

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
December 2, 2019

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

Meeting Adjourned: 7:33 p.m.

City Councilmembers present: Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phil Pe'a, Duke Wortmann, and Mayor Rick Taggart.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Senior Assistant to the City Manager Greg LeBlanc, Public Works Director Trent Prall, Community Development Director Tamra Allen, Principal Planner Dave Thornton, and City Clerk Wanda Winkelmann.

Mayor Taggart called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Redevelopment Area Discussion

Mr. Caton noted this topic was discussed at City Council's November 20 workshop. During that conversation, discussion ensued about how and/or if the Redevelopment Area should be altered and if too large of area was being considered for incentives. Ms. Allen reviewed the purpose of the Redevelopment Area (RA) and described the boundaries. The projects in the City that have used the incentives offered by developing in the RA were highlighted.

Discussion ensued about the goals of this program, affordable housing, enrolling areas of Orchard Mesa into the RA, and a separate program to incentivize affordable housing. It was recommended that additional areas should be incentivized: the University corridor, the corridor South of Highway 50, and infill east of Lincoln Park.

Support was expressed for the addition of areas near the University and the area around City Market in Orchard Mesa. It was also requested that this program have a three-year sunset, at which time a review will take place to determine its effectiveness.

To calculate the amount of the incentive, support was expressed that the incentive be applied to all properties in the RA, it would be 50% of the Transportation Capacity Payment (TCP), and there would be an additional reduction by floor/story.

The next steps are for this item to be formally considered at a City Council meeting. It was also suggested that a consultant be brought in to explore ways to incentivize affordable housing.

b. 2020 Comprehensive Plan Update

Mr. Caton noted that tonight's discussion is to check in with City Council and provide an update on the Comprehensive Plan process.

Mr. Thornton reviewed the recent public engagement efforts and feedback received about the Plan:

- Values and Vision Workshop - attendees provided feedback on draft goal statements
- Latino Community Meeting - the following topics were discussed: housing affordability, jobs, education, public safety-police, inclusivity, public transit, healthcare/mental health, safety/security in schools, parks/community center.
- Sub-Areas workshop - Themes were discussed and development opportunities identified, specifically the 24 Road corridor, 7th Street, and the South Downtown area.

The next steps for the Comprehensive Plan include:

- Finalize draft vision/goals/objectives – January 2020
- Growth Scenarios – February 2020
- Draft Plan – April 2020

Agenda Topic 2. Next Workshop Topics

City Manager Caton noted were no topics scheduled for the December 16 Workshop. Support was expressed to cancel this workshop.

3. Other Business

There was none.

Adjournment

The Workshop adjourned at 7:33 p.m.