

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4936

**AN ORDINANCE AMENDING TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE
PERTAINING TO THE REQUIREMENTS FOR NEIGHBORHOOD MEETINGS**

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

The Zoning and Development Code requires an applicant to conduct a neighborhood meeting pertaining to a proposed development. The meeting is intended to help produce a better project through dialogue between the developer and neighboring property owners prior to the submittal of a development application. Presently, the Code is not clear regarding which types of applications for which a neighborhood meeting is required. The purpose of a neighborhood meeting makes sense when a project is proposed on vacant property, redevelops an existing site or adds more density or intensity of use to a neighborhood. In these instances, it is not only appropriate but essential to give neighborhoods the opportunity to raise issues and voice concerns prior to submittal. However, it does not make sense in instances where the application will have little impact on the neighborhood. Therefore, Staff recommended the Planning Commission and City Council modify the Code in order to provide clarity regarding Neighborhood Meeting requirements that provides some flexibility but that is consistent with the intended purpose of a neighborhood meeting.

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 Code amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed Code amendments are necessary to maintain effective regulations to implement the Comprehensive Plan.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) BE AMENDED AS FOLLOWS (existing text strikethrough, new text underlined):

21.02.070 Administrative Development Permits (a)(2)(iv). Neighborhood Meeting

A neighborhood meeting is required for subdivision applications ~~except for simple subdivisions and minor exemption subdivisions~~ except as follows. See GJMC 21.02.080(e) for neighborhood meeting requirements.

- (i) simple subdivisions
- (ii) minor exemption subdivisions
- (iii) continuous phases and/or filings of an approved Preliminary Subdivision plan
- (iv) subdivision applications for which a neighborhood meeting was held for a previous application affecting the same property (e.g. rezone) so long as information about the proposed subdivision was presented at a neighborhood meeting. The previous application must have been considered in a public hearing no more than 180 days prior to the subdivision application submittal.
- (v) an application for subdivision that is being filed as a Final Development Plan consistent with Section 21.02.150(c).

21.02.100 Vacation of public right-of-way or easement.

(e) A Neighborhood Meeting is not required prior to application for the vacation of an easement.

Re-letter subsequent section as (f).

Introduced on first reading this 20th day of May 2020 and ordered published in pamphlet form.

Adopted on second reading this 1st day of June 2020 and ordered published in pamphlet form.

ATTEST:



City Clerk



Mayor

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4936 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of May 2020 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 1st day of June 2020, at which Ordinance No. 4936 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 3rd day of June 2020.



Deputy City Clerk

Published: May 22, 2020
Published: June 3, 2020
Effective: July 3, 2020

