

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

December 16, 2013 – Noticed Agenda Attached

Meeting Convened: 3:06 p.m. in the City Auditorium

Meeting Adjourned: 6:03 p.m.

Council Members present: All (Boeschstein arrived at 3:30 p.m.). Staff present: Englehart, Shaver, Moore, Schoeber, Krause, Kovalik, Moberg, Rainguet, and Tuin.

Agenda Topic 1. STARS Program

City Manager Rich Englehart introduced the topic and introduced the two guests, Stephanie and Mike McGuire, who operate a child care center.

Mrs. McGuire identified her concerns regarding the competition of the STARS Program with child care centers in the summer. Her contention was that because of the lower fee charged for the STARS Program, it was causing many of the day care centers to close during the summer. She felt it was unfair competition. Her other concern was that the City was not taking into consideration all of the costs of the program and was actually subsidizing the program with tax dollars. Mr. McGuire added that all of the centers need more business.

Emily Krause of the Parks and Recreation Department said this year the State has reclassified the STARS license as a mobile camp rather than a day care. A mobile camp is really more appropriate as they do not have a permanent location, are never in the same place on any given day, provide no transportation to the participants, nor do they provide lunches. They do provide scholarships for lower income families for their children to attend and they do not file for reimbursement from the State. The STARS program also accepts special needs children.

The McGuires asked the Council to limit the program to children ten years old or older. Ms. Krause said that many parents want to take their different age children to the same place.

Councilmembers were concerned about competing with the private sector and asked Staff to bring forward a complete analysis of the costs including administrative and staffing costs. They asked that the additional information be brought to another workshop.

Agenda Topic 2. Discussion on Form Based Zoning

Deputy City Manager Tim Moore described Form Based Districts concept including its background and purpose. The idea behind the Form Based zoning was developed during development of the Comprehensive Plan in order to address the transportation issues and the movement of people from east to west in the morning and west to east in the evening due to where they live versus where they work. The Form Based zoning will allow the development of centers with mixed use where people can live, work, and shop. The Cornersquare development at 1st and Patterson was provided as an example of a mixed use site although that was zoned as a Planned Development.

Concerns were brought up about the mixed use concept failing in the 24 Road corridor. City Attorney Shaver noted that was a forced mixed use to include residential; this proposal allows but does not require such zoning.

Deputy City Manager Moore then asked Planner Greg Moberg to provide more detail. Mr. Moberg advised that traditional zoning is still allowed in these areas but the if development goes Form Based, there is more flexibility such as bringing the storefront to the street thus reducing the required landscaping. The Form Based zoning is currently in the Code; the proposal is to amend the Code to allow for more opportunity such as along corridors rather than just at intersections. There is currently a developer that wants to do this type of development at a mid-block location so the amendment to the Code will provide that opportunity. The idea is to make development options more flexible.

Council President Susuras recognized that the Chamber Executive Director Diane Schwenke was present and asked the Council if they objected to her asking questions. There were no objections.

Ms. Schwenke said she came to hear about the proposal. She noted the business community is not aware of this opportunity and suggested the City do some community outreach on this topic.

Council President Susuras polled the Council and all were in favor of going forward with the change and wanted Staff to do some community outreach and get input.

Agenda Topic 3. Board Reports

Councilmember McArthur reported on the 521 Drainage Authority. One issue the Board is dealing with is the Bureau of Reclamation proposal that each stormwater discharge permit be issued separately and every project be inspected weekly. They will hear in March about the outcome.

Councilmember Traylor Smith reported on the Housing Authority. She advised the Board approved the financials and the revenues were down \$500,000 due to the federal reductions from the sequester. However, the Housing Authority received January's allocation and it was not reduced as expected. The fear is the difference might have to be repaid. There are nearly 2,000 households on the voucher program and housing has been very tough.

Councilmember Boeschstein said he attended the Incubator Open House and it was well attended. He lauded the Innovation Space idea being pursued. Regarding the Riverfront Commission, he said he was glad that the City is still supporting them and the development of Las Colonias. Regarding the Purchase of Development Rights (PDR) Committee, Councilmember Boeschstein said they are grateful for the City's support of the Bookends Project and the Monument Project. They got the grant to go forward with the project.

Councilmember Chazen said he attended the Visitor and Convention Bureau (VCB) Board of Directors meeting and heard a discussion on the Colorado National Monument being changed to a National Park. He felt some misinformation was provided by Ms. Chappell. He noted that the new board chair is Per Nilsson with Mike Bell serving as vice chair. He complimented the VCB's plan for enhanced web presence.

Councilmember Doody said he also went to the Incubator Open House. Regarding the Parks and Recreation Advisory Board he referred to a letter from them dated August 14, 2013 regarding the STARS Program and asked the Council to review the letter. Councilmember Traylor Smith asked that she be provided with a copy.

Councilmember Norris said that she attended the Pear Park Fire/EMS Steering Committee and the Committee is in the educational process on the different options and therefore moving slowly. There was a concern regarding Clifton Fire's support of the automatic aid agreement as some questions arose. Next month they are meeting at the 9-1-1 Center. They will also ask the Valley-wide Fire Chiefs group to come and speak to the Committee.

Council President Susuras advised that he and the City Manager are meeting with a group to discuss the Weststar Aviation issue. The following evening there is an Airport Board meeting and it will get a report from their investigator in Executive Session. Then they will have an open session and he invited the rest of the City Council to attend.

Agenda Topic 4. Other Business

Council President Susuras advised that the Chamber is asking the legislature and the Governor to have video access to the legislators. He advised the City would like to send a letter of support for that request. There was support of a letter.

The City Council then reviewed the International Day of the Migrant proclamation being requested. There were objections to some of the verbiage in the third paragraph. The majority of Council supported most of the statements and recognized the importance of migrant worker but was concerned about the wording having political implications and wading into national and international issues. It was agreed that the City Attorney would work on the wording and it will stay scheduled for the December 18 Council meeting. It was decided that the Council President will review proclamations and determine if there are political implications warranting additional review by the rest of the Council. The Human Trafficking proclamation being requested was mentioned as another example.

Councilmembers Norris and Traylor Smith wanted more recognition to come forward in the form of proclamations for local winning teams and kids. It was suggested that School District 51 representative Paul Cain be the contact for that information at the high school level.

Councilmember McArthur advised he attended a conference with realtors and he mentioned possible legislation amending the law on Urban Renewal Authorities. City Attorney Shaver said he will watch the progress of the bill.

City Manager Englehart then updated the Council on upcoming workshops and topics as well as schedules over the holidays.

With no further business, the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, DECEMBER 16, 2013, 3:00 P.M.
CITY AUDITORIUM
250 N. 5TH STREET**

To become the most livable community west of the Rockies by 2025

- 1. STARS Program:** Summer Time Arts and Recreation for Students (STARS) program is a 9 week activity camp offered by the Grand Junction Parks and Recreation Department. The program was started in 1997 to fill a community niche of positive summertime activities for students in 1st – 8th grades.

[Attach W-1](#)

- 2. Discussion on Form Based Zoning:** Staff will discuss the current Form Based Zone Districts found in the Grand Junction Municipal Code and discuss several changes proposed for these Zoning Districts. These proposed changes are expected to eliminate barriers and clean up language allowing for more flexibility in the development of mixed use projects.

[Attach W-2](#)

- 3. Board Reports**

- 4. Other Business**