

## GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

July 19, 2021

**Meeting Convened:** 5:30 p.m. Meeting held in person at the Fire Department Training Room, 625 Ute Avenue, and live streamed via GoToWebinar.

**Meeting Adjourned:** 7:41 p.m.

**City Councilmembers present:** Councilmembers Abe Herman, Phil Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart, and Mayor Chuck McDaniel.

**Staff present:** City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, General Services Director Jay Valentine, Finance Director Jodi Welch, Parks and Recreation Director Ken Sherbenou, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval.

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Mayor McDaniel called the meeting to order.

### **Agenda Topic 1. Discussion Topics**

#### **a. Community Center Update**

Parks and Recreation Director Ken Sherbenou provided an overview of the Community Center Update. The results of the statistically valid survey conducted as part of the PROS Master Plan priorities were reviewed. The development of a community center was identified as “very important”, Lincoln Park was identified as a primary location, and respondents identified revenue from marijuana sales and grants and fundraising as sources to fund a community center. Mr. Sherbenou reviewed the experiences from other Western Slope communities and noted sales tax was used most to fund their community centers. A rendering of a site plan was reviewed and floor plans were shown that included an indoor ice arena, swimming pools, and a track.

Discussion ensued about how trees would be impacted by the addition of a facility at Lincoln Park, 2020 cost figures that were inflated for 2023 prices (approximately 10%), the cost to include an indoor ice arena (\$7 million), weighing the desire for an amenity vs. the cost, the need for a follow-up survey to obtain more information about the desire for an ice arena, the possible location of a community center, what are citizens willing to pay for the services offered at a community center (it is not free), who should conduct a statistically valid survey (a marketing firm vs. an architectural firm), cost recovery and subsidies, paying for a community center through sales tax or another type of tax, using sales tax from marijuana business sales, funding through certificates of participation (COPs), and survey respondent behavior.

Support was expressed to conduct a follow-up survey.

Conversation was held about Orchard Mesa pool and the investment needed for repairs there and at Lincoln Park pool. Funding for the repairs was briefly reviewed.

#### **b. Marijuana Stores Regulations Discussion and Direction**

Community Development Director Tamra Allen introduced the topic. With the passage of ballot measures 2A (which allows the lifting of the moratorium on marijuana businesses) and 2B (allowing a tax on sales) in April, Council directed staff to solicit community feedback and explore proposed ordinances to draft regulations. Staff conducted online and in-person listening sessions and posted an online survey. The results of the survey were provided to City Council and direction is now needed regarding the number of allowable stores, the location of stores, and the criteria used to select operators.

Ms. Allen reviewed the options for location and number of marijuana businesses through 1) zoning and buffering; 2) numerical cap (with zoning and buffering); and 3) cap-by-district (with zoning and buffering).

Options for selection of operators were reviewed and could include 1) a lottery; 2) merit based; and 3) a hybrid approach.

Discussion ensued regarding the number of stores and allowing the free market to determine number the of stores; buffering between stores; number of stores in districts; real estate values; and the vision for the community.

Support was expressed for staff to bring a summary of tonight's discussion to the July 21 Council meeting for formal action on: 1) zoning (draft regulations in which zoning regulations for marijuana stores reflect the zoning of general retail sales under the existing Land Use and Development Code), 2) buffering from schools including CMU and WCCC of 1000 feet, Regional and Neighborhood Parks of 500 feet, and Rehabilitation Facilities 500 feet; 3) numerical cap (develop and present to Council alternatives for district areas with the result being approximately 10 stores); 4) licensing process/hybrid selection process (prepare a range of options for review criteria) and 5) rate of taxation (6% special marijuana sales and use tax rate).

#### **Agenda Topic 2. City Council Communication**

Conversation was held about the amount of materials included in City Council packets and the difficulty reviewing information for two meetings in one week, especially materials that have

been previously provided. Can the Executive Summary be expanded to include additional information? It was requested that staff address this issue for future packets.

**Agenda Topic 3. Next Workshop Topics**

Mr. Caton noted that the August 2 workshop will have a discussion on the Avalon Theatre Update and Housing Strategy/Policy.

**Agenda Topic 4. Other Business**

There was none.

**Adjournment**

The workshop adjourned at 7:41 p.m.