

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY January 30, 2023

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 (virtual), Randall Reitz, Dennis Simpson, Mayor Pro Tem Abe Herman, and Mayor Anna Stout.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Director of Community Development Tamra Allen, Housing Manager Ashley Chambers, Finance Director Jodi Welch, Parks and Recreation Director Ken Sherbenou, Planning Supervisor Felix Landry, City Clerk Amy Phillips, and Deputy Clerk Janet Harrell

1. Discussion Topics

a. Housing Strategy Implementation Including Landbanking and ADU Production Program

Director of Community Development Tamra Allen and Housing Manager Ashley Chambers reported that staff has been collectively working with community housing partners, the housing and homeless coalitions, and other local and state agencies to advance the implementation of strategies as adopted in the Grand Junction Housing Strategy. Staff provided a brief review of the work completed to date on various adopted Housing Strategies and focused discussion on next steps for Strategies #4 and #6.

Strategy 1: Hosting monthly feedback sessions with service providers.

Strategy 1 & 13: Collaboration with United Way on Campaign to provide community education regarding homelessness.
Upcoming: Poverty Immersion Experience and Workshop, Community Book Club

Strategy 2: Pipeline Report for Affordable Units with Housing Coalition

Strategy 8: Outreach to Persons Experiencing Homelessness (PEH)
Survey
Meeting with individuals through partnership with local providers

Strategy 8 & 13: Collaboration with Chambers of Commerce, Horizon Drive District and DDA to develop Business Workshops

Strategy 9: Application Submission to DOLA for partnership project with GJHA

Strategy 1 & 8: Collaboration with County MAC and Connects team on future projects including Unhoused Needs Assessment

Strategy 7: Watching federal, state, and local opportunities to leverage and/or apply for upcoming grants and opportunities including:

- 1) HB22-1051
Encouraging local organizations to apply for Tax Credit status.
- 2) Proposition 123
Waiting for administrative procedures, limits, and guidelines to be released.

Ms. Chambers explained Housing Strategy #6 and its proposed options.

Housing Strategy #6: Allocate City Owned Land (and/or Strategically Acquire Vacant and Underutilized Properties) for Affordable and Mixed-Income Housing.

Option A: City Council as the Decision-Maker

- Managed by the City; or Board similar to Urban Trails Committee or other committees.
- Receives direction from Council; Council has final decision-making authority.
- City acquires the property.
- Properties purchased for affordable housing could go through RFP and/or purchased with specific projects in mind

Option B: A Separate Board as the Land Bank Decision-Maker

- Acquire property and utilize all options.
- Managed through a new not-for-profit or a currently established non-profit.
- Council can set up Board with specific goals/outcomes, but the new board is final decision-maker.

She noted that staff is recommending Option B: A Separate Board as the Land Bank Decision-Maker due to greatest amount of flexibility.

Discussion ensued regarding the process for setting up an appeal process, the possibility of setting up a nonprofit corporation and the funding that is needed to do so, pros and cons of each option, a land bank program, a combination of A & B, and amendments needed to the City Charter to further support Housing Strategy #6.

Council consensus was Option A which would be a project-by-project approach with a commitment to assess the process at the end of the year.

Next, Ms. Chambers continued her presentation by reporting on the general updates regarding Strategy 4, the ADU production program and incentives.

Strategy 4: Encourage Development of Accessory Dwelling Units

She reviewed the 1) the Zoning and Code Development, 2) the ADU Toolkit , 3) the ADU workshop and 4) removing the ADU Subdivided Restriction.

ADU Production Program

- Support production of Naturally Occurring Affordable Units (NOAH) due to smaller size of units
- For any ADU developer (commercial or homeowner)
- Waive Fees: Impact (Transportation, Police, Fire & Parks) and Plant Investment Fee (Persigo & City Water)
- To receive Fee waiver:
 - Agree to no STRs on property for 5 years.
 - Construct within 1 year
 - Agree to annual certification and reporting.

For Additional Incentive (Eligibility for Owner-Occupied Property only)

- Provide Fee Waiver (Consistent with above mentioned) AND an additional incentive combined and up to \$15,000.
- To receive additional incentive:
 - Provide evidence that property is owner-occupied.
 - Agree to an additional term of 2 years (7 total) that either primary or assessor units will not be used as STR.
 - Submit written evidence that the owner has a household income of more than 120% AMI
 - Agree to annual certification and reporting requirements.

Early Termination

- Potential for home to be sold or title voluntarily/involuntarily transferred or wanting to end commitments.
- An owner may terminate provided with a written agreement and pay a termination fee:
 - 20% of the Total waived Fees and/or bonus incentive; plus,
 - And additional 20% of the Waived Impact Fees for each full or incomplete year left in term.
 - To be paid at time of transfer or sale closing and/or the new owner executes a new Covenant Agreement for remaining years. Partial years will be pro-rated.

She explained that the fiscal impact of the proposed program would be:

- \$250,000 to be set aside for program out of Housing Strategy Implementation dollars from the 2022 \$1,000,000 and the 2023 additional \$502,500.
- The program could operate for a specific period of time (e.g. 24 months) or until the designated funding (currently proposed at \$250,000) is utilized.
- Resulting in support for an additional 16-26 ADUs.

Discussion ensued regarding the \$15,000 discount to households making up to 120% of the area median income, and consideration to raising the income cap to 140% or 160%, the potential impact of a proposed statewide law on local zoning regulations, potential financial impacts of the program, the use of funds collected from impact fees and other sources for future growth and maintenance of the city, as well as the need to update the capital plan. (Council will hold a future workshop after the April election to discuss the 10-year capital plan in more detail).

Final discussion centered on how the proposed program would help fund more affordable housing, the cost of the program, the income requirements for households to qualify, and the duration of the program. Consensus was to move forward with the proposal at a future council meeting.

b. Zoning and Development Code Update

Planning Supervisor Felix Landry and Clarion Associates representative Elizabeth Garvin presented the update on the code revision, reporting that all three modules of the zoning code update, and an overview memo for each module, have been posted to the project and the GJ Speaks websites for public review and comment.

The project team hosted two public input meetings to discuss the three modules. Furthermore, the code committee received access to an online version of the three modules allowing them to post comments or questions and view the same from other code committee members.

The City hired Clarion Associates to work on updating the City's Zoning and Development Regulations, Title 21 of the Grand Junction Municipal Code. This effort will work toward three primary goals:

- 1) Update the City's development regulations to better implement the City's vision and goals as described in the 2020 One Grand Junction Comprehensive Plan.
- 2) Achieve greater simplicity, efficiency, consistency, and legal effectiveness in the code language.
- 3) Identify opportunities to facilitate the development of affordable and attainable housing.

Ms. Garvin provided details on the updated code, including the project goals, changes, and a comparison of the old and new regulations. She spoke to some of the areas of the code that have been up for debate, such as undergrounding utilities, trail construction, EV chargers, parking reductions, and bike parking requirements, development procedures, zoning districts, and the landscaping ordinance.

The draft version of the updated code will be posted on March 13th and will be heard by the Planning Commission on the 28th and City Council on April 5th and 19th.

2. City Council Communication

Council discussed, the 2023 Strategic Plan process and timeline, the need to schedule the City Manager and City Attorney evaluations, the cannabis licensing process and timeline and the Orchard Mesa Pool study which was approved last September but cancelled in October.

It was decided to add the Orchard Mesa Pool study to Wednesday's City Council agenda to consider reengaging with the consultant.

3. Next Workshop Topics

City Manager Caton stated that the next workshop items will be ARPA and Regulations for Cannabis Product Manufacturers on February 13th.

Adjournment

There being no further business, the Workshop adjourned at 8:28 p.m.