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**CITY COUNCIL AGENDA
WEDNESDAY, JUNE 5, 2019
250 NORTH 5TH STREET
5:15 PM – PRE-MEETING – ADMINISTRATION CONFERENCE ROOM
6:00 PM – REGULAR MEETING – CITY HALL AUDITORIUM**

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

Call to Order, Pledge of Allegiance, Invocation

Bruce McKee, Associate Pastor at Bookcliff Baptist Church

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

Presentations

Recognition of New Neighborhood Association

Proclamations

Proclaiming June 17 - 23, 2019 as Pride Week in the City of Grand Junction

Citizen Comments

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

City Manager Report

Council Reports

REVISED

CONSENT AGENDA

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

1. Approval of Minutes

- a. Summary of the May 13, 2019 Workshop
- b. Minutes of the May 13, 2019 Executive Session
- c. Minutes of the May 15, 2019 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending the Grand Junction Municipal Code to Permit Off-Highway Vehicles and Set a Public Hearing for June 17, 2019

3. Contracts

- a. Raw Water Irrigation Supply and Waterline Replacement
- b. Construction Contract for the 2019 South Downtown Water and Sewer Line Replacement Project
- c. Cooperative Use Agreement between the Grand Valley Audubon Society, Inc. and the City of Grand Junction to use Grand Junction-Redlands Tailrace Water Rights
- d. Contract for the Las Colonias Business Park Restrooms

4. Resolutions

- a. A Resolution Finding the Comprehensive Plan Together with the 3-Mile Plan Map Serves as the City's 3-Mile Plan and its Annual Update

- b. A Resolution Authorizing the City Manager to Enter into a Contract to Sell a City-owned Property Known as Lot 16 of the Riverfront at Dos Rios Filing One and Ratifying the Actions Taken Therewith - **CONTINUED TO JUNE 17, 2019**

5. Other Action Items

- a. Consider a Request by Chronos Property, LLC to Accept the Dedication of 0.72-acres of Open Space in the Proposed Elevation 4591 Subdivision

REGULAR AGENDA

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

6. Public Hearings

- a. Quasi-judicial
 - i. An Ordinance Rezoning the Sixbey Investments, LLC Property from R-4 (Residential - 4 du/ac) to R-O (Residential Office) Located at 2670 Patterson Road
 - ii. Public Hearing to Consider Funding the 2019 Community Development Block Grant (CDBG) Program Year, Including an Amendment to the Action Plan for the 2018 Program Year, and Set a Public Hearing for Adoption of the 2019 Annual Action Plan for July 17, 2019
 - iii. An Ordinance Rezoning a Property from I-2 (Heavy Industrial) to I-1 (Light Industrial) Located at 2285 River Road
 - iv. An Ordinance Amending Section 21.04.030(e), Recreational Campgrounds, and Other Related Sections of the Grand Junction Municipal Code

7. Non-Scheduled Citizens & Visitors

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

8. Other Business

9. Adjournment



Grand Junction City Council

Regular Session

Item #

Meeting Date: June 5, 2019

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner/CDBG Admin

Information

SUBJECT:

Recognition of New Neighborhood Association

RECOMMENDATION:

Present recognition certificate to neighborhood representatives.

EXECUTIVE SUMMARY:

The Friends of Sherwood Park Association has submitted an application for registration as a Neighborhood Association. The application has been reviewed and approved by the Community Development Department Director for the formation of this new Association. The City has a long-standing neighborhood program that helps neighborhoods organize for a variety of purposes and form non-binding associations. This Association has stated its goals are to: 1) Implement and maintain improved communication pathways between "Friends," the City of Grand Junction, and the public; 2) Engage in activities that support Sherwood Park as a resource where users may access positive aesthetic and recreational experiences and increased social connection; and 3) Apolitically and cooperatively address issues of concern or interest that relate to the maintenance, safety, and enjoyment of "Friends" and the community at large and personal and commercial property therein.

It has been practice for the City Council to confirm the formation of these neighborhood associations with recognition at a council meeting and a formal certificate.

BACKGROUND OR DETAILED INFORMATION:

There has been recent and renewed interest from residents in various parts of the City

to create new Neighborhood Associations. The interest in forming this Association has largely stemmed from on-going development in the area and the desire to improve communications between neighbors and with the City through events and activities.

In order to form a Neighborhood Association, the group first establishes boundaries for their neighborhood and then is guided to meet with others to discuss formation of the Association. The representative(s) then complete a City Neighborhood Association form that includes information about the number of homes, the purposes for forming the Association, a list of primary contact persons, an estimate of how many homes/properties are in the Association, and a map showing the proposed boundaries.

The form is then submitted to the Community Development Department for review and then brought to the City Council for formation and recognition. Staff provides support for neighborhoods at all stages of this formation process which currently includes paying for informational mailings up to \$100 as needed.

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

The boundaries of the new Neighborhood Association are 1st to 5th Streets and North to Orchard Avenues surrounding Sherwood Park. The Association has been organized by both homeowners as well as non-residential property/building owners and tenants and includes 188 properties. The Association has stated its goals are to: 1) Implement and maintain improved communication pathways between “Friends,” the City of Grand Junction, and the public; 2) Engage in activities that support Sherwood Park as a resource where users may access positive aesthetic and recreational experiences and increased social connection; and 3) Apolitically and cooperatively address issues of concern or interest that relate to the maintenance, safety, and enjoyment of “Friends” and the community at large and personal and commercial property therein.

A map of the boundaries for this new Neighborhood Association is included in the attachments. There are 36 existing registered Neighborhood Associations in the City as listed in the attachments.

FISCAL IMPACT:

The Community Development Department currently offers financial assistance for a one-time mailer for the purpose of distributing information about the potential formation of an Association in an amount to \$100 for each proposed Neighborhood Association.

In addition, the City currently offers small grants (up to \$150) to Neighborhood Associations to cover some of the costs of a neighborhood event such as a block party.

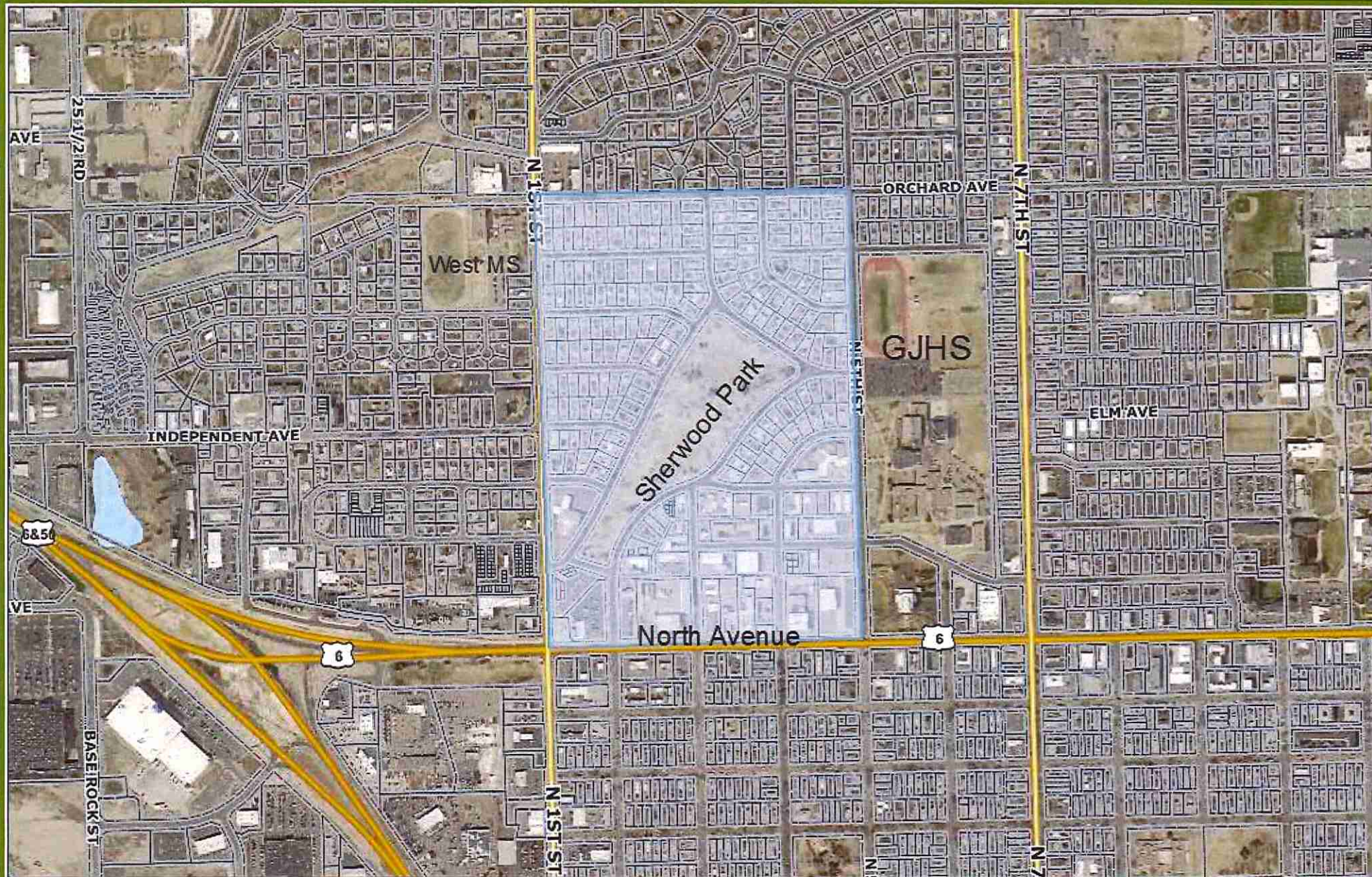
SUGGESTED MOTION:

N/A

Attachments

1. Friends of Sherwood Park Association Map
2. Friends of Sherwood Park Association Recognition
3. Neighborhood Association List

Friends of Sherwood Park Association



Printed: 5/9/2019

1 inch = 752 feet



Recognition of Neighborhood Association
Friends of Sherwood Park Association

J. Merrick Taggart, Mayor

Greg Caton, City Manager

June 5, 2019

REGISTERED NEIGHBORHOOD ASSOCIATIONS

APPLE BLOSSOM HEIGHTS

BLUFFS WEST

CANYON VISTA

CHIPETA WEST

COLONY PARK HOA, INC

DAWN

DIAMOND RIDGE

DURANGO ACRES

EL POSO

EMERSON PARK

FOUR PINES

GRAND MANOR MUTUAL HOUSING

GRAND VIEW

GRAND VISTA

HAWTHORNE PARK

INDEPENDENCE RANCH

LA ROCHE CONDOMINIUMS / RIDGES

LINCOLN PARK

LINDEN APARTMENTS

NIAGARA VILLAGE

PARADISE VALLEY PARK LLC

PATTERSON GARDENS THA

PHOENIX APARTMENTS

RIVERSIDE NEIGHBORHOOD

SKYLER

SPRING VALLEY

THE FALLS

THE VILLAS AT COUNTRY CLUB

TIFFANY APARTMENTS

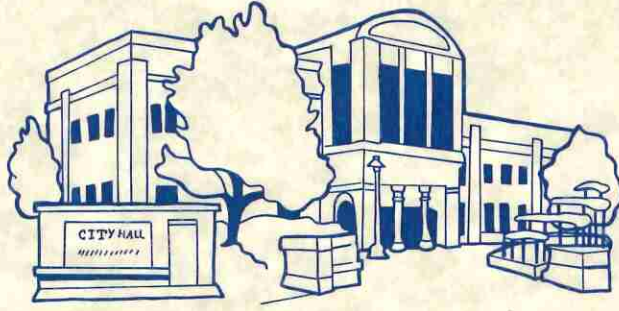
TRAILS WEST VILLAGE

VALLEY MEADOWS NORTH

WASHINGTON PARK

WESTWOOD RANCH

WHITE WILLOWS



City of Grand Junction, State of Colorado

Proclamation

- Whereas,** Colorado West Pride was established seven years ago and is dedicated to the creation of an inclusive community in Grand Junction through events, outreach, and education; and
- Whereas,** the Colorado West Pride Board now has nine diverse members which represent the depth and breadth of the local Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) community; and
- Whereas,** Colorado West Pride works tirelessly to help create equality by working to make sure the community is well informed and the LGBTQ community has a voice to make a difference; and
- Whereas,** Colorado West Pride will sponsor various activities and events June 17th through June 23rd to promote and build a positive environment and relationships; and
- Whereas,** on June 22nd and 23rd Colorado West Pride will host the signature event of the 7th Annual Grand Junction Pride Fest which will include a Main Street parade on Sunday and a festival at the 400 block of White Avenue on Saturday and Sunday.

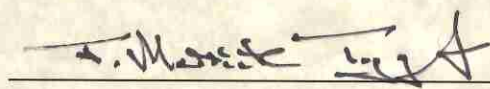
NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim June 17 – 23, 2019 as

“Grand Junction Pride Fest”

in the City of Grand Junction, and urge all citizens to learn about and help create a positive environment for the LGBTQ community.



IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 5th day of June, 2019.



Mayor

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

May 13, 2019

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

Meeting Adjourned: 6:31 p.m.

City Councilmembers present: Councilmembers Duncan McArthur, Chuck McDaniel, Phillip Pe'a, Anna Stout, Rick Taggart, Duke Wortmann, and Mayor Pro Tem Phyllis Norris.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Finance Director Jodi Romero, Parks and Recreation Director Rob Schoeber, Deputy Parks and Recreation Director Traci Wieland, Community Development Director Tamra Allen, Principal Planner Kristen Ashbeck, Engineering Program Supervisor Paul Jagim, General Services Director Jay Valentine, Utilities Director Randi Kim, Assistant to the City Manager Greg LeBlanc, and City Clerk Wanda Winkelmann.

Agenda Topic 1. Discussion Topics

a. 2019 Program Year Community Development Block Grant (CDBG) Funding Requests

Mr. Caton introduced Principal Planner Kris Ashbeck. Ms. Ashbeck noted that Community Development Block Grant (CDBG) funds are an entitlement grant from the Department of Housing and Urban Development (HUD) to the City of Grand Junction. Applications for funding were solicited and received by the City on March 29th after a workshop was held with potential applicants. The purpose of the City Council workshop is to establish a work plan for the 2019 CDBG Program Year by recommending which projects should be funded.

The City's allocation is \$461,255 for the CDBG 2019 Program Year that will begin on September 1, 2019. In addition, unexpended funds from prior years in the amount of \$100,000 will be allocated with the 2019 funds. HUD provides guidance on the use of these funds: 1) not more than 20% of allocation for administrative costs; 2) not more than 15% of allocation for services/programs projects; 3) projects shall meet National Objective of the CDBG program; and 4) grants should not be in amounts less than \$10,000.

Discussion ensued about which projects should be funded. The final funding decision is scheduled to be made by the City Council at its meeting on June 5, 2019 with adoption of the Annual Action Plan occurring at the July 17, 2019 meeting.

Agenda Topic 2. Next Workshop Topics

City Manager Caton reported that the June 3rd workshop topic will be an update and discussion on the Comprehensive Plan Process. On June 6th a workshop will be held with the Planning Commission.

3. Other Business

There was no other business.

Adjournment

The workshop adjourned at 6:31 p.m. An Executive Session will immediately follow the workshop.

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

May 13, 2019

The City Council of the City of Grand Junction, Colorado met in Special Session on Monday, May 13, 2019 at 6:37 p.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 North 5th Street. Those present were Councilmembers Duncan McArthur, Chuck McDaniel, Phillip Pe'a, Anna Stout, Rick Taggart, Duke Wortmann, and Mayor Pro Tem Phyllis Norris.

Staff present for the Executive Session were City Manager Greg Caton, City Attorney John Shaver, Finance Director Jodi Romero, Community Development Director Tamra Allen, General Services Director Jay Valentine, and Assistant to the City Manager Greg LeBlanc.

Councilmember Taggart moved to go into Executive Session to discuss matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to Sections 24-6-402 (4)(e) and 24-6-402 (4)(a) of Colorado's Open Meetings Law relative to: 1) a possible purchase(s) of real property(ies), the location of which will remain confidential as disclosure would compromise the purpose for which the executive session is authorized as allowed by and pursuant to section 24-6-402(4) of Colorado's Open Meetings Law and 2) a possible sale of real property(ies) located in the vicinity of Dos Rios Drive and the Riverside Parkway and will not be returning to open session. Councilmember McArthur seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session at 6:39 p.m.

Councilmember Taggart recused himself from the discussion of the second item at 7:17 p.m. Councilmember Taggart returned to the Executive Session at 7:26 p.m.

Councilmember Stout moved to adjourn. Councilmember Wortmann seconded. Motion carried unanimously.

The meeting adjourned at 7:29 p.m.

Wanda Winkelmann
City Clerk

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

May 15, 2019

The City Council of the City of Grand Junction convened into regular session on the 15th day of May, 2019 at 6:00 p.m. Those present were Councilmembers Duncan McArthur, Chuck McDaniel, Phillip Pe'a, Anna Stout, Rick Taggart, Duke Wortmann, and Council President Pro Tem Phyllis Norris. Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval.

Council President Pro Tem Norris called the meeting to order. The Grand Junction Fire Department and Grand Junction Police Department Honor Guards presented the Posting of the Colors. The Pledge of Allegiance was led by Councilmember McArthur which was followed by a moment of silence.

Proclamations

Proclaiming May 19 - 25, 2019 as Emergency Medical Services Week in the City of Grand Junction

Councilmember McArthur read the proclamation which was accepted by Medical Services Chief Sheldon Kier and Chief Ken Watkins with the Grand Junction Fire Department.

Proclaiming May 18, 2019 as Kids to Park Day in the City of Grand Junction

Councilmember Wortmann read the proclamation which was accepted by Rob Schoeber, Director of Grand Junction Parks and Recreation.

Proclaiming May 18, 2019 as Colorado Public Lands Day in the City of Grand Junction

Councilmember Taggart read the proclamation which was accepted by Wayne Werkmeister, Acting Field Manager of the Bureau of Land Management's Grand Junction Field Office.

Appointments

Election of Council President/Ex-Officio Mayor and Council President Pro Tem/Ex-Officio

Council President Pro Tem Norris opened the floor for nominations for Mayor. Councilmember McDaniel nominated Councilmember Taggart and Councilmember Stout seconded the motion. Councilmember McArthur nominated Councilmember Norris, and Councilmember Wortmann seconded the motion. Council President Pro Tem Norris closed nominations and asked for the roll call. Councilmember Taggart was voted as Mayor with Councilmembers McDaniel, Pe'a, Stout and Taggart voting yes and Councilmembers McArthur, Wortmann and Norris voting no.

Council President Pro Tem Norris opened the floor for nominations for Mayor Pro Tem. Councilmember McArthur nominated Councilmember Wortmann, and Councilmember Wortmann seconded the motion. Councilmember Taggart nominated Councilmember McDaniel, and Councilmember Stout seconded the motion. Nominations were closed and President Pro Tem Norris asked for the roll call. Councilmember Wortmann was voted as Mayor Pro Tem with Councilmembers Pe'a, Wortmann, McArthur and Norris voting yes and Councilmembers McDaniel, Stout and Taggart voting no.

City Clerk Winkelmann administered the oaths of office to Mayor Taggart and Mayor Pro Tem Wortmann.

Oath of Office for Municipal Judge

City Clerk Winkelmann administered the oath of office to Municipal Court Judge Tammy Eret.

To the Grand Junction Regional Airport Authority Board

Councilmember McDaniel presented Erling Brabaek with his Certificate of Appointment to the Grand Junction Regional Airport Authority Board for a four-year term ending May 2023.

Citizen Comments

Richard Swingle addressed the councilmembers about principles he felt were fundamental to run the City.

Janet Wyatt and Karen Rose spoke about a single use plastic bag ban.

Marissa Martinez and Isabella Drysdale spoke about the need for more safety in neighborhoods.

City Manager Report

City Manager Caton addressed the safety concerns expressed during citizen comments. He gave an update about the Certificate of Participation Refunding and stated that the anticipated interest rate dropped, saving the City \$6.2 million over the term of bond.

Council Reports

Councilmember McArthur announced he is resigning from the Grand Junction City Council effective June 15, 2019 due to health issues. The Council expressed gratitude for his service to the community.

Councilmember Norris spoke about breaking ground on the Pathways Facility and the opening of Western Colorado Regional Veteran's Center.

Councilmember Wortmann attended the Parks and Recreation Advisory Board Meeting and the Orchard Mesa Pool Board Meeting.

Council President Taggart spoke about his work with students at Colorado Mesa University during finals week.

CONSENT AGENDA

Councilmember Norris moved to approve items #1 - #4 of the Consent Agenda. Councilmember McArthur seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Minutes of the May 1, 2019 Regular Meeting
- b. Summary of the May 6, 2019 Workshop

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance Rezoning a Property from I-2 (Heavy Industrial) to I-1 (Light Industrial), Located at 2285 River Road and Set a

Public Hearing for June 5, 2019

ii. Introduction of an Ordinance Amending Section 21.04.030(e), Recreational Campgrounds, and Other Related Sections of the Grand Junction Municipal Code and Set a Public Hearing for June 5, 2019

iii. Introduction of an Ordinance Rezoning the Sixbey Investments, LLC Property from R-4 (Residential - 4 du/ac) to R-O (Residential Office) Located at 2670 Patterson Road and Set a Public Hearing for June 5, 2019

3. Contracts

- a. Purchase of Street Sweeper
- b. Contract for 2019 7th Street Reconstruction - Orchard Avenue to Patterson Road
- c. Construction Contract for the Riverside Park Improvements
- d. 2018 Subrecipient Agreement between the Grand Junction Housing Authority and the City of Grand Junction

4. Resolutions

- a. Resolution Assigning City Councilmembers to Various Boards, Commissions, and Authorities
- b. Resolution Vacating a Portion of a 20-Foot-Wide Public Storm Sewer Easement Located at 649 Market Street

REGULAR AGENDA

Public Hearing - An Ordinance Amending Planned Development Zoning Ordinance No. 4676 and Amending the Outline Development Plan for "One West Development", Now Known as "The Community" Planned Development, Located at 2350 Highway 6 & 50 Between 23 1/4 Road and 23 3/4 Roads, from G Road to Highway 6 & 50

The Applicant, Taurus Investment Holdings, LLC, is requesting approval of an amendment to the existing Outline Development Plan (ODP) for the One West Planned Development (Ordinance #4676), located on 177 acres situated between G Road and U.S. Highway 6 & 50 between 23 ¼ Road and 23 ¾ Road. The Applicant is proposing

to rename the development, "The Community" and amend the uses to allow for detached and attached single-family units as well as duplexes within certain areas of the PD, to modify allowed land uses and bulk standards and establish a new phasing schedule.

Principal Planner David Thornton presented this item.

Conversation took place regarding accessory dwelling units.

The public hearing was opened at 7:06 p.m.

There were no comments.

The public hearing was closed at 7:06 p.m.

Conversation resumed regarding the development of the infrastructure of roads surrounding the property, timelines, pod capacity, and a section of G Road that is lacking a shoulder for cyclists.

Councilmember McArthur moved to adopt Ordinance No. 4855, an ordinance amending the Planned Development Zone Ordinance No. 4676 and amending the Outline Development Plan for the "One West Development, now known as "The Community" Planned Development, located at 2350 Highway 6 & 50 between 23 ¼ and 23 ¾ Roads, from G Road to Highway 6 & 50 on final passage and ordered final publication in pamphlet form. Councilmember Wortmann seconded the motion. Motion carried by roll call vote with Councilmember Norris voting no.

Non-Scheduled Citizens & Visitors

Cindy Sims spoke about the ban on single use plastic bags.

Other Business

There was none.

Adjournment

The meeting was adjourned at 7:21 p.m.

Wanda Winkelmann, MMC
City Clerk



Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: June 5, 2019

Presented By: Doug Shoemaker, Chief of Police

Department: Police

Submitted By: Doug Shoemaker

Information

SUBJECT:

Introduction of an Ordinance Amending the Grand Junction Municipal Code to Permit Off-Highway Vehicles and Set a Public Hearing for June 17, 2019

RECOMMENDATION:

Staff is still evaluating the final recommendation and will have it for the June 17th hearing.

EXECUTIVE SUMMARY:

The Grand Junction Police Department has completed an analysis regarding the impact of Utility Type Vehicles (UTV's) on very limited sections of roadways in the City of Grand Junction. This analysis was initiated due to a request by local business, Adrenaline Driven Adventure Company, who requested a limited operation of UTV's on city roadways.

The proposal would allow Adrenaline Driven Adventure Company to operate UTV's on a section of Horizon Drive, H Road, and 27 ¼ Road within the City of Grand Junction. The total distance on this request is approximately 3 miles of roadways within the City of Grand Junction.

The Grand Junction Police Department, as detailed in previous memorandums and discussions, has some concerns related to service delivery and our ability to respond to complaints involving UTV's, which are addressed below.

BACKGROUND OR DETAILED INFORMATION:

Over the last five (5) months, City staff has evaluated the request of Adrenaline Driven Adventure Company and the UTV roadway use. During this time, we have had meetings with Adrenaline Driven Adventure Company and attended a public meeting relating to their request. During this review the Grand Junction Police Department has outlined the public safety concerns and how this could impact our community. These concerns are summarized below.

- January 2019 – Adrenaline Driven Adventure Company Introduced an initial request of operate UTV's on City of Grand Junction roadways. The area was not defined, but rather it was an open request for access to city roadways for their business.
- January 15th 2019 – City Staff had an initial meeting with Adrenaline Driven Adventure Company where a discussion was held regarding the business and their request. Grand Junction Police had serious concerns with open access for UTV's on city roadways. Adrenaline Driven Adventure Company outlined a business plan asking for limited access dependent on securing a location for their business operations.
- March 19th, 2019 - City Staff again met with Adrenaline Driven Adventure Company regarding their request. At this meeting they provided a possible business location of 750 ½ Horizon Drive for their company. At this meeting the GJPD again shared our concern due to available staffing resources to meet the calls for service this may cause. City Manager Caton requested we meet after the city election and evaluate the request pending the outcome of 2B.
- April 8th, 2019 – City Staff met with Adrenaline Driven Adventure Company and further discussion was held regarding their request for limited access to city streets. City Manager Caton outlined additional steps needed to include a study by traffic engineering, a neighborhood meeting and creation of a draft ordinance.
- May 22nd, 2019 - Adrenaline Driven Adventure Company held a neighborhood meeting at their business location of 750 ½ Horizon Drive. During this meeting the owner of Adrenaline Driven Adventure Company, Lewis Baker, made comments regarding his business model.

In his business model Mr. Baker stated his goal was to provide a “ride and drive experience” for his customers that will eliminate the need to trailer the UTV's to the desert recreational site. Mr. Baker stated his business is affiliated with Polaris, and the manufacturer requires ride and drive for his company to be certified as a “Polaris Adventure Hub”. Mr. Baker also made several comments regarding the role of public safety and our response to complaints/concerns, as well as our emergency response to the area. He did so without prior consultation with us regarding those specific

statements, which were not accurate. Those are detailed in the Community Impact section below.

- May 29th, 2019 – The City of Grand Junction was provided lease documentation for Adrenaline Driven Adventure Company at 750 ½ Horizon Drive.
- May 30th, 2019 - Commander Baker met with Adrenaline Driven Adventure Company on at their business. Their operation was reviewed, and it does appear they can monitor the UTV's location via GPS throughout the rental. In reviewing the protocols they have established it appears they have the ability to monitor compliance, have established insurance and safety guidelines are in place. Specifically, they utilize a multi-level GPS system that will accurately track and locate all of their rented UTV's, which is complete with a panic/emergency system that will create a notification to Adrenaline Driven Adventure Company, who in turn will contact the Grand Junction Regional Communications Center to advise as to the nature of the emergency for the appropriate response.

Police Department/Community Impact – A review of the fatal and injury traffic crashes on Horizon Drive for the last 5 years has shown 1 fatal and 19 injury crashes. The number of non-injury crashes relating to Horizon Drive is at 262 during that same period, with 19 of those occurring year to date in 2019.

Contact was made with other law enforcement agencies that allow UTV's on city roadways. In review of these agencies (Rangley Police, Mesa County Sheriff's Office, Moab and St. George police in Utah) the number of crashes they have had involving UTV's is minimal. However, each of these agencies stated they receive traffic complaints involving UTV's from citizens. These calls involve everything from reckless behavior, youth operation and noise complaints.

Even with the citizen's approval of 2B in the last election we are still estimating, at minimum, 18-24 months before we can attain full staffing levels. The impact of not currently having a Traffic Unit and the ability to proactively address traffic issues is still a challenge for our organization, and will continue to be for some time until that Unit is properly staffed. Even then, we receive numerous traffic complaints throughout the City, all of which are important to address for community safety. As it stands, the Grand Junction Police Department does not currently have the staff resources to proactively enforce these types of violations and traffic complaint calls, due to their lower priority, are holding for well over an hour right now, based on their severity. Most traffic complaints are assigned a Priority 4 response, meaning that there are other calls for our agency that merit a higher level of response, classified as Priority 1 (the most severe, life threatening), Priority 2 and Priority 3. Mr. Baker (Adrenaline Driven Adventure Company) noted in the neighborhood meeting that if there was a violation of rental agreement GJPD would be contacted to stop such violations. Such calls would

be treated as low priority calls, coded as Priority 4 for response.

The issue of emergency medical response was brought up during the meeting on May 22nd, and it was mentioned by Mr. Baker that “a bird” would be in the air and respond to any emergencies within 10 minutes. This is inaccurate. In fact, St. Mary’s does not have a medical response helicopter stationed here within Grand Junction, but that response would come from Rifle, resulting in a 30 minute minimum response from the time they receive the call from our 9-1-1 Center to the time of arrival. Total estimated response via air unit is, at minimum, 35 minutes.

FISCAL IMPACT:

The fiscal impact to the city will come in the anticipated response for emergency services personnel, should traffic crashes or other off-road incidents require such response. This would include the Grand Junction Police Department, the Grand Junction Regional Communications Center, and the Grand Junction Fire Department. The extent of the impact is unknown, but will be determined based on complaints for driving violations that may occur, as well as the aforementioned emergency response situations.

SUGGESTED MOTION:

I move to introduce an Ordinance amending the Grand Junction Municipal Code to Permit Off-Highway Vehicles and Set a Public Hearing for June 17, 2019.

Attachments

1. Ordinance
2. OHV Memo

1 AN ORDINANCE ALLOWING FOR THE USE OF UTILITY TYPE VEHICLES (UTV'S) ON
2 SEGMENTS OF HORIZON DRIVE, H ROAD AND 27 ¼ ROAD IN THE CITY OF GRAND
3 JUNCTION

4 RECITALS

5 Adrenaline Adventure, a business that rents off-highway vehicles – also known as Utility Type Vehicles
6 or Utility Terrain Vehicles - UTV's - has requested City Council to allow, as a pilot project, limited and
7 specific use of certain City streets for its customers to access public lands North and East of the City.

8 Adrenaline Adventure ("Business" or "the Business") is located at 750 ½ Horizon Drive and is within 3
9 miles of public lands. Colorado law allows a local jurisdiction to regulate the operation of off-highway
10 vehicles on, *inter alia*, streets and highways within its jurisdiction, but no street or road which is part of
11 the State or Federal highway system. With this Ordinance the City is designating specific segments of
12 specific streets ("*Allowed Streets*" as defined herein) for limited use by UTV's.

13 The Police Chief and VGJ Director have recommended that the Businesses' request be granted, subject to
14 the conditions set forth in this Ordinance. Because the request is for a trial period and significant
15 conditions have been set, the Council finds that the public interest will be served by the adoption of this
16 Ordinance.

17 While the City Council has determined to favorably consider the Ordinance, the City is not a joint
18 venturer with the Business and is not endorsing or otherwise sanctioning the Business or its operations
19 and the Ordinance will expire 36 months from the Effective Date hereof if not renewed.

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

21 The Code of Ordinances of the City of Grand Junction is hereby amended by the addition of a new
22 section in Chapter 10 of the Grand Junction Municipal Code ("GJMC") numbered 10.04.109.8 which
23 shall read as follows:

24 1. Definition. For the purposes of this section, "UTV" means any recreational vehicle designed
25 for and capable of travel over unimproved terrain, traveling on four or more tires, having a width
26 of 70 inches or less and having side by side seating with a steering wheel for operation. A UTV
27 does not include an all-terrain vehicle, a motorcycle or a snowmobile. (An ATV means a
28 recreational vehicle 52 inches or less in width traveling on three or more low pressure tires with a
29 seat designed to be straddled by the operator and designed for or capable of travel over
30 unimproved terrain.)

31 2. Boundary. A UTV may be driven on Horizon Drive East of I-70, H Road to 27 ¼ Road and 27
32 ¼ Road North of H Road, which are the *Allowed Streets*; UTV's are not permitted on Horizon
33 Drive East of I-70 and Crossroads Boulevard to 27 ¼ Road. No UTV may be operated on any
34 other street, road, alley, path or trail, including but not limited to the Riverfront Trail, within the
35 City limits of Grand Junction, including any state or federal highways.

36
37 3. Rules and Restrictions.

38 (a) No person shall operate a UTV in the City of Grand Junction except on *Allowed Streets* and
39 then only if:

(i) the UTV is equipped at a minimum with one or more DOT approved headlamps; and one or more tail lamps; and no less than one rear view mirror; and a horn or an audible warning device emitting no less than 55 dB; and a steering wheel; and a foot controlled accelerator; and a foot brake/braking system; electric turn signals with one on each side of the vehicle front and rear; and a windshield unless the operator and front seat passenger wear eye protection while operating the vehicle; and an illuminated speedometer and seats and seatbelts for each occupant. All required equipment must be intact and fully operational if/when the UTV's is operated on Allowed Streets; and,

(ii) not operated during the time from 1/2 hour before sunrise to 1/2 hour after sunset; and,

(iii) in a direct route from the Business to public lands open to the public and legally accessible from the *Allowed Streets*; and,

(iv) such person possesses, on the person of the operator, a valid adult driver's license; and,

(v) in a way and/or at a speed which exceeds or impedes the normal flow of traffic; the operator has the affirmative duty to observe all traffic laws; and,

(vi) the operator is not under the influence of, or impaired by, alcohol and/or any drug(s). The definition of, and proof of, intoxication or impairment shall be as set forth in C.R.S. 42-4-1202 *et. seq.* The operator of a UTV that is arrested for operating a UTV while under the influence of or impaired by alcohol and/or drug(s) shall submit to chemical testing as set forth in Title 42 of the Colorado Revised Statutes. Failure to submit to a test as required shall result in the immediate revocation of the operators' driver's license; and,

(vii) the UTV has a current annual inspection and permit from the Grand Junction Police Department, which permit shall be attached to the UTV at all times that the UTV is being operated upon Allowed Streets as designated by the City; and,

(viii) such person has, on his/her person, proof of motor vehicle insurance, that is current and provides liability coverage for injury to persons and property.

(ix) any violation of the foregoing (3(i)-(viii)) may be cause for the City Council to repeal this ordinance and rescind the approval afforded the Business to sanction operation of UTV's on *Allowed Streets*.

(b) The operator of a UTV on *Allowed Streets* shall comply with all applicable provisions of the traffic code adopted by the City and the State of Colorado. In the event of conflict, the more restrictive law, rule or regulation shall control.

(c) Nothing in this section authorizes the operation of a UTV on rights-of-way under the jurisdiction of Mesa County. It is the duty of each operator of a UTV to ascertain whether a right-of-way is within the City limits.

4. Permit Required. The Police Chief or his designee, after having determined that the UTV and the Business are in compliance with requirements of this Ordinance, will issue an annual permit for each compliant UTV. Such permits will be valid from the date of issuance unless revoked for just cause. Fees for the permit will be \$50.00 per UTV per year. The City Council may alter such fees by resolution.

5. Inspection. Police officers are authorized to stop a UTV which is being operated on an Allowed Street in the City without probable cause or other reason, at any time, to verify that the operator has a valid

80 permit and to inspect for required safety equipment. The Business shall notify its customers that UTV's
81 are subject to random inspection and that the customers may not assert claims to the contrary.

82 6. Insurance. The City Council shall, by resolution, establish the minimum requirements of required
83 insurance.

84 7. Penalties. Any person who violates any provision of this ordinance is guilty of a misdemeanor which is
85 punishable by a fine of up to and including \$500.00.

86 8. Severability. It is the intention of the City Council that the provisions of this ordinance are not
87 severable. If any provision of this ordinance is declared unconstitutional or invalid by a court of
88 competent jurisdiction such unconstitutionality or invalidity shall invalidate all of the provisions of this
89 ordinance.

90 9. Sunset Clause. Within sixty days of the third anniversary of the adoption of this ordinance, the City
91 Council shall consider the effectiveness of the ordinance at achieving its stated purposes and protecting
92 the general health, safety and welfare of the residents of the City. Without further action by the City
93 Council, the terms and provisions of this ordinance shall expire on the third anniversary of the effective
94 date hereof without subsequent action by the City Council.

Memorandum

TO: Mayor and Members of Council
FROM: Greg Caton, City Manager
Doug Shoemaker, Police Chief
DATE: May 24, 2019
SUBJECT: Off Highway Vehicle Ordinance Exception

City staff is continuing to work with Mr. Lewis Baker, owner of Adrenaline Driven Adventure Company (ADAC) to develop an ordinance change regarding the operation of Off Highway Vehicles (OHVs) on a portion of the City's streets. Most recently, a neighborhood meeting was this week on May 22 to help address some of the concerns that neighboring businesses might have had.

As Mr. Baker continues to approach people, we wanted to provide an update to City Council regarding the concerns that City staff has some concerns with regard to the proposed ordinance change. The change would allow Adrenaline Driven Adventure Company (ADAC) to operate Off Highway Vehicles (OHVs) on a limited portion of the City's streets to obtain direct access to the BLM land located on the north side of the City. The intent, according to Mr. Baker, is to provide a ride and drive experience for his customers that will eliminate his need to trailer the OHVs to the intended recreational site and instead permit them to drive directly there themselves without having to trailer them. According to Mr. Baker, his business is affiliated with Polaris, and the manufacturer requires this step for his company to be certified as a "Polaris Adventure Hub" and that without it, such certification is not an option.

This memo is intended to provide an update on the current situation with ADAC. Staff is continuing to work on this issue and more information can be expected to come forward as staff learns more.

May 22 Neighborhood Meeting – The following comments were made during a neighborhood meeting held on Wednesday May 22. Staff believes they are necessary to clarify:

- Mr. Baker stated that, while the ordinance change would allow OHVs to be driven on City streets, "GJPD only cares about 0.7 miles of the total which is on Horizon Drive." Any streets within the city limits are the concern of the Police Department. No statement has been made by any staff that could impress this upon Mr. Baker.
- Mr. Baker alluded to the process that would occur if a violation of the pilot program occurred. Mr. Baker stated that a GJPD officer would be in the area to stop and examine the agreement from ADAC and if a violation was found to have occurred, GJPD would detain the rider so someone from ADAC can come and pick up the rented vehicle.

The concerns of staff are that 1) GJPD is expected to detain the driver for response from a representative from ADAC, and 2) that GJPD is expected to have frequent and routine patrols in that area in order to immediately deal with the driving complaint itself. Given current staffing levels, proactive patrols in this area are low priority. Staff believes that Mr. Baker is setting an expectation to those businesses on Horizon Drive that GJPD will

immediately be able to respond to what is considered a low priority call. While voter approval of question 2B in April will, eventually, allow GJPD to increase staffing, that process will not be realistically complete until mid-year of 2022.

- Mr. Baker also commented that “a bird will respond within 11 minutes” once an emergency beacon is activated if someone has a crash. It is not clear at this time what Mr. Baker is referring to. No one at the Mesa County Sheriff’s Office nor the Grand Junction Fire Department has been contacted regarding response times. Staff assumes that the “bird” referenced by Mr. Baker is the Life Flight helicopter operating for St. Mary’s Hospital, which is not housed locally. As a reminder, all 9-1-1 calls come into the Grand Junction Regional Communications Center. Staff is still working to understand the process of the beacon system referenced by Mr. Baker.

Given these comments, staff believes that Mr. Baker is misrepresenting expectations on behalf of public safety officials without fully understanding the inherent limitations. Furthermore, as calls for service grow, traffic complaints will continue to take a low priority in terms of response until GJPD has reached adequate staffing levels. It may quickly become frustrating for business owners or residents in the area to experience a response that does not mirror what Mr. Baker has telegraphed on behalf of first responders. While it is certainly the City’s goal to work with business owners to assist them with their safety needs, there should be a realistic expectation as to what changes will occur as a result of this ordinance exemption both on the part of the business owner and the general public.

This item is likely to appear before City Council for consideration. Staff is still evaluating the situation and is open to comments from Councilmembers. Please send all comments to the City Manager.



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: June 5, 2019

Presented By: Randi Kim, Utilities Director, Jay Valentine, General Services Director

Department: Utilities

Submitted By: John Eklund, Project Engineer

Information

SUBJECT:

Raw Water Irrigation Supply and Waterline Replacement

RECOMMENDATION:

Staff Recommends the City Purchasing Division execute a construction contract with M.A. Concrete Construction, Inc. for the Raw Water Irrigation Supply and Waterline Replacement project in the amount of \$2,829,118.00.

EXECUTIVE SUMMARY:

This project consists of two primary elements: 1) The construction of 3,600 LF of 24" C900 PVC potable water line, and 2) The reuse of the original 24 " water line along with the construction of 2 miles of pipe varying in size from 4" to 16" to provide raw water from the Water Treatment Plant raw water reservoir to a variety of City properties including the Las Colonias Business Park, Cemetery, Duck Pond Park, Botanical Gardens and Riverside Parkway.

Cost of the construction project is \$2,829,118.00, which is fully funded by the Water Fund CIP. Final completion is scheduled for December 2019.

BACKGROUND OR DETAILED INFORMATION:

The existing 24" waterline to be replaced is one of two 24" transmission main lines that provide potable water to the City's customers. It has been identified as one of the last remaining sections of cast iron, large-diameter pipe in the system and is beyond its design life. Replacement of this pipeline will renew aging infrastructure to ensure reliable service for the City's water customers for the future.

The raw water supply line will provide irrigation water from the Water Treatment Plant raw water reservoir to a variety of City properties, including Las Colonias Business Park, Las Colonias Amphitheater, Botanical Gardens, Pollinator Garden, Duck Pond Park, and Orchard Mesa Cemetery. This will reduce the amount of treated water that is consumed by the City for irrigation, create more environmentally friendly facilities, and is in line with the City's Economic Development Plan. Re-purposing of the existing 24-inch water line segment for use as a raw water supply line is estimated to result in a cost savings of \$200,000 for the project.

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

Vendor	Location	Amount
MA Concrete Construction	Grand Junction CO	\$2,829,188.00
United Companies	Grand Junction CO	\$3,024,224.00
Scott Contracting Inc	Centennial, CO	\$5,003,260.00

FISCAL IMPACT:

All expenses for this project are budgeted and funded by the Water Fund.

Expenses are as follows:

Services	Vendor	Amount
Quality Assurance Testing	Huddleston Berry Engineering and Testing	\$10,000.00
Construction	M.A. Concrete Construction, Inc.	\$2,829,118.00

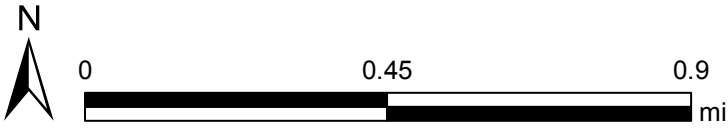
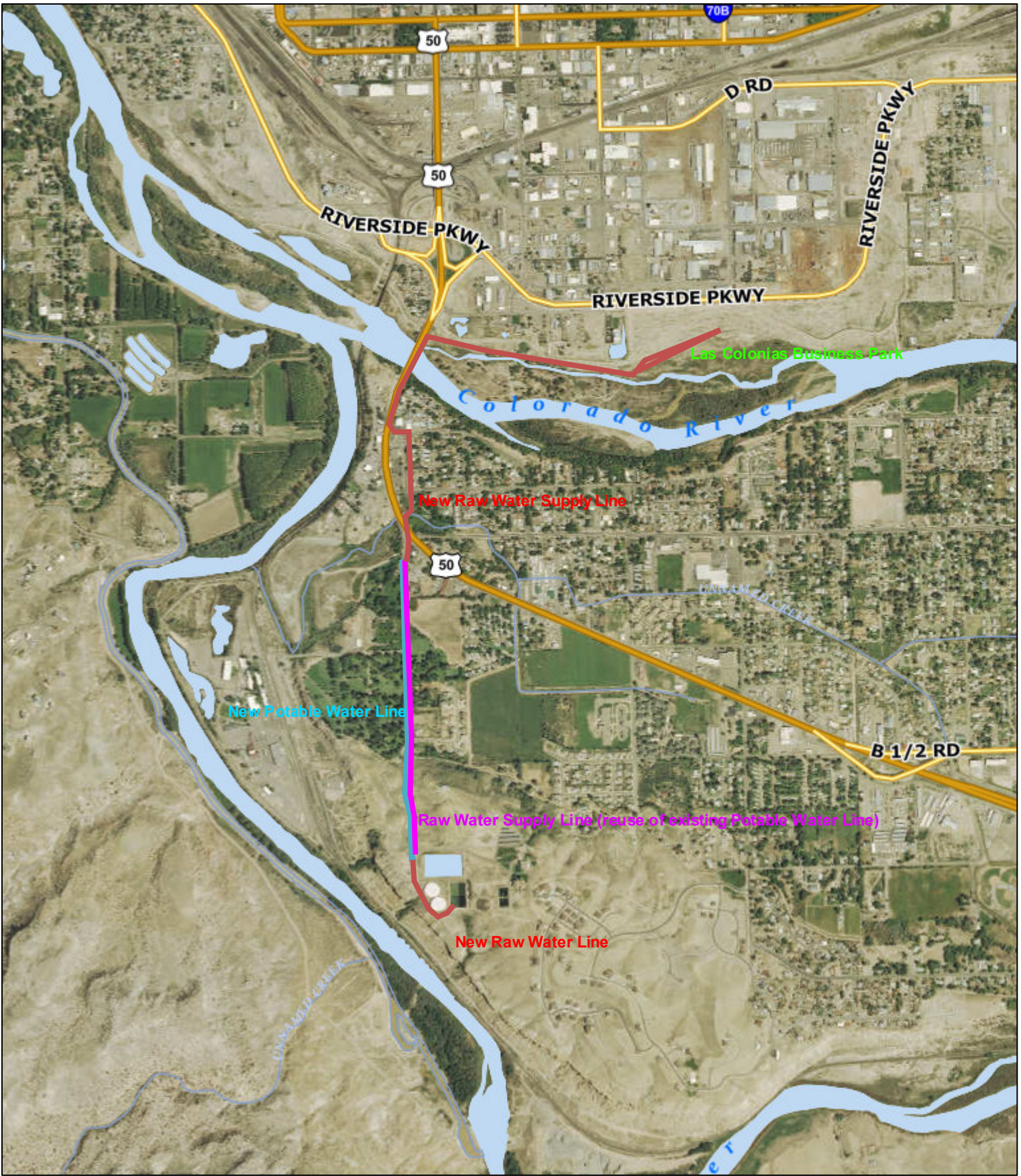
SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into contract with M.A. Concrete Construction, Inc. of Grand Junction, CO for the Raw Water Irrigation Supply and Waterline Replacement project in the amount of \$2,829,118.00.

Attachments

1. Raw Water Irrigation Supply and Water Line Replacement Map

Raw Water Irrigation Supply and Potable Water Line Replacement



Printed: 5/23/2019

1 inch = 1,505 feet



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: June 5, 2019

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Lee Cooper, Project Engineer

Information

SUBJECT:

Construction Contract for the 2019 South Downtown Water and Sewer Line Replacement Project

RECOMMENDATION:

Authorize the City Purchasing Division to Execute a Construction Contract with M.A. Concrete Construction, Inc. for the Construction of the 2019 South Downtown Water and Sewer Line Replacement Project in the Amount of \$1,614,665.

EXECUTIVE SUMMARY:

This request is to award a Construction Contract for the 2019 South Downtown Water and Sewer Line Replacement Project. This project will be replacing aging water lines and sewer lines at various locations in the south industrial downtown area between 9th Street and 15th Street, and between the railroad tracks and the Las Colonias Park area. This project combines both domestic water line replacement and sewer line replacement. This project will be replacing 2,953 lineal feet of 20-inch diameter transmission waterline, and will replace 4,582 lineal feet of old vitrified clay sewer pipe of various pipe sizes.

BACKGROUND OR DETAILED INFORMATION:

The existing sewer lines along 9th Street and D Road are 82-year old vitrified clay pipes that are past their useful life. This project will replace these clay sewer pipes with PVC sewer pipes and increase the size of the sewer line in 9th Street from an 8-inch pipe to a 10-inch pipe to accommodate the high discharge flows from the ALSCO Textile Cleaning business. The sewer pipe replacement will be completed prior to the

2019 asphalt overlay project to avoid the cost of street repaving following sewer replacement.

The existing sewer line along 15th Street is a 30-inch diameter concrete pipe that has a High Density Polyethylene (HDPE) pipe installed inside the concrete pipe. The HDPE pipe was installed during a past City project in 1996 to protect the concrete pipe from the sewer gases that corrode cement. The existing sewer pipe formerly served as a combined storm/sanitary sewer but is now oversized since a separate storm sewer was installed for this area in 2001 and the sewer line no longer receives storm water. The sewer line will be replaced with a 15-inch diameter sewer pipe and the pipeline will be realigned so the wastewater will flow properly and not generate odors.

The existing 20-inch ductile iron water pipeline on 9th Street, 3rd Ave., 10th Street, and D Road was installed in 1980 and has had several failures. In 2018, the Utilities Department repaired five water line breaks along 3rd Ave. as a result of corrosion of the ductile iron pipe. The pipeline will be replaced with a new 20-inch PVC water pipe.

This project is scheduled to start construction on or near June 17, 2019 with an expected completion date of early to mid-October 2019. Construction will primarily take place during the weekdays, however, select weekends and/or night work will be required for certain sewer installation locations to accommodate adjacent businesses.

A formal Invitation for Bids was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractor's Association, and advertised in *The Daily Sentinel*. Two companies submitted responsive and responsible formal bids as follows:

Contractor Location Amount

M.A. Concrete Construction, Inc. Grand Jct., CO \$1,614,665.00

Dirtworks Construction, LLC Grand Jct., CO \$1,889,902.90

FISCAL IMPACT:

Budget:

2019 Sewer Line Replacements

- | | |
|---|-----------|
| • 2019 South Downtown Sewer Line Replacement
(F001637) | \$910,600 |
|---|-----------|

2019 Waterline Replacements

- | | |
|--|------------------|
| • 2019 South Downtown Waterline Replacement
(F000531) | <u>\$746,100</u> |
|--|------------------|

<i>Total Available Budget (Combined) -</i>	<i>\$1,656,700</i>
--	--------------------

Project Costs:

- | | |
|---|-----------------|
| • Construction Contract – M.A. Concrete Construction | \$1,614,665 |
| • City Const. Inspection & Contract Admin. (Estimate) | \$32,000 |
| • Quality Assurance Testing (Estimate) | <u>\$10,000</u> |

Total Project Costs -	\$1,656,665
------------------------------	--------------------

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a Contract with M.A. Concrete Construction, Inc. for the 2019 South Downtown Water and Sewer Line Replacement Project in the amount of \$1,614,665.

Attachments

1. 2019 South Downtown Water and Sewer Line Replacement Project Map

2019 South Downtown Water & Sewer Replacement Project



0 0.1 0.2 mi

WATER PIPELINE
SEWER PIPELINE



Printed: 5/22/2019

1 inch = 376 feet

CITY OF
Grand Junction
COLORADO
2020 WATER & SEWER PLAN



Grand Junction City Council

Regular Session

Item #3.c.

Meeting Date: June 5, 2019

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Randi Kim

Information

SUBJECT:

Cooperative Use Agreement between the Grand Valley Audubon Society, Inc. and the City of Grand Junction to use Grand Junction-Redlands Tailrace Water Rights

RECOMMENDATION:

Staff recommends that the City Manager execute the Cooperative Use Agreement between the Grand Valley Audubon Society, Inc. and the City of Grand Junction to use up to 10 cubic feet per second (cfs) of the Grand Junction-Redlands Tailrace Water Right in Osprey and Traylor Ponds located within the Grand Valley Audubon Society Nature Preserve.

EXECUTIVE SUMMARY:

The Grand Valley Audubon Society, Inc. (GVAS) is the owner of the Osprey and Traylor Ponds located within the boundaries of the Audubon Nature Preserve. The water quality in the ponds and the maintenance of optimum water levels would be enhanced by the addition of a surface water supply. A Cooperative Use Agreement between GVAS and the City of Grand Junction to use up to 10 cubic feet per second (cfs) of the Grand Junction-Redlands Tailrace Water Right would be mutually beneficial to GVAS and the City.

BACKGROUND OR DETAILED INFORMATION:

The City is the owner of a 50 cfs water right known as the Grand Junction-Redlands Tailrace Water Right of which 18 cfs was made absolute for municipal purposes and the remaining 32 cfs are conditional water rights for municipal purposes. The source of the water is the tailrace of the Redlands Power Plant. The water originates in the

Gunnison River and is tributary to the Colorado River through the Redlands Water and Power Company Canal. The date of appropriation was June 1, 1977.

The Cooperative Use Agreement would allow GVAS to use on a cooperative basis and at no cost up to 10 cfs of the Water Right for irrigation, recreation, piscatorial purposes, and other agreed upon municipal purposes in Osprey and Traylor Ponds located within the Grand Valley Audubon Society Nature Preserve as long as the City has the Water Right. The City has contracted with the Colorado Division of Parks and Outdoor Recreation for use of the 18 cfs made absolute and so Parks has first rights to use of the 18 cfs. To date, the Colorado Division of Parks and Outdoor Recreation has not used all of the 18 cfs. The City shall continue to file for due diligence on the remaining 32 cfs as determined appropriate by the City.

GVAS is the owner of the Osprey and Traylor Ponds located within the boundaries of the Audubon Nature Preserve. The water quality in the ponds and the maintenance of optimum water levels would be enhanced by the addition of a surface water supply.

GVAS would be required to install, operate, and maintain all measuring and recording devices that are necessary to measure the delivery and use of the Water Right as required by the Division Engineer or the City of Grand Junction.

The term of the agreement is 25 years and would be renewable upon mutual agreement of the parties.

FISCAL IMPACT:

No fiscal impact to the City. The Cooperative Use Agreement would allow GVAS to use on a cooperative basis and at no cost up to 10 c.f.s. of the Water Right. GVAS would bear the cost of installing, operating, and maintaining all measuring and recording devices that would be necessary to measure the delivery and use of the Water Right.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Manager to execute the Cooperative Use Agreement between the Grand Valley Audubon Society, Inc. and the City of Grand Junction to use up to 10 cubic feet per second (cfs) of the Grand Junction-Redlands Tailrace Water Right in Osprey and Traylor Ponds located within the Grand Valley Audubon Society Nature Preserve.

GVAS would be required to install, operate, and maintain all measuring and recording devices that are necessary to measure the delivery and use of the Water Right as required by the Division Engineer or the City of Grand Junction.

The term of the agreement is 25 years and would be renewable upon mutual agreement of the parties.

Attachments

1. Draft Cooperative Use Agreement GVAS 2019
2. Grand Valley Audobon Nature Preserve Location Map
3. Grand Valley Audobon Nature Preserve Site Map

COOPERATIVE USE AGREEMENT

THIS AGREEMENT is entered into this _____ day of _____, 2019, between the Grand Valley Audubon Society, Inc., a Colorado nonprofit corporation ("GVAS"), 2454 Hwy 6 & 50, #116, P.O. Box 1211, Grand Junction, CO 81502-1211 and the City of Grand Junction, a home rule municipality, ("City") 250 North 5th Street, Grand Junction, Colorado 81501 ("City").

Recitals

WHEREAS, the City is the owner of a 50 c.f.s. water right known as the Grand Junction-Redlands Tailrace Water Right ("Water Right") of which 18 c.f.s. was made absolute in Case No. 94CW215 for municipal purposes and the remaining 32 c.f.s are conditional water rights for municipal purposes. The source of the water is the tailrace of the Redlands Power Plant. The water originates in the Gunnison River and is tributary to the Colorado River through the Redlands Water and Power Company Canal. The date of appropriation was June 1, 1977; and

WHEREAS, GVAS is the owner of two ponds, Osprey and Traylor ("Ponds") located within the boundaries of the Audubon Nature Preserve. The ponds are located in the alluvium of the Colorado River. The water quality in the ponds and the maintenance of optimum water levels would be enhanced by the addition of a surface water supply; and

WHEREAS, both GVAS and the City will benefit from the use of the City's Water Right for municipal use, which includes but not limited to, use for irrigation, aesthetic, recreation, and piscatorial purposes in the Ponds; and

WHEREAS, the delivery of up to 10 c.f.s. of water to the ponds should contribute significantly toward improving water quality, maintaining optimum water levels in the ponds for wetland habitat purposes; and

WHEREAS, the City agrees to allow GVAS to use, on a cooperative basis, up to 10 c.f.s. of the Water Right for municipal purposes in Osprey and Traylor Ponds in the Audubon Nature Preserve; and

WHEREAS, all approvals required for the execution of this Cooperative Use Agreement, including approval by the Grand Valley Audubon Society Board of Directors and the City Council of the City of Grand Junction, have been obtained.

Terms and Conditions

In consideration of the mutual agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GVAS and the City agree as follows:

1. General. The City hereby agrees to allow GVAS to use on a cooperative basis and at no cost up to 10 c.f.s. of the Water Right for irrigation, recreation, piscatorial purposes, and other agreed upon municipal purposes in Osprey and Traylor Ponds located within the Grand Valley Audubon Society Nature Preserve as long as the City has the Water Right. The City has contracted with the Colorado Division of Parks and Outdoor Recreation ("Parks") for use of the 18 c.f.s. made absolute in Case No. 94CW215 and so Parks has first rights to use of the 18 c.f.s. To date Parks has not used all of the 18 c.f.s. The City shall continue to file for due diligence on the remaining 32 c.f.s. as determined appropriate by the City. The point of delivery ("Delivery") for GVAS shall be at the Traylor Pond Pump house, which is located in the NE ¼ of the NE ¼ of Section 17, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado ("Point of Delivery").

2. Term. This Cooperative Use Agreement shall commence on the date that it has been executed by both GVAS and the City and shall be in effect for a period of 25 years from that date. Upon mutual agreement of the parties, this Agreement may be renewed after the expiration of the 25-year period.

3. Deliveries. The parties understand and agree that up to 10 c.f.s. of the Water Right shall be available for use by GVAS at the Point of Delivery as long as the City has enough c.f.s. available under the Water Right to fill or raise the level of the Ponds. GVAS will provide reasonable notice to the City of GVAS' need for the City to curtail its use of up to 10 c.f.s. of the Water Right. Upon said notice, the City will curtail its use of the Water Right so that it will flow in the Redlands Tailrace Canal and, if available, may be taken by GVAS at the Point of Delivery. GVAS shall measure the amount of water taken at the Point of Delivery using a measuring device approved by the Division Engineer. GVAS may provide notice of its need for water during all months of the year.

4. Operation and Maintenance of Measuring Devices. GVAS shall install, operate, and maintain all measuring and recording devices that are necessary to measure the delivery and use of the Water Right as required by the Division Engineer or the City of Grand Junction.

5. Record keeping and Reporting. GVAS shall provide the City with records of actual deliveries and amounts used for various purposes such as filling of the Ponds or irrigation of GVAS' lands. These records shall be made available to the City upon its request. GVAS shall file such reports as are required by the Division Engineer.

6. Liability Exposure. GVAS understands and agrees that liability for claims for injuries to persons or property arising out of the negligence of the City, its departments, officials, employees, and agents is controlled and limited by the provisions of section 24-10-101, *et seq.*, C.R.S., as

amended. Any provisions of this Agreement, whether or not incorporated herein by reference, shall be controlled, limited, and otherwise modified so as to limit any liability of the City to the above-cited laws.

7. Availability of Water. The City agrees to completely curtail its use of the Water Right, if it is available in the Tailrace, only when GVAS needs up to 10 c.f.s. to fill the Ponds or raise the level of these Ponds because the Ponds have been drained and/or to offset evaporative depletions. Otherwise, GVAS shall only be entitled to the flow rates necessary for use in maintaining the levels of the ponds and providing a fresh supply of water thereto.

8. Beneficial Use of Water. GVAS shall use its best efforts to ensure that the water delivered to the Traylor Pond Pump house is beneficially used for municipal purposes including but not limited to aesthetic, irrigation, recreation, and piscatorial purposes in Osprey and Traylor Pond at the Audubon Nature Preserve, and will keep and supply records of amounts used to the City.

9. Termination. This Agreement may be terminated as follows:

- a. By Mutual written agreement of the City and GVAS; or
- b. By the City, upon GVAS's failure to perform any covenant contained herein and to correct such failure within thirty (30) days after mailing of the written notice of the City's intent to terminate the Agreement; or
- c. By the City if the City no longer has at least conditional rights to meet the 10 c.f.s. or less request.

10. Failure to Perform Due to Conditions Beyond Control of Other Party. In the event that either party fails to perform under this Agreement and such failure is the result of conditions occurrences beyond its control, the other party shall be relieved from all of its obligations under this Agreement.

11. Enforceability. The terms of this Agreement shall be enforceable by either party in an action for specific performance in a court of competent jurisdiction located in Mesa County, Colorado. This Agreement shall not create any third-party beneficiaries and shall not be enforced by anyone other than GVAS and the City.

12. Effect of Invalidity. If any portion of this Agreement is held invalid or unenforceable for any reason by a court of competent jurisdiction located in Mesa County, Colorado, such portion shall be deemed severable and its invalidity or unenforceability shall not cause the entire Agreement to be terminated.

13. Notices. All notices that are required to be given by the parties shall be in writing and shall be sent by certified mail, postage prepaid, as follows:

To GVAS: President of the Board
Grand Valley Audubon Society
PO Box 1211
Grand Junction, CO 81502

To the City: City Manager
250 North 5th Street
Grand Junction, CO 81501

14. Governing Law. This Agreement shall be governed by and in accordance with the laws of the State of Colorado.

15. Binding Effect. This Agreement shall be binding on the parties and their respective successors and assigns.

CITY OF GRAND JUNCTION

GRAND VALLEY AUDUBON SOCIETY, INC.

BY: _____
City Manager

BY: _____
President of the Board

ATTEST

ATTEST

BY: _____
City Clerk

BY: _____
Secretary

Grand Valley Audobon Nature Preserve Location Map

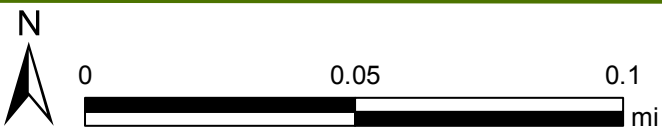


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Printed: 5/31/2019

1 inch = 752 feet

Audubon Nature Preserve



Printed: 5/23/2019

1 inch = 188 feet



Grand Junction City Council

Regular Session

Item #3.d.

Meeting Date: June 5, 2019

Presented By: Trent Prall, Public Works Director, Jay Valentine, General Services Director

Department: Public Works - Engineering

Submitted By: Trent Prall, Public Works Director

Information

SUBJECT:

Contract for the Las Colonias Business Park Restrooms

RECOMMENDATION:

Staff recommends the approval of the authorization for the City Purchasing Division to execute a construction contract with PNCl Construction, Inc. for the construction of the Las Colonias Business Park Restrooms for \$928,264.54.

EXECUTIVE SUMMARY:

This project shall consist of the construction of three restroom facilities as part of the Riverfront at Las Colonias Park development that is being completed in partnership with the Downtown Development Authority.

BACKGROUND OR DETAILED INFORMATION:

The Las Colonias Planned Development zoning set the vision and provided guidance and established appropriate land uses for the 147 acre Las Colonias site. Design of the business park includes the development of approximately 10% of the entire Las Colonias Park for the location of several businesses in a campus setting combined with public park amenities consistent with the Las Colonias Park Master Plan.

Phase II of the Las Colonias Business Park is set to be completed later this summer. One of the last remaining elements are the construction of the restrooms and shelters.

The restrooms/shelters proposed are consistent with the amenities established in the

Las Colonias Park Master Plan.

The facilities are proposed under this contract:

1. Small - Restroom only near the west end of the Dog Park
2. Medium - Restroom/shelter on northwest corner of Festival Area that will also serve the commercial/retail plaza area.
3. Large - Restroom/shelter/vendor space on the south side of the Butterfly Lake and just north of the boat ramp.

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

<u>Company</u>	<u>City</u>	<u>Amount</u>
PNCI Construction Inc	Grand Junction, CO	\$928,264.54
MA Concrete Construction	Grand Junction, CO	\$1,030,200.00

FISCAL IMPACT:

The restrooms are funded in the overall Las Colonias Phase II project budget.

Project Costs:

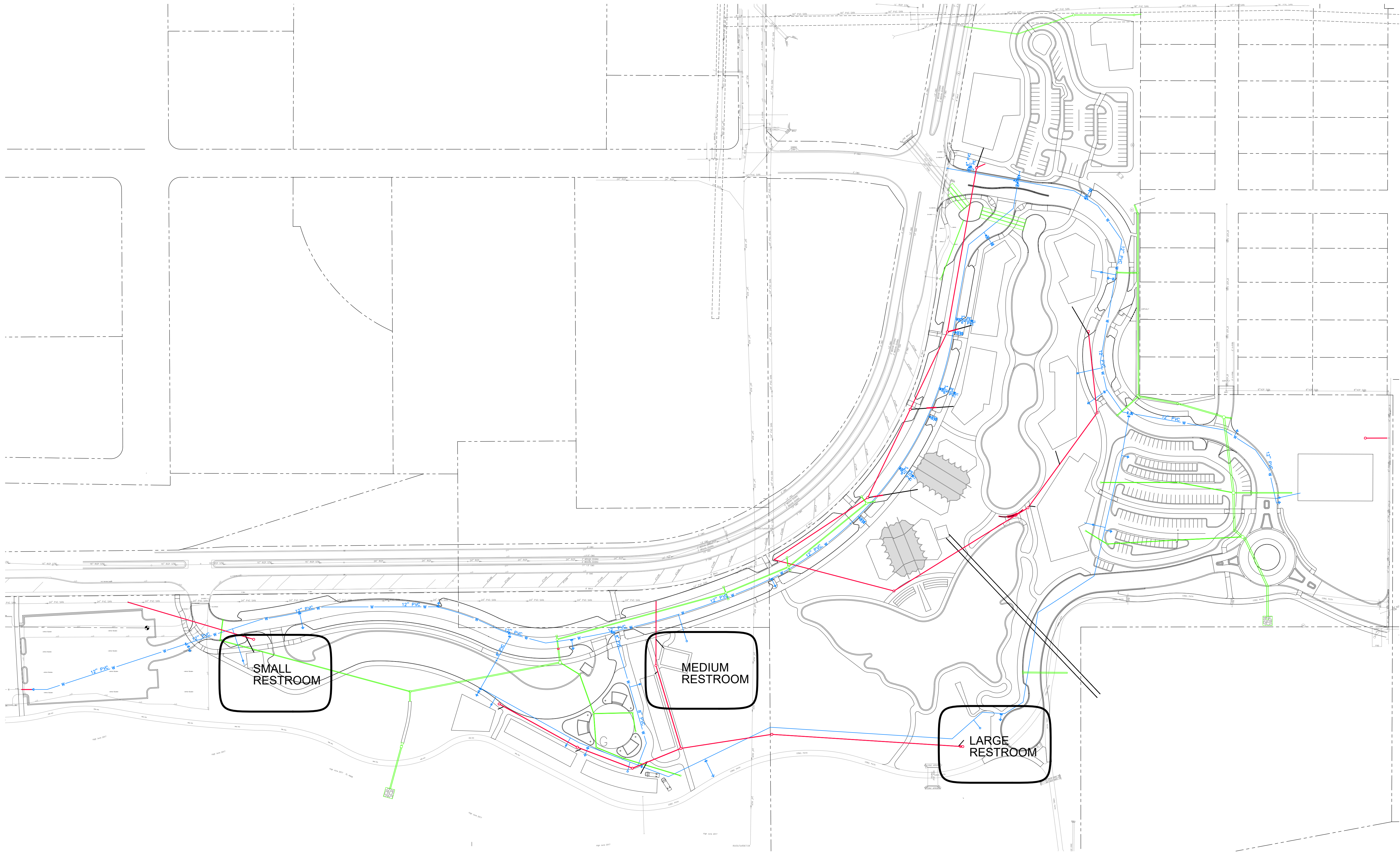
Restrooms Construction Contract Amount	\$928,264.54
Consultant Construction Testing (Estimate)	\$3,000.00
TOTAL PROJECT COST	\$931,264.54

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a contract with PNCI Construction, Inc. of Grand Junction, CO for the Las Colonias Business Park Restrooms in the amount of \$928,264.54.

Attachments

1. SITE MAP





Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: June 5, 2019

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

A Resolution Finding the Comprehensive Plan Together with the 3-Mile Plan Map Serves as the City's 3-Mile Plan and its Annual Update

RECOMMENDATION:

Staff recommends the City Council adopts the resolution.

EXECUTIVE SUMMARY:

Colorado law (C.R.S. 31-12-101, et. seq.) provides among other things, that no municipal annexation may occur that would have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year. The law also requires that prior to completion of any annexation within the three-mile area that the annexing municipality must have a plan that generally describes the proposed location, character and extent of public infrastructure and proposed land uses, all as more particularly described in the statute. According to law such plan shall be updated at least once annually.

Since 1996, the City's master plans, including the Growth Plan adopted in 1996 and the 2010 Comprehensive Plan that replaced the Growth Plan have historically been considered and found to be the City's Municipal Three-Mile Plan. These master plans describe the proposed character, extent and location of land uses and infrastructure preparation as required for a three-mile plan by State law. The proposed resolution reaffirms that the Comprehensive Plan is the City's Municipal Three-Mile Plan and with the adoption of 2019 map, satisfies the statutory requirement of the annual update.

BACKGROUND OR DETAILED INFORMATION:

Colorado law (C.R.S. 31-12-101, et. seq.) provides among other things, that no municipal annexation may occur that would have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year. The law also requires that prior to completion of any annexation within the three-mile area that the annexing municipality must have a plan that generally describes the proposed location, character and extent of public infrastructure and proposed land uses, all as more particularly described in the statute.

The law states the Three-Mile plan shall be updated at least once annually. The law does not expressly establish whether the whole three-mile boundary area or just the area of the annexation is to be planned by the three-mile plan; however, because the City's master planning includes consideration of annexation policies, the required elements of a three-mile plan have all been previously incorporated in the City's Comprehensive Plan.

The City's master planning began with the 1996 Growth Plan, prior to that the City adopted an annual Municipal Annexation Plan that served as the City's Three-Mile Plan. In 1998 the City and County executed the Persigo Agreement that determined, amongst other things, when and where the City would annex. In 2007 a 30-month planning effort culminated with the adoption of the Grand Junction Comprehensive Plan, on February 7, 2010 by Ordinance 4406, replacing the 1996 Growth Plan. Among other things the Comprehensive Plan established the Urban Development Boundary ("UDB") which sets the eventual boundary of the City. The UDB currently does not extend beyond three miles from any existing boundary of the City.

The City and Mesa County jointly adopted the Comprehensive Plan creating intergovernmental collaboration and created a unified vision between the City and County for growth in the Grand Junction area. The Comprehensive Plan provides the framework for annexation and development, including defining and describing growth and development goals and policies, which include but are not limited to the boundary of the City and how and where urban utilities, infrastructure and facilities will extend. Having Mesa County as a planning partner provided a wider breadth of stakeholders and community participants and a unified approach establishing the Urban Development Boundary (UDB), where annexation can occur. The Comprehensive Plan promotes the community's vision, goals, objectives, and policies; it establishes a process for orderly growth and development; addresses both current and long term needs; and provides for a balance between the natural and built environment. These are elements acknowledged by the Colorado law and good public policy.

The Comprehensive Plan was developed with an understanding of the need to maximize the efficiency and effectiveness of development, to preserve agricultural lands outside the UDB and to increase densities and development intensity within. To that end, the Comprehensive Plan includes a Future Land Use Map that designates the

future land uses within the entirety of the UDB.

The Comprehensive Plan, through the application of its goals and policies, the appendices and supporting documentation all describe the City's intent regarding the provision of infrastructure, transportation, utilities and other services to and within any annexed property within the planning area/UDB. The Comprehensive Plan describes the proposed character, extent and location of land uses and infrastructure preparation. These have been consistent since the adoption of the Comprehensive Plan.

The proposed resolution reaffirms the Comprehensive Plan as the City's Municipal Three-Mile Plan while the 3-Mile Plan Map satisfies the annual update requirements of C.R.S. 31-12-101 et. seq. and all applicable law.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

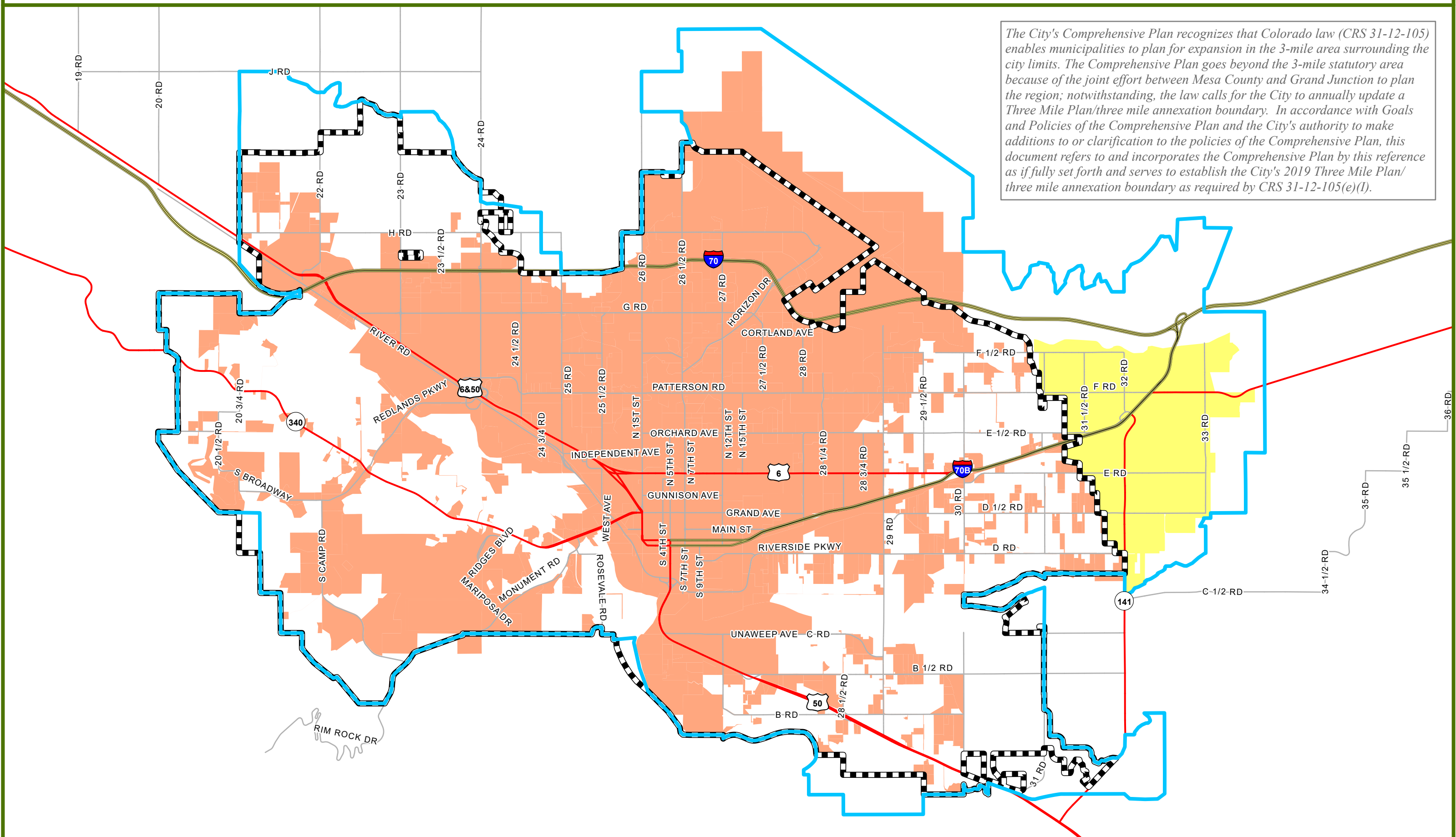
I move to (adopt/deny) Resolution No. 33-19, a Resolution reaffirming the City's Comprehensive Plan as the Grand Junction Municipal 3-Mile Plan and adopting the Grand Junction Municipal 3-Mile Plan Map as the 2019 annual update of the 3-Mile Plan, satisfying the requirements of C.R.S. 31-12-101 et. seq. and all applicable laws.

Attachments

1. Grand Junction Municipal 3-Mile Plan Map
2. RESOLUTION - 2019 Three Mile Plan

2019 ANNUAL GRAND JUNCTION MUNICIPAL 3 MILE PLAN

The City's Comprehensive Plan recognizes that Colorado law (CRS 31-12-105) enables municipalities to plan for expansion in the 3-mile area surrounding the city limits. The Comprehensive Plan goes beyond the 3-mile statutory area because of the joint effort between Mesa County and Grand Junction to plan the region; notwithstanding, the law calls for the City to annually update a Three Mile Plan/three mile annexation boundary. In accordance with Goals and Policies of the Comprehensive Plan and the City's authority to make additions to or clarification to the policies of the Comprehensive Plan, this document refers to and incorporates the Comprehensive Plan by this reference as if fully set forth and serves to establish the City's 2019 Three Mile Plan/ three mile annexation boundary as required by CRS 31-12-105(e)(I).



0 0.5 1 2 Miles

Comprehensive Plan UDB / 3-Mile Plan City Limits on Dec 31, 2018 Clifton Sanitation District 201 Boundary

Date Created: 5/1/2019



RESOLUTION NO. ____-19

RESOLUTION APPROVING THE 2019 GRAND JUNCTION MUNICIPAL 3-MILE PLAN MAP AS REQUIRED BY C.R.S. 31-12-101 ET. SEQ.

RECITALS.

Colorado law (C.R.S. 31-12-101, *et. seq.*) provides among other things, that no municipal annexation may occur that would have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year. The law also requires that prior to completion of any annexation within the three-mile area that the annexing municipality must have a plan that generally describes the proposed location, character and extent of public infrastructure and proposed land uses, all as more particularly described in the statute.

According to law such plan shall be updated at least once annually. The law does not expressly establish whether the whole three-mile boundary area or just the area of the annexation is to be planned by the three-mile plan; however, and as is the case in Grand Junction, because the City's master planning includes consideration of annexation policies, the elements of a three-mile plan are incorporated in the City's Comprehensive Plan.

The City's master plan began with the 1996 *Growth Plan*. The City revised its master plan in an effort that became known as the *Grand Junction Comprehensive Plan* ("*Comprehensive Plan*"), which was adopted on February 7, 2010 by Ordinance 4406. Among other things the *Comprehensive Plan* established the Urban Development Boundary ("UDB") which sets the eventual boundary of the City. The UDB currently does not extend beyond three miles from any existing boundary of the City.

The City and Mesa County jointly adopted the *Comprehensive Plan*. The *Comprehensive Plan* provides the framework for annexation and development, including defining and describing growth and development goals and policies, which include but are not limited to the boundary of the City and how and where urban utilities, infrastructure and facilities will extend. The *Comprehensive Plan* promotes the community's vision, goals, objectives, and policies; it establishes a process for orderly growth and development; addresses both current and long term needs; and provides for a balance between the natural and built environment, all as presumed by the law and good public policy.

The *Comprehensive Plan* was developed with an understanding of the need to maximize the efficiency and effectiveness of development. To that end, the *Comprehensive Plan* includes a *Future Land Use Map* that designates the future land uses within the entirety of the UDB.

The *Comprehensive Plan*, through the application of its Goal and Policies, the appendices and supporting documentation all describe the City's intent regarding the provision of infrastructure, transportation, utilities and other services to and within any annexed property within the planning area/UDB. The *Comprehensive Plan* describes the proposed character, extent and location of land uses and infrastructure preparation, which have been consistent since the adoption, and accordingly the three-mile plan is considered and found, as allowed by law, to be a part of the

Comprehensive Plan.

The City Council finds the *Comprehensive Plan* together with and as amended by the attached annual update, *2019 Grand Junction Municipal 3-Mile Plan Map* (Exhibit A), satisfies the requirements of C.R.S. 31-12-101 *et. seq.* and all applicable law.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Grand Junction:

That the *Comprehensive Plan* as adopted and amended by and with Exhibit A, is the three-mile plan for the City of Grand Junction and that Exhibit A is and serves as the annual update as required by law.

Passed and adopted this 5th day of June, 2019.

Attest:

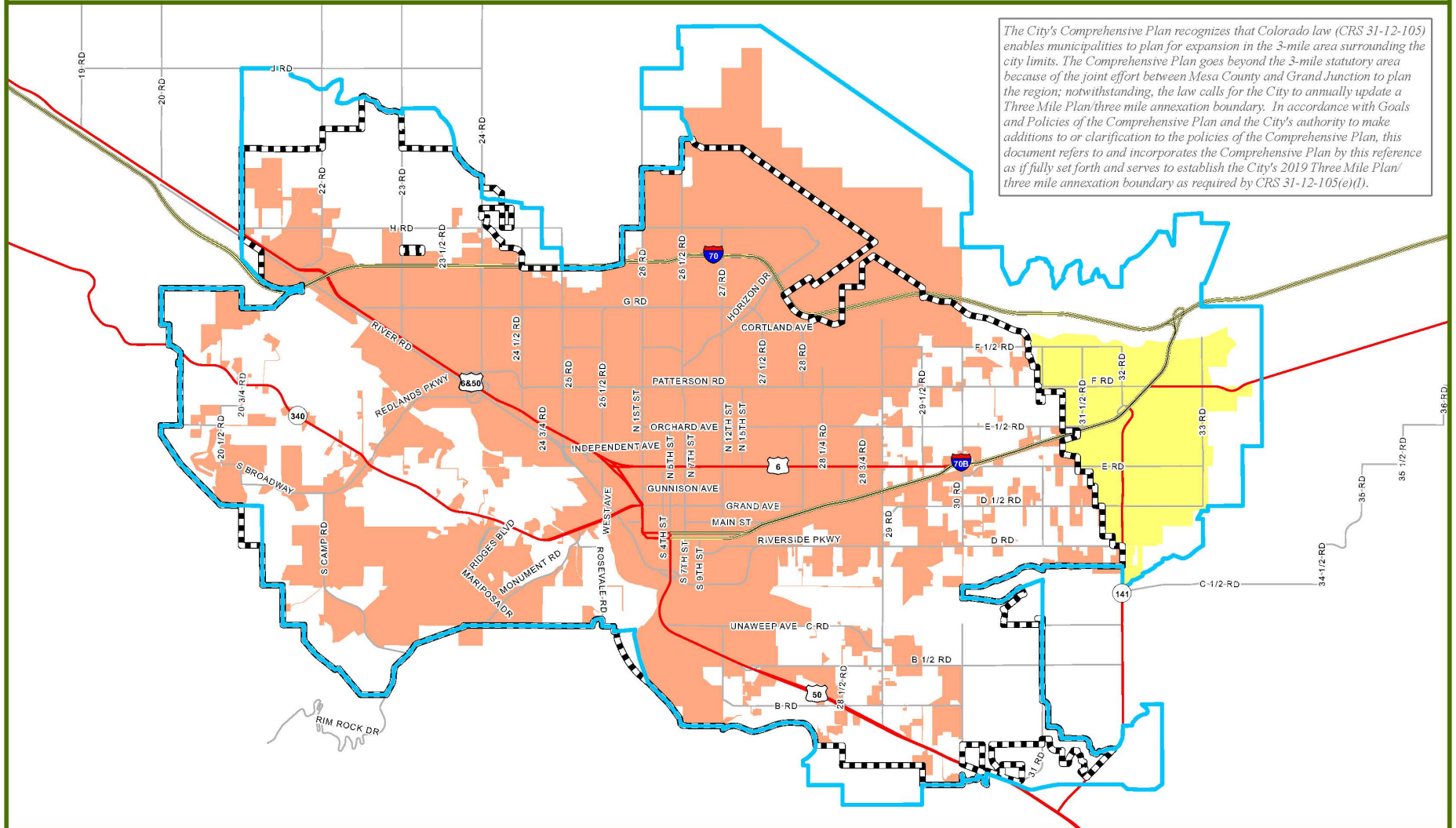
Wanda Winkelmann
City Clerk

Rick Taggart
Mayor and President of the Council

Exhibit A

2019 ANNUAL GRAND JUNCTION MUNICIPAL 3 MILE PLAN

The City's Comprehensive Plan recognizes that Colorado law (CRS 31-12-105) enables municipalities to plan for expansion in the 3-mile area surrounding the city limits. The Comprehensive Plan goes beyond the 3-mile statutory area because of the joint effort between Mesa County and Grand Junction to plan the region; notwithstanding, the law calls for the City to annually update a Three Mile Plan/three mile annexation boundary. In accordance with Goals and Policies of the Comprehensive Plan and the City's authority to make additions to or clarification to the policies of the Comprehensive Plan, this document refers to and incorporates the Comprehensive Plan by this reference as if fully set forth and serves to establish the City's 2019 Three Mile Plan/ three mile annexation boundary as required by CRS 31-12-105(e)(1).





Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: June 5, 2019

Presented By: Greg Caton, City Manager, John Shaver, City Attorney

Department: City Attorney

Submitted By: John Shaver

Information

SUBJECT:

A Resolution Authorizing the City Manager to Enter into a Contract to Sell a City-owned Property Known as Lot 16 of the Riverfront at Dos Rios Filing One and Ratifying the Actions Taken Therewith - **CONTINUED TO JUNE 17, 2019**

RECOMMENDATION:

Adoption of the Resolution authorizing the sale of Lot 16 of the Riverfront at Dos Rios Filing One and ratifying those actions taken in connection therewith.

EXECUTIVE SUMMARY:

The City has successfully negotiated with Jennifer R. Taylor for the purchase of Lot 16 of Riverfront at Dos Rios Filing One. City Council recently approved the planned development known as the Riverfront at Dos Rios. Lot 16 is the area designated for Mixed Use/Outdoor Recreation.

BACKGROUND OR DETAILED INFORMATION:

Based on discussions with Ms. Taylor, it is her intent to develop a recreational area along the riverfront to include uses such as campgrounds, cantina, retail, community facilities, entertainment, and additional similar type uses. Lot 16 of the Riverfront at Dos Rios in the City of Grand Junction, County of Mesa, State of Colorado ("Property") is approximately 4.2 acres. She has participated and followed along with the City's development and ideas for the planned development. Ms. Taylor is enthusiastic and excited about being a participant in developing the Riverfront at Dos Rios as an economical viable asset to the City and its citizens. Ms. Taylor is aware of the direction the City is headed in developing this area and is supportive of the

decisions.

The negotiations have included the City leasing approximately an adjacent acre to the west and south of Lot 16 for redevelopment at the rate of \$1.00 per acre for a term of no less than 25 years ("Lease"). The Lease may be entered into at any time after closing on the Property and for up to three years thereafter. Sale of the Property to Ms. Taylor is a precondition to entering into the Lease.

A copy of the proposed contract to sell is included as an attachment.

FISCAL IMPACT:

The 4.2 acres will be sold for approximately \$42,000 which will be recorded as revenue in the general fund.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution 34-19, a resolution authorizing the City Manager to sell Lot 16 of the Riverfront at Dos Rios Filing One to Jennifer R. Taylor with terms consistent with those included in the proposed contract to sell along with the proposed Lease.

Attachments

1. Agreement
2. Resolution

CONTRACT TO BUY AND SELL REAL ESTATE

THIS CONTRACT TO BUY AND SELL REAL ESTATE is entered into by and between the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as "the City" or "Seller" or "the Seller", and Jennifer R. Taylor, "Buyer" or "the Buyer."

1. Subject to the provisions set forth herein, the City hereby agrees to sell and the Buyer agrees to buy, upon the terms and conditions stated herein, the following described real property:

Lot 16 of the Dos Rios Subdivision Filing One as recorded in the Mesa County Clerk & Recorder's Office with Reception Number 2790938 in the City of Grand Junction, County of Mesa, State of Colorado, hereinafter referred to as "the Property".

2. The purchase price for the Property shall be \$42,000.00, payable in the form of "good funds" at closing. The City and the Buyer each agree to pay their own closing costs with the City bearing the expense of a standard owner's title insurance policy for the Property for the benefit of the Buyer.

3. The purchase price shall include the Property and any and all other rights appurtenant to the Property, free and clear of all taxes, special assessments, liens and encumbrances, except those of record and except those that may be created by a special taxing district or districts ("District(s)") for the Riverfront at Dos Rios project, including the Property. The District(s) will assist with the financing of the utilities and infrastructure for the Dos Rios project and the District(s) mill levy will not exceed 50 mils. At closing, Buyer agrees to execute a petition for the formation of the District(s) and to subsequently vote for the imposition of ad valorem property tax and debt required to finance the District(s)/infrastructure project to be constructed and maintained by the District(s). The form of the petition shall be determined by the City and shall bind any successor in interest to the Buyer and/or the ownership of the Property.

4. The City makes no warranties, express or implied, about the subsurface condition of the Property, including but not limited to environmental contamination. The Property is sold "as is" and the Buyer accepts, acknowledges and agrees to the same. The Buyer, by and with her signature, acknowledges that the City provides no warranties that the Property meets all applicable environmental regulations, standards or is suitable for her intended purposes. Possible contamination may include but not be limited to uranium mill tailings, lead and/or other characterized and/or uncharacterized waste.

5. The date of closing shall be the date for delivery of deed as provided in paragraph 6. The hour and place of closing shall be as designated by the City. Changes in time, place and date may be made with the consent of both the Buyer and the City.

6. Subject to payment or tender as above provided and compliance by both parties with the other terms and provisions hereof, the City shall execute and deliver a good and sufficient Special Warranty Deed to the Buyer.

7. If the District(s) is formed, taxes are levied and debt is authorized, electric, sewer and water capable of serving the intended use(s) will be installed to the Property line, at the expense of the District(s). The Buyer acknowledges that the Property is without and not served by electric, gas, water and sewer utilities as of this Contract. Irrigation water and broadband conduit may be installed to the Property's lot line at such time as the City and/or the District(s) provides such services to the Riverfront pursuant to development of the Riverfront at Dos Rios' infrastructure project. The Buyer acknowledges that the Property is without irrigation water and broadband utilities as of this Contract.

8. Gas will be installed and available in accordance with a schedule to be determined by XCEL Energy and at the cost of the City or District(s).

9. Although irrigation will be available, xeric landscaping and materials shall be utilized in development of the Property as more particularly described in the zoning regulations and/or covenants, conditions and restrictions applicable to the Property.

10. The City shall cause the level of the Property to be raised to an elevation of no less than all as more fully determined by separate agreement of the City and Buyer to be executed after Closing.

11. The City Property is zoned "planned development" and the Buyer has determined that the zoning district for the Property will allow her intended use(s).

12. The Buyer acknowledges that she/an entity that she may form or convey the Property will timely construct the intended use(s) on the Property and construction of the cantina use, as shown and described in the Buyer's proposal dated [REDACTED], is anticipated to be to complete by May 31, 2021, subject to completion by the City and/or taxing districts(s) of infrastructure.

13. The Buyer grants and conveys to the City the right for the City to repurchase the Property if Buyer fails to perform, including but not limited to construct the intended improvement(s); provided, however, that such right to repurchase shall terminate at such time as Buyer closes on construction financing for the cantina portion of the intended improvements.

14. The Buyer and the City intend to negotiate a lease of another parcel ("Leased Property") which terms and conditions are subject to a separate lease agreement as determined by the parties.

15. The parties stipulate and agree that the description of the Property is newly created and described and that City warrants the title in accordance with the Special Warranty Deed.

16. Possession of the Property shall be delivered to the Buyer at closing if the City fails to deliver possession at closing, the City shall be subject to eviction and shall be liable for a daily rental of \$50.00 until possession is delivered.

17. If payment due hereunder is not made, honored or tendered when due, or if any other obligation hereunder is not performed as herein provided, there shall be the following remedies:

(a) IF THE CITY IS IN DEFAULT, then the Buyer may elect to treat this Contract as (1) terminated, in which case all payments and things of value received hereunder shall be paid to the

Buyer and the Buyer may recover such damages as may be proper, or (2) being in full force and effect and the Buyer shall have the right to an action for specific performance or damages, or both.

(b) IF THE BUYER IS IN DEFAULT, then the City may elect to treat this Contract as (1) terminated, in which case all payments and things of value received hereunder shall be paid to the City and the City may recover such damages as may be proper, or (2) being in full force and effect and the City shall have the right to an action for specific performance or damages, or both.

(c) Anything to the contrary herein notwithstanding, in the event of any litigation arising out of this Contract, each party shall pay such party's own costs and attorneys' fees.

18. This entire Contract and the City's obligation to proceed under its terms is expressly conditioned upon the consent and approval of the City Council of the City of Grand Junction. If such consent and approval is not obtained on or before June 6, 2019, then this Contract shall automatically become void and of no effect.

19. The parties hereto represent to each other that this Contract and the sale and purchase of the Property hereby contemplated were brought about without the efforts of any brokers or agents and that neither party has engaged or dealt with any brokers or agents in connection with this Contract. Each party agrees to defend, indemnify and hold the other harmless from any claim for real estate brokerage commissions or finder's fees asserted by any other party as a result of dealings claimed to have been conducted with the respective party.

20. All notices or other communications between the parties hereto shall be delivered by United States Certified Mail, return receipt requested, and shall be deemed served upon the receiving party as of the date of mailing indicated on the postal receipt, addressed as follows:

To the City: John Shaver
 c/o City of Grand Junction
 250 North 5th Street
 Grand Junction, Colorado 81501
 (970) 244-1508

To the Buyer: John Howe
 c/o Hoskin, Farina & Kampf
 200 Grand Avenue, Suite 400
 Grand Junction, Colorado 81502
 (970) 986-3400

21. This Contract embodies the complete agreement between the parties hereto and cannot be changed or modified except by a written instrument subsequently executed by the parties hereto. This Contract and the terms and conditions hereof apply to and are binding upon the successors and authorized assigns of both parties.

22. The Property is within the boundary of the Downtown Development Authority and will be subject to the DDA mill levy as well as all other special taxing districts. The Buyer is aware of those districts and the attendant tax obligations and agrees to pay those obligations as accrued. The Property is not within the Business Improvement District; if the Purchaser desires inclusion in the BID it may petition therefor after closing.

23. This Contract and the agreements arising out of and under it shall be governed and construed by the laws of the State of Colorado. Venue shall be in Mesa County, Colorado.

24. The Buyer and the City have each obtained the advice of their own legal and tax counsel.

25. Buyer and Seller acknowledge that each party has an obligation to act in good faith including, but not limited to, exercising the rights and obligations set forth herein. By their signatures the parties accept, acknowledge and agree to the foregoing terms. Each party further acknowledges that he/she is authorized to sign and bind the entity for which he/she signs.

26. The Buyer and Seller by and with their respective signatures agree, understand and confirm the terms and obligations of this Contract.

Buyer – Jennifer R. Taylor

Seller – City of Grand Junction

Greg Caton, City Manager
Seller Signature & Date

RESOLUTION NO. __-19

A RESOLUTION AUTHORIZING THE SALE BY THE CITY OF GRAND JUNCTION, COLORADO, OF CERTAIN REAL PROPERTY AND RATIFYING ACTIONS HERETOFORE TAKEN IN CONNECTION THEREWITH

Recitals:

The City of Grand Junction has offered for sale to Jennifer R. Taylor (“Taylor”) certain real property described as Lot 16 of Filing One of the Dos Rios Subdivision as further described in the Mesa County land records (“Property” or “the Property.”)

The Property, which is not a park, has not been used or held for park purposes and is not used or held for a governmental purpose, has long been recognized by the City as presenting significant opportunity for redevelopment. Taylor has been interested in and involved with developing a vision for reuse of the Property and in furtherance of her plan, as well as the City’s overall plan for investment in and redevelopment of the area, the City Manager has negotiated with Taylor and proposes to sell the Property to her in accordance with the attached contract (“Contract.”)

The negotiations by and between Taylor and the City also contemplated a lease of approximately an acre for redevelopment at the rate of \$1.00 per acre for a term of no less than 25 years (“Lease.”) The Lease may be entered into at any time after closing on the Property and for up to three years thereafter. Sale of the Property to Taylor shall be a precondition to enter a Lease.

The City Council has reviewed the proposed sale and a majority of the members of the Council recommend the sale for the terms established herein and do hereby approve, authorize and ratify the sale in accordance with and pursuant to the Contract by and between Taylor and the City.

Furthermore, the City Council authorizes the City Manager to enter into a Lease on the terms established herein and pursuant to a form of the Lease approved by the City Attorney.

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

1. That the City Council hereby authorizes the sale of the Property to Taylor for \$42,000.00.
2. All actions heretofore taken by the officers, employees and agents of the City relating to the sale of the Property which are consistent with the provisions of the attached Staff Report and this Resolution are hereby ratified, approved and confirmed.
3. That the officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this Resolution and the attached Staff Report, including but not limited to the delivery of the deed to the Property on or before the close of business on June 14, 2019.

PASSED and ADOPTED this 5th day of June 2019.

Rick Taggart
President of the City Council

Attest:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: June 5, 2019

Presented By: Scott D. Peterson, Senior Planner

Department: Community Development

Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

Consider a Request by Chronos Property, LLC to Accept the Dedication of 0.72-acres of Open Space in the Proposed Elevation 4591 Subdivision

RECOMMENDATION:

The Parks and Recreation Advisory Board at their May 2, 2019 meeting recommended conditional approval of the request with three conditions including 1) the developer construct the required trail, 2) the developer install the landscaping per the approved plans, and 3) the Homeowner's Association will maintain the landscaping. The City would be responsible for the maintenance of the trail once constructed.

EXECUTIVE SUMMARY:

The Applicant, Chronos Property LLC, proposes the City accept dedication of 0.72-acres of open space that is located within and adjacent to the Grand Valley Canal within the proposed Elevation 4591 subdivision (proposed Tracts A & E). The proposed subdivision is located at 2524 F ½ Road. The proposed open space dedication is located adjacent to and along the south side of the Grand Valley Canal and will provide for a continuation of an east/west off-street trail connection of 415 linear feet between the Applicant's subdivision and the Colonial Heights Subdivision for interconnectivity between subdivisions and neighborhoods. The proposed trail connection along the Grand Valley Canal is also identified on the adopted Active Transportation Corridor Circulation Plan.

BACKGROUND OR DETAILED INFORMATION:

An Outline Development Plan (ODP) to develop 16 single-family detached lots with one

additional lot proposed for a two-family attached dwelling unit for a total of 18 dwelling units was approved by City Council in October 2018. The subdivision was proposed to be constructed within one filing on 3.23-acres in an existing PD (Planned Development) zone district. The Final Development Plan (City file # PLD-2018-795) for the subdivision is currently under review and is expected to be approved within the near future.

Section 21.06.020 (b) (1) of the Zoning and Development Code states: *"the owner of any residential development of 10 or more lots or dwelling units shall dedicate 10% of the gross acreage of the property or the equivalent of 10% of the value of the property. The decision as to whether to accept money or land as required by this section shall be made by the Director."* Further, subsection (4) states: *"...The City Council may accept the dedication of land in lieu of payment so long as the fair market value of the land dedicated to the City is not less than 10% of the value of the property."*

As part of the residential development for Elevation 4591, the Applicant is proposing to provide two (2) tracts (Tracts A & E, 0.72-acres) for the area that encompasses the southern edge of the Grand Valley Canal that traverses the Applicant's property. As part of the subdivision's infrastructure improvements and the Outline Development Plan, the Applicant will be required to construct an approximately 415 long, 10-foot wide concrete trail that will connect with the existing 10-foot wide concrete trail located within the adjacent Colonial Heights subdivision to the west. The existing tract of land and trail located within Colonial Height is presently owned and maintained by the City of Grand Junction and was dedicated and accepted as part of the review of the Colonial Heights Subdivision in 2003. In addition, the City also owns property along the canal to the east of this project which could, in the future, provide a trail connection of approximately 1,300 feet to 25 ½ Road.

The Community Development Director requested input from the Parks Department, which is typically responsible for maintaining City-owned parks and open space regarding the potential acceptance of these two (2) tracts of land to the City. The Parks and Recreation Advisory Board was asked to provide a recommendation as to whether the City should consider accepting the dedication of open space. At their May 2, 2019 meeting, the Board recommended acceptance of the tract with three conditions, as follows:

- 1) the developer constructs the required trail,
- 2) the developer installs the landscaping per the approved plans, and
- 3) the Homeowner's Association will maintain the landscaping.

The City would be responsible for the maintenance of the trail once constructed.

The Public Works Director also recommended the City accept the open space dedication.

As advised by the City Attorney's office based on a review of the conveyance

documents in the chain of title and Colorado case law interpreting boundaries defined by waterways, this area of the Grand Valley Canal is currently owned by the Applicant. Grand Valley Irrigation Company (GVIC), however, has asserted that it owns all of Tract A and a portion of Tract E based on an 1890 water deed reserving a “right-of-way” for canal maintenance. In brief, the City Attorney's office, believes the property rights of GVIC are limited to those of an easement in favor of GVIC and GVIC does not maintain fee simple ownership of these Tracts.

If the City Council accepts Tracts A and Tract E, the Applicant's requirement to either dedicate 10% open space or pay an in lieu fee would be fulfilled with this dedication of 0.72 acres. Should the dedication not be accepted, the Applicant would be required to pay an in-lieu fee of \$15,000.

FISCAL IMPACT:

Should the dedication not be accepted, the Applicant would be required to pay an in-lieu fee of open space dedication in the amount of \$15,000.

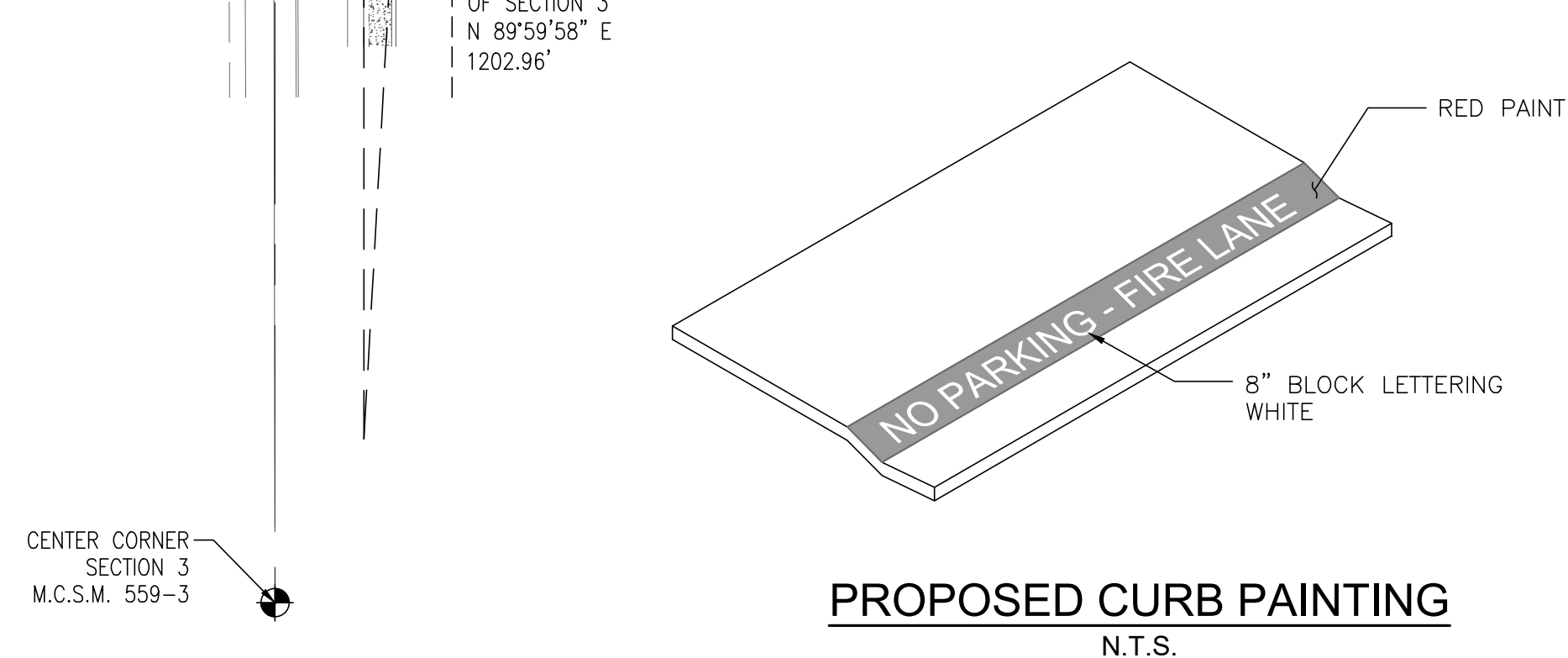
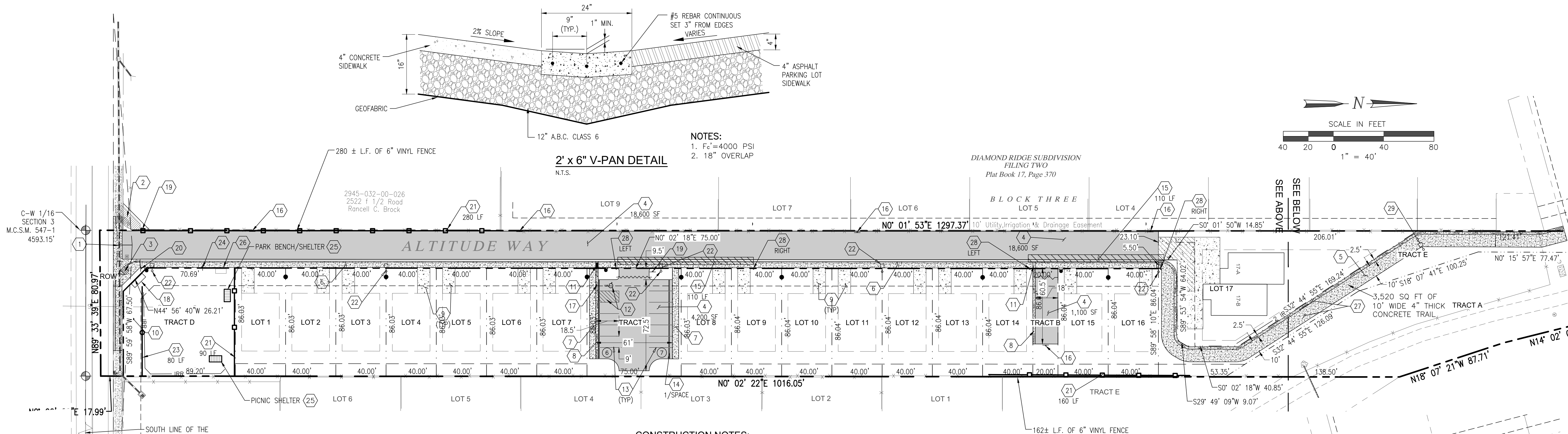
SUGGESTED MOTION:

I move to (approve/deny) the request to accept the dedication of open space land in the Elevation 4591 subdivision, proposed Tracts A and Tract E, 0.72-acres in-lieu of the open space fee with three conditions including 1) the developer construct the required trail, 2) the developer install the landscaping per the approved plans, and 3) the Homeowner's Association will maintain the landscaping with the City being responsible for maintenance of the trail once constructed.

Attachments

1. Area Photo Maps
2. Site Plan for Recording
3. Landscaping Plan
4. Subdivision Plat
5. Parks Board Minutes - May 2, 2019 - DRAFT





- SIGN NOTES:**
1. MAXIMUM HEIGHT NOT TO EXCEED 8.0'.
 2. MAXIMUM SIGNAGE AREA NOT TO EXCEED 32 SQ.FT. PER SIDE.
 3. SIGN MUST BE PERMITTED AND APPROVED BY THE CITY OF GRAND JUNCTION.

PROPOSED SIGN DETAIL
N.T.S.

UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND JUNCTION	970-244-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2762
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	CHARTER COMMUNICATIONS	877-273-7626

- CONSTRUCTION NOTES:**
- 1

CONSTRUCT MODIFIED 6" V-PAN RE: CITY OF GRAND JUNCTION DETAIL C-12 & SHEET C2.0

2

FUTURE CURB RETURN AND ADA RAMP BY OTHERS

3

CURB RETURN AND ADA RAMP RE: GRAND JUNCTION DETAILS

4

CONSTRUCT ASPHALT PAVEMENT RE: ROAD SECTION SHEET C4.0

5

CONSTRUCT 10' WIDE CONCRETE TRAIL, 4" THICK, OVER COMPACTED SUBGRADE

6

CONSTRUCT 6.5' WIDE ATTACHED CONCRETE WALK AND DRIVE OVER CURB AND GUTTER RE: ROAD SECTION SHEET C4.0 & GRAND JUNCTION DETAILS

7

CONSTRUCT 5' WIDE CONCRETE WALK, 4" THICK, OVER 6" OF CLASS 6 & COMPACTED SUBGRADE

8

CONSTRUCT 2' V-PAN WITH WALK OR TRAIL RE: DETAIL THIS SHEET

9

PROPOSED DRIVES, AS SHOWN, TO BE CONSTRUCTED BY PRIVATE HOME BUILDER (OTHERS)

10

CONSTRUCT BUS SHELTER WITH PAD AT SHOWN LOCATION RE: LANDSCAPING PLANS

11

CONSTRUCT SIDEWALK TROUGH RE: GRAND JUNCTION DETAIL NO. D-13

12

PAINT HANDICAP PARKING SIGN & ACCESS ISLE RE: GRAND JUNCTION DETAIL NO. C-24

13

PAINT PARKING LOT STRIPES. 4" WIDE, WHITE

14

INSTALL PARKING WHEEL STOPS AT SHOWN LOCATIONS

15

PAINT FACE OF CURB RED, WITH "NO PARKING - FIRE LANE" IN WHITE 8" TALL LETTERS RE: DETAIL THIS SHEET

16

INSTALL "NO PARKING - FIRE LANE" SIGNS AT SHOWN LOCATIONS

17

INSTALL HANDICAP PARKING SIGN (R7-8)

18

SUBDIVISION SIGN LOCATION. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY.

19

INSTALL "STOP" (D3-1) & STREET SIGN

20

INSTALL "DEAD END" (W14-1) SIGN

21

CONSTRUCT 6" TALL PRIVACY FENCE (VINYL) RE: DETAIL SHEET C1.1

22

LIGHT POLE (EXCEL INSTALLED) - 5 TOTAL RE: GRAND JUNCTION SPECIFICATIONS

23

CONSTRUCT 48" SPLIT RAIL FENCE RE: DETAIL SHEET C1.1

24

INSTALL "20 MPH" SIGN

25

CONSTRUCT PICNIC SHELTER, PARK BENCH & SHELTER WITH PADS RE: LANDSCAPE PLANS

26

INSTALL GANG MAILBOX RE: USPS STANDARDS

27

CONSTRUCT V-PAN AND TRAIL RE: SHEET 2.1 FOR RDDETAILS

28

INSTALL "NO PARKING FIRE LANE" (R8-31) SIGN WITH ARROW POINTING AS INDICATED. RE: MUTCD

29

15' PEDESTRIAN LIGHT POLE (EXCEL INSTALLED) RE: GRAND JUNCTION SPECIFICATIONS
- LEGEND**

6" PRIVACY FENCE, CONTRACTOR INSTALLED RE: DETAIL SHEET C1.1

48" SPLIT RAIL FENCE, CONTRACTOR INSTALLED RE: DETAIL SHEET C1.1

6

PARKING SPOTS COUNT

- NOTES:**
1. THIS DRAWING REFERENCES: THE ELEVATION 4591 SURVEY PLAT COMPLETED BY DH SURVEYS INC., DATED: NOVEMBER, 2018.
 2. PROPERTY DESCRIPTION: A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, KNOWN AS PARCEL NO. 2945-032-00-118
 3. EXISTING USE = VACANT
 4. PROPOSED USE = RESIDENTIAL
 5. PROPERTY ZONED = PUD (R-8)
 6. MINIMUM LOT AREA: 3,400 SF
 7. MINIMUM LOT WIDTH: 40 FEET
 8. MINIMUM STREET FRONTAGE: 20 FEET
 9. MINIMUM BUILDING SETBACKS: (PRINCIPAL/ACCESSORY)
FRONT = 20'/25'
REAR = 20'/5'
SIDE = 5'/3', 15' WEST PROPERTY LINE, LOT 17 ONLY
 10. MAXIMUM LOT COVERAGE: 70%
 11. MAXIMUM F.A.R.: 0.45
 12. MAXIMUM BUILDING HEIGHT: 24 FEET
 13. PROPERTY APPLICANT: CHRONOS PROPERTY, LLC
637 25 ROAD
GRAND JUNCTION, CO 81505
 14. PROPERTY AREA ZONED R-8: 116,328 S.F. (2.67 AC.)
NUMBER OF LOTS: 17
DENSITY: 6.74 DWELLING UNITS/AC.
 15. GEOTECHNICAL INVESTIGATION PERFORMED BY HUDDLESTON-BERRY ENGINEERING AND TESTING LLC. REFER TO PROJECT NO. 00545-0037 DATED JUNE 8, 2018.
 16. THIS PLAN IS THE SOLE PROPRIETY OF VORTEX ENGINEERING, INC. (V.E.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.I.

- GENERAL NOTES**
1. ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
 3. REFER TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY ENGINEERING AND TESTING LLC. REFER TO PROJECT NO. 00545-0037 DATED JUNE 8, 2018. FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
 4. ALL LOTS (1-17) SHALL HAVE ENGINEERED FOUNDATIONS DESIGNED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN COLORADO.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA } ss

I hereby certify that this instrument was filed in my office at _____ o'clock _____ M., this ____ day of _____ A.D. 2018, and is duly recorded in Book No. _____, at page _____, Reception No. _____, Drawer No. _____ Fees \$ _____

Clerk and Recorder _____

By: _____ Deputy

PROPOSED LAND USE TABLE				
USE	AREA	AC	% OF TOTAL	OWNER
SINGLE FAMILY LOTS (16 TOTAL)	55,062 S.F.	1.26	39.18%	PRIVATE
DUPLEX LOTS (1 TOTAL)	11,317 S.F.	0.26	8.05%	PRIVATE
RIGHT-OF-WAY:	27,066 S.F.	0.62	19.26%	PUBLIC
TRACT A - OPEN SPACE	23,507 S.F.	0.54	16.73%	HOA
TRACT B - FIRE ACCESS TURN AROUND	1,720 S.F.	0.04	1.22%	HOA
TRACT C - PARKING/FIRE ACCESS TURN AROUND	6,453 S.F.	0.15	4.59%	HOA
TRACT D - DETENTION POND/OPEN SPACE	7,504 S.F.	0.17	5.34%	HOA
TRACT E - PEDESTRIAN TRAIL	7,908 S.F.	0.18	5.63%	HOA
TOTAL SITE AREA:	140,538 S.F.	-	3.23 AC	

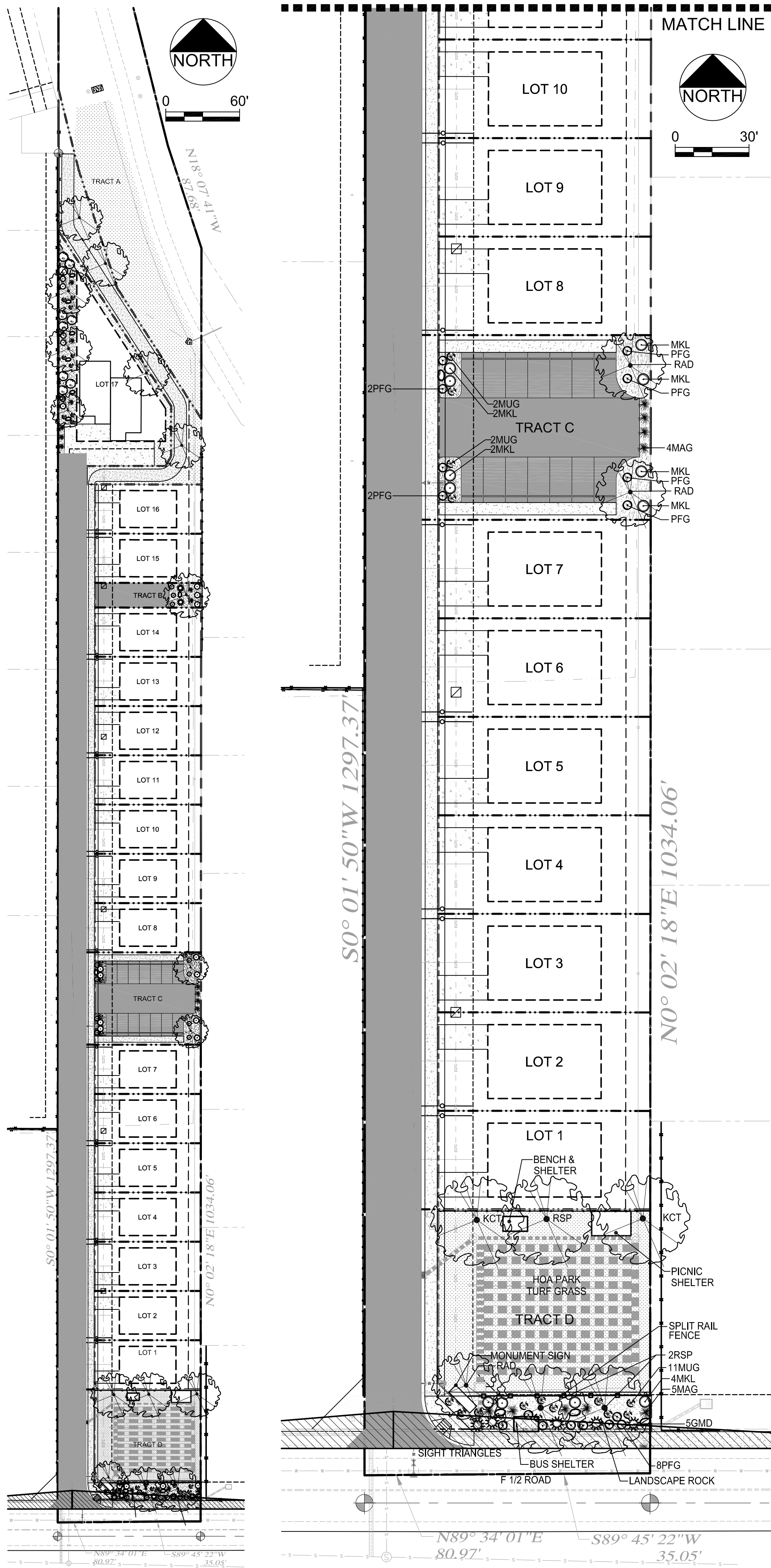
James C. Atkinson
PROFESSIONAL ENGINEER
COLORADO LICENSE NO. 18828

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REV.	DATE	COMMENT	BY

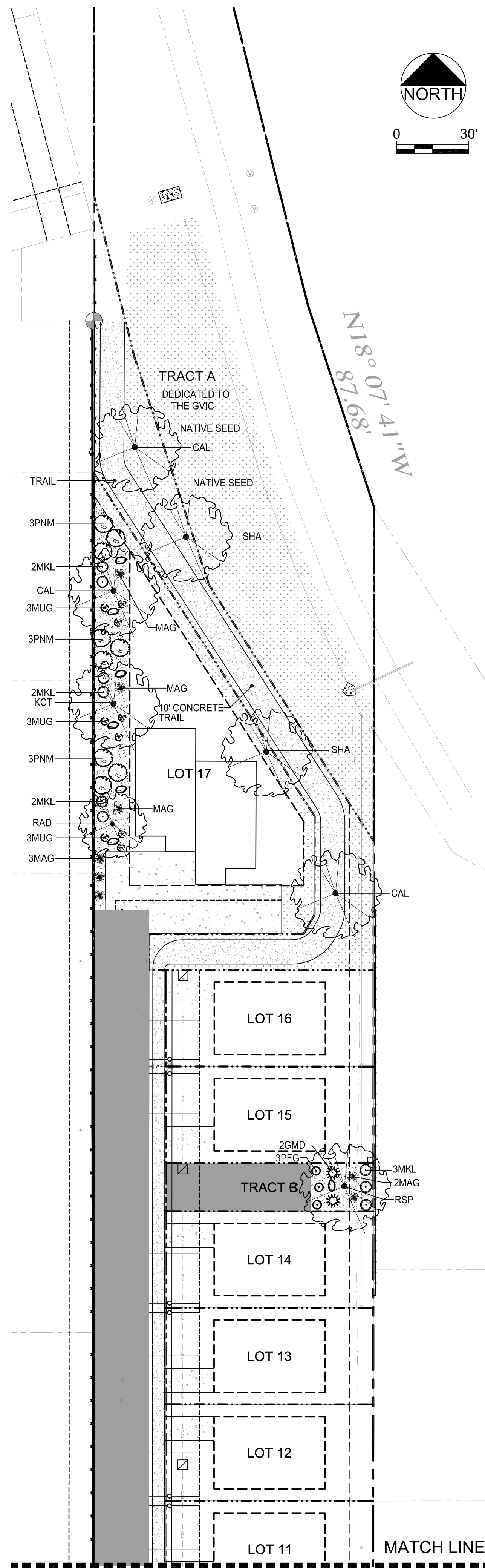
Elevation 4591
Site Plan for Recording
2524 F 1/2 Road
Grand Junction, CO

PROJECT NO: F17-021
DATE: 12/14/18
SCALE: Value
CAD ID: f17-021-site1.dwg



1 Key Plan
Scale: 1"=60'-0"

2 Landscape Plan
Scale: 1"=30'-0"

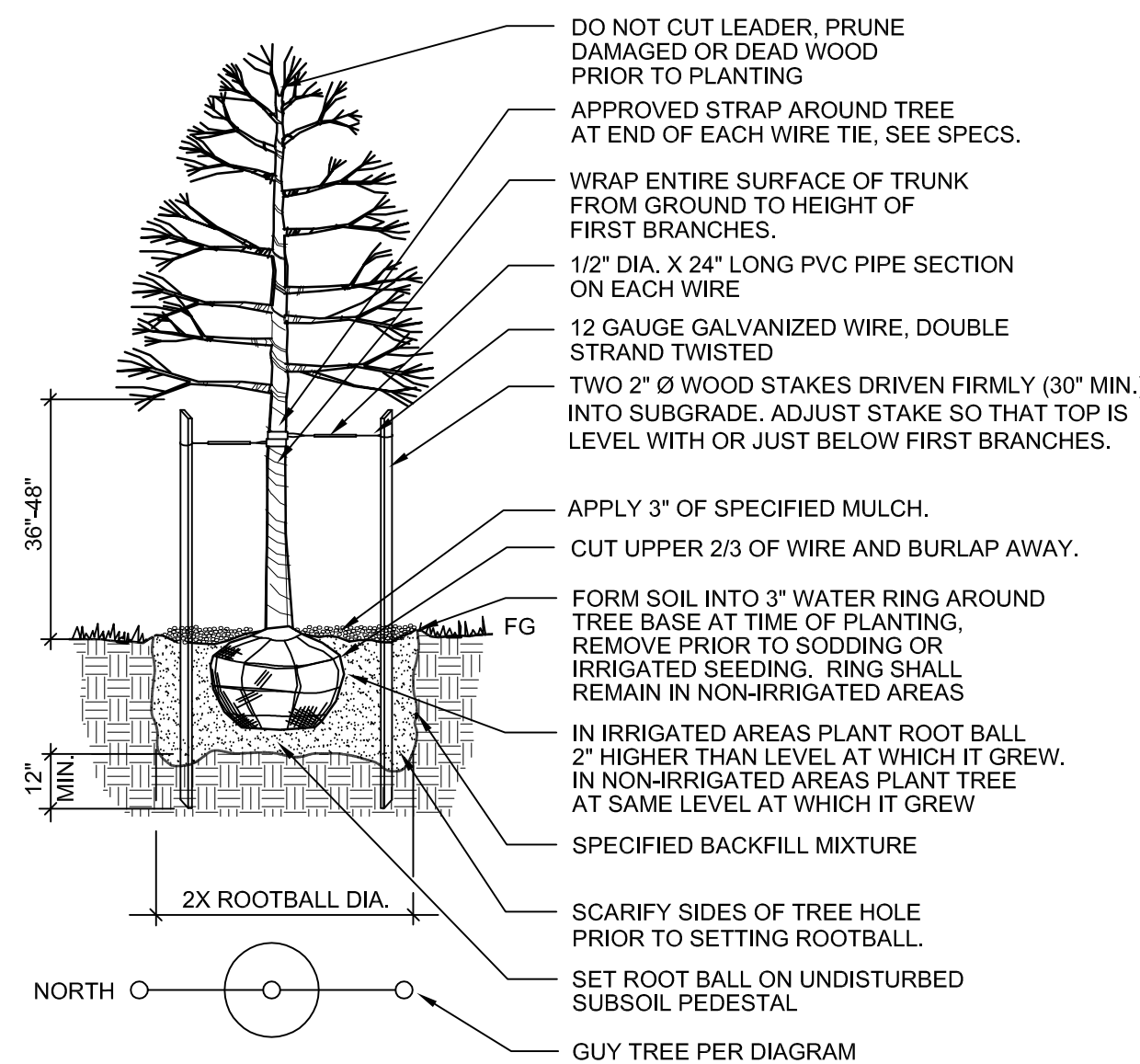


PLANT LIST

No.	Sym.	Common Name/ Biological Name	Planting Size/ Remarks	Mature Size
Deciduous Trees:				
3	CAL	Western Catalpa/ Catalpa speciosa	2" cal/ B&B	50' Ht. & 30' Spd.
3	KCT	Kentucky Coffeetree/ Gymnocladus dioica	2" cal/ B&B	60' Ht. & 50' Spd.
4	RSP	Redspire Pear/ Pyrus calleryana 'Redspire'	2" cal/ B&B	40' Ht. & 30' Spd.
2	SHA	Shademaster Locust/ Gleditsia triacanthos inermis 'Shademaster'	2" cal/ B&B	50' Ht. & 35' Spd.
4	RAD	Radiant Crab/ Malus x Radiant	2" cal/ B&B	15' Ht. & 15' Spd.
Deciduous Shrubs and Large Grasses				
21	MKL	Miss Kim Lilac/ Syringa patula 'Miss Kim'	18"-24" Spread/ #5	5' Ht. & 5' Spd.
19	PFG	Goldenfingert Potentilla/ Potentilla fruticosa	18"-24" Spread/ #5	2' Ht. & 2' Spd.
9	PNM	New Mexican Privet/ Forestiera neomexicana	3" Tall/ #5	12' Ht. & 10' Spd.
17	MAG	Maiden Grass/ Miscanthus sinensis	18"-24" Spread/ #5	4' Ht. & 4' Spd.
Evergreen Shrubs:				
7	GMD	Green Mound Juniper/ Juniperus procumbens Green Mound	18"-24" Spread/ #5	1' Ht. & 6' Spd.
24	MUG	Mugo Pines/ Pinus mugo	18"-24" Spread/ #5	5' Ht. & 6' Spd.

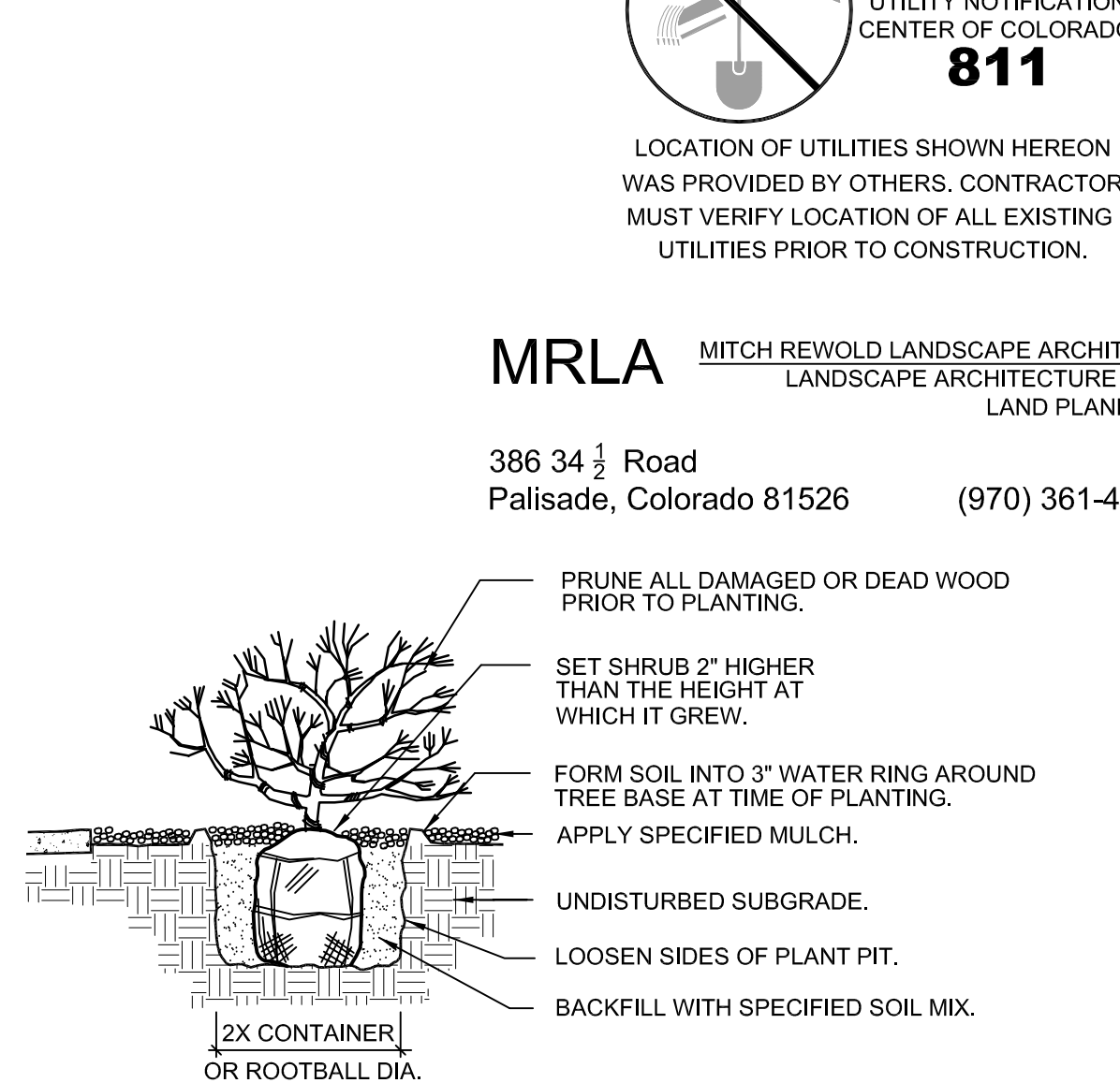
LANDSCAPE AND IRRIGATION NOTES

- Planting areas are to have 3" of Crushed Tan Granite Rock over landscape fabric. All plant material shall have a planting ring at the base of each plant with 3" of western red cedar mulch over landscape fabric.
- An underground, pressurized irrigation system will be provided. All planting beds are to be irrigated with an automatic drip system and turf areas with a pop-up spray system. An approved backflow prevention device is required. The protective cover for a backflow prevention device must be tamper-resistant.
- Steel edging is to be installed along the edge of the landscape rock areas.
- All turf grass areas shall receive 4" to 6" of planting soil prior to planting.
- The landscape contractor shall collect soils samples and run soils testing for the proposed planting areas. Add soil amendments and fertilizers as recommended in the soil testing report to ensure a good planting medium. Any imported planting soil shall also be tested and be three parts screened topsoil and one part manure.



Tree Planting Detail

SCALE: NTS



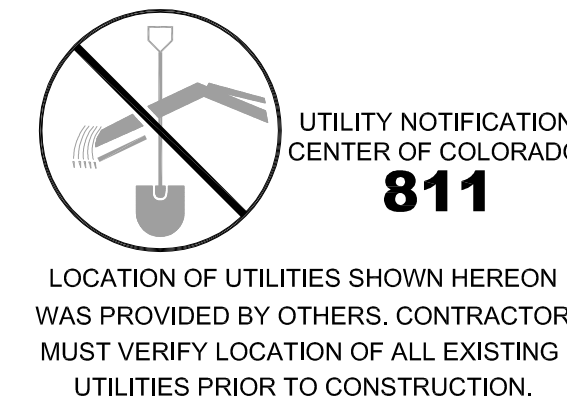
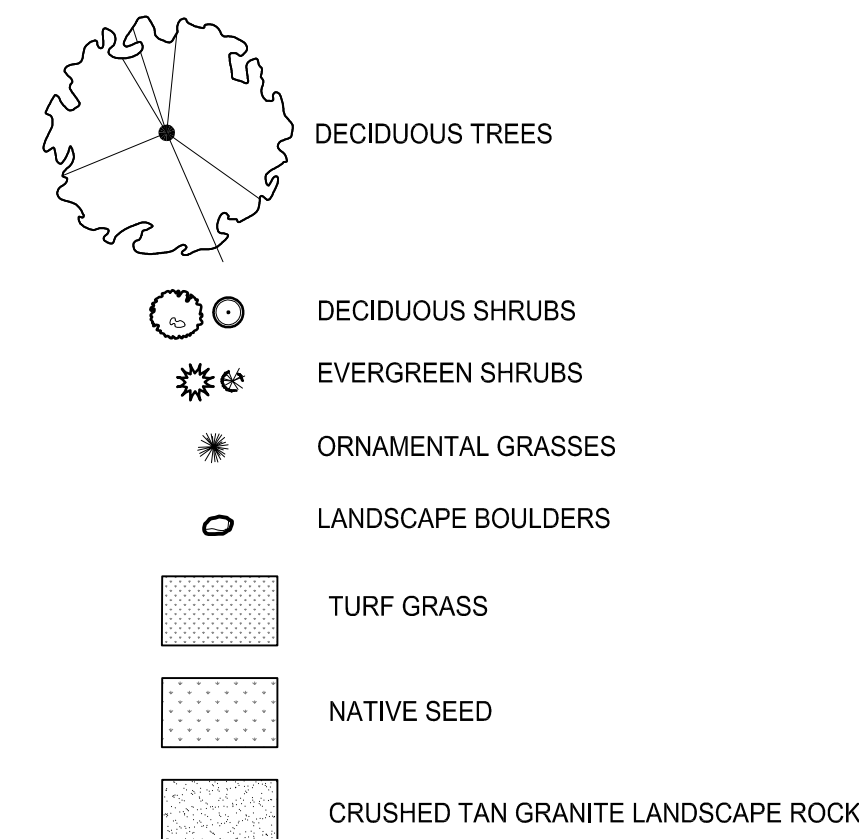
Shrub Planting Detail

SCALE: NTS

SOIL PREPARATION AND PLANTING SPECIFICATIONS

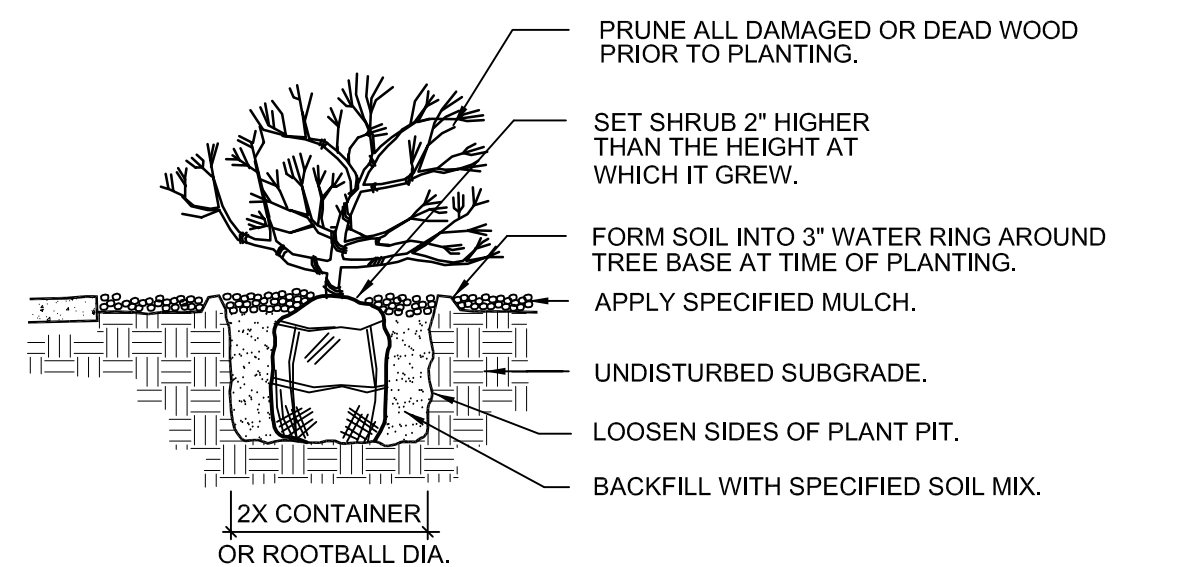
- PREPARATION - GENERAL
 - Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.
- PREPARATION OF PLANTING SOIL
 - The landscape contractor shall collect soils samples and run soils testing for the proposed planting areas. Add soil amendments and fertilizers as recommended in the soil testing report to ensure a good planting medium. Delay mixing any fertilizer if planting will not follow placing of planting soil within a few days.
 - Any imported planting soil shall also be tested and be three parts screened topsoil and one part manure.
 - Before mixing, clean topsoil of roots, plants, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
 - For pit and trench type backfill, mix planting soil prior to backfilling, and stockpile at site.
 - For planting beds mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
- PREPARATION OF PLANTING BEDS
 - Spread planting soil mixture to minimum depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
 - Remove 8 inches to 10 inches of soil and replace with prepared planting soil mixture. Backfill for each bed with three parts topsoil and one part manure thoroughly mixed prior to placing.
- EXCAVATION FOR TREES AND SHRUBS
 - Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
 - For balled and burlapped trees, make excavations at least half again as wide as the ball diameter and equal to the ball depth, plus following allowance for setting of ball on a layer of compacted backfill.
 - Allow for 3 inch thick setting layer of planting soil mixture.
 - For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
 - Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
 - Fill excavations for trees and shrubs with water and allow water to percolate out prior to planting.
 - Backfill pits with three parts topsoil and one part manure thoroughly mixed prior to placing.
 - Place Agriform tablets in planting pit prior to backfilling at the following rate: three per each tree, one per each shrub.
- PLANTING TREES AND SHRUBS
 - Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
 - Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter an from plantball so as not to damage root balls.
 - Dish top of backfill to allow for mulching.
 - Apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
 - If deciduous trees or shrubs are moved when in full-leaf, spray with anti-desiccant at nursery before moving and spray again 2 weeks after planting.
 - Remove and replace excessively pruned or misformed stock resulting from improper pruning.
 - Wrap tree trunks of 2 inches caliper and larger. start at ground and cover trunk to height of first branches and securely attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping.
 - Guy and stake trees immediately after planting, as indicated.

LANDSCAPE LEGEND



MRLA MITCH REWOLD LANDSCAPE ARCHITECT

386 34 1/2 Road
Palisade, Colorado 81526 (970) 361-4345



Shrub Planting Detail

SCALE: NTS

LANDSCAPE REQUIREMENTS - R 8

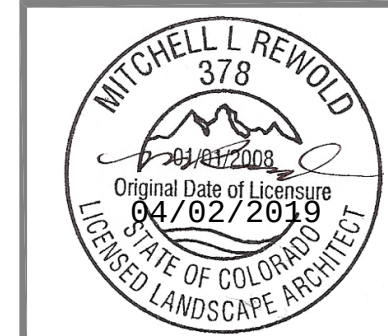
- Street Tree Requirement = 3 Trees Total
115' of frontage on F 1/2 Road/ 40"= 3 Trees
- Right of Way
- At least 75 percent of the unpaved adjacent right-of-way shall be landscaped with turf, low shrubs or ground cover
 - Where detached sidewalks exist, or are proposed, a maximum of 50 percent of the public right-of-way landscaping may be counted toward the total required landscaping. The right-of-way landscaping between the curb and sidewalk shall contain street trees spaced every 40 feet.
- Street Frontage
- Within all zones (except single-family uses in single-family, B-2 and form based zone districts), the owner shall provide and maintain a minimum 14-foot-wide street frontage landscape adjacent to the public right-of-way.
 - A minimum of 75 percent of the street frontage landscape shall be covered by plant material at maturity.
 - Landscaping within the street frontage shall include trees and shrubs. If detached walks are not provided with street trees, street trees shall be provided in the street frontage landscape, including one tree for every 40 feet of street frontage.

ACCEPTANCE BLOCK
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S
DEVELOPMENT STANDARDS. SUBJECT TO THE PLANS BEING SEALS, SIGNED, AND DATED BY
THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF
THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ENGINEER OR
DRAWINGS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE
PROFESSIONAL OF RECORD.
CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY PLANNER DATE



James C. Atkinson
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 18828



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MAJOR SUBDIVISION
FINAL PLAN

LANDSCAPE PLAN
ELEVATION 4591

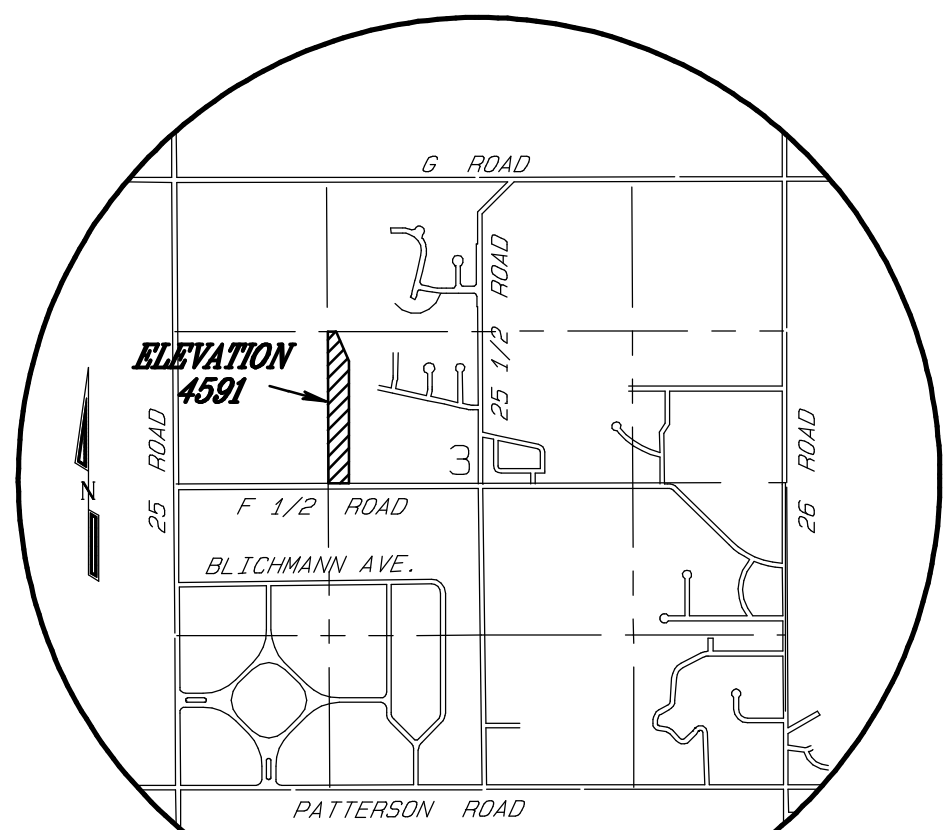
2524 F 1/2 ROAD
Grand Junction, Colorado

PROJECT NO: 17223
DATE: 04/02/19
SCALE: 1"=30'-0"
CAD ID: LANDSCAPEPLAN.DWG

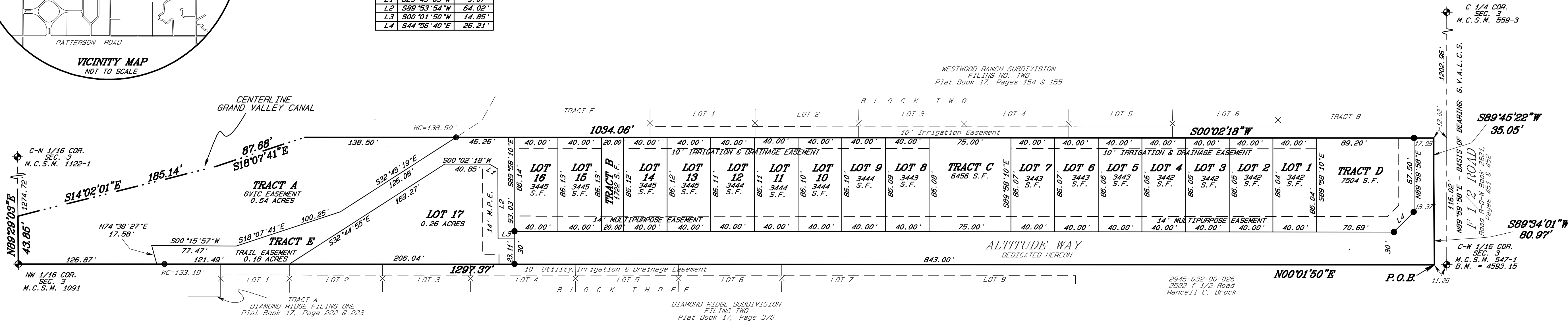
~SHEET~
L1 L1

ELEVATION 4591

A part of the SE 1/4 NW 1/4 Sec. 3, T.1S.,R.1W., Ute Meridian,
City of Grand Junction, Mesa County, Colorado



LINE	BEARING	DISTANCE
L1	S29°49'09"W	9.07'
L2	S89°53'54"W	64.02'
L3	S00°01'50"W	14.85'
L4	S44°56'40"E	26.21'



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, CHRONOS PROPERTY LLC is the owner of that real property situate in the SE 1/4 NW 1/4 Section 3, Township 1 South, Range 1 West of the Ute Meridian City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the C-N 1/16 corner of said Section 3, being a found Mesa County survey marker, the basis of bearing being N89°53'58"E to the C 1/4 corner of said Section 3, also being a found Mesa County survey marker; thence N00°01'50"E along the west line of said SE 1/4 NW 1/4, a distance of 11.25 feet to the north right-of-way of F 1/2 Road as described in Book 2821 at Pages 451 & 452 of the Mesa County records, and the Point of Beginning;
thence N00°01'50"E a distance of 1297.37 feet to the NW 1/16 corner of said Section 3;
thence N89°29'03"E a distance of 43.85 feet along the north line of said SE 1/4 NW 1/4, the center line of the Grand Valley Canal;
thence S14°02'01"E a distance of 185.14 feet along said center line;
thence S14°02'01"E a distance of 87.68 feet;
thence S00°02'18"W a distance of 1034.06 feet to the said north right-of-way of F 1/2 Road;
thence along the said north right-of-way the following 2 courses:
1.) S89°45'22"E a distance of 35.05 feet
2.) S89°34'01"W a distance of 80.97 feet to the Point of Beginning.
Said parcel contains 3.23 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots and Tracts as shown hereon, and designated the same as ELEVATION 4591 a subdivision, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Trail Easements (TRACT E) are dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for the use as pedestrians, and/or with wheelchairs (motorized and nonmotorized), bicycles, motorized bicycles (vehicle having two or three wheels, cylinder capacity not exceeding 50 C.C., and an automatic transmission which does not exceed thirty miles per hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other nonmotorized forms of transportation for commuting and recreational purposes, subject to any historical and recreational rights and usage of the Irrigation Company to install, operate maintain and repair irrigation water and water transmission and distribution facilities.

Tracts A, B, C, D, E and Irrigation & Drainage Easements are granted to the Elevation 4591 Homeowner's Association by separate instrument.

An easement over Tract D is dedicated to the City of Grand Junction as perpetual easements for the installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The Elevation 4591 Homeowner's Association is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

Owner further certifies that all lienholders, if any, are represented hereon.

CHRONOS PROPERTY LLC

CODY J. DAVIS, Manager

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 2019 by CHRONOS PROPERTY LLC, CODY J. DAVIS, Manager.

Witness my hand and official seal: _____ Notary Public

My commission expires: _____

TITLE CERTIFICATION

State of Colorado

County of Mesa

We, Land Title Guarantee Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to CHRONOS PROPERTY LLC, that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: _____ By: _____

LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded under Reception No. 2815768 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: _____ FOR: DIVINE GUIDANCE, LLC

STATE OF COLORADO

COUNTY OF MESA

The foregoing Lienholders Ratification was acknowledged before me this _____ day of _____ 2019 A.D., by DIVINE GUIDANCE, LLC.

Witness my hand and official seal: _____ Notary Public

My commission expires: _____

CITY APPROVAL

This plat of ELEVATION 4591, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the _____ day of _____, 2019.

City Manager

City Mayor

CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at _____ o'clock _____ M., on this _____ day of _____ 2019 A.D., and was recorded at Reception No. _____, Drawer No. _____, and Fees _____.

Clerk and Recorder

Deputy

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

LEGEND & ABBREVIATIONS

● MESA COUNTY SURVEY MARKER

○ FOUND #5 REBAR WITH 2" ALUMINUM CAP
STAMPED "D H SURVEYS INC. LS 24306"

□ FOUND #5 REBAR WITH 2" ALUMINUM CAP
STAMPED "D H SURVEYS INC. LS 20677"

● M.C.S.M. = MESA COUNTY SURVEY MARKER
R-O-W = RIGHT-OF-WAY

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

M.P.E. = MULTIPURPOSE EASEMENT
SQ. FT. = SQUARE FEET

SET #5 REBAR WITH 2" ALUMINUM CAP
STAMPED "D H SURVEYS INC. LS 20677"

AREA SUMMARY

DED. ROADS = 0.62 AC./19%

LOTS = 1.43 AC./44%

TRACTS = 1.18 AC./37%

TOTAL = 3.23 AC./100%

SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. It is based upon my professional knowledge, information and belief according to applicable standards of practice. This is not a guarantee or warranty, either expressed or implied. Title research was supplied by Land Title Guarantee Company under Order Number: 6JLF63036321.

FOR REVIEW

ELEVATION 4591

LOCATED IN THE
SE 1/4 NW 1/4 Section 3, T.1S.,R.1W., Ute Meridian

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By	M. W. D.	Checked By	E. E. B.	Job No.	993-07-01
Drawn By	TERRAMODEL	Date	NOV. 2018	Sheet	1 OF 1

REVISED 01/22/19
REVISED 02/12/19
REVISED 04/08/19

Parks and Recreation Advisory Board Minutes Regular Meeting – May 2, 2019

Meeting Location: Parks and Recreation Admin Conference Room

Roll Call

Board Members Present: William Findlay
Marc Litzen
Gary Schroen
Sam Susuras
Byron Wiehe
Duke Wortmann

Board Members Absent: Bob Wiig
Abby Landmeier

Guest Present: Robert Jones, Vortex Engineering

City Staff Present: Rob Schoeber, Director Parks and Recreation
Traci Wieland, Deputy Director Parks and Recreation
Scott Peterson, Senior Planner
Allison Little, Administrative Specialist

Item 1: Meeting called to order by Gary Schroen at 12:00 p.m.

Item 2: Approve minutes from the March 7, 2019 Parks and Recreation Advisory Board Meeting
Gary Schroen asked some clarifying questions about the March minutes, no changes were made. Gary Schroen made a motion to approve the minutes from the March 7 meeting. The motion was seconded by Marc Litzen and carried unanimously.

Motion approved by the Parks and Recreation Advisory Board: Yes 5 No 0

Item 4: Proposed Land Dedication – Elevation 4591 Subdivision

To accommodate the guests at the meeting, the Board switched the order of the agenda. Scott Peterson talked with the Board about the Elevation 4591 subdivision. The developer is required to build a 10' trail next to canal as outlined in the City Transportation plan. Typically, the land containing this trail would be owned and maintained by the HOA, however due to disagreement about where the Grand Valley Irrigation Company ownership ends, and to ensure the trail connection is made, City Staff recommend approving the land donation. There would be no additional cash owed to meet the Open Space Fee requirement. William Findlay made a motion to recommend accepting the 0.72 acres as part of the Elevation 4591 Subdivision in-lieu of Open Space fees, provided that the developer install the required off-street trail and landscaping per the approved plans, with landscaping being maintained by the HOA in the future and the trail being maintained by the City once completed. The motion was seconded by Sam Susuras and carried unanimously.

Motion approved by the Parks and Recreation Advisory Board: Yes 5 No 0

Item 3: Impact Fees

Rob Schoeber talked with the board about the Impact Fee Study that was recently presented to the Planning Commission. Rob explained the difference between Open Space Fees and Development Impact Fees as well as Level 1 and Level 2 parks. Currently the Development Impact fee is \$225 per lot. These fees are used for the capital improvements or growth-related infrastructure, not operations or maintenance.

The company that executed the study determining the cost per person of Level 1 and Level 2 parks by using the acres of each type and the cost to develop that type of park (which Staff provided). The study shows the cost of a Level 1 park to be \$11.25/person and of a Level 2 park to be \$666.76/person. Using those costs and an average of persons found per housing unit the study proposes Development Impact fees of \$1606 per single family unit and \$1055 per multi-family unit. A 2015 survey showed the national average fee to be \$2812, and the Colorado average was \$3300.

Sam Susuras made a motion that the Parks and Recreation Advisory Board support an increase in impact fees and the methodology by which they were evaluated. The motion was seconded by Byron Wiehe and carried unanimously.

Motion approved by the Parks and Recreation Advisory Board: Yes 5 No 0

Item 5: For the Good of the Community

Marc Litzen inquired about the status of Burkey Park, post-election. Rob Schoeber shared with the board that there will be a public meeting process, but the City intends to sell the parcel and use the proceeds to develop Matchett Park. Board members also inquired about the proposal to change the maximum lease agreement. City Staff will continue to explore options; this issue may re-appear before the voters.

Marc Litzen inquired about the steps required to form a recreation district. Staff have investigated options for a Recreation District and have been unable to form a boundary that works well. Additionally, currently the Parks and Recreation Divisions work in a very integrated way, forming a Recreation (only) District could create challenges in the way the divisions interact.

Gary Schroen shared with the group some information on a survey the Comprehensive plan committee is using to gather input. Board members are encouraged to complete the survey.

William Findlay inquired about the future of the Orchard Mesa Pool and gymnasium in light of the new middle school's construction. Rob Schoeber informed the board the Pool Board would be meeting soon and would be discussing options for the pool, and the adjacent building.

Marc Litzen complemented the Canyon View Park staff. He hosted a girls fast pitch softball tournament at the park and the staff were very visible, and very helpful on a very busy day in the park.

Gary Schroen asked if there were any details of Rob Schoeber's retirement. A formal last day has not been set, but Rob expects to retire around the first of July.

Item 6: Adjourn

The meeting adjourned by acclamation at 1:10 pm.

Respectfully submitted,

Allison Little
Administrative Specialist



Grand Junction City Council

Regular Session

Item #6.a.i.

Meeting Date: June 5, 2019

Presented By: Scott D. Peterson, Senior Planner

Department: Community Development

Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

An Ordinance Rezoning the Sixbey Investments, LLC Property from R-4 (Residential - 4 du/ac) to R-O (Residential Office) Located at 2670 Patterson Road

RECOMMENDATION:

The Planning Commission heard this item at their April 23, 2019 meeting and recommended approval (6-0).

EXECUTIVE SUMMARY:

The Applicant, Sixbey Investments LLC, is requesting a rezone of a 0.31-acre parcel of land located at 2670 Patterson Road from R-4 (Residential – 4 du/ac) to R-O (Residential Office) in anticipation of future development. The requested R-O zone district is consistent with the Comprehensive Plan Future Land Use Map designation of Residential Medium (4 – 8 du/ac).

BACKGROUND OR DETAILED INFORMATION:

The subject property is situated at the northeast corner of Patterson Road and View Point Drive. The property currently contains a single-family detached home which was constructed in 1916 and is anticipated to be removed along with the existing detached garage if the proposed rezone request to R-O (Residential Office) would be approved. The Applicant purchased the property in 2018 and is interested in developing the subject property along with the adjacent property located at 2674 Patterson Road (0.63-acres) which is presently zoned R-O (Residential Office) and also owned by the Applicant in anticipation of future development. The Applicant seeks the R-O zone district due to the allowable uses, as well as the associated performance and bulk

standards that are allowed in this district. The property located at 2674 Patterson Road (shares the eastern border) was previously rezoned in 2012 from R-4 to R-O (City file # RZN-2012-408).

The purpose of the R-O (Residential Office) zone district is to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards are intended to make building(s) compatible and complementary in scale and appearance to a residential environment. New construction, including additions and rehabilitations, in the R-O district are required to be designed with residential architectural elements in mind and shall be consistent with existing buildings along the street.

Properties adjacent to the subject property to the east are zoned R-O (Residential Office) with R-4 (Residential – 4 du/ac) to the north and west. To the south, across Patterson Road are medical office buildings zoned B-1 (Neighborhood Business). Further to the east along Patterson Road is a parking lot owned by St. Mary's Hospital which contains a Wells Fargo ATM machine, zoned PD (Planned Development) with a B-1 (Neighborhood Business) default zone and further to the west along Patterson Road is The Lodge at Grand Junction, senior living facility which is currently under construction (2656 Patterson Road) and zoned PD (Planned Development) with a default zone district of MXOC (Mixed Use Opportunity Corridor) (City file # PLD-2016-501).

Traffic Discussion

Traffic is a major consideration, and typically the most common complaint from neighbors, when evaluating a rezone application. The proposal is to rezone to R-O. Although we don't know right now, the likely development of this parcel and the adjacent parcel at 2674 Patterson will be office and/or medical office. The primary question regarding traffic for this type of development on this site is the need for a right turn lane on Patterson.

To avoid requiring the applicant to perform a traffic study, the City did a right turn lane analysis (this was a quick analysis for City Staff) using trip generation for a medical office building (worst case) and information from the Traffic Study performed for the recent Lodge at 8th Court and Patterson. When evaluating the warrants for traffic improvements, the 20-year traffic horizon is used, i.e. the expected traffic volume on Patterson 20 years out. Even if Patterson has medians installed making View Point a right-in/right-out intersection (the worst case scenario), the developed traffic turning onto View Point doesn't come close to warranting a right turn lane.

The problem maneuver for this intersection is the southbound left turn to travel eastbound on Patterson. It can have a delay now, depending on Patterson volumes,

and will have more delay in the future. However, this is the case all along Patterson and the option to turn right is always present. Consequently, increasing delay for the maneuver is not concerning.

Traffic for the office building is not expected to travel through the neighborhood to exit on 26 3/4 Road because it is 3/8 of a mile out of the way. Certainly some will go through the neighborhood but probably not much. The access for the office building is required to come off of View Point because it is the lower order street and uses an existing street intersection.

The City Transportation and Development Engineers are comfortable with rezoning this parcel to R-O.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed rezone request was held on February 21, 2019 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant, Applicant's Representative and City staff were in attendance along with nine citizens. Main comments and concerns expressed by the attendees centered on the anticipated increase in traffic to the existing residential neighborhood that the proposed development would bring along with the additional encroachment of non-residential zoning into the neighborhood. Comments expressed and received have generally been in opposition of the proposed rezone with one neighbor expressing support for the request. The application for the rezone was submitted to the City on February 25, 2019.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on March 13, 2019. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on April 12, 2019. The notice of the Planning Commission public hearing was published April 16, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review is set forth in Section 21.02.140 (a). The criteria provides that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

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

The property is adjacent to Patterson Road which has become more heavily traveled as a major traffic corridor over the years, which impacts both the desirability and compatibility of the property as currently used as a single family detached residential land use. However, the existing zoning of R-4 remains a zone district that works to implement the current Comprehensive Plan designation of Residential Medium (4 – 8 du/ac), therefore staff has not found that subsequent events have invalidated the original premise and findings and thus this criterion has not been met.

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

The Comprehensive Plan designation of Residential Medium (4 – 8 du/ac) encourages the proposed R-O zoning. The proposed rezone to R-O will provide an appropriate transition between the heavily traveled Patterson Road which is classified as a Principal Arterial and the existing single-family residential neighborhood to the north and west. The character and/or condition of the area has changed in recent years with the additional R-O and Planned Development zoning that has taken place along the Patterson Road corridor between N. 7th Street and N. 12th Street, with the most recent approvals occurring in 2011 with the property located at the northeast corner of Patterson Road and N. 7th Street. This property was rezoned from R-4 to R-O (602 26 ½ Road – City file number RZN-2011-483) and contains an office building for Columbine Caregivers. In 2012, the directly adjacent property to the east located at 2674 Patterson Road was also rezoned from R-4 to R-O (City file # RZN-2012-408). Finally, in 2016, The Lodge at Grand Junction, senior living facility, 2656 Patterson Road was rezoned from R-4 to PD (Planned Development) with a default zone district of MXOC (Mixed Use Opportunity Corridor) (City file # PLD-2016-501).

Nearby, St. Mary's Hospital also continues to expand their medical services and their campus. The proposed R-O zone district is an allowed zone district within the Residential Medium category of the Comprehensive Plan and with additional changes in character and condition, staff has found this criterion has been met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the R-O zone district. City water and sanitary sewer are presently available within the Patterson Road and View Point Drive rights-of-way. Property is also currently being served by Xcel Energy electric and natural gas. A short distance away to the west is St. Mary's Hospital. To the east at N. 12th Street are commercial centers that includes retail stores, restaurants, banks and a grocery store with gas islands. Grand Valley Transit also has several bus stops located

along Patterson Road.

In general, staff has found public and community facilities are adequate to serve the type and scope of the residential/office land use proposed. As such, staff finds this criterion has been met.

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

The R-O zone district allows for commercial uses that are less intensive than other commercial uses and is intended to “provide low intensity, non-retail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards are intended to make buildings compatible and complementary in scale and appearance to a residential environment.”

This area of Patterson Road is transitioning from residential uses to commercial uses and despite there being a concentration of parcels zoned R-O directly to the east of this proposed rezone, staff finds that additional R-O zoned property is appropriate and desirable in this area as it works to provide a transition between Patterson Road and existing neighborhoods. Staff therefore finds that the criterion has been met.

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

The community and area will benefit from this proposed rezone request by creating the potential for medical or general office land uses that are compatible with the surrounding residential, commercial and health care services currently being offered in the immediate area. The community and area also benefit from the potential for an attractive and useful re-development of a parcel of land that will include new and upgraded landscaping and on-site improvements offered through the bulk and performance requirements of the R-O zone district such as additional architectural considerations for new buildings. Therefore, Staff finds that this criterion has been met.

In addition to the R-O (Residential Office) zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium (4 – 8 du/ac) for the subject property.

R-4 (Residential – 4 du/ac)

R-5 (Residential – 5 du/ac)

R-8 (Residential – 8 du/ac)

R-12 (Residential – 12 du/ac)

R-16 (Residential – 16 du/ac)

MXOC (Mixed Use Opportunity Corridor)

In reviewing the other zoning district options for the Residential Medium designation, all zoning districts allow single-family detached residential development as an allowed land use with the exception of the R-12 and R-16 zone districts. Multi-family residential development would also be allowed in the R-5 through R-16 zone districts. However, the proposed zone district of R-O is the only zone district within the Residential Medium category of the Comprehensive Plan that would permit a medical or general office land use, therefore the requested R-O zone is the preferred zoning designation.

Further, the rezoning request is consistent with the following goals and policies of the Comprehensive Plan:

Goal 1 / Policy A: Land use decisions will be consistent with Future Land Use Map.

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

Policy A: to create large and small “centers” throughout the community that provide services and commercial areas.

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

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

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

PLANNING COMMISSION RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Sixbey Investments LLC rezone request, from R-4 (Residential – 4 du/ac) to R-O (Residential Office) for the property located at 2670 Patterson Road, the following findings of fact have been made:

In accordance with Section 21.02.140 (a) of the Zoning & Development Code, the application meets one or more of the rezone criteria.

The requested rezone is consistent with the goals and policies of the Comprehensive Plan.

Therefore, Planning Commission recommends approval of the requested rezone to R-O (Residential Office).

FISCAL IMPACT:

This land use action does not have any direct fiscal impact. Subsequent actions such as future development and related construction may have direct fiscal impact depending on type of use.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4856, an ordinance rezoning Sixbey Investments, LLC Property, 0.31-acres of land located at 2670 Patterson Road from R-4 (Residential - 4 du/ac) to R-O (Residential Office) on final passage and order final publication in pamphlet form.

Attachments

1. Site Location & Zoning Maps, etc
2. Neighborhood Meeting Minutes & Public Comments Received
3. Zoning Ordinance





Comprehensive Plan Future Land Use Map



Existing Zoning Map





View of property at the intersection of Patterson Road & View Point Drive

2670/2674 PATTERSON ROAD NEIGHBORHOOD MEETING

February 21, 2019 @ 5:30pm

NOTES

A Neighborhood Meeting was held on February 21, 2019 regarding a proposed rezone at 2670 Patterson Road, Grand Junction CO 81506. We also shared with the neighbors a concept plan for both 2670/2674 Patterson Road as the next step if the rezone gets approved.

In Attendance:

Representatives: Merritt Sixbey (Sixbey Investments LLC)

Ted Ciavonne (Ciavonne, Roberts & Associates Inc.)

Scott Peterson (City of Grand Junction)

About 9 Neighbors attended the meeting and had the following comments and concerns:

- We can't get out of View Point Drive as it is. – **Noted. Traffic will be addressed.**
- Why not one level instead of two levels for the building? – **have to keep up with efficiency of site constraints.**
- What is the height of two stories? – **28-32'.**
- Is it possible to put a traffic light on View Point? – **Probably not. Patterson keeps a certain distance between lights and one here would be too close.**
- Will there be a brick wall surrounding the site to break off the residential subdivision? – **It's doubtful it will be a wall, but for sure a solid fence.**
- Did Rico Ct. get notified? – **Not if the 500' radius did not touch them. Feel free to fill them in.**
- Rico Ct. and View Point Drive have established a certain way of life. Would like to keep it that way and not add offices nearby. There is open space that is owned and maintained by the neighbors and they are worried this would ruin their sense of place as well as decrease their property value.
- Neighbors feel like their voices are not being heard or respected. They brought up the surrounding development that they tried to vote down, but it got passed anyway. They feel like their voices do not make a difference.
- So many empty buildings around town. Why not use those buildings instead of using land like this in a residential neighborhood?
- A neighbor on Nth 8th Ct. is trying to sell their house, but can't because of the new assisted living going up. They identify that as an example of property values going down as they think no one wants to live next to offices.
- Back to traffic, they have seen so many accidents already, some personally involved. They say turning left on Patterson is basically impossible.
- The neighbors are afraid of losing their neighborhood.
- Greenhouse apartments is an eye sore (they would be in favor of that going down), St. Mary's Life Center slowly closing, the building across the green house apartments has been a revolving door with businesses. Neighbors are worried this could happen to this project one day.

- Ted Ciavonne went over uses for R-O so the neighbors could get a better understanding.
- There are empty medical offices already, why build new ones?
- What about a hospitality house for the hospital?
- Is this property for sale? – yes it could be
- Is traffic development different than planning? – Yes, different departments. However, engineering will be at these meetings
- You're assuming the buildings will be busy with the amount of parking? – It is designed for medical use which=45 parking but we would be over parked if it went office.
- Right now, the intersection is about the depth of 3 car lengths to your entrance. That's a problem for neighbors as that's not enough depth and it will cause a stack up problem.
- Ted let the neighbors know that this project would have to widen the street to 44' up to their entrance. He explained it might help with more room for lanes.
- A median should be on Patterson to not allow left turns. – Noted.
- Neighbors are threatening to move. They feel like fighting this is pointless.
- Can the parking buffer increase? Centralize it more so it's an even buffer on both sides? – Definitely
- What's with the PD zone on the ATM property? – Unknown about that. All of St. Mary's property is under a PD zone and every PD zone is unique.
- Fence height? – max 6' but it could be from 4-6'
- Will there have to be a fence surrounding the property? -Yes
- Did the city propose the assisted living? – No, it is property owner driven, but the city approved the zoning.

City of Grand Junction Planning Department
Attention: Scott Peterson and Ted Ciavonne
Regarding the rezoning of 2670 and 2674 Patterson Road

My name is Amy Johnson Lambert and I have lived at 609 View Point Drive since February, 1997.

I am vehemently opposed to the prospect of rezoning 2670 and 2674 Patterson Road from R-4 to R-O.

This re-zone would negatively impact property values of the View Point neighborhood and the neighborhood of Rico Ct. Both are well established family oriented neighborhoods with large lots, mature landscaping and open spaces. The re-zone would change the feel of both neighborhoods by bringing more traffic through the neighborhoods, more street lights and disturb the quiet tranquility of these wonderful neighborhoods.

Turning left out of View Point Drive is difficult at most and nearly impossible at times. Adding in an office type structure would make the entrance into and exit out of View Point Drive and 26 1/2 road even worse.

The View Point neighborhood has a large, open park which is owned by each of the nine houses surrounding the park. It is maintained entirely by the owners of the houses with no cost to the city or county. Bringing in an office to that area (that lot is directly adjacent to one of the park's owners) would greatly disturb the tranquility of that shared open space. In order put some sort of office on that parcel, what would happen to all of the trees and green space? Would it turn into a big parking lot? How is that beneficial to the neighborhood or the environment?

We have already had to go through the build out/up of St Mary's & the Pavilion as well as the newly constructed Elder-care development. ENOUGH IS ENOUGH!! Little by little, piece by piece the city is encroaching on our neighborhoods, stealing our peaceful area and making our property values decline.

We deserve better....would you put this is YOUR back yard??

Respectfully,



Amy Johnson Lambert
609 View Point Drive
GJ CO
alambert6280@gmail.com
970-270-7647

Scott Peterson

From: Christopher Hallock <christopher.hallock321@gmail.com>
Sent: Friday, February 22, 2019 8:48 AM
To: Scott Peterson
Cc: Jillian Hallock
Subject: Comments on Rezoning 2670 Patterson Road

Hi Scott,

My name is Christopher Hallock. My wife Jillian and I live at 603 26 3/4 Rd Grand Junction, CO 81506 which is just north of the Wells Fargo ATM and parking lot and directly east of the project site at 2674 Patterson Rd.

We were at the meeting on 02/21/2019 for the development project including 2674 and 2670 Patterson Road. We just wanted to provide feedback as public record that we are in favor of this zoning change. We are new to this entire process and think that it's unfortunate the exact plans and computer generated model for the proposed 2 story buildings for professional offices and parking lot are not included in the initial submission, as this is specifically what we have comments on.

Here are our comments regarding the attached photo of the proposed construction and layout of the site that was shown to us on 02/21/2019:

- 1) We disagree about having the proposed 45 parking spaces when 38 is all that is required. We would like to see only the required 38 parking spaces when the time comes to address that.
- 2) The northern section of the parking lot is not centered in the available space and provides a wider section of landscaping on the west side than it does on the east side. Our property is directly to the east of Parcel 2 and runs virtually the entire length of the proposed new parking lot. We think it is only fair to have the parking lot centered within the available area, with the same amount of landscaping space on both the east and west sides of the parking lot.
- 3) In addition to equal landscaping area, we hope the landscaping and trees that are put in are fuller than what is indicated in the drawing, to provide more privacy for our home. The drawing shows a lot of tree coverage on the northern borders, but has fairly large gaps on the east/west borders.
- 4) We are in favor of having a fence/wall around this for privacy and reduced noise in our house, as again, our house is extremely close to the east side of this parking lot.
- 5) We are in favor of these offices being only 2 stories high at 28-32 feet as described during the meeting, not 3 stories and the maximum 40 feet allowed under the new zoning, if approved.

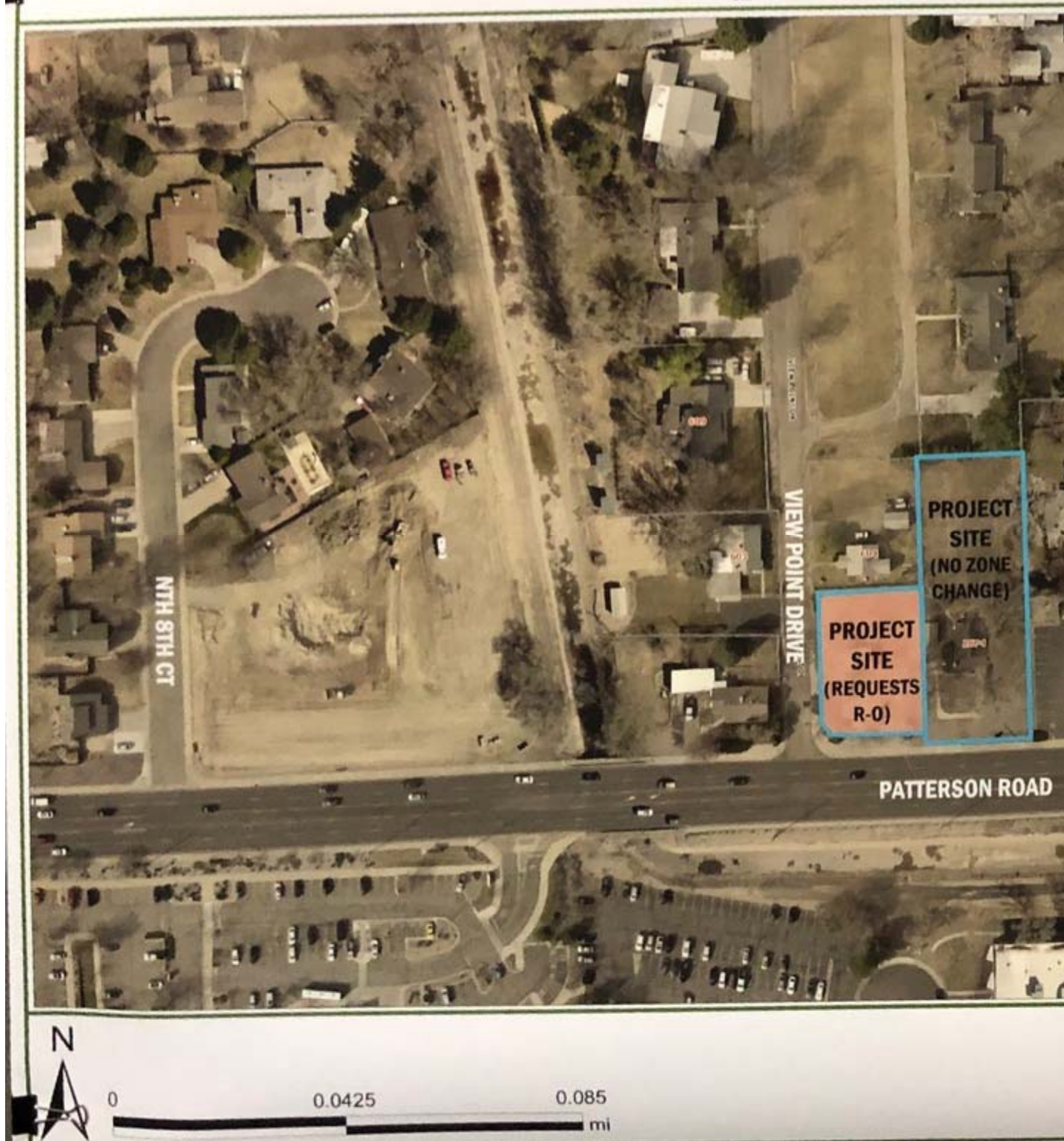
Thanks kindly, and we look forward to hearing more updates on the project.

Christopher and Jillian Hallock
603 26 3/4 Rd
Grand Junction, CO 81506

Christopher cell: 816-223-1932
Jillian cell: 720-271-6249



Proposed Zoning



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING SIXBEY INVESTMENTS LLC PROPERTY
FROM R-4 (RESIDENTIAL – 4 DU/AC)
TO R-O (RESIDENTIAL OFFICE)**

LOCATED AT 2670 PATTERSON ROAD

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Sixbey Investments LLC Property to the R-O (Residential Office) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Residential Medium (4 – 8 du/ac) of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-O (Residential Office) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned R-O (Residential Office):

BEGINNING AT A POINT 1080.4 FEET EAST OF THE SW CORNER OF THE SE ¼ SE ¼ OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; THENCE NORTH 196 FEET, THENCE WEST 103 FEET, THENCE SOUTH 196 FEET, THENCE EAST 103 FEET TO THE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO.
EXCEPTING THAT PORTION DESCRIBED IN THE DEED RECORDED JUNE 20, 1985 AT RECEPTION NO. 1392993 AND ALSO EXCEPTING THE NORTH 5 FEET THEREOF AS DESCRIBED IN THE QUITCLAIM DEED RECORDED DECEMBER 12, 1979 AT RECEPTION NO. 1210459.

Introduced on first reading this _____ day of _____, 2019 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Grand Junction City Council

Regular Session

Item #6.a.ii.

Meeting Date: June 5, 2019

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Public Hearing to Consider Funding the 2019 Community Development Block Grant (CDBG) Program Year, Including an Amendment to the Action Plan for the 2018 Program Year, and Set a Public Hearing for Adoption of the 2019 Annual Action Plan for July 17, 2019

RECOMMENDATION:

City Council reviewed and discussed requests for 2019 CDBG funds at a work session on May 13, 2019.

EXECUTIVE SUMMARY:

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2019 Program Year. The City will receive \$461,255 for the 2019 Program Year beginning on September 1, 2019. In addition, Council will consider an amendment to the 2018 Action Plan to utilize \$100,000 remaining funds to be allocated with the 2019 funds for a total allocation amount of \$561,255.

At this meeting, the City Council will receive public input on the use of the 2019 CDBG allocation and set a hearing date for the adoption of the 2019 Annual Action Plan, including funding allocation for specific projects.

BACKGROUND OR DETAILED INFORMATION:

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 2019 Program Year will begin September 1, 2019. Applications for funding were

solicited and received by the City in March after a workshop was held with potential applicants. The City has received grant requests of \$348,602 from outside agencies and has identified City capital improvements projects totaling \$499,232 for a total of \$847,834 in grant requests (excluding \$25,000 administration funding requested). The City will receive \$461,255 for the 2019 Program Year and will consider an amendment to the 2018 Actions Plan to utilize \$100,000 in remaining funds to be allocated with the 2019 funds.

Summary of Recommended Funding

On May 13, 2019 City Council met in a workshop to discuss the funding requests and recommended funding for the projects listed in Attachment 1. In addition, City Council will consider re-distribution of a portion of remaining 2018 funds in the amount of \$100,000 that had been allocated to the STRiVE Program Office Roof project that was subsequently withdrawn by the applicant.

The final funding decision will be made by the City Council at its meeting on June 5, 2019 and final adoption of the 2019 Program Year Annual Action Plan will occur at the July 17, 2019 meeting. A summary of the applications received for 2019 funding is included as Attachment 2.

HUD CDBG Guidelines and Evaluation Criteria

The CDBG program has several funding criteria that are important to consider when evaluating which projects the City can fund with its 2019 allocation, as follows:

- 1) Administration activities may not exceed 20% of Program Year allocation
- 2) Human Services activities may not exceed 15% of Program Year less the amount of outstanding obligated funds
- 3) Applications for CDBG funding will be judged by the criteria below:
 - A) Proposed project meets National Objectives:
 - Benefits low and moderate income persons;
 - Eliminates or prevents slum or blight; or
 - Addresses an urgent community need (usually a natural disaster)
 - B) Proposed project is eligible and meets the City's Five Year Consolidated Plan Goals:
 - Need for non-housing community development infrastructure
 - Need for affordable housing
 - Needs of the homeless
 - Needs of special needs populations and other human services

C) Ability of the applicant to complete the project: Agency capacity, history of performance, staff level and experience, financial stability

D) Amount requested is consistent with agency needs

In addition, at the 2018 HUD CDBG Region 8 All-Grantee meeting, HUD staff emphasized that grantees should not make awards that are less than \$10,000. Award amounts below that are costly in terms of administration time and resources for both the City and the Applicant since small projects must meet all of the same Federal requirements as larger awards. Thus, City staff has worked with agencies to develop grant requests that fit within this HUD guideline. In 2018, the City funded seven grants under that amount, several of which have yet to be expended.

In addition to a small grant amount, only funding a small portion of a grant request many times requires that the agency secure additional funding in order to complete a project, delaying use of the CDBG funds. While this has not yet become a concern, HUD has timeliness requirements for expenditure of the funds such that the delay of several projects may eventually jeopardize meeting those requirements.

FISCAL IMPACT:

The City will receive \$461,255 for the 2019 CDBG Program Year and unexpended funds from prior years is \$100,000 for a total allocation amount of \$561,255.

SUGGESTED MOTION:

I move to (adopt/deny) the proposed funding requests and set a public hearing for adoption of the 2019 Annual Action Plan for July 17, 2019.

Attachments

1. Worksheet Summary of Recommended Funding
2. Summary of Funding Requests
3. 2019 CDBG Program Year Schedule
4. History of CDBG Projects 2009-2018

2019 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS					Total	
		2019 FUNDING ALLOCATION	\$461,255		Maximum Administration Allocation (20%) - \$92,251	
		Funds Not Expended Prior Years	\$100,000		Max Svcs Allocation (15% less outstanding obligated funds = \$61,173)	
		TOTAL FUNDS FOR ALLOCATION	\$561,255			
	AGENCY	PROJECT TITLE	GRANT REQUEST	FUNDING LEVERAGE	NOTES	COUNCIL RECOMMENDATION
1 2019 Admin	City of Grand Junction Administration	Program Administration	\$25,000	\$0	General program administration, fair housing activities, annual reports to HUD and a portion of staff salary.	\$25,000
		SUBTOTAL ADMINISTRATION REQUESTS	\$25,000	\$0		
2 Services	Counseling and Education Center	Low Income Counseling Program	\$10,000	\$350,905	CEC provides counseling to individuals in crisis or those dealing with difficult emotional issues and ensures access to professional counseling, regardless of income or ability to pay. CDBG funds would provide 84 more hours of counseling for an estimated 17 more clients seeking care.	\$10,000
3 Services	HomewardBound of the Grand Valley	Homeless Shelter Service Improvements	\$24,300	\$0	Project includes purchase of commercial oven, commercial electric can opener, additional lockers, bunk beds and food.	\$22,300
4 Services	HopeWest	PACE Equipment for Frail Seniors and Reduce Barriers to Care	\$18,953	\$0	The PACE center includes a senior primary care medical clinic. CDBG funds used to purchase specialized medical exam chairs and a reach in Refrigerator. The refrigerator will be for the transporation center to allow Day Center patients a healthy meal to take home. The center is expected to open in 2019 and expect to serve 300 persons, with 70% residing in the City limits.	\$0
5 Services	Karis, Inc.	Integrated Mental Health Services	\$10,000	\$50,000	Funds to provide mental health and substance abuse services to homeless, unaccompanied youth at its various housing facilities in the City limits. Previous CDBG funds provided for twice the amount of service hours as well as expand the scope of services provided.	\$0
6 Services	Marillac Clinic Inc.	Medical Exam Room Upgrades	\$8,661	\$14,747	Marillac Clinic serves a large volume of patients (over 12,000) which creates wear and tear on equipment and exam rooms. CDBG funds will provide for the purchase of two powered exam tables to accommodate elderly and disabled patients. 37% of patients reside within City limits so the CDBG request is 37% of total cost.	\$8,661
7 Services	St. Mary's Foundation	Meals on Wheels (formerly Gray Gourmet) - Purchase Food	\$16,000	\$287,994	Meals on Wheels prepares and serves a nutritious lunchtime meal for Mesa County seniors age 60 and older. CDBG funds would be used to help off-set the cost of food purchases for meals to be prepared and served for an estimated 3% increase in persons served and number of meals provided.	\$0
8 Services	Riverside Educational Center (REC)	REC Transporation	\$22,000	\$3,425	Transportation is a significant barrier for low-income families. REC currently has six buses for nine educational locations. CDBG funds would be used to purchase a new 14-passenger bus to be utilized at Dos Rios Elementary to transport students from that school on field trips and home after tutoring sessions. The Dos Rios area is in a CDBG-eligible neighborhood (greater than 50% low and moderate income households).	\$12,700

9 Services	STRIVE	Audyssey Autism Clinic	\$7,500	\$118,120	STRIVE offers the only diagnostic clinic on the western slope for children facing challenges of autism, neurological conditions or developmental disabilities who can benefit from individualized intervention and support services. The diagnostic process involves a team of specialists and is costly. CDBG funds would be used to provide this service to 5 additional clients.	\$7,500
10 Services	Grand Valley Catholic Outreach	Soup Kitchen Tilt Skillet	\$19,314	\$2,000	The GVCO Soup Kitched serves hot lunch to 250-300 individuals per day, six days a week. The current tilt skillet, a very versatile piece of kitchen equipment, is now 15 years old and in need of replacement. CDBG funds would be used towards the purchase of a new skillet.	\$0
		TOTAL SERVICES REQUESTS	\$136,728		SUBTOTAL SERVICES RECOMMENDED	\$61,161
11 Facility Rehab	HomewardBound of the Grand Valley	Exterior Client Space Improvements	\$26,000	\$0	HomewardBound is changing check-in procedures for guests to streamline intake and improve safety at the homeless shelter. CDBG funds would be used to upgrade/modify the building and grounds in order to improve the facility for the new procdures and existing services. CDBG funds would be used to purchase a small shed to be used as a check-in booth, provide sun shades in the lobby of the building, construct built-in shelving in the kitchen and repair the parking lot.	\$26,000
12 Housing Upgrade	Housing Resources of Western Colorado	Garden Village Apartments Window Replacement	\$97,274	\$20,000	HRWC owns and operates the 91-unit low and moderate income Garden Village Apartments complex. The complex was constructed in 1971 and is in need of many upgrades. HRWC recently started a \$125,000 upgrade to the parking and walkways on the property so is continuing to address capital needs as funding becomes available. The windows in the buildings are failing and allowing moisture and cold air to enter units. CDBG funds would be used towards the replacement of windows with new, more energy-efficient windows throughout.	\$97,274
13 New Housing	Karis, Inc.	Purchase Appliances for Permanent Housing for Homeless Youth (The Home)	\$22,100.00	\$9.4 million	Karis will break ground on a 34-unit apartment building in 2019 to provide transitional housing for young adults. Two full time case managers, one full time therapist, a building manager and a program coordinator will office out of the building for a guaranteed 20 years. CDBG funds will be used towards the purchase of major appliances for the units.	\$22,100
14 Facility Rehab	Mesa County Partners	Main Program Office Roof Replacement	\$35,000	\$5,000	Partners' main program office located at 1169 Colorado Avenue was constructed in 2003. The building has the original roof which has developed substantial leaks, causing damage to the ceiling tiles and make areas dangerous for clients provided services in the building. CDBG funds would be used to replace the roofing materials.	\$35,000
15 Facility Rehab	Western Slope Center for Children	WSCC Program Office Improvements	\$31,500	\$0	WSCC is an accredited child advocacy center that minimizes trauma for children/families who are victims of abuse/sexual abuse. WSCC acquired a building at 2350 G Road to expand. The agency has been remodeling and upgrading it to better serve clients and meet accreditation requirments. CDBG funds would be used to move and soundproof the direct victim service rooms.	\$31,500
		SUBTOTAL NON-CITY CAPITAL REQUESTS	\$211,874	\$9,425,000		\$211,874

16 Public	City of Grand Junction Utilities	Replace Lead Water Lines	\$20,000	\$0	The Safe Drinking Water Act bans use of lead pipes and leaded solders. 200 lead service lines remain in the City's water district and has developed a proactive replacement program. The property owner is responsible for replacement of private water lines. CDBG funds would be used for phase 2 of the program to provide \$1,000 incentive per home for up to 20 more properties within a CDBG-eligible downtown neighborhood to replace lines.	\$20,000
17 Public	City of Grand Junction Parks and Recreation	Park Lighting LED Conversion Project	\$10,232	Labor Employees	Lighting in parks shelters, restrooms and walks is currently metal halide. Conversion to LED for lamps and fixtures in parks in CDBG-eligible neighborhoods - Columbine, Hawthorne, Rocket and Emerson Parks	\$9,220
18 Public	City of Grand Junction Public Works	ADA Accessibility Improvements	\$24,000	\$0	Improvements for additional ramps and accessible aisles along Rood Avenue between 5th and 6th Streets and Walnut Avenue east of 7th Street. Urban Trails Committee first priority.	\$24,000
19 Public	City of Grand Junction Public Works	B Road /Mesa View Elementary Safe Routes to School	\$95,000	\$0	Construct pedestrian connection on south side of B Road from Winterhawk Drive pedestrian path west to Mesa View Elementary including curb, gutter and sidewalk and accessible ramps. Urban Trails Committee second priority.	\$95,000
20 Public	City of Grand Junction Public Works	B-1/2 and 27-1/2 Safe Neighborhood Route	\$40,000	\$0	Access ramp and cross walk for safe connection between Hwy 50 overpass and 27-1/2 Rd. Urban Trails Committee third priority.	\$40,000
21 Public	City of Grand Junction Public Works	Lorey Drive from Westlake Park to 1st Street SRTS	\$75,000	\$0	Connect curb, gutter and sidewalk with 2 accessible ramps and 1 crosswalk north and east sides of Lorey Drive from 1st St to Lilac Ln. Urban Trails Committee fourth priority.	\$75,000
22 Public	City of Grand Junction Public Works	Struthers Avenue from South 7th Street to Riverfront Trail Pedestrian Improvements	\$30,000	\$0	Connect curb, gutter and sidewalk with 2 accessible ramps and 1 crosswalk along S side of Struthers Ave between S 7th Str and Riverfront Trail on the east side of the Botanical Gardens. Eligibility based on accessibility. Urban Trails Committee fifth priority.	\$0
23 Public	City of Grand Junction Public Works	Grand Avenue and 2nd Street Pedestrian Improvements	\$50,000	\$0	Provide 2 accessible ramps, 1 crosswalk and a pedestrian safe island at the intersection. Only 1 sideof the intersection is a CDBG-eligible neighborhood. Urban Trais Committee seventh priority. There may be a need to do further analysis to determine the best intersection at which to provide these improvements.	\$0
		SUBTOTAL CITY CAPITAL REQUESTS	\$344,232		TOTAL CITY CAPITAL RECOMMENDED	\$263,220
TOTAL RECOMMENDED FUNDING						\$561,255

SUMMARY OF 2019 FUNDING REQUESTS

PROGRAM ADMINISTRATION – Cannot Exceed 20% of Allocation (\$87,000)

1: City CDBG Administrator

The City allocated \$25,000 2018 CDBG funds for general administration of the program and a portion of staff salary. The funds will be expended by September 2019. Council can consider what level of CDBG funding they would like to use for 2019 Program Administration.

Funds Requested: \$25,000
Recommended Funding: \$25,000

SERVICES PROJECTS – Cannot Exceed \$61,173

2: Counseling and Education Center (CEC) - Low Income Counseling Services

This program provides counseling services for low income citizens. Funds are requested to help pay for 84 more hours of counseling sessions for an estimated 17 more clients seeking care. The number of persons served is directly related to the amount of funding received. CEC has received multiple grants for the same purpose with the most recent being 2018 funds (\$4,000) which have been expended and the project closed out.

Funds Requested: \$10,000
Total Project Cost: \$360,905
Recommended Funding: \$10,000

3: HomewardBound of the Grand Valley – Homeless Shelter Service Improvements

HomewardBound provides overnight emergency shelter for adults and families experiencing homelessness (approximately 1,300 persons). CDBG funds would be used to upgrade the services provided through the purchase of a commercial oven, commercial electric can opener, additional lockers, bunk beds and food for meals served. HomewardBound has received multiple grants in the past with the most recent being a 2018 grant of \$39,371 that was used to replace the roof on the shelter building. All funds have been expended and the project closed out.

Funds Requested: \$24,300
Total Project Cost: \$24,300
Recommended Funding: \$22,300

4: HopeWest PACE Center Specialized Medical Exam Chairs and Reach In Refrigerator

HopeWest will open a Program of All-Inclusive Care for the Elderly (PACE) Center in 2019 to provide care to the frail elderly. The program goal is to meet the healthcare needs of this population so they can stay in their own homes. The PACE Center will include a senior primary care medical clinic. This grant would be used to purchase specialized medical exam chairs and a reach in refrigerator.

The refrigerator will be for the transportation center to allow Day Center clients a healthy meal to take home. The Center expects to serve 300 persons, with 70 percent residing in the City limits so CDBG can fund 70 percent of the project cost. HopeWest received 2018 CDBG funds (\$7,000) for specialized medical exam tables for the PACE Center (100% expended).

Funds Requested: \$18,953
Total Project Cost: \$84,000
Recommended Funding: \$0

5: Karis, Inc. Integrated Mental Health Services

Karis, Inc. provides housing and support services for homeless, unaccompanied teens and youth in the community. CDBG funds would be used to provide mental health and substance abuse services to Karis clients at its various housing facilities in the City limits. Previous CDBG funds have provided for twice the amount of service hours. With 2019 CDBG funds, Karis, Inc. anticipates further expansion of the hours of service as well expanding the scope of services provided. Karis, Inc. received \$8,547 for the same services in 2018 and 50 percent of the funds have been expended.

Funds Requested: \$10,000
Total Project Cost: \$60,000
Recommended Funding: \$0

FUNDING CONCERNS: None

6: Marillac Clinic Medical Exam Room Upgrades

Marillac Clinic serves a large volume of patients (over 12,000) which creates wear and tear on equipment and exam rooms. CDBG funds will provide for the purchase of two powered exam tables to accommodate elderly and disabled patients. 37% of patients reside within the City limits so the CDBG request is 37% of the total cost. Marillac has received multiple grants, most recently a \$10,685 grant in 2017 for updated equipment for the dental clinic. All funds have been expended and the project closed out.

Funds Requested: \$8,661
Total Project Cost: \$23,408
Recommended Funding: \$8,661

7: St. Mary's Hospital Meals on Wheels (formerly Gray Gourmet) Program Food Purchase

Gray Gourmet prepares and serves a nutritious lunchtime meal for Mesa County seniors age 60 and older. CDBG funds would be used to help off-set the cost of food purchases for meals to be prepared and served for an estimated 3 percent increase in persons served and the number of meals provided. Gray Gourmet has received multiple grants in the past, most recently a 2018 grant (\$4,000) for the same purpose. Funds have not yet been expended.

Funds Requested: \$16,000

Total Project Cost: \$303,994
Recommended Funding: \$0

8: Riverside Educational Center Transportation

Transportation is a significant barrier for low-income families. REC currently has six buses for nine educational locations. CDBG funds would be used to purchase a new 14-passenger bus to be utilized at Dos Rios Elementary to transport students from that school on field trips and home after tutoring sessions. The Dos Rios area is in a CDBG-eligible neighborhood (greater than 50% low and moderate income households). The Riverside Educational Center received a \$5,000 CDBG grant in 2008 for Americorps personnel which has been expended and the project closed out.

Funds Requested: \$22,000
Total Project Cost: \$25,425
Recommended Funding: \$12,700

9: STRiVE Audyssey Autism Clinic

STRiVE offers the only diagnostic clinic on the western slope for children facing challenges of autism, neurological conditions or developmental disabilities who can benefit from individualized intervention and support services. The diagnostic process involves a team of specialists and can be very costly for families. CDBG funds would be used to provide this service to 5 additional clients. STRiVE has received multiple grants in the past, most recently a 2018 grant for \$4,000 for the Audyssey Clinic for the same purpose. All funds have been expended and the grant closed out.

Funds Requested: \$7,500
Total Project Cost: \$125,620
Recommended Funding: \$7,500

10: Grand Valley Catholic Outreach (GVCO) – Purchase Soup Kitchen Tilt Skillet

The GVCO Soup Kitchen serves hot lunch to 250-300 individuals per day, six days a week. The current tilt skillet, a very versatile piece of kitchen equipment, is now 15 years old and in need of replacement. CDBG funds would be used towards the purchase of a new skillet. GVCO has received grants in the past, most recently a \$55,788 grant in 2017 for the rehabilitation of the Day Center which has been expended and the project closed out.

Funds Requested: \$19,314
Total Project Cost: \$21,314
Recommended Funding: \$0

CAPITAL IMPROVEMENTS PROJECTS

11: HomewardBound of the Grand Valley Homeless Shelter – Exterior Client Space Improvements

HomewardBound is changing check-in procedures for guests to streamline intake and improve safety at the homeless shelter. CDBG funds would be used to upgrade/modify the building and grounds in order to improve the facility for the new procedures and existing services. CDBG funds would be used to purchase a small shed to be used as a check-in booth, provide sun shades in the lobby of the building, construct built-in shelving in the kitchen and repair the parking lot. HomewardBound has received multiple grants in the past, most recently a 2018 grant in the amount of \$39,371 to replace the roof which has been expended and the project closed out.

Funds Requested: \$26,000
Total Project Cost: \$26,000
Recommended Funding: \$26,000

12: Housing Resources of Western Colorado (HRWC) Garden Village Apartments Window Replacement

HRWC owns and operates the 91-unit low and moderate income Garden Village Apartments complex. The complex was constructed in 1971 and is in need of many upgrades. HRWC recently started a \$125,000 upgrade to the parking and walkways on the property so is continuing to address capital needs as funding becomes available. The windows in the buildings are failing and allowing moisture and cold air to enter units. CDBG funds would be used towards the replacement of windows with new, more energy-efficient windows throughout. HRWC has received many grants in previous years, most recently a 2017 grant in the amount of \$22,500 for emergency home repairs which is 80 percent expended.

Funds Requested: \$97,274
Total Project Cost: \$117,274
Recommended Funding: \$97,274

13: Karis, Inc. Purchase of Appliances for The Home

Karis will break ground on a 34-unit apartment building in 2019 to provide transitional housing for young adults. Two full time case managers, one full time therapist, a building manager and a program coordinator will office out of the building for a guaranteed 20 years. CDBG funds will be used towards the purchase of major appliances for the apartments. Karis, Inc. received a 2018 grant in the amount of \$14,370 to purchase the youth day center (100% expended).

Funds Requested: \$22,100
Total Project Cost: \$9.46 million
Recommended Funding: \$22,100

14: Mesa Youth Services, Inc. dba Mesa County Partners (Partners) Main Office Roof Replacement

Partners' main program office located at 1169 Colorado Avenue was constructed in 2003. The building has the original roof which has developed substantial leaks, causing damage to the ceiling tiles and make areas dangerous

for clients provided services in the building. CDBG funds would be used to replace the roofing materials. Partners has received several grants in the past, most recently two 2018 grants - \$3,800 from upgrades to the Western Colorado Conservation Corps building (100% expended) and \$10,000 for purchase of a vehicle for client transportation (100% expended).

Funds Requested: \$35,000
Total Project Cost: \$40,000
Recommended Funding: \$35,000

15: Western Slope Center for Children (WSCC) Program Office Improvements

WSCC is a nationally accredited child advocacy center with the mission to minimize the pain and trauma for children and their families who are victims of abuse, primarily sexual abuse. WSCC recently acquired a building in order to expand their services located at 2350 G Road. The agency has been remodeling and upgrading the building to better serve clients and meet accreditation requirements. CDBG funds would be used to move and soundproof the direct victim service rooms. WSCC received a grant in 2002 for \$101,280 to remodel its previous building. All funds were expended and the project closed out.

Funds Requested: \$31,500
Total Project Cost: \$31,500
Recommended Funding: \$31,500

16: City of Grand Junction – Replace Lead Water Lines

1985 amendments to the Safe Drinking Water Act banned the use of lead pipes and leaded solders for drinking water lines. Remaining lead pipe sections represent the greatest potential source of lead in drinking water. The City estimates about 200 lead service lines remain in the City's water district and has developed a proactive replacement program for them. Currently, the property owner is responsible for replacement of private water lines from the water main to their home. CDBG funds would be used to continue a program for up to 20 properties within a downtown CDBG-eligible neighborhood, providing an incentive of \$1,000 per home for the replacement of the customer-owned portion of a lead service line. The City Utilities Department received a 2018 grant for \$20,000 for the first phase of the project which is currently underway.

Funds Requested: \$20,000
Total Project Cost: \$20,000
Recommended Funding: \$20,000

17: City of Grand Junction – Park Lighting LED Conversion Project

Lighting in parks shelters, restrooms and along walkways are currently metal halide. Conversion to LED would include lamps and fixtures in parks in CDBG-eligible neighborhoods - Columbine, Hawthorne, Rocket and Emerson Parks.

Funds Requested: \$10,232

Total Project Cost: \$10,232
Recommended Funding: \$9,220

18: City of Grand Junction – ADA Accessibility Improvements

Improvements for additional ramps and accessible aisles along Rood Avenue between 5th and 6th Streets and Walnut Avenue east of 7th Street. This project was first in priority as recommended by the Urban Trails Committee.

Funds Requested: \$24,000
Total Project Cost: \$24,000
Recommended Funding: \$24,000

19: City of Grand Junction – B Road / Mesa View Elementary Safe Routes to School/Accessibility Improvements

Construct pedestrian connection on south side of B Road from Winterhawk Drive pedestrian path west to Mesa View Elementary including curb, gutter and sidewalk and accessible ramps. This project was second in priority as recommended by the Urban Trails Committee.

Funds Requested: \$95,000
Total Project Cost: \$95,000
Recommended Funding: \$95,000

20: City of Grand Junction – B-1/2 Road and 27-1/2 Road Safe Neighborhood Route

Construct an access ramp and cross walk for safe connection between Highway 50 overpass and 27-1/2 Road. This project was third in priority as recommended by the Urban Trails Committee.

Funds Requested: \$40,000
Total Project Cost: \$40,000
Recommended Funding: \$40,000

21: City of Grand Junction – Lorey Drive from Westlake Park to 1st Street Safe Routes to School

Connect curb, gutter and sidewalk with 2 accessible ramps and 1 crosswalk along the north and east sides of Lorey Drive from 1st Street to Lilac Lane. This project was fourth in priority as recommended by the Urban Trails Committee.

Funds Requested: \$75,000
Total Project Cost: \$75,000
Recommended Funding: \$75,000

22: City of Grand Junction – Struthers Avenue Pedestrian Improvements for Riverfront Trail Connection

Connect curb, gutter and sidewalk with 2 accessible ramps and 1 crosswalk along the south side of Struthers Ave between South 7th Street and the Riverfront Trail on the east side of the Botanical Gardens. Eligibility is based on

accessibility. This project was fifth in priority as recommended by the Urban Trails Committee.

Funds Requested: \$13,560
Total Project Cost: \$13,560
Recommended Funding: \$0

23: City of Grand Junction – Grand Avenue and 2nd Street Pedestrian Improvements

Provide 2 accessible ramps, 1 crosswalk and a pedestrian safe island at the intersection. Only 1 side of the intersection is a CDBG-eligible neighborhood. This project was seventh in priority as recommended by the Urban Trails Committee.

Funds Requested: \$50,000
Total Project Cost: \$50,000
Recommended Funding: \$0

CITY OF GRAND JUNCTION 2019 CDBG PROGRAM YEAR SCHEDULE

February 13	APPLICATION WORKSHOP 2019 CDBG Program Year
March 29	DEADLINE for Grant Applications
April 1 – April 30	STAFF REVIEW of Applications
May 13	CITY COUNCIL WORKSHOP Review 2019 CDBG Applications and make recommendations on which projects to fund for 2019
June 5	CITY COUNCIL PUBLIC HEARING City Council reviews workshop recommendations and makes decision on which projects to fund for 2019 Program Year
June 12 – July 12	30-Day PUBLIC REVIEW of 2019 Annual Action Plan
July 17	CITY COUNCIL PUBLIC HEARING Final acceptance 2019 Annual Action Plan recommended by Council at May meeting
July 19	SUBMIT 2019 Annual Action Plan to HUD. 45-day review period required
August 31	RECEIVE HUD APPROVAL
September 1	BEGIN 2019 Program Year BEGIN CONTRACTS WITH SUBRECIPIENTS

CDBG PROJECTS BY PROGRAM YEAR 2009-2018

2009 Program Year – All Projects Completed

- CDBG Program Administration - \$30,000
- HomewardBound Van Purchase - \$21,071
- Senior Companion Program - \$12,000
- GJHA Walnut Park Apartments - \$100,000
- Riverside Task Force Acquisition/Clearance - \$105,574
- MDS Group Home Remodel - \$40,000
- HRWC Garden Village Learning Center - \$120,000
- W Slope Center for Children Main Program Building Remodel - \$65,000
- Dual Immersion Academy Slope Stabilization/Landscaping - \$56,714

2010 Program Year – All Projects Completed

- CDBG Program Administration - \$60,000
- Gray Gourmet Program - \$20,500
- Foster Grandparent Program - \$12,000
- Partners Western CO Conservation Corps Van Purchase - \$17,000
- Counseling and Education Center - \$6,682
- Hawthorne Park Restroom Replacement - \$140,000
- HomewardBound Shelter Repairs and Improvements - \$6,000
- Center for Independence Energy Improvements - \$34,100
- Grand Valley Catholic Outreach Soup Kitchen Remodel - \$88,725

2011 Program Year – All Projects Completed

- CDBG Program Administration - \$30,000
- Grand Valley Catholic Outreach St. Martin Place - \$50,000
- BIC Revolving Loan Fund - \$50,000
- GJHA Courtyard Apartments Remodel - \$101,205
- MDS Group Home Remodel - \$9,924
- Homeless Shelter Bathroom Remodel - \$30,000
- Center for Independence Kitchen Remodel - \$30,475
- Strong Families, Safe Kids Parenting Place Remodel - \$9,371
- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Foster Grandparent Program - \$10,000

2012 Program Year – All Projects Completed

- CDBG Program Administration - \$5,000
- St. Mary's Foster Grandparent Program - \$10,000
- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Gray Gourmet Program - \$11,125
- CEC Low Income Counseling Services - \$7,000
- Karis The House Acquisition - \$85,000
- Homeless Shelter Acquisition - \$109,971
- GVCO T-House Rehabilitation - \$12,638
- MDS Program Office Remodel - \$25,000
- Strong Families, Safe Kids Parenting Place Rehabilitation - \$14,080

- Gray Gourmet Kitchen Remodel - \$5,500
- 6th Street Sewer Realignment - \$27,500
- 6th Street Pedestrian Safety/Parking Improvements - \$60,536
- North Avenue Accessibility Improvements - \$25,000

2013 Program Year – All Projects Completed

- CDBG Program Administration - \$43,000
- St. Mary's Foster Grandparent Program - \$10,000
- St. Mary's Senior Companion Program - \$8,000
- Marillac Clinic Homeless Services - \$10,000
- CEC Low Income Counseling Services - \$7,000
- GANG Afterschool Tutoring/Enrichment - \$4,700
- Hospice Teen Grief Program - \$9,242
- Marillac Clinic Dental Equipment - \$23,190
- STRIVE Parenting Place Rehabilitation - \$20,000
- Head Start Facilities Security Upgrade - \$20,000
- Hilltop Opportunity Center Rehabilitation - \$86,840
- Partners Van Purchase - \$15,000
- Nisley Neighborhood Sidewalks - \$68,707

2014 Program Year- All Projects Completed

- CDBG Program Administration - \$43,000
- Senior Companion Program - \$10,000
- Counseling and Education Center - \$3,000
- Hilltop Latimer House - \$10,320
- Mind Springs Health Hospital Improvements - \$31,164
- Salvation Army Kitchen Rehabilitation - \$25,000
- GJHA Walnut Park Apartments Rehabilitation - \$50,000
- Homeless Shelter Improvements - \$1,500
- B-1/2 Road Sidewalk - \$129,512

2015 Program Year – All Projects Completed

- CDBG Program Administration - \$43,000
- STRiVE Diagnostic Clinic - \$4,500
- Western Colorado Suicide Prevention Bridges Program - \$8,860
- Gray Gourmet Program - \$9,950
- Foster Grandparent Program - \$8,998
- Karis Asset House Improvements - \$10,200
- Housing Resources of Western Colorado Emergency Repair Program - \$22,500
- HomewardBound Homeless Shelter HVAC Energy Improvements - \$28,293
- Grand Valley Catholic Outreach Transitional Housing Rehabilitation - \$4,000
- STRiVE Group Home HVAC Replacement - \$27,210
- Partners Program Office Safety Improvements - \$27,500
- Orchard Avenue Elementary Safe Routes to School - \$55,551
- Westlake Park Neighborhood Pedestrian Safety Improvements - \$103,778

2016 Program Year – All Projects Completed

- CDBG Program Administration - \$43,000
- HopeWest PACE Center Therapy Equipment - \$10,000
- Marillac Clinic Replace Two Dental Operatories - \$19,832
- Western Colorado Suicide Prevention Public Outreach - \$5,874
- Senior Companion Program - \$8,000
- Foster Grandparent Program - \$8,000
- Counseling and Education Center Low Income Counseling - \$6,000
- Center for Independence Accessible Riser - \$18,750
- Phoenix Project – Rehabilitate Two Housing Units - \$7,750
- HopeWest PACE Center – Kitchen Equipment - \$28,000
- GJHA Nellie Bechtel Housing Rehabilitation - \$75,000
- Karis, Inc. Zoe House Acquisition - \$50,000
- Nisley Elementary School Safe Routes to School - \$90,000
- El Poso Neighborhood Pedestrian Improvements - \$45,000
- Downtown Senior Recreation Center Rehabilitation - \$87,373

2017 Program Year – All Projects Completed Except as Noted

- CDBG Program Administration - \$25,000
- Predevelopment Engineering Costs for Economic Development - \$50,000
- Karis, Inc. Integrated Mental Health Services - \$10,400
- HomewardBound of the Grand Valley Food Purchase - \$15,000
- St. Mary's Gray Gourmet Program Food Purchase - \$16,000
- Counseling and Education Center Low Income Counseling - \$6,000
- Marillac Clinic Purchase Dental Diagnostic Equipment – \$10,685
- Grand Valley Catholic Outreach Day Center Renovation - \$55,788
- Housing Resources Critical Home Repair Program - \$22,500 (85% completed)
- Riverside Park Improvements - \$73,686 (not started)
- Bookcliff MS/Community Center Pedestrian Improvements - \$42,000 (40% completed)
- Nisley Elementary School Safe Routes to School - \$80,000 (95% completed)

2018 Program Year – Status Noted

- CDBG Program Administration - \$25,000
- GJHA Pre-Development Engineering for Bookcliff Squire Project - \$20,000 (not started)
- Karis, Inc. Integrated Mental Health Services - \$8,547 (50% expended)
- HopeWest PACE Center Accessible Exam Tables - \$7,000 (completed)
- Partners Vehicle Purchase - \$10,000 (completed)
- Gray Gourmet Food Purchase - \$4,000 (not started)
- Counseling and Education Center Low Income Counseling - \$4,000 (completed)
- STRIVE Audyssey Autism Clinic - \$6,000 (completed)
- Hilltop Bacon Campus Fire Safety Project - \$20,000 (not started)
- HomewardBound Homeless Shelter Roof Replacement - \$39,371 (completed)
- Partners WCCC Building Rehabilitation - \$3,800 (not started)
- STRIVE Main Program Office Roof Replacement - \$100,000 (withdrawn)
- The Arc Program Office Accessibility Improvements - \$19,740 (not started)
- Center for Independence Accessible Gardens - \$4,000 (not started)
- Riverside Park Improvements - \$25,000 (not started)
- Grand Avenue at 9th and 10th Street Pedestrian Improvements - \$60,000 (not started)

- Pinyon Avenue Safe Routes to School - \$60,000 (not started)
- Downtown Residential Replace Lead Water Lines - \$20,000 (not started)
- 24-1/2 Road Pedestrian Improvements - \$13,500 (not started)
- Karis, Inc. Purchase Drop-In Day Center - \$14,370 (not started)



Grand Junction City Council

Regular Session

Item #6.a.iii.

Meeting Date: June 5, 2019

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

An Ordinance Rezoning a Property from I-2 (Heavy Industrial) to I-1 (Light Industrial)
Located at 2285 River Road

RECOMMENDATION:

Planning Commission heard this item at its May 28, 2019 meeting and recommended approval of the rezone request.

EXECUTIVE SUMMARY:

The Applicant, Bensley-Bristol LLC, is requesting a rezone of a 4.12-acre parcel of land located at 2285 River Road from I-2 (Heavy Industrial) to I-1 (Light Industrial) in anticipation of converting the existing structure on the property from its previous use as an automotive museum to a gymnastics academy (formerly the gymnastics component of Kidzplex, to be known as Legacy Gymnastics). The requested I-1 zone district is consistent with the Comprehensive Plan Future Land Use Map designation of Industrial.

BACKGROUND OR DETAILED INFORMATION:

The subject property is situated at the southeast corner of the intersection of 22-3/4 and River Roads. The property currently has an existing 33,113-square foot building that was constructed in 2002 for purposes of use as an automotive museum (Allen Unique Auto Museum) which closed at the end of 2015. The building is a 2-story office building on the east end and a large warehouse structure on the west end. The property is currently vacant except for the storage of remaining vehicles to be moved and/or auctioned in the near future. The Applicant has the property under contract for

purchase subject to approval of this rezone request as well as the subsequent approval of the administrative Change of Use application.

The Applicant seeks the I-1 zone district to allow for its use as a gymnastics academy which has been categorized as a health club in the Zoning and Development Code. Such use is not allowed in the I-2 zone district but is an allowed use in the I-1 zone district.

The purpose of the I-1 (Light Industrial) zone district is to provide for areas of light fabrication, manufacturing and industrial uses which are compatible with existing adjacent land uses, access to transportation and the availability of public services and facilities. Development regulations and performance standards are intended to focus use on non-retail establishments, minimize impacts of any associated outdoor storage and minimize nuisance conditions such as excessive vibration, noise, glare, waste and debris and hazardous materials. While the proposed use does not intend to provide such uses, it is allowed in the zone district and the proposed I-1 zone would still allow for other, industrially-oriented uses in the future

Parcels adjacent to the east and west of the subject property are zoned I-2 (Heavy Industrial) with I-1 (Light Industrial) and C-2 (General Commercial) on the north side of the River Road, railroad and Highway 6 & 50 rights-of-way. Generally, properties further from the site have a mix of the I-1, I-2 and C-2 zone districts which implement the Commercial/Industrial and Industrial land use categories of the area depicted on the Comprehensive Plan Future Land Use Map.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held on March 27, 2019 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant, Applicant's Representative, Applicant's Contractor and City staff were in attendance with no citizens present. Applications for the Rezone and a Change of Use were submitted concurrently to the City on April 12, 2019.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on April 22, 2019. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on May 17, 2019.

ANALYSIS

The criteria for review is set forth in Section 21.02.140 (a). The criteria provide that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

- (1) Subsequent events have invalidated the original premises and findings; and/or The future land use map of the Comprehensive Plan designates this area as Industrial. The I-2 zone district remains a valid zone district under this plan. Staff has not been able to identify any other subsequent event that work to invalidate the premise of the I-2 zone district designation, therefore staff finds this criterion has not been met.
- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The property is within an area that has held stable land use since construction of the building and establishment of the prior business in 2002. While there has been both infill and expansion of surrounding uses, the general character of the immediate vicinity has remained a mix of heavy commercial and both light and heavy industrial uses. Thus, staff has found this criterion has not been met.

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

Due to its previous development and use, adequate public and community facilities and services are available to the property and are sufficient to serve the proposed use as well as any other future uses allowed within the I-1 zone district. Ute water and Persigo sanitary sewer exist at the site and it is currently served with Xcel Energy electric and natural gas. Utilities and the City Fire and Engineering Departments were provided application materials for review and there were no concerns with either utility or emergency services available to the site.

The site is adequately served with access from a single driveway off 22-3/4 Road and River Road is easily accessed from the east or west via Highway 6 & 50 or Redlands Parkway. The Applicant believes this central location is advantageous to their clients that travel to the business from across the valley.

In general, staff has found public and community facilities are adequate to serve the proposed specific land use as well as other potential future uses in the proposed I-1 zone district. As such, staff finds this criterion has been met.

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

There is a limited amount of land in the City that is designated or zoned for industrial uses overall, but there are many I-1 zoned properties that are vacant and available for development. This particular property also has an existing building that has been vacant for over a year. The Applicant provides in their General Project Report that: "Bensley-Bristol LLC, the prospective buyer of the property, has been searching for

suitable properties for its gymnastics facility for some time and has been unable to locate a property of sufficient size and ceiling height to meet its needs.”

Staff agrees that the property meets the needs of the Applicant, but the specific criterion that there is an inadequate supply of I-1 zoned property has not been met.

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

The Applicant provides in there General Project Report that “The community benefit from the change is that no property is removed from industrial zoning, yet a building which currently has very limited use can be used for more expansive uses, including the need for a gymnastics facility.” Staff concurs with this analysis, and further finds that a significant community benefit is the allowance for an existing, viable and successful business (currently known as Kidzplex) to continue to grow and contribute to much-needed activities provided in the community for youth. The use will occupy a site that is currently underutilized and will allow for this business as well as potential leased space to other businesses (e.g. lease of second floor offices or indoor storage space). Therefore, Staff finds that this criterion has been met.

In addition to the I-1 (Light Industrial) zoning requested by the Applicant and the existing I-2 zone district, the following zone districts would also be consistent with the Comprehensive Plan designation of Industrial for the subject property.

- a. MU (Mixed Use)
- b. I-O (Industrial Office)

In reviewing the other zoning district options for the Industrial designation, all zoning districts allow the gymnastics academy use (categorized as a health club) with the exception of the existing I-2 zone district. However, Staff believes the proposed I-1 zone district best preserves the intent of the Industrial use without compromising the potential future uses on the site.

Further, the rezoning request is consistent with the following goals and policies of the Comprehensive Plan:

Goal 1 / Policy A: Land use decisions will be consistent with Future Land Use Map.

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

Policy A: to create large and small “centers” throughout the community that provide services and commercial areas.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

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

Policy B: The City will provide appropriate commercial and industrial development opportunities.

FISCAL IMPACT:

This land use decision does not have fiscal impact to the City of Grand Junction.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4857, an ordinance rezoning a Legacy Gymnastics property from I-2 (Heavy Industrial) to I-1 (Light Industrial), located at 2285 River Road on final passage and order final publication in pamphlet form.

Attachments

1. Attachment 1 - Site Maps and Photographs
2. Attachment 2 - Development Application
3. Attachment 3 - Legacy Gymnastics Zoning Ordinance

Legacy Gymnastics Vicinity Map



Printed: 4/25/2019

1 inch = 1,505 feet

Legacy Gymnastics Aerial Photo Map



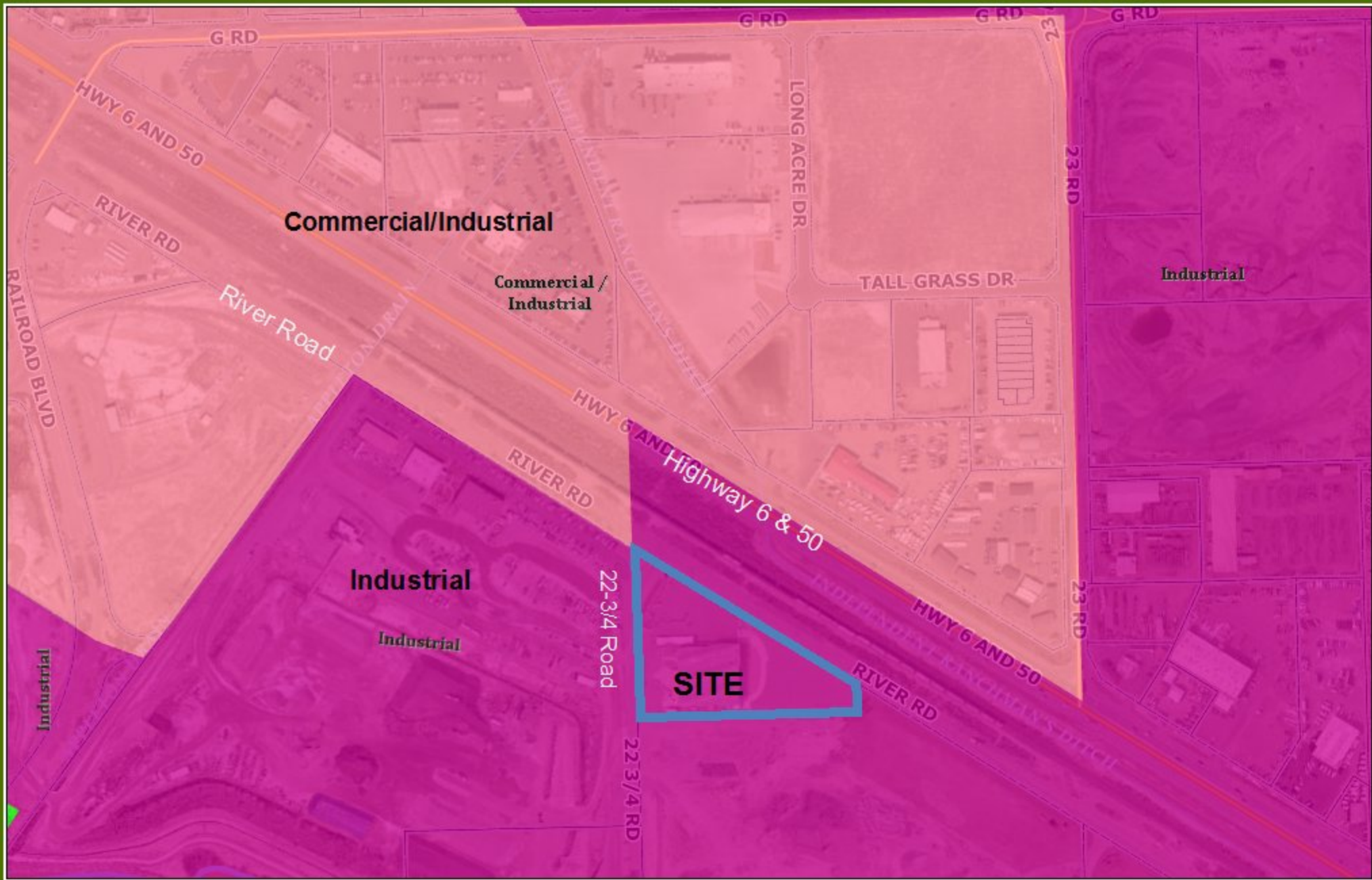
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Printed: 4/25/2019

1 inch = 188 feet

CITY OF
Grand Junction
COLORADO
GRAND JUNCTION INFORMATION SYSTEM

Legacy Gymnastics Future Land Use Map

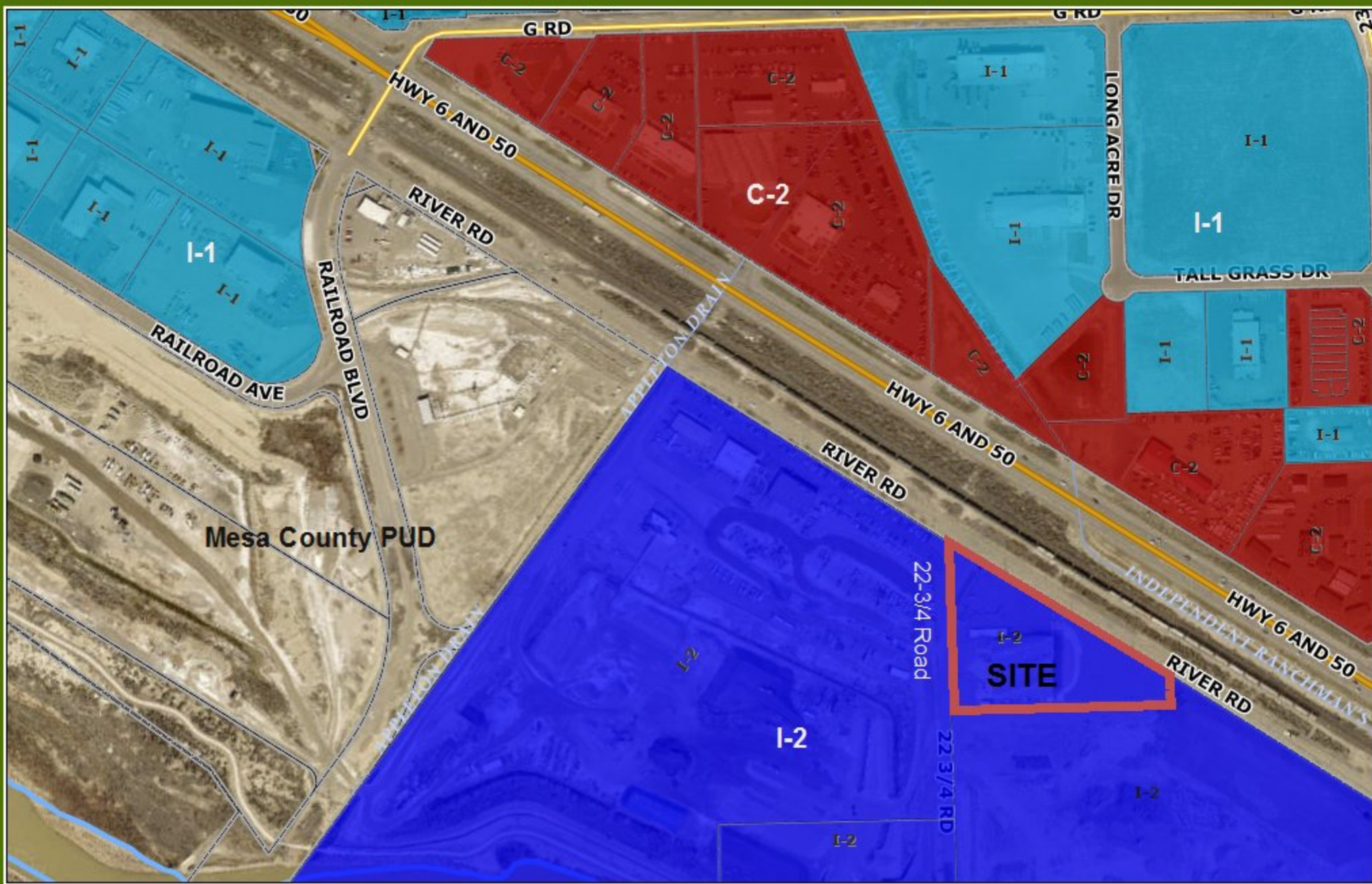


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Printed: 4/25/2019

1 inch = 376 feet

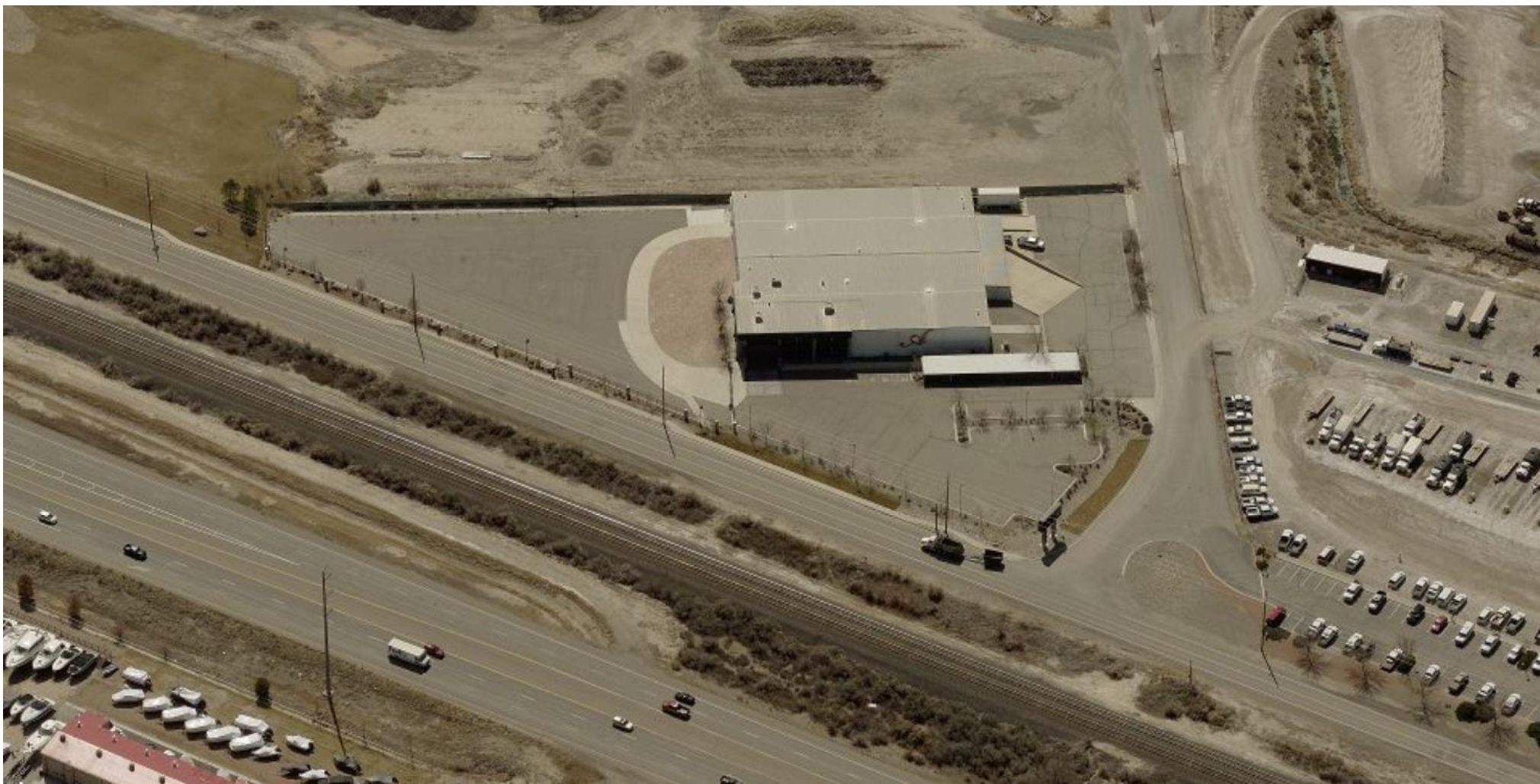
Legacy Gymnastics Zoning Map



Printed: 4/25/2019

1 inch = 376 feet

2285 River Road – View Across Site Looking South



2285 River Road – Existing Building Looking South from River Road



Development Application

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

Petition For: REZONE

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

Existing Land Use Designation MUSEUM

Existing Zoning I-2

Proposed Land Use Designation HEALTH CLUBS

Proposed Zoning I-1

Property Information

Site Location: 2285 RIVER RD GJ, CO 81505

Site Acreage: 4.12

Site Tax No(s): 3112 3212

Site Zoning: I-2

Project Description: REZONE to I-1 for HEALTH CLUB USE (GYMNASIUMS TRAINING)

Property Owner Information

Name: 2285 River Road, LLC

Street Address: 2285 River Road

City/State/Zip: Gr Jctn, CO 81505

Business Phone #: 242-7322

E-Mail: jrl@lmgjlaw.com

Fax #: 242-0698

Contact Person: Rich Livingston

Contact Phone #: 242-7322

Applicant Information

Name: BENSLEY-BRISTOL LLC

Street Address: 2017 ROSETTE CT

City/State/Zip: GJ CO 81507

Business Phone #: 970.234.9596

E-Mail: BRIANBENSLEY@YAHOO.COM

Fax #: 970.256.7825

Contact Person: BRIAN BENSLEY

Contact Phone #: 970.234.9596

Representative Information

Name: BRIAN BENSLEY

Street Address: 2017 ROSETTE CT

City/State/Zip: GJ CO 81507

Business Phone #: 970.234.9596

E-Mail: BRIANBENSLEY@YAHOO.COM

Fax #: 970.256.7825

Contact Person: BRIAN BENSLEY

Contact Phone #: 970.234.9596

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

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

Signature of Person Completing the Application



Date 4-1-19

Signature of Legal Property Owner



Date 4-3-19

Tammy Todd Allen, Manager of 2285 River Road, LLC

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) 2285 River Road, LLC ("Entity") is the owner of the following property:

(b) Lot II (2) of Orchard Grove Subdivision

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Manager for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☒ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☒ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Rezone

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None.

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

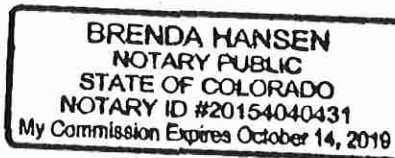
I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: [Signature]

Printed name of person signing: Tammy Todd Allen

State of Colorado)

County of Mesa) ss.



Subscribed and sworn to before me on this 10 day of April, 2019

by Tammy Todd Allen, the Manager of 2285 River Road, LLC

Witness my hand and seal.

My Notary Commission expires on 10.14.19

[Signature]
Notary Public Signature

General Project Report

RE: Rezone / Change of Use for 2285 River Road - Kidzplex

A. Project Description: To rezone/repurpose existing business building.

1. Location - 2285 River Road, GJ - 81505
2. Acreage - 4.12 acres
3. Proposed use- Gymnastics Training Facility

B. Public Benefit: The proposed facility is an established GJ business, important to many local families and their children. The facility provides professional training in the scope of gymnastics and encourages healthy lifestyles.

C. "Neighborhood Meeting" invitations were mailed out on 3/15/19 and the meeting was held on 3/27/19, 6:00 P.M. at the site location of 2285 River Road. There were 3 in attendance: Bryan Bensley (proposed owner); Chad Wolfe (project assistant); Kris Ashbeck (City of GJ Planning Dept rep).

D. Project Compliance, Compatibility, and Impact

1. Adopted plans and/or policies: N/A based on no changes proposed for existing building - only repurposing to a different business model.
2. Land use in the surrounding areas: Industrial business area only
3. Site access and traffic patterns: Same as previous tenants with no changes expected
4. Availabilities of utilities, including proximity of fire hydrants: No changes required for existing building use
5. Special or unusual demands on utilities: Same usages expected for commercial business
6. Effects on public facilities: No adverse or unusual effects or demands on any public facilities
7. Hours of operation: Mon-Fri 10am-8:30pm; Sat 10am-5pm; Sun-Closed
8. Number of employees: 7-10
9. Signage plans: Sign to be changed to reflect new business name, but same size & location as existing signage
10. Site soils and geology: N/A - existing building with no changes
11. Impact of project on site geology and geological hazards: None

F. Anticipated Move in Date: approx Sept 2019

PUBLIC MEETING MINUTES

RE: Rezone / Change of Use for 2285 River Road - Kidzplex

A "Neighborhood/Public Meeting" was arranged to discuss the proposed rezone/repurpose of the above listed property. The official invitations were mailed out on 3/15/19.

The meeting was held on 3/27/19 from 6:00 P.M to approximately 7:00 P.M. at the site location of 2285 River Road. There were 3 in attendance at the scheduled meeting: Bryan Bensley (proposed owner); Chad Wolfe (project assistant); Kris Ashbeck (City of GJ Planning Dept rep). None of the invitees attended.

City of Grand Junction

Review Comments – Combined for Rezone and Change of Use

Date: April 23, 2019 **Comment Round No.** 1
Project Name: Legacy Gymnastics **File No:** 2019-199/202
Project Location: 2285 River Road

Check appropriate ☒ if comments were mailed, emailed, and/or picked up.
Property Owner(s): 2285 River Road LLC – Rich Livingston
☐ **Mailing Address:** 2285 River Road, Grand Junction, Co, 81505
☐ **Email:** jrl@imgjlaw.com **Telephone:** (970)-242-0698
☐ **Date Picked Up:** _____ **Signature:** _____

Representative(s): Bensley-Bristol LLC – Brian Bensley
☐ **Mailing Address:** 2017 Rosette Court Grand Junction, CO, 81507
☒ **Email:** brianbensley@yahoo.com **Telephone:** (970)-256-7825
☐ **Date Picked Up:** _____ **Signature:** _____

Developer(s): Same as Representative
☐ **Mailing Address:** _____
☐ **Email:** _____ **Telephone:** _____
☐ **Date Picked Up:** _____ **Signature:** _____

CITY CONTACTS

Project Manager: Kristen Ashbeck, Principal Planner
Email: kristena@gjcity.org **Telephone:** (970) 244-1491
Dev. Engineer: Rick Dorris
Email: rickdo@gjcity.org **Telephone:** (970) 256-4034

City of Grand Junction Comments

CITY PLANNING – Kristen Ashbeck

1. Please revise the General Project Report to address each review criteria below (1-5):

21.02.140 Code amendment and rezoning.

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

- (1) Subsequent events have invalidated the original premises and findings; and/or
- (2) The character and/or condition 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.

Applicant's Response: The proposed change in zoning meets both the criteria set forth in paragraphs (4) and (5). Changing the zoning from I-2 to I-1 would not remove the property from industrial zoning, but it would expand the permitted uses to include both the current use as an auto museum and the proposed use as a gymnastics facility as well as potential future Light Industrial uses. Bristol-Bensley, LLC, the prospective buyer of the property, has been searching for suitable properties for a gymnastics facility for months and has been unable to locate a property of sufficient size and ceiling height to meet its needs. The community benefit from the change is that no property is removed from industrial zoning, yet a building which currently has very limited use can be used for more expansive uses, including the need for a gymnastics facility.

Document Reference:

2. If a timely response is received by the end of the day April 30th, the item can be scheduled for the May 28th Planning Commission meeting with City Council meetings in May. Otherwise, the next available date is June 25th with City Council to follow in July or early August.

3. No comments on Change of Use

CITY DEVELOPMENT ENGINEER – Rick Dorris – rickdo@gjcity.org – 970-256-4034

The City Development Engineer and the City Transportation Engineer discussed the traffic aspects of the proposed gymnastics use. While it isn't expected, because of low River Road traffic volumes, the only potential issue is westbound left turn traffic from River Road to southbound 22 3/4 Road. Traffic will be monitored. If left turns become an issue, the solution is a left turn lane which will take some asphalt widening and restriping. Under current City policy this would be the City's responsibility.

Applicant's Response: **Comment Noted.**

Document Reference:

CITY FIRE DEPARTMENT – Mike Gazdak – **Comments may be forthcoming on Change of Use**

1. The fire department has no objections to the request for a REZONE.
2. This will be a Change of Use for the building from a Group S occupancy to a Group A-3 Assembly occupancy (as determined by the Mesa County Building Department).

No Response Required

PERSIGO WASTEWATER TREATMENT FACILITY – Stephen Stortz – stephens@gjcity.org

Based on the information that has been provided there will not be any Industrial Pretreatment requirements for this project. The building has an existing interior trench drain system and exterior sand/oil interceptor.

No Response Required

Non-City Review Agency Comments

Review Agency: Xcel Energy

Contact Name: Brenda Boes

Email / Telephone Number: brenda.k.boes@xcelenergy.com

Xcel has no objections at this time.

Completion of this City/County review approval process does not constitute an application with Xcel Energy for utility installation. Applicant will need to contact Xcel Energy's Builder's Call Line/Engineering Department to request a formal design for the project. A full set of plans, contractor, and legal owner information is required prior to starting any part of the construction. Failure to provide required information prior to construction start will result in delays providing utility services to your project. Acceptable meter and/or equipment locations will be determined by Xcel Energy as a part of the design process. Additional easements may be required depending on final utility design and layout. Engineering and Construction lead times will vary depending on workloads and material availability. Relocation and/or removal of existing facilities will be made at the applicant's expense and are also subject to lead times referred to above. All Current and future Xcel Energy facilities' must be granted easement.

No Response Required

Review Agency: Mesa County Building Department

Contact Name: Darrell Bay

Email / Telephone Number: darrel.bay@mesacounty.us - (970) 244-1655

MCBD has no objections to this project.

A building permit will be required.

Any building code related issues will be addressed during plan review

No response Required

Review Agency: Grand Valley Drainage District

Contact Name: Tim Ryan

Email / Telephone Number: tim.admin@gvdd.org

GVDD has no comments or objections.

No Response Required

Review Agency: Ute Water District

Contact Name: Jim Daugherty

Email / Telephone Number: jdaugherty@utewater.org

- No objection.
 - ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
 - If you have any questions concerning any of this, please feel free to contact Ute Water.
- No Response Required

Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

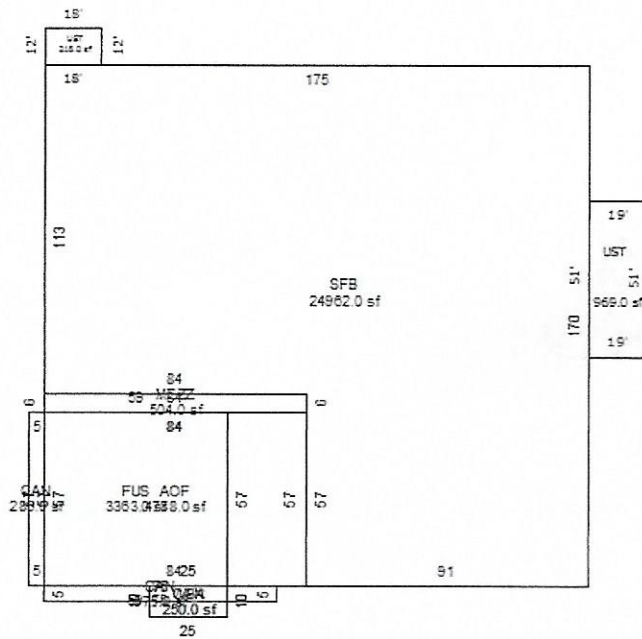
Date due: April 30, 2019 to make May 28th Planning Commission Meeting

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

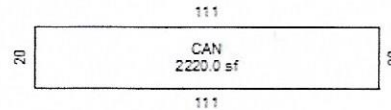
Applicant's Signature

Date

Building Sketch 1



4.12 acres



Sketch by April Nielsen

- Office Average(AOF) = 4788 sq.ft.
- Canopy(CAN) = 3130 sq.ft.
- Finished Upper Story(FUS) = 3363 sq.ft.
- Mezzanine(MEZZ) = 504 sq.ft.
- Semi-Finished Base(SFB) = 24962 sq.ft.
- Wood Deck,Balcony(WBA) = 250 sq.ft.
- Unfinished Storage(UST) = 1185 sq.ft.

Building ID R055366COM1.1546326000009
 Model Description: Commercial
 Building Use: SPECIAL PURPOSE (2230)
 Units: 1
 Arch Desc: EX LG SHOP/OFF
 Quality: Average
 Actual Year Built: 2002
 Effective Year Built: 2005
 Rooms: N/A
 Bedrooms: N/A
 Bathrooms: Commercial-No Bath
 Heat Type: FORCED AIR HEAT

Heat Fuel: GAS
 Heated SQ. FT.: 33113
 Air Conditioning: ROOF TOP AIR
 Frame: STEEL
 Interior Wall: MINIMUM FINISH
 Exterior Wall: MODULAR METAL
 Roof Cover: MODULAR METAL
 Roof Structure: GABLE OR HIP
 Style: COMMERCIAL INDUSTRIAL
 Stories: 1.5
 Comm. Wall Height: 24
 Comm. Fixtures: 27

Miscellaneous Building Information

Year Built	Miscellaneous Description	Length (ft.)	Width (ft.)	Units or Sq. Ft.
2002	CONCRETE, COMMERCIAL	0	0	9678.00
2002	ASPHALT, COMMERCIAL, 0-499 SF	0	0	45013.00
2002	LIGHTS & POLES	0	0	4.00
2002	FIRE SPRINKLER, <10,000 SF			33000

FIRE DEPARTMENT SURVEY
BUSINESS VERIFICATION APPLICATION PROCESS

All commercial, industrial and residential occupancies within the City of Grand Junction must be compliant with the locally adopted Fire Code prior to using the facility. This survey is a screening tool used to determine if the proposed project is compliant with existing regulations or if additional Fire Code requirements are required.

Please complete the following sections below:

Gymnastics Training Facility

Business Name: ~~Kidplex~~ Bensley - Bristol LLC

Business Location: 2285 River Rd. GJ, CO 81505

Mailing Address: 2017 Rosette Ct, GJ, CO 81507

Business Owner: Brian Bensley Bensley - Bristol, LLC

Title: Owner / President Phone #: 970-234-9596

Business Contact: Same Brian Bensley

Title: Owner Phone #: 970-234-9596

E-mail Address: brianbensley@yahoo.com

Project Contact: Brian Bensley

E-Mail Address: brianbensley@yahoo.com Phone #: 970-234-9596

1. Provide a detailed description of all operations at the new business location including primary uses, products, services and storage arrangements (i.e. Restaurant, church, office, warehouse, retail, factory, etc.)

Provide gymnastics training

2. Provide a detailed description of any construction related improvements planned at the new business (i.e. Structural addition, interior remodel, installation of large appliances, construction of mezzanine, minor finish work, etc.)**

Install a 40'X40'X6' deep training pit cut out and poured in concrete for gymnastics training.

****Note:** The addition of any interior or exterior fire area to the structure in the form of square footage such as an interior mezzanine or exterior addition will require the petitioner to complete a Grand Junction Fire Department **Fire Flow Form**. Ask your City Planner for a copy of the form or download one from the Fire Department's website at www.gjcity.org. Complete form and return to City Planning.

3. Please answer the following questions either "Yes" or "No" depending on the applicability to your business. This will help you determine what information you will need to provide to the fire department for a proper assessment of your business/location to ensure fire code compliance. You may have more than one use type. The use type/number of people occupying the building must be accepted by the Mesa County Building Official. Please contact the City of Grand Junction Fire Department at the number listed above if there are any questions regarding this form.

****All Questions Must Be Answered****

Use Type (Select "Yes" or "No" for all sections below that apply)	
Yes ☒ No ☐	Will the new facility be used as an assembly use such as a restaurant, bar, theater, concert hall, church, or other similar use involving the gathering of large numbers of people? <i>See electronic blue print provided</i> If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Seating arrangement (fixed seating, tables & chairs, chairs only or standing) 4. Travel path locations, widths and lengths 5. All emergency egress systems (exit signs, emergency lighting, etc.) 6. All fire protection systems (fire sprinkler, fire alarm, kitchen hood suppression, etc.) 7. Number of fire extinguishers and their locations 8. Entertainment areas, stages, etc. 9. Listings and flammability ratings for any proposed interior finishes (curtains, stage decorations, etc.)
Yes ☐ No ☒	Will the new facility be used as a residential use such as a hotel, motel, boarding house, apartment, dorm, or other areas where people will be living and sleeping? If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Sleeping rooms 4. Travel path locations, widths and lengths 5. All emergency egress systems (exit signs, emergency lighting, etc.) 6. All fire protection systems (fire sprinkler, fire alarm, smoke detectors, CO Detectors, etc.) 7. Number of fire extinguishers and their locations
Yes ☒ No ☐	Will the new facility be used as a business or professional use such as administration, architecture, attorney, physician, electronic data processing, college, or similar office use type? If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Travel path/aisle locations, widths and lengths 4. All emergency egress systems (exit signs, emergency lighting, etc.) 5. All fire protection systems (fire sprinkler, fire alarm, smoke detectors, CO Detectors, etc.) 6. Number of fire extinguishers and their locations.
Yes ☐ No ☒	Will the new facility be used as an institutional or educational use such as a drug/alcohol center, assisted living center, group home, nursing home, hospital, day care, education (below 12th grade) or similar use type? If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Sleeping rooms 4. Travel path locations, widths and lengths 5. All emergency egress systems (exit signs, emergency lighting, etc.) 6. All fire protection systems (fire sprinkler, fire alarm, smoke detectors, CO Detectors, kitchen hood extinguishing systems, etc.) 7. Number of fire extinguishers and their locations 8. Listings and flammability ratings for any proposed interior finishes (curtains, decorations, etc.)

Yes ☐ No ☒	Will any portion of the new facility be used as a storage use such as a warehouse, parking structure, motor vehicle repair shop or similar use type? If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Description of stored materials and arrangement of those materials including rack types, storage heights and the amount of square footage of those arrangement. 4. Travel path/aisle locations, widths and lengths 5. All emergency egress systems (exit signs, emergency lighting, etc.) 6. All fire protection systems (fire sprinkler, fire alarm, etc.) 7. Number of fire extinguishers and their locations 8. Description, location, quantities and classifications (types) of all potentially hazardous materials. Please include all Material Safety Data Sheets (MSDS).
Yes ☐ No ☒	Will the new facility be used as a factory use involving the assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair, or processing of materials such as a bakery, dry cleaner, machine shop, mill working plant, wood shop, metal fabrication shop or similar use? If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Description of stored materials and arrangement of those materials including rack types, storage heights and the amount of square footage of those arrangement. 4. Description and layout of factory equipment used. 5. Travel path/aisle locations, widths and lengths 6. All emergency egress systems (exit signs, emergency lighting, etc.) 7. All fire protection systems (fire sprinkler, fire alarm, alternative fire suppression, etc.) 8. Number of fire extinguishers and their locations 9. Description, location, quantities and classifications (types) of all potentially hazardous materials. Please include all Material Safety Data Sheets (MSDS).
Yes ☐ No ☒	Will the new facility be used as a mercantile use such as retail store, wholesale store, gas station, market, drug store or similar use? If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Description of retail display and layout of those materials including rack types, storage heights and the amount of square footage of those arrangement. 4. Travel path/aisle locations, widths and lengths 5. All emergency egress systems (exit signs, emergency lighting, etc.) 6. All fire protection systems (fire sprinkler, fire alarm, etc.) 7. Number of fire extinguishers and their locations 8. Description, location, quantities and classifications (types) of all potentially hazardous materials. Please include all Material Safety Data Sheets (MSDS).

Yes ☐ No ☒	Will the new facility be used as a high-hazard use involving the manufacturing, processing, generation, use, handling or storage of materials that would be deemed a physical or health hazard such as explosives, chemicals, flammable liquids or similar items? If yes, provide a detailed project description and site/floor plan indicating the following items: 1. What is the maximum number of people you anticipate having in the building at any given time? 2. Number of exits 3. Description of stored materials and arraignment of those materials including rack types, storage heights and the amount of square footage of those arraignments. 4. Description and layout of factory equipment used. 5. Travel path/aisle locations, widths and lengths 6. All emergency egress systems (exit signs, emergency lighting, etc.) 7. All fire protection systems (fire sprinkler, fire alarm, alternative fire suppression, etc.) 8. Number of fire extinguishers and their locations 9. Description, location, quantities and classifications (types) of all potentially hazardous materials. Please include all Material Safety Data Sheets (MSDS). 10. Description and location of any above-ground or underground storage tanks.
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CERTIFICATION STATEMENT

By submitting this survey, I certify that I am the owner/officer/manager of the property or that I have the authority to submit this survey on behalf of the owner. I acknowledge that I have read this survey. I acknowledge that the above information as well as any submitted supplemental project information is a correct and an accurate representation of the project's scope.

Printed Name & Title:

Brian Bensley, Manager

Signature Field



Date:

4-1-19

INDUSTRIAL PRETREATMENT SURVEY
FOR ALL INDUSTRIAL and COMMERCIAL (Non-Residential) BUSINESSES

The United States Environmental Protection Agency (USEPA) requires the City of Grand Junction (City) Industrial Pretreatment Program to regulate industrial and commercial facilities in our service area that generate wastewater that may be significant to the Persigo Wastewater Treatment Facility. To support this requirement, the City performs business and facility surveys and inspections to obtain information regarding facility operations and chemical usage, and to evaluate the significance of a facility's wastewater discharge to the publicly owned sewer system. This survey is a screening tool to determine if additional City requirements are required and to add local commercial and industrial businesses to the City's Industrial Pretreatment database.

Facility Name: Gymnastics Training Facility - Allen unique auto's

Facility Location: 2285 River Rd GT, CO 81505

Mailing Address: 2017 Rosette Ct. GT, CO 81507

Facility Owner: Brian Bensley Owner 970-234-9596
Name Title Phone #

Facility Contact: Brian Bensley Owner 970-234-9596
Name Title Phone #

e-mail address: brian.bensley@yahoo.com

Contractor Contact: Brian Bensley 970-234-9596 brian.bensley@yahoo.com
Name Phone # e-mail

1. Provide a brief description of new project (ex: new building construction, painting, roofing, remodel, etc.)

Install in floor a 40'x40'x6' deep training pit.
Install new Company Sign.

2. Provide a brief description of the operations at this facility including primary products and services (ex: restaurant, retail, garage, office, medical, etc.) Gymnastics Training Facility.

3. Please answer the following questions to determine if other Pretreatment applications may be required to be completed for your project or facility. ****All Questions Must Be Answered****

Yes	No	Industrial Pretreatment Survey Form
☒	☐	Is this facility an office or retail store?
☒	☐	Will this facility discharge only domestic wastewater or sewage that is typically only found in a residential home? (Note: Domestic wastewater is wastewater generated only from typical bathroom and breakroom facilities, such as toilets and breakroom sinks, hand sinks and showers. All other industrial or commercial wastewater is considered process wastewater.)

☒	☒	Will there be any changes to the existing plumbing? If Yes, briefly describe the change: _____
☒	☒	Is this facility under new ownership or lease agreement?
☒	☒	Has this facility stopped operation or been closed for a period of 12 months or longer?

Yes	No	Food Service
☐	☒	Is this a food service or food processing facility (ex: restaurant, coffee shop, fast food, catering, etc.) or has any of the following: bar, bistro, bakery, butcher shop, cannery, etc?
☐	☒	Does this facility have a commercial kitchen?

Yes	No	Vehicle/Equipment
☐	☒	Does this facility service or clean any vehicles or equipment (ex: engines, parts, valves)?
☐	☒	Does this facility do any materials or metal fabrication (ex: grinding, polishing, cutting, welding, forging, tumbling, etc.)?
☐	☒	Are there any floor drains in the shop area?

Yes	No	Medical
☐	☒	Does this facility provide medical services?
☐	☒	Does this facility provide dental services?
☐	☒	Does this facility operate a laboratory?

Yes	No	Recreational Vehicle Dump Station
☐	☒	Does this facility provide a Recreational Vehicle Septage Dump Station?

Yes	No	Other Industrial Discharge
☐	☒	Does this facility discharge or produce any processed industrial or commercial wastewater other than the types listed above?

CERTIFICATION STATEMENT

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. *By submitting this survey, I certify that I am the owner/officer/manager of the property or that I have the authority to submit this survey on behalf of the owner.*

Printed Name & Title: Brian Bensley, Manager

Signature:  Date: 4-1-19

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING LEGACY GYMNASTICS PROPERTY
FROM I-2 (HEAVY INDUSTRIAL) TO I-1 (LIGHT INDUSTRIAL)**

LOCATED AT 2285 RIVER ROAD

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Legacy Gymnastics Property to the I-1 (Light Industrial) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Industrial of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the I-1 (Light Industrial) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned I-1 (Light Industrial):

Lot 2 Orchard Grove Subdivision

Introduced on first reading this _____ day of _____, 2019 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Grand Junction City Council

Regular Session

Item #6.a.iv.

Meeting Date: June 5, 2019

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

An Ordinance Amending Section 21.04.030(e), Recreational Campgrounds, and Other Related Sections of the Grand Junction Municipal Code

RECOMMENDATION:

Planning Commission heard this item at its May 28, 2019 meeting and recommended approval of the Code amendment.

EXECUTIVE SUMMARY:

The Director of Community Development on behalf of the City is requesting amendments to Section 21.04.030(e), Recreational Campgrounds and other related sections regarding the site design and construction standards for campgrounds.

In general, these revisions are a re-write of the entire Code section in order to modernize and update the regulations, resulting in greater clarity and flexibility in design and construction of campground accommodations.

BACKGROUND OR DETAILED INFORMATION:

The Community Development Department has received several potential development inquiries pertaining to the development of new campgrounds/recreational vehicle (RV) parks over the past year. While discussing the Code relevant to such development, it has been recognized by both Staff and potential developers that the existing Use Specific Standards are out of date and do not adequately address the changes that have or will occur in this changing industry.

Thus, Community Development Staff developed new regulations largely based on new guidance and comment from those in the industry. At first, it was suggested the City review State statute to bring the Code into compliance with that guidance. However, State statute was adopted in 1975 and many standards in the current Code were adopted from those regulations which were antiquated in terms of current trends and envisioned changes in the industry.

Consequently, Staff sought other, more recent guidance in order to update the regulations. This has included the following:

- The existing standards were provided to the Executive Director of the Colorado Campground & Lodging Owners Association (CCLOA) who reviewed them and provided specific written guidance and suggestions in order to update the Code.
 - The owners/operators of the local Junction West RV Park also reached out to Staff and provided a publication that is a nationally-recognized standard for development of campgrounds/recreational vehicle parks: NFPA (National Fire Protection Association) 1194, Standard for Recreational Vehicle Parks and Campgrounds published in 2018. The owner of the local business is a member of the National Association of RV Parks and Campgrounds Board of Directors and is former President of the CCLOA.
 - United States Access Board guidance: Camping Facilities and Camp Shelters which pertain to inclusion of mobility features in the development of campgrounds
 - Discussion with the City Fire Marshall regarding site access as well as the Grand Junction Burn Ordinance and its application to the provision/allowance for recreational, wood-burning fires in a campground.
 - Discussion with the Mesa County Chief Building Official regarding separation requirements between camping units (if any)
 - Discussion with City Development Engineer regarding minimum requirements for site access, utilities and drainage within a campground.
- Consequently, Staff sought other, more recent guidance in order to update the regulations. This has included the following:

Based on this guidance, Staff developed a draft of proposed campground regulations that were provided back to the CCLOA, the owners/operators of Junction West RV park, developers and representatives of two of the proposed new campgrounds as well as two additional owners/operators of existing campgrounds (Grand Junction KOA Holiday and Palisade Basecamp). In addition, the Planning Commission has discussed the draft regulations at workshops in March and April 2019. Comments were then incorporated into the regulations that are included in the attached proposed ordinance.

ANALYSIS

In accordance with Section 21.02.140(c), an Application for an amendment to the text of this Code shall address in writing the reasons for the proposed amendment. No further criteria for review are provided. Reasons for the proposed amendments are described in the background section of this staff report.

FISCAL IMPACT:

This Zoning and Development Code amendment does not have fiscal impact to the City of Grand Junction.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4858, an ordinance amending Grand Junction Municipal Code Section 21.04.030(E), Recreational Campgrounds and other related sections regarding the site design and construction standards for campgrounds on final passage and order final publication in pamphlet form.

Attachments

1. Campground Regs - Proposed Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE AMENDING GRAND JUNCTION MUNICIPAL CODE (GJMC)
SECTION 21.04.030(e), RECREATIONAL CAMPGROUNDS AND OTHER RELATED
SECTIONS REGARDING THE SITE DESIGN AND CONSTRUCTION STANDARDS
FOR CAMPGROUNDS**

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan and provide appropriate and current regulation for development proposals and has directed that the Code be reviewed and amended as necessary.

The proposed amendment to GJMC Section 21.04.030(e), Recreational Campgrounds regarding the site design and construction standards for campgrounds. In general, these revisions are a re-write of the entire Code section in order to modernize and update the regulations, resulting in greater clarity and flexibility in design and construction of campground accommodations.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed Greater Downtown Overlay amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed amendments to Section 21.04.030(e), Recreational Campgrounds and other associated sections accomplish an update to the Code that meets the desire to modernize the Code as well as provide improved guidance and responsive to industry needs in the development of campgrounds.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION THAT THE CODE IS AMENDED AS FOLLOWS:**

1. Amend Section 21.04.010, Use Table as below:

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	
Parks and Open Space	Campground; Primitive	A															A						21.04.020(h)
COMMERCIAL																							
Recreation and Entertainment, Outdoor – large, generally commercial uses that provide continuous recreation or entertainment-oriented activities	Campgrounds and Camps (Nonprimitive)	C													A	A	A						21.04.030(e) & 21.04.020(g) <u>h)</u>

2. Amend Section 21.10 to add the following definitions:

Campsite. Any defined area which is used for overnight stays by an individual, a single camping family, group, or other similar entity.

Camping Guest. One or more persons assigned to a campsite.

Camping Unit. A self-propelled or towed recreational vehicle, other vehicle used for temporary human occupancy, or a cabin, tent or other type of shelter intended, designed or used for temporary human occupancy.

Dependent Camping Unit. A camping unit that has no toilet, sink or bathing facilities and is dependent upon a common building for these services.

Independent Camping Unit. A camping unit that has toilet, sink and bathing facilities requiring connection to a water and/or sanitary sewer system at the individual campsite.

3. Existing Section 21.04.030(e), Recreational campgrounds is stricken in its entirety and replaced with the following regulations.

21.04.030 (e) Campgrounds.

(1) A camping guest shall not use a campsite as a permanent residence or domicile.

(2) Campground Design and Overall Site Layout

(a) Access and Circulation

(i) Entries, access drives, and parking areas shall meet City dimensional and Fire standards and grading, drainage and dust control requirements as applicable.

(ii) The surface of entries and access drive aisles shall be paved with asphalt or concrete with a pavement section to support an 80,000-pound fire truck.

(iii) Pedestrian walkways shall be surfaced with a firm and stable, ADA accessible material and designed to provide safe pedestrian circulation within the campground.

(b) Parking

(i) Parking or unit pull-in spaces shall be finished with a firm and stable material.

(ii) A minimum of one parking space per camping unit shall be provided at or in proximity to each campsite.

(iii) A minimum of two additional parking spaces shall be provided at each common service building or campground office.

(c) Entries, access drive aisles and walkways shall be lighted every 500 feet consistent with the overall design of the campground. Low-level, full cut-off pedestrian lighting fixtures are encouraged.

(d) Site Design and Planning

(i) At least one campsite with accessible/mobility features shall be provided for each 25 campsites within the campground.

(ii) An overflow area for campsites may be established but shall not exceed 5 campsites/parking areas per 100 in the campground.

(iii) Common service buildings including restroom and shower facilities shall be located no closer than 20 feet nor more than 500 feet from any campsite that may be used by a dependent camping unit.

(iv) Entryways to common service buildings shall be lighted during all operational hours between dusk and dawn.

(v) Areas of campgrounds that abut residential properties shall be screened by a 6-foot solid fence or year-round vegetation measuring six feet in height. Fences must comply with GJMC [21.04.040\(i\)](#) and any design guidelines.

(vi) Landscaping. All areas shall be covered with either the natural vegetation and/or an acceptable form of ground cover so as to facilitate drainage, reduce dust, prevent erosion and reduce fire hazards.

1. One tree per 2500 square feet of the total net area used as campsites (e.g. exclude drive aisles, common areas or areas with common buildings) is required. Trees may be distributed throughout the campground.

2. All other landscaping shall comply with GJMC 21.06.040.

(vii) Each campground with 50 campsites or more shall provide an active recreational area(s) such as a tot lot or playground, horseshoe pits or lawn game area consisting of a minimum of 100 square feet per campsite.

(e) Campsite Design

(i) Any campsite shall be set back a minimum of 25 feet from a public right-of-way.

(ii) Each campsite shall provide a minimum of 750 square feet of space per intended camping unit and have a minimum width of 25 feet.

(iii) A camping unit either in full set-up mode (all extensions/pull-outs in place), placed or built on a site shall not occupy more than 75 percent of the area of the campsite. Campsite size shall be larger than the minimum if larger camping units are intended and/or allowed.

(iv) If a campsite may be used for multiple units, it shall provide at least another 400 square feet per each additional camping unit.

(v) Camping units or attachments thereto (e.g. slideouts, awnings) shall be set back a minimum of three feet from individual campsite boundary lines or five feet from campground property boundary lines.

(vi) Each site shall be marked and/or numbered for identification in a conspicuous location, be legible from the campground access drives.

(vii) No permanent or semi-permanent structures, such as cabins, lean-tos, accessory structures, sheds or habitable buildings, whether placed on a permanent foundation or not, shall be erected on a campsite except by the owner/operator of the property.

(f) Water Services

(i) The campground water supply system shall be designed, constructed and maintained in compliance with all applicable codes. At campsites that provide for full or partial hook-up, the water system shall be connected to a public water supply system.

(ii) Common water faucets shall be conveniently accessible from any campsite intended for dependent camping units.

(iii) Spillage, overflow, drainage or wastewater from common faucets shall be discharged to approved drains or otherwise designed to prevent impoundment of water, creation of mud holes or other nuisance conditions.

(iv) A water station for filling water storage tanks shall be provided at the rate of one station for every 100 campsites or part thereof that are designed for independent camping units. The water station shall be posted with a sign indicating it is potable water.

(g) Sanitary Sewer

(i) At campsites that provide for full or partial hook-up, the sewer service shall be connected to a public sewer system.

(ii) It is recommended that one sanitary waste station connected to a public sewer system be provided for campgrounds designed for greater than 100 independent camping units.

(iii) When a sanitary waste station is provided, it shall be located on a level site with a concrete slab sloped to a center drain and be easily accessible from the access drive.

(iv) When a sanitary waste station is provided, a means for flushing holding tanks and the immediate area shall be provided at each sanitary waste station. The flushing station shall consist of a properly supported water riser pipe, valved outlet and attached hose.

(v) A flushing sink or other means of disposal connected to the public sewer system shall be provided for disposal of liquid wastes from dependent camping

units unless a sanitary waste station is provided and is conveniently located to these campsites.

(h) Restroom and Shower Facilities

(i) All common restroom and shower facilities shall be connected to public water and sewer systems. Privies or are not allowed within campgrounds within the City limits.

(ii) Required toilet, sink and shower facilities shall be provided in the following minimum numbers:

a. Where a campground is designed and operated for exclusive use by independent camping units, at least one toilet and one sink shall be provided for each 50 campsites.

b. Where a campground accepts or accommodates dependent camping units, at least one toilet and one sink shall be provided for every 15 campsites not provided with sewer connections and one shower shall be provided for every 15 campsites or fractional part thereof. Sinks shall be provided at each building containing toilet facilities at a rate of one sink per toilet for up to 6 toilets and 1 sink for every 2 toilets thereafter.

(i) Health, Safety and Maintenance

(i) Emergency and fire safety rules and regulations shall be conspicuously posted by campground management and shall include the following information in addition to any other information required by the fire and or police department and any other laws and regulations.

a. Information needed for summoning the fire and police departments

b. Campground location information needed to provide to responding emergency services

c. Location of common water faucets

d. Location of fire suppression hydrant(s)

e. Location of sanitary waste station(s)

f. Map of campground, identifying all buildings and campsites by number

(ii) All areas including the storage, collection and disposal of refuse shall be maintained to minimize health and accidents, fire, air quality and other nuisance conditions.

(iii) Durable, water-tight, easily cleanable refuse containers, sufficient to contain all refuse from the campground shall be provided. Provision of recycling containers for separation of plastic, glass, metal and aluminum containers is recommended.

(iv) All trash collection areas shall be contained with a 6-foot privacy fence or wall on at least three sides of the area.

(v) A 6-foot fence shall be provided around hazardous areas such as swimming pools, utility areas or storage of hazardous materials.

(vi) A fire ring shall be provided at any campsite that allows the use of combustible fuel. Location of the fire rings shall be shown on the site plan.

Introduced on first reading this 15th day of May, 2019 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor