

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
November 16, 2020

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

Meeting Adjourned: 7:05 p.m.

City Councilmembers present: Councilmembers Kraig Andrews, Chuck McDaniel (attended virtually), Phyllis Norris, Phil Pe'a, Anna Stout (attended virtually), and Mayor Duke Wortmann.

Planning Commission present: Chair Andrew Teske and Member Keith Ehlers attended virtually.

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

Mayor Wortmann called the meeting to order.

Agenda Topic 1. Discussion Topics

a. 2020 One Grand Junction Comprehensive Plan Overview of the Draft Plan, Discussion and Update

Josh Koonce and Devin Lavigne of Houseal Lavigne Associates provided a brief presentation on the draft 2020 One Grand Junction Comprehensive Plan.

The One Grand Junction Comprehensive Plan is an update to the City of Grand Junction's previous Comprehensive Plan, which was adopted in 2010, and will supersede and replace it at adoption. The updated Plan addresses changes that have occurred in the last decade and sets a course to guide decision-making for the next 10 to 20 years.

Mr. Koonce reviewed the plan principles, and specifically discussed the Downtown and University Districts (Plan Principle 4). Intensification and Growth Tiers were described, which includes urban infill, suburban infill, and outward growth. The Land Use Plan outlines where and how Grand Junction should develop. Character areas and functional improvements were described in identified subareas. In development is the implementation matrix which includes the strategy, responsibility, timing, and resources anticipated. The plan appendices include maps that provide additional information.

Tamra Allen discussed the community feedback received at the open house and drop-in session. Positive comments were received and noted the broad scope of the plan. Ongoing issue and concern were raised about sprawl vs. infill and redevelopment. Feedback was received about bicycle and walking, sustainability, air quality, parking, and homelessness.

Next steps were discussed, with meetings with stakeholder groups, Planning Commission, Mesa County Planning Commission, and City Council in November and December.

Discussion ensued about the rail district, growth, development, and mixed use considerations. Ms. Allen discussed the importance of rail spurs in industrial areas. Clarity in the Comprehensive Plan is important and it can be amended in the future. The lower downtown subarea was reviewed, including the South 7th Street corridor and the rail district business area and rail district manufacturing area. It was recommended that the feedback from Council regarding the rail district be taken to the Advisory Committee for further review.

Downtown parking came up in the review regarding the amount of availability and the real estate utilized for parking. During group meetings, parking was part of the conversation concerning infill and development. Parking standards will be reviewed.

Agenda Topic 2. City Council Communication

Discussion ensued regarding the pandemic and the possible need for virtual meetings for City Council meetings. Mr. Caton noted that City Hall is open by appointment only and some City staff are working remotely. The lobbies of Police, Fire, and Parks and Rec are closed to the public.

Options discussed included closing City Council meetings to the public and holding meetings virtually. This would set a good example and protects all attendees. Some members stated they will show up at City Hall for meetings and citizens could use a kiosk in the hallway to participate. Support was received for a policy that would permit City Council participation in quasi-judicial matters and meetings held 100% virtually.

City Attorney Shaver stated he and City Manager Caton will have a draft policy soon that will permit virtual meetings and Council participation in quasi-judicial. In the meantime, in-person citizen participation will be continued.

Agenda Topic 3. Next Workshop Topics

Mr. Caton stated that the November 30 workshop will include the topics of Patterson Road Access Control Plan and the Parks and Recreation Open Space (PROS) PROS draft.

Agenda Topic 4. Other Business

None

Adjournment

The Workshop adjourned at 7:05 p.m.