

## **GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY** **December 4, 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 Scott Beilfuss, Cody Kennedy, Jason Nguyen, 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, Finance Director Emeritus Jodi Welch, Finance Director Jennifer Tomaszewski, Public Works Director Trent Prall, Fire Chief Ken Watkins, Sustainability Coordinator Jennifer Nitzky, Parks and Recreation Director Ken Sherbenou, Niki Galehouse Planning Supervisor, General Services Director Jay Valentine, Recreation Superintendent Emily Krause, City Clerk Amy Phillips, and Deputy City Clerks Selestina Sandoval and Krystle Koehler.

### **1. Discussion Topics**

#### **a. Zoning & Development Code**

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

- Update the City's regulations to better reflect the key principles and policies described in the 2020 One Grand Junction Comprehensive Plan, especially those Key Principles related to Responsible and Managed Growth, Strong Neighborhoods and Housing Choices
- Achieve a higher level of regulatory efficiency, consistency, and simplicity
- Identify constraints and opportunities for affordable and attainable housing, consistent with those identified in the City's recently adopted Housing Strategies

The project team presented the recent discussions with the Code Committee and the Planning Commission leading into the public hearings, the outstanding issues, and an overview of key documents for review.

In June 2022, a **Code Assessment Report** was completed which described input of the existing regulations from the public, the Development Code Committee (DCC), City Council, Planning Commission, community members, and City staff. The initial drafting of the Code occurred in three modules:

- June 2022: Code Assessment Report completed
- August 2022: Module 1 – Administration and Procedures
- October 2022: Module 2 – Zoning Districts and Uses
- December 2022: Module 3 – Development Standards
- March 2023: Consolidated Draft

Following the modules, Clarion, with the input of staff and the DCC, authored a Consolidated Draft and a Public Review Draft that was presented to the Planning Commission on March 28, 2023. At that hearing, there was significant concern raised that the document was not ready for adoption. Planning Commission remanded the item back to staff and the Consultant to work with the DCC to find

consensus on outstanding issues raised at the hearing, which included utility undergrounding, stormwater, multimodal circulation, significant trees, site plan review, cottage court standards, drive-through regulations, and dwelling definitions.

The project team has been reviewing and discussing the Draft updated Code with the City Council, Planning Commission, and the Code Committee. Extensive meetings and discussion have occurred on the draft document. Some of the major discussion items updated in the consolidated draft include, but are not limited to:

- Cottage Court Regulations
- Manufactured Home Communities
- Housing Definitions
- Commercial Parking Downtown
- Drive-Through Regulations
- Electric Vehicle Charging
- The Principal Use Table
- Rezoning Review Criteria
- Bicycle Circulation

Following a City Council workshop on August 14, 2023, the project team continued to work with the Code Committee and Planning Commission to complete a final draft of the Zoning & Development Code. Those meetings occurred on:

- August 17 - Planning Commission Workshop
- August 23 - Zoning & Development Code Committee
- September 6 - Zoning & Development Code Committee
- September 7 - Planning Commission Workshop
- September 13 - Zoning & Development Code Committee
- September 20 - Zoning & Development Code Committee
- September 21 - Planning Commission Workshop
- October 4 - Zoning & Development Code Committee
- October 5 - Planning Commission Workshop
- October 10 - Zoning & Development Code Committee
- October 19 - Planning Commission Workshop
- October 24 - Planning Commission Workshop
- November 9 - Planning Commission Workshop

A final draft of the Code has been completed and adoption hearings were scheduled for Planning Commission on November 14, 2023, and City Council on December 20, 2023.

In the final workshops leading to the hearings, Planning Commission reviewed several areas of the proposed Code Update in which staff identified that the revisions do not implement or could go further to align with the principles, goals, and strategies of the Comprehensive Plan. These items include:

1. Drive-Through Regulations in the 24 Road Corridor
2. Open Space Dedication Procedures
3. Transitional Housing
4. Parking
5. Utility Undergrounding

The Planning Commission heard this item at the November 14, 2023, meeting. Discussion at the Planning Commission hearing primarily surrounded two of the items identified above - drive-throughs in the 24 Road Corridor and the dedication process for open space. Regarding drive-throughs in the 24 Road Corridor, the conversation attempted to identify what concerns were caused by the use, if the exclusion of the use was appropriate, and if there was sufficient public input to make a change at this time. There was debate as to whether the 24 Road Corridor Overlay and the subareas contemplated within the Comprehensive Plan intended to disallow or strongly discourage drive-throughs, raising the question of whether a change related to the use would be in line with these plan goals. When discussing the process for open space dedication, the core of the issue focused on which party was more appropriate to make the decision - the City (Director, followed by City Council) or the Developer/Applicant. The conversation also highlighted the benefits of having criteria for the decision but noted a need to have an additional conversation about what these criteria included with subject-matter experts involved. Since both items indicated benefits from larger discussions, the discussion also included the possibility of adding these items to the 'adjacent issues list,' created by the DCC, along with the formation of a committee to follow these issues post-code adoption.

Lengthy discussion ensued regarding cottage court standards, co-housing options, Drive-Through Regulations in the 24 Road Corridor, open space dedications and who makes the decision, RV parking regarding temporary housing, solar collector heights, and impact fees (specifically school impact fees).

**b. Community Recreation Center Design Update**

Barker-Rinker-Seacat consultant Craig Bouck gave an overview of the Community Recreation Center Design process reporting that on November 16, 2022, the City Council adopted the 2022 Grand Junction Community Recreation Center (CRC) Plan. This plan is the blueprint for the CRC that was the basis for the April 4, 2023, ballot proposal to fund the facility. With voter approval, the City has proceeded in earnest to implement the 2022 plan. Council has been updated and engaged with regular workshop updates throughout the project, including most recently at the September 18 workshop.

Tonight's update highlighted the schematic design package, review cost estimates from the project's construction manager/general contractor, FCI Constructors, and generally updated the Council on the evolving progress. Following the update, the project will move into design development and then construction documents, leading to an anticipated breaking of ground at Matchett Park in mid-2024.

The week of September 18 involved significant community engagement, which continues to drive the project. This included meetings with the Parks and Recreation Advisory Board (which are now happening monthly), focus groups, a well-attended public forum and a virtual recording of the plan presentation has been made available on EngageGJ.org. These meetings, along with all public input to date, have continued to drive design decisions that will directly affect operations and service.

Architect Barker-Rinker-Seacat, who is leading the architectural and engineering group including local architect Chamberlin, a pool designer, landscape architect and the full array of engineering trades, provided a presentation summarizing the progress in the past two months.

The full 2022 CRC plan was included in the September 18 agenda documentation and suggested enhancements.

## **PROGRAM REVIEW**

### **FEASIBILITY STUDY PROGRAM - 2022**

- Administration 3011
- Lobby and Support Spaces 4607
- Mechanical Room 384
- Locker Spaces 2575
- Universal Changing Rooms 1895
- Child Watch 1185
- Teen / Game Lounge 585
- Senior Lounge 761
- Multi-Purpose with Catering Kitchen 2902
- Party / Activity Rooms 848
- Gym – 3 Middle School Courts 19961
- Elevated Walk /Jog Track 5292
- 8,000 SF Fitness & Weights 8925
- (2) 30-35 Person Group Fitness 4680
- 10-12 Person Climbing Wall 819
- Aquatics Support 608
- Natatorium 20433
- 4 Lane Lap Pool
- 6000 SF Leisure Pool
- Water Slide
- Therapy Pool
- Large Spa
- Pool Equipment 2483
- Pool Storage 1149

**Total SF 83,103**

## **PROGRAM ADJUSTMENTS**

### **EXISTING PROGRAM ADDITIONS OF SF**

- Corridor Space Increase 5500  
Added corridor width to accommodate cueing in front of activity areas and create community interactivity space.
- Mechanical Room 250 Additional Space for geothermal equipment
- Multi-Purpose with Catering Kitchen 1700 Added seating capacity to 150 and stage / classroom.
- Natatorium 6200 Added two lanes 2 lap pool, wave ball amenity pool, separated zero depth pool.
- Pool Equipment 2483 Additional equipment needed for pool area.

**Total SF Added - 15,350**

### **NEW PROGRAM AREAS SF ADD**

- Partner Therapy Space 2900 New private therapy space.
- Partner Therapy Space Corridor 545 Added corridor for circulation to therapy space
- Small Group Fitness 1292 Additional Fitness Room to provide more class options.

**Total SF 4,737**

**CURRENT BUILDING SF TOTALS**

- Feasibility Study Program SF 83,103
- Program Additions 15,350
- New Program Areas 4,737

**Revised Total SF 103,190**

Council lauded the presentation and all those involved in the design process, and the additional enhancements. Council directed staff to continue moving forward with the proposed plan and buildout for 103,190 square feet facility.

**City Council Communication**

Council requested that School Impact Fees be placed on a future workshop as well as the topic of transitional housing.

**2. Next Workshop Topics**

City Manager Caton reported the items for the December 18, 2023, Workshop will be:

- a. Zoning and Development Code

**Adjournment**

There being no further business, the Workshop adjourned at 10:04 p.m.