, this request has been initiated by the City of Grand Junction in order to bring our zoning maps into conformance with the Comprehensive Plan. This plan anticipates up to 16 dwelling units per acre (du/ac) on selected properties. The current zoning of up to 24 du/ac exceeds this plan.

A calculation of the existing density for the development bounded by Patterson, 1st Street, and Park Drive, including portions of the adjacent roads, yields approximately 12 du/ac. This means that the existing density is consistent with the plan.

No physical changes are proposed to any of the existing units or buildings. The proposed R-16 zone would allow multi-family housing, up to 16 units per acre and 60 feet (or 5 stories) in height.

I apologize for the confusion with the wording of the letter.

If you have any further questions about the impact of the proposal on your property, please contact me.

Sincerely,

Brian Rusche
Senior Planner
City of Grand Junction
Public Works and Planning
(970) 256-4058

>>> "Betty S." <sistersu@rof.net> 1/18/2012 5:20 PM >>>
Dear Brian,

In reading your proposal that would limit rights to my property by downzoning, why would you include the following sentences?

***"Changing the zoning will allow you greater opportunity to utilize or redevelop your property.
There will be no cost to you."***

I don't see the benefit.

Betty Scranton
Glenwood Springs, CO

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING 42 PARCELS
LOCATED GENERALLY BETWEEN NORTH 1ST STREET ON THE WEST,
PATTERSON ROAD ON THE NORTH,
AND PARK DRIVE ON THE SOUTH AND EAST**

**FROM AN R-24 (RESIDENTIAL 24 DU/AC) TO
AN R-16 (RESIDENTIAL 16 DU/AC) ZONE DISTRICT**

Recitals.

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. The Comprehensive Plan anticipated the need for additional commercial, office and industrial uses throughout the community and included land use designations that encouraged more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. City Staff analyzed these areas to consider how best to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of this area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone is the most appropriate way to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties and to allow maximum use of the property in the area consistent with the Comprehensive Plan.

Consistency between the Comprehensive Plan's future land use designation and the zone district of a given area is crucial to maximizing opportunity for landowners to make use of their property, because the Zoning and Development Code, in Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1), requires that all development projects comply with the Comprehensive Plan.

The R-16 zone district implements the Future Land Use – Blended Residential Map designation of Residential Medium, furthers the Comprehensive Plan's goals and policies and is generally compatible with land uses in the surrounding area.

An Open House was held on January 25, 2012 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House ran in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed zoning map amendment for the following reasons:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. Review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code have been met.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed zoning map amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The following properties shall be rezoned R-16 (Residential 16 du/ac):

SEE ATTACHED MAP.

INTRODUCED on first reading the 18th day of April, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of ____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Rezone - Area 5

