

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

March 14, 2022

Meeting Convened: 5:31 p.m. The meeting was held in person at the City Hall Auditorium, 250 North Street, and live streamed via GoToWebinar.

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

Staff present: City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, Planning Supervisor Felix Landry, Interim City Clerk Laura Bauer, and Deputy City Clerk Janet Harrell

1. Discussion Topics

a. Cannabis Regulations

Community Development Director Tamra Allen gave a presentation, focusing on three proposed ordinances regarding cannabis regulations: an Ordinance amending Title 5 and creating Chapter 13, specifically regarding cannabis use, licensing, and regulations, an Ordinance amending Title 21 pertaining to use standards, buffering, signage and zoning, and an Ordinance amending Title 3 specific to sales and use tax. Ms. Allen highlighted the changes incorporated into the documents arising out of the February 14, 2022, Council Workshop.

Council discussed the qualifications of the hearing officer who will serve as the Cannabis Licensing Authority and their reporting relationship to City Council. They also discussed the randomized selection process specific to Horizon Drive, the different taxing requirements for medical and retail stores, the initial term of the lease submitted with the application and the length of time for those chosen in the selection to be operational. Another topic of discussion was whether to convert from a cap to a free market system after three years.

Regarding the Ordinance addressing use standards, buffering and zoning, Ms. Allen noted the clarification to higher education institutions and the removal of the buffer to parks. She also stated that no changes have been made to current billboard allowances.

The Mayor called for a break at 6:59 p.m. and the meeting reconvened at 7:22 pm

b. Zoning and Development Code Update

Planning Supervisor Felix Landry presented to Council. Mr. Landry explained that completing a zoning and development code update is a common effort after updating a comprehensive plan.

A consulting firm has been engaged and a public participation process will begin in a few weeks. The Community Development Department is proposing the establishment of a standing code committee to assist in drafting the code along with staff and the consultant. Staff is putting together a list of potential committee members from a wide variety of backgrounds, for Council consideration.

Council discussion included their role in the committee, the weight of realtors and developers on the committee, an emphasis on affordable housing, and having more involvement in the creative process versus only seeing the final product.

City Manager Greg Caton stated that based on Council discussion, next steps are to revise the committee list for a broader perspective, provide an opportunity for Council to meet with the consultant at the start, and schedule updates to Council at certain decision points.

2. City Council Communication

There was no Council communication.

3. Next Workshop Topics

A joint special meeting with the Downtown Development Authority to convene an executive session is scheduled for April 4, 2022.

On April 18, 2022, Council will discuss the results of the Community Recreation Survey and the Orchard Mesa Pool.

Councilmember Taggart asked Council to consider the following workshop items: housing affordability, the money put aside in the 2022 budget for housing and using one-time funds towards affordable housing.

There being no further business to discuss, the meeting adjourned at 7:49 pm.