

CITY OF GRAND JUNCTION

ORDINANCE NO. 4307

AN ORDINANCE READOPTING THE PROVISIONS OF ORDINANCE NO. 4140 WHICH AMENDED SECTION 2.5 OF THE ZONING AND DEVELOPMENT CODE TO ALLOW AMENDMENTS TO THE GROWTH PLAN AND/OR THE FUTURE LAND USE MAP MORE THAN TWICE EACH CALENDAR YEAR

RECITALS:

On November 19, 2007 City Council adopted Ordinance No. 4140 which amended Section 2.5 (E) of the Zoning and Development Code to allow amendments to the Growth Plan and/or the Future Land Use Map more than twice each calendar year.

The Ordinance contained a sunset clause that required Council to reconsider the provisions of the Ordinance twelve (12) months from its adoption. If the Ordinance is not readopted then Section 2.5 (E) will revert to earlier terms that only allowed amendments to the Growth Plan and/or Future Land Use Map to be considered twice a year.

The City has accepted applications to amend the Growth Plan and Future Land Use Map for approximately 11 months in accordance with Section 2.5 (E) of the Zoning Code. City Council wishes to extend the provisions of Ordinance No. 4140.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The provisions of Ordinance No. 4140 that pertain to Section 2.5 (E), previously adopted on November 19, 2007, shall be readopted as follows:

"E. Application requirements and processing procedures in Table 2.1 and Section 2.3 B apply, except that changes to the Growth Plan, including map amendments and text amendments, shall be processed when they are received.

1. Application Requirements.

a. Minimum Requirements. In making a request for a plan amendment, the applicant shall address each of the criteria provided in this Section.

b. Optional Materials. In addition to the required written descriptions, justifications and responses, the City Council, Planning Commission or staff may request additional documents, reports, studies, plans and drawings as deemed necessary to fully evaluate the request. The applicant may submit additional relevant materials.

2. **Notice.**

a. **Property Sign.** Signs giving notice are not required for text amendment requests, nor for map amendments initiated by the City as a Citywide or area plan process or requests relating to more than five percent (5%) of the area of the City.

b. **Mailed Notice.** A mailed notice is not required for a map amendment request relating to more than five percent (5%) of the area of the City and/or related to a Citywide or area plan process, or for text amendment requests; however, the Director shall give notice in an advertisement in a local newspaper of general circulation (Section 2.3.b.6.)

3. **Hearing.** If action by the City and the County is required, the Director will attempt to arrange a joint meeting of city and County Planning Commissions, although such joint meetings are not required. If a joint hearing is held, the chairpersons shall jointly determine how to conduct such a hearing. Each commission shall vote separately.

4. **Timing.** If both the City and County should act, and thirty (30) calendar days have passed since action by one entity without action by the second entity, the decision of the first entity shall control."

Introduced for first reading this 3rd day of November, 2008.

Passed and adopted this 17th day of November, 2008.

/s/: Gregg Palmer
President of the Council

Attest:

/s/: Stephanie Tuin
City Clerk