

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY July 18, 2022

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

City Councilmembers Present: Councilmembers Chuck McDaniel, Phil Pe'a, Randall Reitz, Dennis Simpson (virtual), and Mayor Pro Tem Abe Herman. Councilmember Rick Taggart and Mayor Anna Stout were absent.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Planning Supervisor Felix Landry, Director of Parks and Recreation Ken Sherbenou, Finance Director Jodi Welch, Utilities Director Randi Kim, Pretreatment Supervisor Stephen Stortz, City Clerk Amy Phillips, and Deputy City Clerk Selestina Sandoval.

1. Discussion Topics

a. **Community Recreation Center Planning Progress Update**

Park and Recreation Director Ken Sherbenou, and Parks and Recreation Advisory Board Chair William Findlay introduced the item and explained planning for the Community Recreation Center (CRC) was divided into three core work sessions. Work Session #1 occurred June 13th and 14th and focused on potential sites for the CRC. Using public input from Work Session #1, the Parks and Recreation Advisory Board (PRAB) made a unanimous recommendation to City Council to pursue the Matchett Park site. City Council approved this recommendation at the July 6th City Council meeting. Tonight's City Council Workshop kicked off Work Session #2 and focused on the crux of the planning process: **Funding and scale and scope of the CRC**. The final work session on September 19th and 20th will focus on the presentation of a preliminary CRC plan.

Craig Bauck of Barker Rinker Seacat Architecture (BRS) said Work Session #2's will determine funding sources, in addition to the cannabis tax already devoted to Parks & Recreation, that voter's would most likely support:

1. Sales tax increase
2. Property tax increase
3. Nicotine excise tax

Council discussed pros and cons of each funding source, and the cost for capital and operational costs for each building program. One proposed program consisted of a total project cost of \$55M at approximately 65,000 square feet and the other with a total project cost of \$70M at approximately 83,000 square feet . Both programs included the highest needs based on the CRC survey. The following information was discussed and reviewed by Council, as well nearby Community Recreation Centers and their primary funding sources.

The \$55M option can be funded in one of three ways:

1. Cannabis revenue already secured + 0.1% sales tax increase
2. Cannabis revenue already secured + 2 mill property tax increase
3. Cannabis revenue already secured + \$2 per pack tax on cigarettes plus a nicotine tax on all other products such as vaping, chew and cigars

The \$70M option can be funded in one of three ways:

1. Cannabis revenue already secured + 0.15% sales tax increase
2. Cannabis revenue already secured + 3 mill property tax increase
3. Cannabis revenue already secured + \$3 per pack tax on cigarettes plus a nicotine tax on all other products such as vaping, chew and cigars

Consensus from discussion revealed support for placing the infrastructure costs (approximately \$6.5M for the Matchett Park site) into the 2023 budget.

It was noted that over the next 48 hours the CRC focus groups will gather input to determine the community's preferred size, cost, and funding sources.

b. Gray Water Control Program Ordinance

Utilities Director Randi Kim and Pretreatment Supervisor Stephen Stortz gave an overview of the draft ordinance which would create Chapter 13.40 under Title 13.40 regarding a Graywater Control Program and establish standards and guidelines for the design, construction, installation, repair, modification, maintenance, and use of graywater systems.

Staff recommended that homes with on-site wastewater treatment systems (OWTS) not be allowed the use of graywater control systems as the control system would extend the life of the OWTS. Staff also recommended allowing all graywater use categories allowed by the state such as subsurface irrigation and indoor toilet and urinal flushing, for both single and multi-family units.

The draft ordinance includes a provision for imposing fees for administration and oversight of the Graywater Control Program as well as plan review, planning clearance, and building permit and inspection fees.

Staff answered questions regarding City and State regulations, potential incentives, rebates, and grants as ways to support the move forward with the proposed ordinance.

c. Parking Study

Director of General Services Jay Valentine and Christina Jones of Walker Parking Consultants presented the findings of the 2022 Parking Study.

In January 2022, staff engaged Walker to update the Downtown Grand Junction Parking Study. This study expanded the scope to include a broader area of downtown, an additional 20 square blocks. The three main goals of the study were: 1) update the 2015

Study, 2) look at how demand has changed since 2015, and 3) conduct a detailed inventory of 70 square blocks of parking in the City.

The 2022 study indicated current parking utilization is 49% of supply but is expected to increase to 70% by 2027. The parking system is projected to approach the overall effective capacity (85%) by 2032 based on parking behaviors observed in April 2022; however, should the population, visitors, and parking demands associated with existing land use increase, the parking system could reach or exceed effective capacity earlier than 2032.

Discussion addressed the following recommendations advanced by the consultant as well as the need to identify the community's larger goals or guiding principles related to parking and transportation.

1. Identification of potential parking sites
2. Evaluate funding options for future additional parking sites
3. Develop a transportation and mobility master plan
4. Develop a curbside management plan
5. Analyze parking compliance with regulations
6. Audit enforcement technology and policy
7. Review parking and mobility fees and fines
8. Assess parking fees/graduated fine schedules
9. Update signage and wayfinding
10. Meter infrastructure
11. Review parking regulations

d. Discussion Regarding an Amendment to the Landscaping Portion of the Zoning and Development Code

Felix Landry, Planning Supervisor, explained the proposed changes would occur in Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code.

The objective is to provide more clarity and technical sophistication, decrease the amount of required landscaping while achieving better quality, and to have better landscaping options for water conservation. Mr. Landry summarized the changes in the following areas:

1. Irrigation text change
2. Applicability of the ordinance regarding turf
3. General landscaping standards
4. Parking lots
5. Street frontage landscape
6. Buffers
7. Residential subdivision perimeter enclosures

Moving forward the Zoning and Development Code Committee, formed to discuss updating the Code, expressed interest in revisiting the Landscaping Code and provide a good setting to continue discussing the potential for stricter regulations such as regulating single family and two-family residences, turf buyback programs, or other regulations similar to what Las Vegas, Aurora, and other dry climate cities have adopted.

Council discussion revealed support for moving forward with the requirement of the Water Wise or High Desert landscaping approaches in areas already regulated by the ordinance, such as industrial and commercial developments, parking lots, medians, subdivision boundaries, etc. This would warrant revisiting the required tree counts for those two options.

2. City Council Communication

A request to consider ***Dark Skies*** standards and regulations was made.

An announcement was made that Greyhound Bus Company moved to a location on Horizon Drive.

Happy Birthday Councilmember Reitz!

3. Next Workshop Topics

City Manager Caton stated the August 1st Workshop is slated for a Mind Springs Presentation, Housing Goals and Programs, and Redevelopment and Affordable Housing Incentives.

There being no further business, the Workshop adjourned at 7:56 pm.