

**GRAND JUNCTION CITY COUNCIL
WORKSHOP AGENDA**

**MONDAY, MARCH 4, 2002, 6:00 P.M.
CITY HALL AUDITORIUM, 250 N. 5TH STREET**

*****NOTE SPECIAL TIME*****

WHICH IS APPROXIMATE AS COUNCIL WILL BE IN A WORK SESSION JUST PRIOR

MAYOR'S INTRODUCTION AND WELCOME

- 6:00 **COUNCILMEMBER REPORTS**
- 6:10 **CITY MANAGER'S REPORT**
- 6:15 **REVIEW OF FUTURE WORKSHOP AGENDAS** [Attach W-1](#)
- 6:20 **REVIEW WEDNESDAY COUNCIL AGENDA**
- 6:30 **CODE ENFORCEMENT:** Staff will update City Council on current code enforcement practices and options for change [Attach W-2](#)
- 7:10 **PROPOSED DEVELOPMENT REVIEW PROCESS CHANGES:**
Community Development Director Bob Blanchard will update City Council on this proposal. [Attach W-3](#)
- 7:50 **GROWTH PLAN UPDATE:** The City Council Committee working on this will provide an update on this project that is part of the 2002 work plan. [Attach W-4](#)
- 8:20 **ADJOURN**

This agenda is intended as a guideline for the City Council. Items on the agenda are subject to change as is the order of the agenda.

CITY COUNCIL WORKSHOP AGENDAS

MARCH 18, MONDAY 7:00 PM:

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 DECISION MAKING MODEL: Council will use this model to review the meeting request from the Mesa County Coalition for Economic Justice.
- 7:55 DTA VENDOR'S FEE: Council will discuss the vendor's fee proposal from the Downtown Association.
- 8:10 CITY COUNCIL WORK PROGRAM QUARTERLY REPORT: Staff will present the quarterly report for the 2002 work plan.

APRIL 1, MONDAY 7:00 PM:

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 BRIEFING ON PDR PROJECT: Tom Latousek, Land Protection Specialist with the Mesa Land Trust and Keith Fife of Mesa County Planning will update Council on this project.

APRIL 15, MONDAY 7:00 PM:

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 AVALON THEATER: Council will discuss the possibility of the City managing the operation of the Avalon Theater.

APRIL 29, MONDAY 7:00 PM:

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 OPEN

FUTURE WORKSHOP ITEMS

First Priority

1. TRAFFIC CALMING POLICY:
2. RIVERSIDE PARKWAY PROJECT: Staff will update Council on the progress of this project.
3. REDLANDS PLAN UPDATE: Staff will update Council on the development of the Redlands Plan.

Second Priority

4. BOTANICAL SOCIETY MASTER PLAN
5. DARE & SCHOOL RESOURCE PROGRAMS
6. HAZARDOUS DEVICE TEAM
7. FORESTRY OPERATIONS
8. PARKS/SCHOOLS COOPERATIVE AGREEMENTS
9. ELECTRONIC RECORDS MANAGEMENT SYSTEM:
10. LIQUOR LICENSING PROCEDURES
11. CRIME LAB
12. HAZMAT
13. GOLF OPERATIONS

February 5, 2002

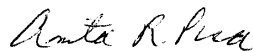
Mr. Dave Varley
Assistant City Manager
Grand Junction City Hall
250 N. 5th Street
Grand Junction, CO 81501

Dear Mr. Varley:

This is to follow-up on my telephone conversation with Stephanie Tuin regarding a presentation to City Council regarding Rural New Economy Elected Official training. The Rural New Economy (RNE) is a state-funded initiative offered through the Community Colleges of Colorado. Its purpose is to build human capacity in advanced technology, in rural areas of the state. Flyers describing the RNE and the Elected Official training are enclosed.

We are requesting 15 minutes or more, at an upcoming Council meeting to inform Council members of the Initiative, specifically the Elected Official training, which will be held in Delta on Monday, April 15. The goal is to create a broader understanding about advanced telecommunications technology and policy among local elected officials. Per our discussion, we would make a brief presentation at a City Council meeting in March, 2001. When you confirm our place on the agenda we will be happy to send you materials for each Council Member. We look forward to hearing from you.

Yours truly,



Anita R. Pisa
Director

Enclosures

**Attach W-2
Code Enforcement Review**

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Code Enforcement Review		
Meeting Date:	March 4, 2002		
Date Prepared:	February 25, 2002		
Author:	Ivy Williams	Code Enforcement Supervisor	
Presenter Name:	Ivy Williams	Code Enforcement Supervisor	
X	Workshop		Formal Agenda

Subject: A review of Code Enforcement operations

Summary: An overview of the Code Enforcement Division will be presented for discussion about how Council philosophy is understood and practiced by the division. Additional specific discussion topics will include Code Enforcement/Public Works maintenance of weeds in the rights-of-way, Weekend Enforcement of sign violations and Code Enforcement/Police Department Parking and/or use of the right-of-way strip between the curb and sidewalk.

Background Information: See Attached

Budget: Reference potential budget impacts in the background information.

Action Requested/Recommendation: Confirm Code Enforcement philosophy and method of operation.

Citizen Presentation:	<input checked="" type="checkbox"/>	No		Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input checked="" type="checkbox"/>	No		Yes	When:	
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Placement on Agenda:		Consent		Indiv. Consideration	<input checked="" type="checkbox"/>	Workshop
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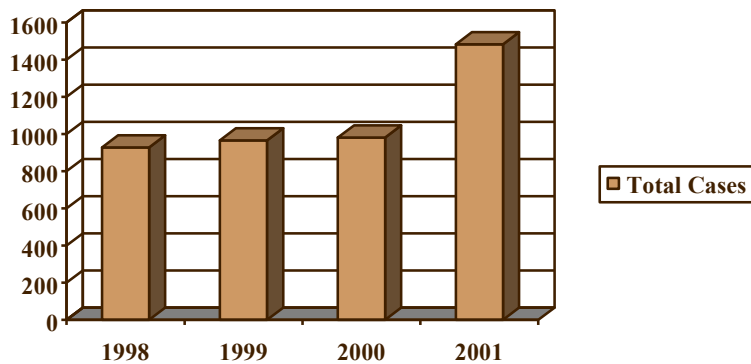
Background Information: City Council has requested an opportunity to review Code Enforcement operations. To facilitate the discussion, the following areas are summarized for Council's review: General Division Information, Philosophy of enforcement and how it is applied in daily procedures; Weed program with proposed changes to right-of-way maintenance to be provided by Public Works; Weekend enforcement; and, Parking and Use of the right-of-way strip between the curb and the sidewalk.

General Division Information

Code Enforcement is a Division of the Community Development Department and currently has five full time positions: a supervisor, three officers and an administrative assistant. Each officer is assigned to a district (see Attachment A) and is responsible for enforcement of the Zoning and Development Code and nuisance related sections of the Municipal Code. The weed program (weed control on public owned parcels, rights-of-way and private lots) was taken by Code Enforcement from Public Works in 1991. This program is staffed with six seasonal employees to include two inspectors, three cutters and one administrative clerk and is responsible for enforcing weed violations on private property and overseeing maintenance of weeds on city owned properties and rights-of-way.

The 2002 budget for the Code Enforcement Division is \$450,278.00. This figure represents Personnel costs of \$ 273,764.00 (zoning) and \$58,896.00 (weeds) and Operating costs of \$89,425.00 (zoning) and \$28,193.00 (weeds).

Growth of the city and the continued increased awareness of Code Enforcement by the citizens have contributed to a steady increase of number of requests for officer investigation of zoning or junk related cases. Types of complaints received by the division include too many animals, fences, graffiti, junk, signs, zoning, tobacco, encroachment into sidewalks or other rights-of-way, dust, construction litter, woodsmoke, and other nuisance related matters. The number of cases in 1992, the first year the city employed a full time code enforcement officer, was 445. A second officer was added in 1995; the case load for that year was 753. The case numbers increased an average of 9% each year through the year 2000 (see chart below). A third officer was approved for the division for 2001. The chart shows that case numbers for 2001 increased to 1,483 and reflects a successful effort by the division to initiate some pro-active enforcement activity (description of pro-activity is later in this report).



In addition to determining and resolving violations, the division 1) conducts final inspections on issued sign and fence permits 2) serves as a review agent for site plans, 3) conducts liquor license site checks for City Clerk's office and 4) one officer assists in CDBG field interviews, photography and record keeping.

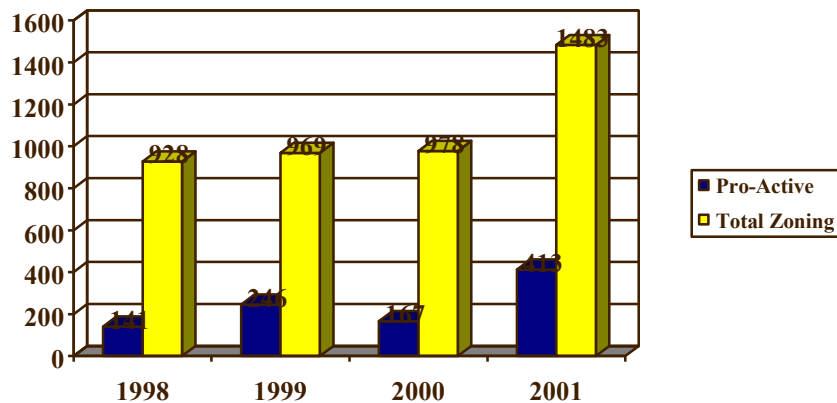
Philosophy

The Council's philosophy toward code administration as understood and practiced by Code Enforcement is 1) To respond to citizen complaints and questions, 2) Act primarily on complaints except for the weed program which is pro-active, 3) Provide citizen education of codes, 4) Conduct pro-active enforcement if resources are available and 5) Operate under consistent enforcement procedures. The Code Enforcement Division strives to meet these objectives that also support the goals of the Community Development Department to provide exceptional customer service, provide community education and outreach and develop and implement a community vision. A summary of how each is implemented within the division follows.

- 1) To respond to citizen complaints and questions, the division has established guidelines for determining response time to a complaint. Immediate attention is given when a dangerous condition exists and 72 business hours maximum response time is assigned to the majority of cases for initial inspection for a violation. The Division also strives to provide answers to phone customers or to find the answer and respond within 24 hours.
- 2) The program is primarily complaint driven except for the weed program that has been pro-active since 1991. To provide equitable enforcement and handle neighborhood disputes responsibly, the division pro-actively opens a case if there is a like violation within the officer's "line of sight" when responding to complaint. Simply, if the officer can see a like violation, the goal is to pro-actively enforce these violations. Other pro-active activities will be identified under number 4.
- 3) Education is a necessity when familiarizing a community with complex codes and ordinances. The division is continually striving to find new ways to disseminate information, especially to those affected by certain codes. The division currently has 15 handouts covering popular violation topics that include junk, weeds, yard sales, home occupations, signs, temporary uses, construction dust and debris, sight distance violations on corners, and one

covering several neighborhood related codes. A popular “Who To Call” brochure to identify who has jurisdiction over a variety of customer concerns was created and is used heavily by the Police Department’s Crime Prevention Unit and the neighborhood watch groups. A sampling of these brochures is included in your agenda packet. In addition to brochures, letters are sent periodically to specific groups such as landscapers, fence contractors, sign contractors, board of realtors or campaign headquarters to call attention to and clarify zoning regulations. Utility bill inserts are utilized twice a year to remind customers of the weed ordinance, the graffiti program, woodburning and snow removal. A “Code Enforcement Corner segment” is included in most City Newsletters and the division attends neighborhood HOA meetings on request to explain codes or be available for questions. A survey was developed and is updated annually to maintain a list of HOA contacts and is mapped on GIS for contact on planning issues. This list is also available for informing neighborhoods about programs such as spring clean-up.

- 4) Pro-active enforcement has been included in annual work plan goals for the division since 1993 and were to occur if resources permitted. The complaint demand has prohibited much pro-activity. The division shows an average of 19.6% pro-active cases from 1998 through



2000 (see chart above). This portrays efforts of the officers to notice and write up cases that have the same violation stated in a complaint and are clearly visible from the inspection spot of that violation. These are referred to as “line-of-sight” cases. The other primary effort that resulted in pro-active cases during these years is the promotion of the annual Spring Clean-Up in a neighborhood of approximately 350 homes within the officer’s districts. Neighborhoods chosen reflected a large number of junk related cases within ten areas that were identified in 1992 for tracking violation trends. The division added a third officer in February of 2001. Once this officer reached proficiency, the division was able to conduct a couple of pro-active “sweeps” in the city for display of vehicles, fences without permits and a citywide sweep of portable signs. Letters were sent to all realtors in February of 2001 advising that signs planted in the right-of-way are illegal and could be picked up by Code Enforcement. No Violation Notices were written for signs picked up, but a location/realtor list is maintained and the signs are stored in the shops area in case realtors call us to see if we picked up a particular sign. In addition, all businesses with A-frame type signs, banners, pennants and other

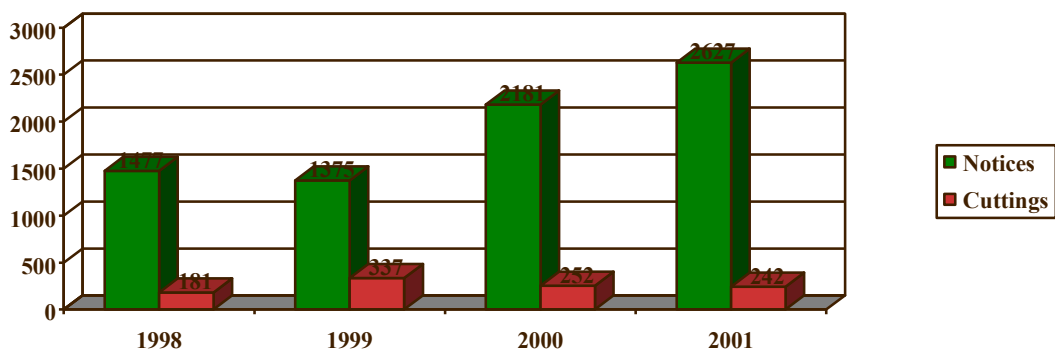
wind driven signs were contacted in October-November and advised of the Special Events Permit requirement and that portable signs are not allowed. This effort resulted in approximately 100 cases in 2001 increasing pro-activity to approximately 28% of the total caseload. The division has continued to pro-actively monitor temporary signs and illegal portables.

- 5) Consistent enforcement procedures are a necessity. To ensure that the division is operating under uniform procedures, a procedures manual was written in 2000 as a reference and to assist in training new officers. Additionally, staff meetings and/or field checks are held for discussion of cases so that code interpretation is consistent. The procedure for responding to complaints is 1) Voluntary compliance is requested verbally or in writing within ten (10) working days. Copies of the code section being violated and brochures are included with the request. Extensions may be granted if the violator has been in touch with the issuing officer and a plan for compliance has been agreed upon. Since 1998, the voluntary compliance rate averages 87%. 2) Notice of Violation is issued for not responding to the voluntary compliance request or for not meeting the agreed upon compliance date. General time for compliance is another ten (10) days; additional time may be agreed upon depending on magnitude of violation. 3) Court summons is issued for continued non-compliance or neglect of the management plan. Exceptions to these procedures are that voluntary compliance is not offered to repeat violations within 12 months and a court summons may be required on initial visit if violation reoccurs during probation or deferred judgement period for a Municipal Court conviction.

Weeds in Public Right-of-Way

Weeds related complaint issues were the highest area of dissatisfaction on the most recent citizen survey. To address this matter, Code Enforcement, Parks and Public Works have been working to better manage weeds on public property including the rights-of-way. Parks will continue to maintain the river trails and undeveloped lands designated for future parks. Code Enforcement has been enforcing private property violations and maintaining the public rights-of-way and public owned parcels. The division will continue to enforce weed violations on private properties. The maintenance of public parcels and rights-of-way will be transferred to Public Works beginning in 2002. Please see Public Works report in Attachment B.

As stated earlier, the weed violations on private property are enforced pro-actively. Summer staffing is scheduled from May 1 through October 31 and has budgeted positions for a clerk, two inspectors and three cutters for 2002. The city is split into a north and south district and the inspectors cover the assigned area systematically in an effort to inspect all parcels within city limits approximately three times each summer. Inspections include the entire property and adjacent



right-of-way from curb to center of any alley or public easement. The total Notices issued in 2001 were 2,627. The crew is also responsible for cutting private properties that remain in violation after the ten day reinspection. The property owner is billed for the cost of cutting and unpaid bills are filed with the County as Special Tax Liens.

The chart above shows the violation activity over the last four years and reflects a positive voluntary compliance average of 86%.

Weekend Enforcement

Code Enforcement currently works under a traditional five-day work week. In consideration of concerns for portable signs put out on the weekend during the advertising of one-day sales, weekend sales and open houses, each Code Enforcement officer spent one weekend during November and December identifying violations; 30 violations were noted citywide. The Police Department has joined in the discussion of possible solutions to the sign problem. Patrolling officers or Police Service Technicians may be available to contact business owners to advise of illegal signage in medians, request removal and/or photograph the illegal sign.

In addition to retail sales signs, Yard Sale, Open House and other real estate signs are illegal when placed off-premise (on corners and at sub-division entrances) and numbers of these types of signs increase on the weekend. Antenna decorations (balloons and pennants) put on vehicles on the weekend also violate the sign code if a Special Events Permit has not been obtained. It should be noted that the majority of weekend violations are gone by Monday.

Staff recommends that the initial efforts to address this problem include Code Enforcement notification of the real estate community and businesses that these weekend signs are illegal. A letter to hotel and motel marketing is currently in preparation to provide a summary of regulations for visiting vendors that will address signage and one-time sales licensing requirements. Special notification can also be prepared for auto dealerships to heighten awareness that weekend wind driven signs with no Special Events Permit and portable signs violate the code.

Parking and/or Use of the Right-of-Way area between curb and sidewalk

There is concern that the area between the curb and the sidewalk is being misused for parking. Parking matters are referred to the Police Department as illegal parking violations. Code Enforcement currently responds to zoning issues on a complaint basis. These responsibilities include 1) Using the area for storage of personal goods (anything left over 48 hours) and 2) New development that is attempting to establish or use this area for off-street parking. The new development is addressed during site plan review and no complaints or cases have resulted regarding this code section. The storage violation has only come up occasionally and a few pro-active "line of sight" cases have been enforced over the years. Exact numbers are not available.

ATTACHMENTS:

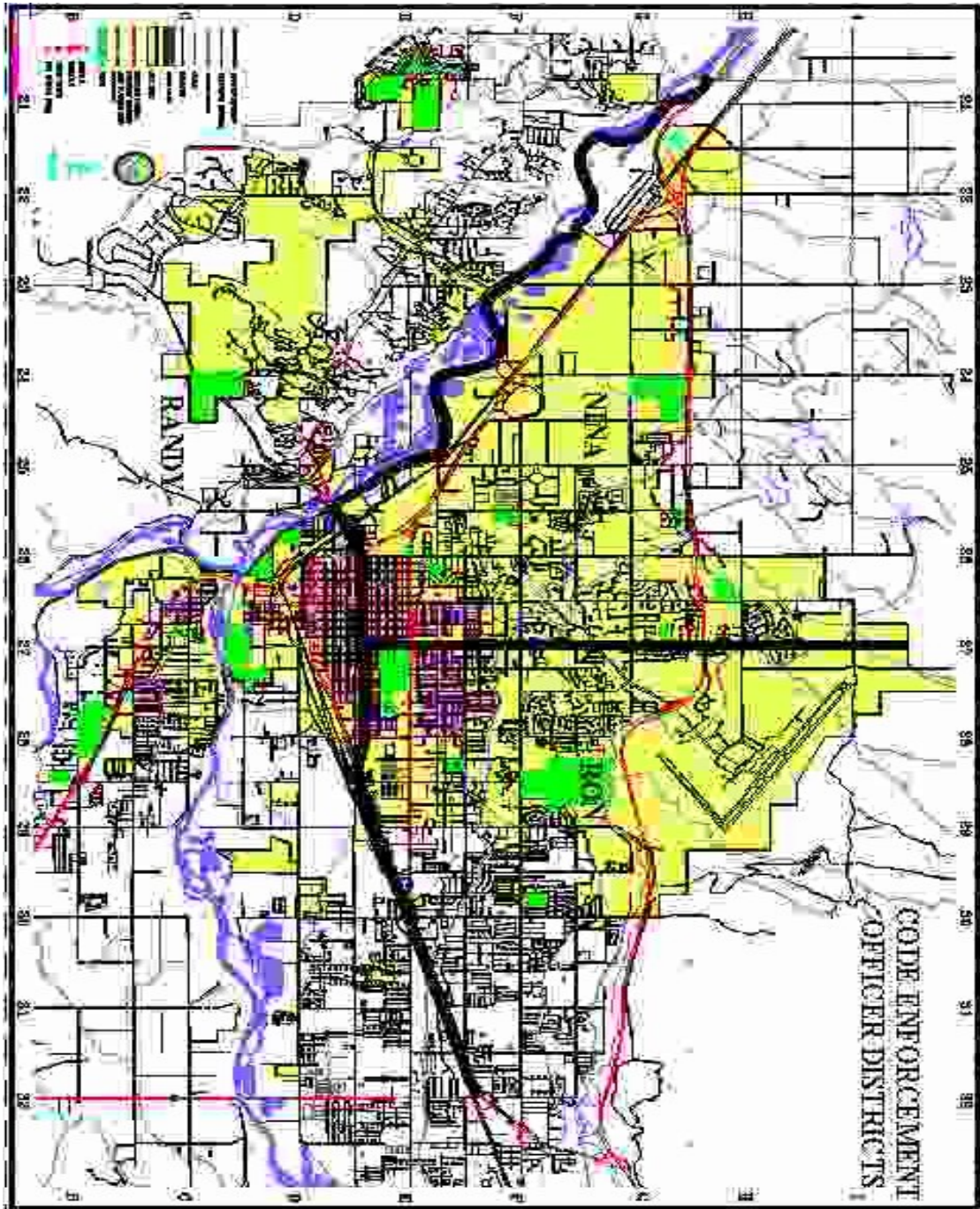
Attachment A: Code Enforcement Officer District Map

Attachment B: Controlling Weeds in Public Rights-of-Way

Also included is a page protector containing a sampling of Code Enforcement brochures.

Attachment A

Code Enforcement Officer District Map



ATTACHMENT A

Attachment B

Controlling Weeds in Public Rights-of-Ways

PROBLEM – The appearance of weeds in ROW’s and publicly owner property where the public does not expect to see them. This was identified as the number 1 issue in the recently completed community survey.

CITY CODE – Requires property owners to maintain area between property line and the road, except on “agricultural lands” where owners are not required to maintain that area between property line and the road. The service level is 6” or less for all areas.

CURRENT PRACTICE – has been shaped by a variety of unwritten policies through the years and is depicted on the current inventory map and described in alternatives #1 & #3.

AREAS OF CONCERN:

1. Areas adjacent to improved streets – concrete curbs, gutters, sidewalks
2. Bike paths
3. Areas adjacent to unimproved sections of roadways
4. Areas adjacent to State Highways
5. Medians/Barricades
6. City owned properties including developed parcels, vacant land, and detention basins.

ALTERNATIVES

1. Follow the current code:
Although the code requires most property owners to maintain weeds in ROW’s adjacent to their property, in some cases it may be perceived as a reduction in service since Mesa County currently cuts along the shoulder of undeveloped collector roadways.
2. Modify current code to require “agriculture lands” to maintain adjacent ROW’s:
This would provide for a more consistent application of the code. It would also be a less costly program than the program currently being administered.
3. Use the road improvement status and road classification to define the maintenance responsibilities and service level. See the example below.

EXAMPLE BASED ON THE ROAD CLASS AND EXISTING IMPROVEMENTS

Areas adjacent to improved streets (curbs, gutters, or walks) – service level is current code of 6” or less

- Improved lots
 - On local streets – property owner
 - On collector or arterial streets – property owner
- Unimproved lots (vacant property)
 - On local streets – property owner maintains
 - On collector or arterial streets – City

Areas adjacent to unimproved roadways (no curb, gutter or walks) – service level could be 12”-18”

- Improved lots –
 - On local streets - property owners
 - On collector or arterial streets – property owners
- Unimproved lots (vacant property)
 - On local roadways – property owners
 - On collector or arterial streets - property owners

Areas adjacent to State Highways – Cut and spray two times per year –service level could be 12” - State crews try to cut two times per year

Medians and Barricades – service level 6” or less

City to spray and cut

City owned properties including developed parcels, vacant land, and detention basins.

City to spray and cut - Service level could be 12”

**Attach W-3
Development Review Process**

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL		
Subject:	Proposed Changes To The Development Review Process	
Meeting Date:	March 4, 2002	
Date Prepared:	February 26, 2002	
Author:	Bob Blanchard	Community Development Director
Presenter Name:	Bob Blanchard	Community Development Director
X	Workshop	Formal Agenda

Subject: Proposed Changes to the Development Review Process

Summary: The Community Development Department is recommending changes to the existing development review process. The proposed changes will make applicants more responsible for the content of development submittals, distribute the workload more evenly throughout the month, change the focus of the general meeting between staff and applicants and provide incentives for higher quality submittals.

Background Information: See attached

Budget: N/A

Action Requested/Recommendation: Council input and direction on proceeding with the proposed changes

Citizen Presentation:	X	No	Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	X	No	Yes	When:	
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Placement on Agenda:		Consent		Indiv. Consideration	X	Workshop
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Background Information

The existing development review process is contained in the Zoning and Development Code Sections 2.2 for administrative review items and 2.3 for public hearing items. Based on comments from the development community, staff observations and workload management issues, changes to the process are being proposed that will make applicants more responsible for the content of development submittals, distribute the workload more evenly throughout the month, change the focus of the general meeting between staff and applicants and provide incentives for higher quality submittals.

The current development review process has several inefficiencies. The major areas for change include:

General meetings are scheduled throughout the week. These meetings are scheduled based on the project planners' schedule and may number from 8 to 12 meetings a week. While there are up to 6 planners that may schedule these meetings, there are only 2 development review engineers.

The proposed changes would limit the applications that require general meetings, group the meetings into 5 half-hour time slots all on Monday morning and establish a core group of City staff (from the Community Development, Public Works (Engineering and Traffic), Fire, and Parks and Recreation Departments that will attend to make these meetings more beneficial to the petitioner.

Submittal deadlines for public hearing applications are currently the last Wednesday of each month. This once a month submittal opportunity has the potential of resulting in poor quality submittals due to an applicant trying to meet the deadline without taking the time to adequately and accurately design the project and address all Code requirements. It also has the effect of causing a peak in staff's workload. Except for September and October, the average submittal has been approximately 10 public hearing items per month. With a limited review time, this creates a significant peak in staff workload (including outside agencies) immediately after a submittal deadline.

Proposed changes would allow submittals at any time. This would have the effect of spreading the increased workload over time. This also will allow applicants to take some extra time to finish applications and, hopefully, increase their quality.

Because of timing requirements for advertising, the scheduling of Planning Commission meetings is currently required prior to the completion of staff review. This creates false expectations that a hearing will occur for those projects that may not have all issues resolved. This frequently results in items being pulled off agendas and delayed for 4 to 6 six weeks.

Proposed changes would result in projects being placed on the Planning Commission agenda only after all issues are resolved. The goal will be to not have any conditions of approval resulting in projects that are completely designed before they are scheduled for Planning Commission (and ultimately

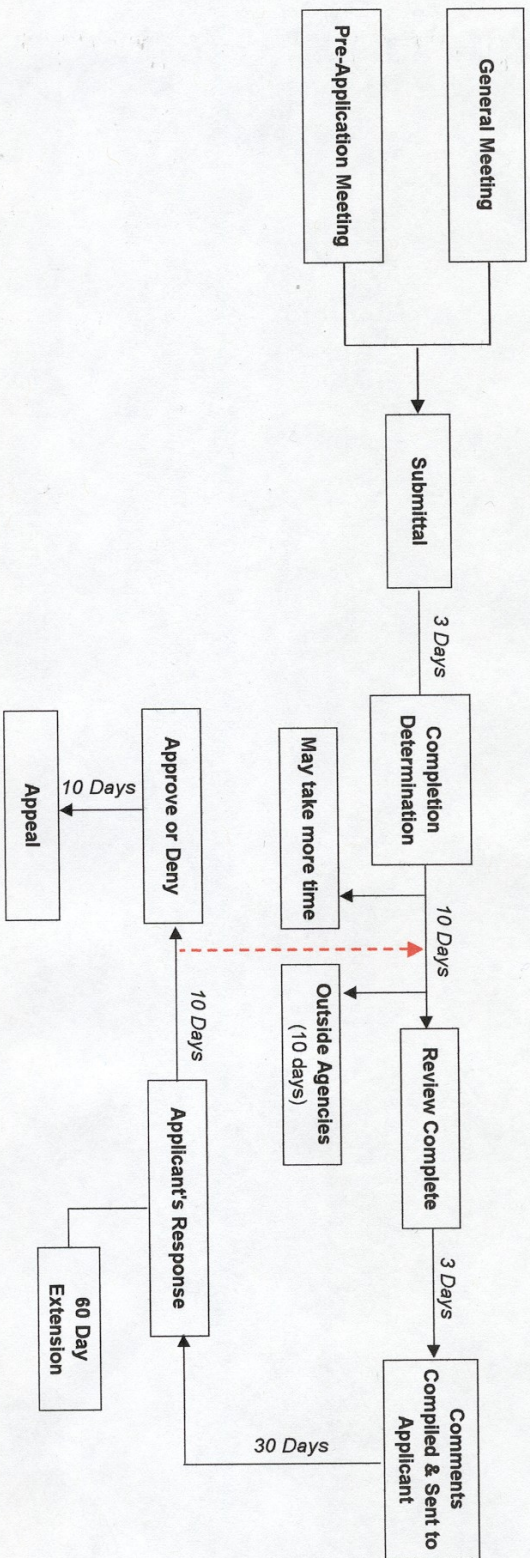
City Council) agendas. The Planning Commission has already agreed to change their meeting schedule from the 2nd and 3rd Tuesdays to the 2nd and 4th Tuesday with the addition of a second worksession on the 3rd Thursday. This will result in 2 distinct, separately advertised hearings. When projects are delayed or pulled from a Planning Commission agenda, this could result in only a potential 2 week delay rather than a 4 to 6 week delay that exists today.

While there are other minor changes, the other proposal of note is to remove the process from the Zoning and Development Code. This will allow immediate response when procedural problems are identified. When a process is contained within a regulatory document adopted by ordinance, changes cannot be made without going through 2 public hearings before the Planning Commission and City Council.

As of the preparation of this staff report, these proposed changes have been reviewed internally by all development review staff, by all outside review agencies and by the City Manager and other department heads. Additional presentations are being scheduled with the Chamber of Commerce, Home Builders Association of Northwest Colorado, Mesa County Association of Realtors, Western Colorado Association of Contractors, Associated Builders and Contractors of Western Colorado and the National Association of Women in Construction. A larger meeting with developers, engineers and consultants will also be scheduled before finalizing process changes.

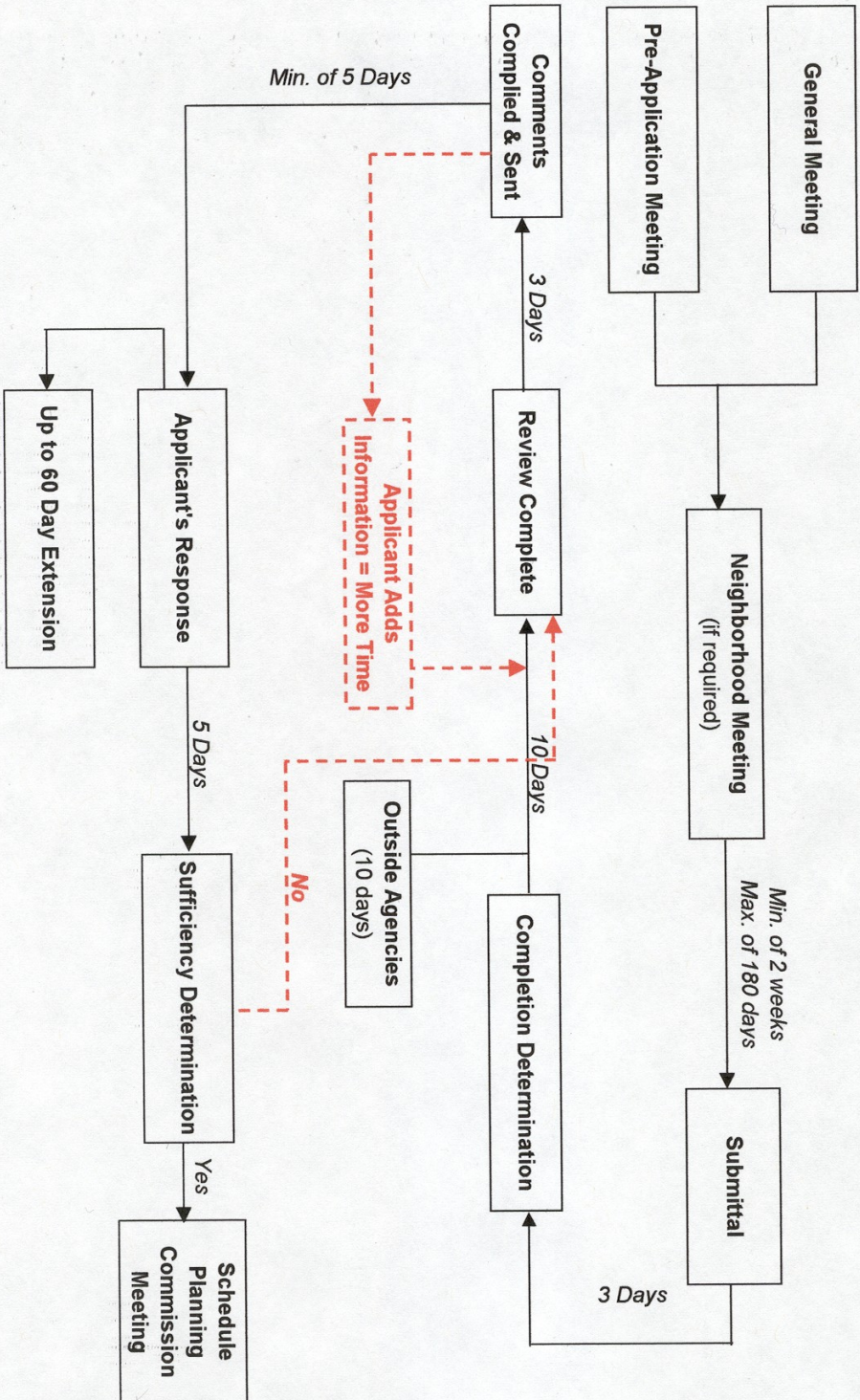
EXISTING REVIEW PROCESS

Administrative Review-Approval



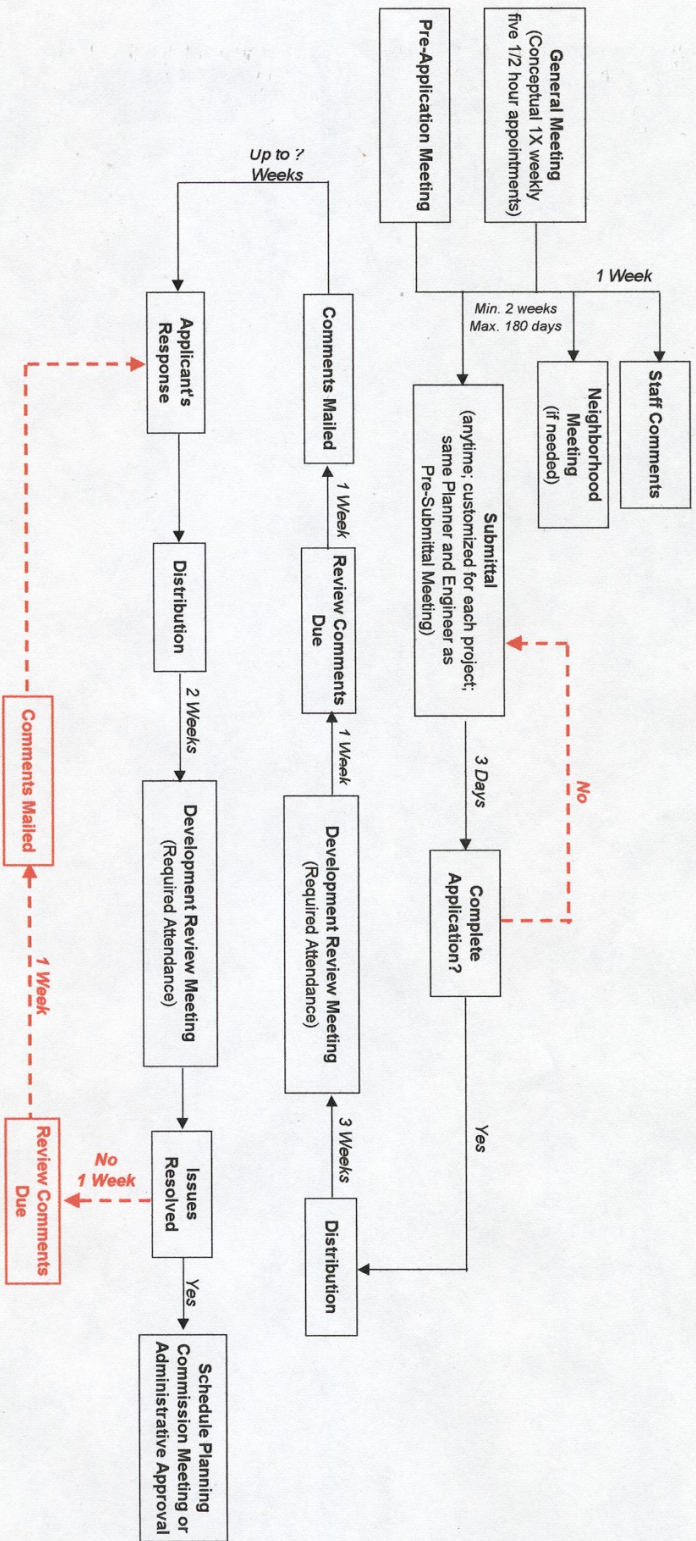
EXISTING REVIEW PROCESS

Public Hearing



PROPOSED REVIEW PROCESS

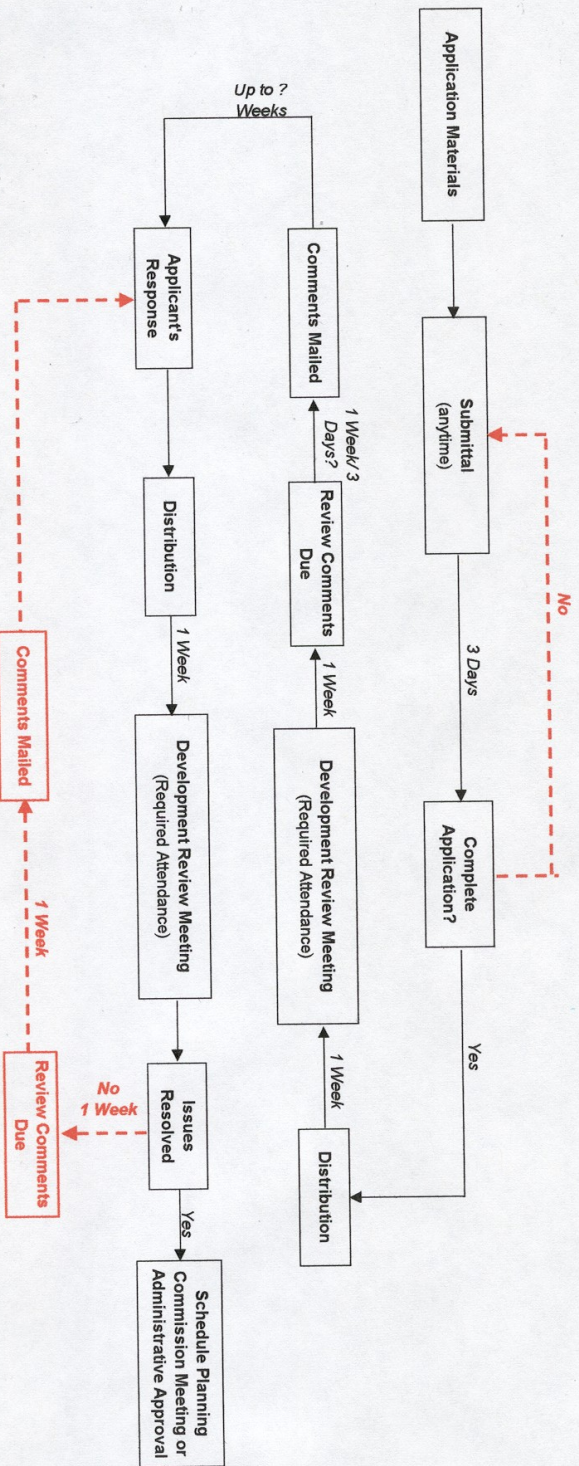
(Applications requiring General/Concept or Planner Meetings)



Applications Requiring General or Planner Meetings

- Site Plan Review (Major)
- Preliminary Plan (Major Subdivision)
- Final Plat
- ODP
- Preliminary Plan (PD)
- Final Plan (PD)
- Vacation Plat, Easement, ROW
- Institutional & Civic Facility Master Plan
- Any Combination Application

PROPOSED Expedited Review Process



Expedited Review Applications (unless combined with another application)

- Change of Use
- Site Plan Review (Minor)
- Floodplain Permit
- Growth Plan Text Amendment
- Growth Plan Map Amendment
- Zoning Map Amendment
- Zoning Text Amendment
- Plan Amendment
- Conditional Use Permit
- Revocable Permit
- Zoning of Annexation
- Simple Subdivision
- Variance

Proposed Review Process Meeting/Process Matrix

	General / Concept Review Meeting ¹	Meeting with Planner or Tech	Expedited Review Process ²
Change of Use		X	X
Site Plan Review (Major)	X		
Site Plan Review (Minor)		X	X
Floodplain Permit		X	X
Growth Plan Text Amendment		X	X
Growth Plan Map Amendment		X	X
Zoning Map Amendment		X	X
Zoning Text Amendment		X	X
Preliminary Plan (Major Subdivision)	X		
Final Plat		X	
ODP	X		
Preliminary Plan (PD)	X		
Final Plan (PD)		X	
Plan Amendment (PD)		X	X
Conditional Use Permit	X	X	X
Revocable Permit		X	X
Zoning of Annexation		X	X
Simple Subdivision		X	X
Vacation Plat, Easement, ROW		X	
Variance		X	X
Institutional & Civic Facility Master Plan	X		

¹ **General / Concept Review Meeting Attendees**

Project Planner
Development Engineer
Traffic Division
Fire Department
Parks Department

² **See Expedited Review Process Flowchart**

Project Time Fames

1999: 213 Projects approved/denied 1.5 - 33 weeks
2000: 140 Projects approved/denied 2 - 37 weeks
2001: 114 Projects approved/denied 4 - 75 weeks

**Attach W-4
Growth Plan Update**

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
Subject:	Growth Plan Update	
Meeting Date:	March 4, 2002	
Date Prepared:	February 27, 2002	
Author:	Kathy Portner	Planning Manager
Presenter Name:	Kathy Portner	Planning Manager
x	Workshop	Formal Agenda

Subject: Process for the Growth Plan 5-Year Update

Summary: The City Council committee has been working with staff on a process for the 5-year update of the Growth Plan. The proposed process would take approximately 9 months.

Background Information: The Growth Plan, adopted in October of 1996, recommended that it be reviewed in five years. The Council committee, Janet Terry, Cindy Enos-Martinez and Jim Spehar, have been working with staff on the update process. The committee agrees that the update should not be a major rewrite since no major problems have surfaced with the plan and some of the proposed action items have not yet been tested. Instead, the update will be a review of the map, goals and policies as well as a prioritization of the remaining action items.

The committee recommends that a steering committee be established to oversee the update. Members should include individuals from the original committee as well as some new members, representing various areas and groups (see attachment A). The role of the steering committee will be to compile a list of problem areas in the plan, make recommendations for changes and additions to the plan, and make recommendations on prioritization of action items.

The proposed work program anticipates a nine-month process beginning in March. There are three meetings with the steering committee proposed and two defined opportunities for public input prior to public hearings before the Planning Commission and City Council (see attachment B).

Budget: Already budgeted in the Community Development 2002 budget.

Action Requested/Recommendation: Council direction on the proposed process.

Citizen Presentation:	x	No	Yes	If Yes,
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Name:	
Purpose:	

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input checked="" type="checkbox"/>	Workshop
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Proposed Steering Committee Representation

Chairman

Organizations

- Homebuilders/Contractors/Realtors
- Chamber of Commerce
- Downtown Development Authority/Downtown Association
- School District 51
- Mesa County

Areas

- Redlands
- Orchard Mesa
- Mesa State College Area
- East Area—Inside City Limits
- Clifton Area
- South Downtown/Riverside/El Poso
- North Area
- East Buffer Area
- West Buffer Area

