

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
June 19, 2017 – Noticed Agenda Attached

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

Meeting Adjourned: 7:45 p.m.

City Council Members present: All Councilmembers

Staff present: Caton, Shaver, LeBlanc, Rainguet, Camper, Allen, Portner, Finlayson, Hockins, Valentine, Romero, and Kemp

Agenda Topic 1. Discussion Topics

Council President Taggart advised citizens in the audience that no public comments will be taken for any item during this workshop.

Discussion on November Ballot Questions including School District 51

Council President Taggart noted that there is no representation from School District 51 present. City Council discussed the importance of getting a ballot question to increase funding for Public Safety on the November 2017 ballot. City Attorney Shaver advised Council that the County Commissioners certify the ballot in November and there is not a guarantee that they would allow the City to place a question on the ballot. He said if the County would not allow the City to place a question on the November 2017 ballot, the City would have to try again in November 2018 or wait until the City Regular Election in April 2019.

City Council asked City Manager Caton and City Attorney Shaver to work with the County to encourage them to allow the City to place a question on the November 2017 ballot.

Broadband Discussion

City Manager Caton stated that City Council members met with incumbent broadband providers to get further insight on improving Broadband services. He also advised that another proposal has been received by SyFi-Nokia.

Council President Taggart said that there were three broad categories in the proposals: 1) Overbuild a new network using a 3rd party, 2) go forth with incumbents with no financial participation, or 3) go forth with incumbents with financial participation.

After discussing several options on how to move forward and reasons to move forward, the Council directed staff to schedule an Executive Session on July 5, 2017 at 4:00 p.m. to look at all of the proposals.

Presentation and Discussion on the Adopted Greater Downtown Plan and Related Overlay Zoning Districts

Community Services Manager Kathy Portner presented the process and development of the Greater Downtown Plan and the Greater Downtown Overlay District which was adopted by City Council in 2013. She reviewed the area wide goals, the Downtown District goals, the Rail District goals, and the river district goals. The Zoning Overlay District was established to achieve the goals of the Comprehensive Plan and the Greater Downtown Plan. The overlay has two types of corridors: Commercial and Industrial. The Downtown District Central Business District (CBD)/Core Subarea encourages high density, mixed-use development, minimizes single use, surface parking, creates entries to CBD at strategic locations, activates the streets and maintains prominence of buildings, encourages high quality, compatible design for all new buildings, and has a menu of options for architectural character. The residential subarea discourages demolition of existing historic homes (as a general goal or guideline), maintains and enhances the historic character of the streetscape including use and landscaping of the park strips, does not allow further encroachment by non-residential, higher intensity/density, maintains the existing character of house styles including scale and proportion, roof shape, window pattern, materials and setbacks, ensures accessory structures are subordinate to the primary structures on a site, allows multifamily development where zoning allows, but site and building design must be compatible, and does not allow off-street parking for multifamily development in the front yard or setback. The N. 7th Street Historic Residential District process and standards were established by the neighborhood to maintain and enhance the District, Standards, and Guidelines to preserve and enhance most essential elements of the District, it regulates setbacks, landscaping, fencing, architecture, and materials, and a Certificate of Appropriateness is required. The Transitional Subarea (where there have been some recent projects that have generated interest) allows a mix of uses but minimizes impact on adjacent residential areas—Residential Office (RO) design standards, required parking must be provided on-site and located in the side and rear yards and screened from adjacent residential uses, front yards shall be reserved for landscaping, sidewalks, driveway access to parking areas and signage, new residential and non-residential construction shall be designed to have a residential character and limit size of building and hours of operation, service entrances, loading areas, and dumpsters located only in the rear or side, and signs for non-SF (Single Family) uses are restricted in type, size, location and lighting.

City Council thanked Ms. Portner for the presentation.

Agenda Topic 2. Next Workshop Topics

North Avenue Association, renaming 12th Street to Maverick Way, Petitions for renaming North Avenue to University Blvd. (Robert Bray to be the spokesperson), and the Horizon Drive Association Business Improvement District's request.

Agenda Topic 3. Other Business

City Manager Caton had a conversation with Kristi Pollard regarding the Economic Development 2030 Plan.

Council President Taggart asked staff to re-invite John Williams for discussion on the ballot question for School District 51.

There being no future business, the meeting adjourned at 7:45 p.m.



**GRAND JUNCTION CITY COUNCIL
MONDAY, JUNE 19, 2017**

**PRE-MEETING (DINNER) 5:00 P.M. ADMINISTRATION CONFERENCE ROOM
WORKSHOP, 5:30 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET**

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

1. Discussion Topics

- a. Discussion on November Ballot Questions including School District 51
- b. Broadband Discussion
- c. Presentation and Discussion on the Adopted Greater Downtown Plan and Related Overlay Zoning Districts

2. Next Workshop Topics

3. Other Business