

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP AND  
SPECIAL MEETING  
AGENDA**

**MONDAY, FEBRUARY 28, 2005, 7:00 P.M.  
CITY HALL AUDITORIUM, 250 N. 5<sup>TH</sup> STREET**

**MAYOR'S INTRODUCTION AND WELCOME**

7:00 **COUNCILMEMBER REPORTS**

7:10 **CITY MANAGER'S REPORT**

7:15 **REVIEW FUTURE WORKSHOP AGENDAS**

[Attach W-1](#)

7:25 **REVIEW WEDNESDAY COUNCIL AGENDA**

7:30 **DEPARTMENT PRESENTATION: CODE ENFORCEMENT:** Community Development Director Bob Blanchard and Code Enforcement Supervisor Ivy Williams will summarize code changes that are currently waiting for review during the upcoming Code Codification process and update Council on the impact of recommended enforcement changes that have been in practice during 2004 operations.

[Attach W-2](#)

**CONVENE INTO SPECIAL SESSION**

8:25 **EXECUTIVE SESSION** – DISCUSSION OF PERSONNEL MATTERS UNDER SECTION 402 (4)(F)(I) OF THE OPEN MEETINGS LAW RELATIVE TO CITY COUNCIL EMPLOYEE

**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.

Attach W-1  
Future Workshop Agenda

# CITY COUNCIL WORKSHOP AGENDAS

*\* MARCH 14, 2005 MONDAY 11:30 AM Cancel for National League of Cities*

MARCH 14, 2005 MONDAY 7:00PM Cancel for National League of Cities

*\* APRIL 4, 2005 MONDAY 11:30 AM  
11:30 CITY OWNED PROPERTY UPDATE*

APRIL 4, 2005 MONDAY 7:00PM (NCAA Basketball Championship: start at 5:00 ?)  
7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW  
FUTURE WORKSHOP AGENDAS  
7:25 CITY MANAGER'S REPORT  
7:30 TRAFFIC CALMING: DISCUSSION OF CURRENT POLICY  
8:15 STRATEGIC PLAN UPDATE

*\* APRIL 18, 2005 MONDAY 11:30 AM  
11:30 DEPARTMENT UPDATE ON GOLF COURSES*

APRIL 18, 2005 MONDAY 7:00PM  
7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW  
FUTURE WORKSHOP AGENDAS  
7:25 CITY MANAGER'S REPORT  
7:30 APPOINTMENTS TO BOARDS & COMMISSIONS  
7:35 PUBLIC WORKS UPDATES ON RIVERSIDE PARKWAY PROJECT,  
F ½ ROAD PROJECT AND WATER ISSUES

→MAY 2, 2005 MONDAY 10:00 AM Swearing In Ceremony -New Council Members

*\* MAY 2, 2005 MONDAY 11:30 AM  
11:30 OPEN*

**MAY 2, 2005 MONDAY 7:00PM**

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW  
FUTURE WORKSHOP AGENDAS

7:25 CITY MANAGER'S REPORT

7:30 STRATEGIC PLAN UPDATE

**\* MAY 16, 2005 MONDAY 11:30 AM**

*11:30 OPEN*

**MAY 16, 2005 MONDAY 7:00PM**

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW  
FUTURE WORKSHOP AGENDAS

7:25 CITY MANAGER'S REPORT

7:30 APPOINTMENTS TO BOARDS & COMMISSIONS

7:35 OPEN

**↗ BIN LIST ↖**

1. Ambulance Provider RFP (May)

**Department Presentations to City Council**

**2005**

**April 18**

Golf Course/Recreation (11:30 AM)

Public Works Utilities – Water (7:35 PM)

**Attach W-2**

**Department Presentation: Code Enforcement  
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>		Code Enforcement Update				
<b>Meeting Date</b>		February 28, 2005				
<b>Date Prepared</b>		February 22, 2005			<b>File #</b>	
<b>Author</b>		Ivy Williams		<b>Code Enforcement Supervisor</b>		
<b>Presenter Name</b>		Bob Blanchard Ivy Williams		<b>Community Development Director Code Enforcement Supervisor</b>		
<b>Report results back to Council</b>		<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>	<b>Yes</b>	<b>When</b>
<b>Citizen Presentation</b>		<input type="checkbox"/>	<b>Yes</b>	<input checked="" type="checkbox"/>	<b>No</b>	<b>Name</b>
<input checked="" type="checkbox"/>	<b>Workshop</b>	<input type="checkbox"/>	<b>Formal Agenda</b>		<input type="checkbox"/>	<b>Consent</b>
		<input type="checkbox"/>			<input type="checkbox"/>	<b>Individual Consideration</b>

**Summary:** This presentation is part of the City Council’s requested department updates. We will summarize code changes that are currently waiting for review during the upcoming Code Codification process and update Council on the impact of recommended enforcement changes that have been in practice during 2004 operations.

**Budget:** No impact

**Action Requested/Recommendation:** Feedback on presented information.

**Attachments:** PowerPoint presentation in handout format

**Background Information:** Code Enforcement is an integral division in assisting all City departments in application of the Zoning and Development Code and several sections of the Municipal Code. The division provides support in enforcement when the activity in question is part of a development process or of a petty criminal/nuisance action that is occurring on private property and is of a non-emergency nature.

As part of the first phase of the Strategic Plan for 2002-2012, Object 9.A set goals in support of The following Solution: **A BALANCE OF CHARACTER, ECONOMY AND ENVIRONMENT.** The objective requested that a team “Review the current code

requirements and enforcement methods for practicality and take appropriate action.” (2 years) Code Enforcement Supervisor, Ivy Williams led out in this objective and a final report was presented to City Council in August, 2003. Council direction at that time was to:

1. Recommend language for some changes to sections in the Zoning and Development Code
2. Monitor the weed program along with Public Works. Note: The 2005-2006 Strategic Plan Update includes Goal 17: “Evaluate and redefine the problem and level of effort required to manage weeds.” Code Enforcement will be support staff in this review headed up by Public Works.
3. Tighten some enforcement procedures for repeat violators

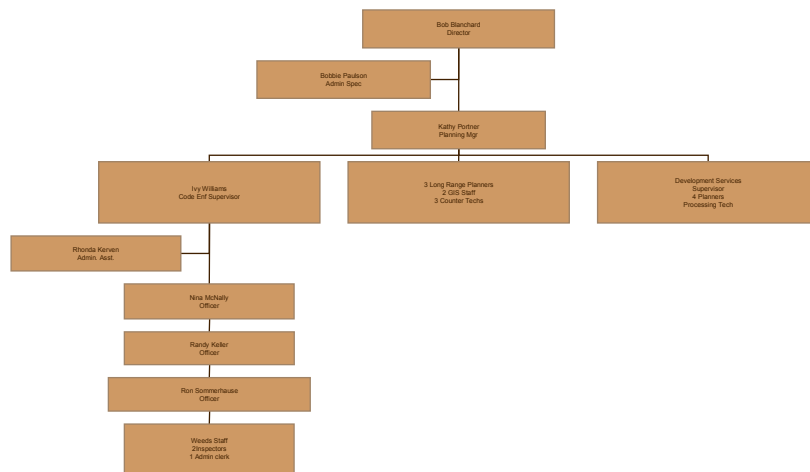
Tonight’s presentation will update Council on these items and will also summarize and compare the Code Enforcement activities over the last four years.

# CODE ENFORCEMENT

## WORKPLAN UPDATE



# ORGANIZATION CHART

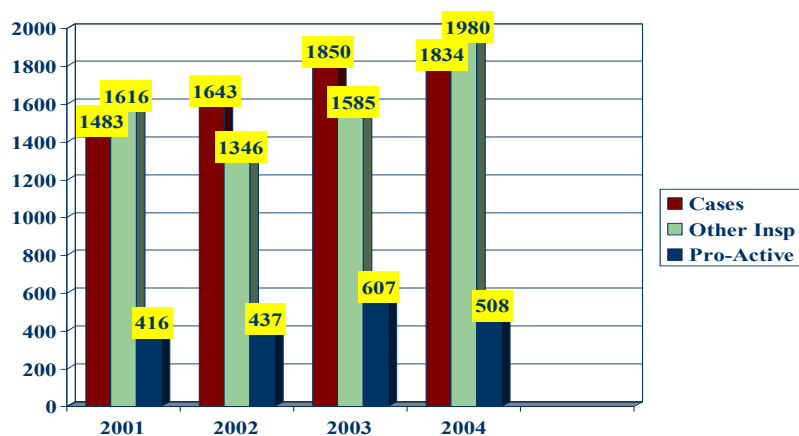


## Code Enforcement 2004

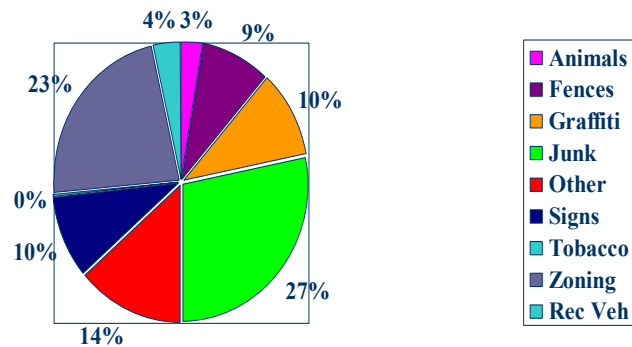
- Managed 6,615 phone calls for service
- Inspected 1,980 development sites, signs, fences and liquor licensees
- Conducted 508 pro-active inspections for fences, signs and line of sight violations
- Opened and managed 1,834 zoning enforcement cases
- Issued 1,655 Weed notices between May 1 and Oct 31



## ENFORCEMENT CASE HISTORY



## 2004 Cases By Type



## 2003 Strategic Plan Review Team Recommendations

- Change certain Zoning and Development Code sections
  - Certain sign code language
  - Amend Landscaping code (maintenance)
- Amend Smoking in Public Places Ordinance
- Review/Change weed ordinance
- Tighten up enforcement on repeating violators of the code.



## Proposed Changes to Zoning and Development Sign Code Section

- Legalize portable signs on areas with similar shopping characteristics such as Main Street (proposed in the 2005 Z&D Code Revisions)
- Require a timeframe for display of campaign related signs (Proposed in revisions)
- Unable to propose changes to off-premise temporary signs such as yard sale, real estate open house and one time sales events.



## Zoning and Development Landscaping Code

- Maintenance of new and existing landscaping is required
- The owner of the nearest property is required to keep all rights-of-way that are not hard surfaced, cleared of weeds, litter, junk, rubbish and other obstructions
- Inspections are conducted in follow-up to warranty deeds on some projects.
- 90 days is allowed for replacement of dead landscaping or by the next April if winter.



## Smoking in Public Places Ordinance

- New Ordinance adopted July, 2003; effective January 1, 2004.
- Implementation strategy put in place for 2005 for the businesses amortized for compliance by January 1, 2006.
  - Jan: Information available at liquor handler's class
    - Inspections of all restaurants and bars
  - Feb: Public Question and Answer Forum

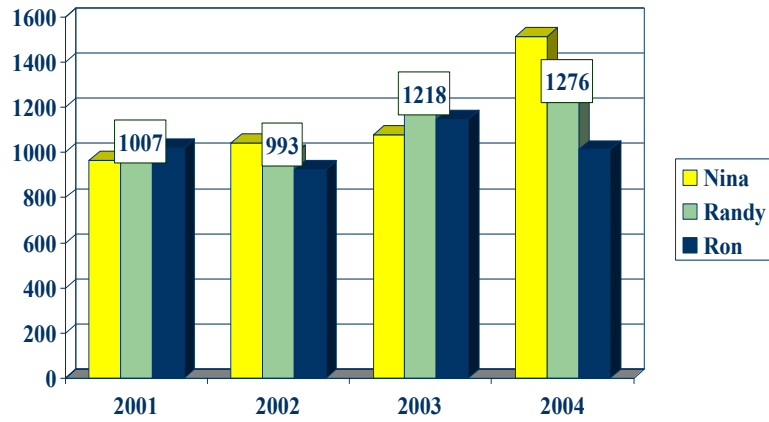


## Recommended Changes to Enforcement Procedures

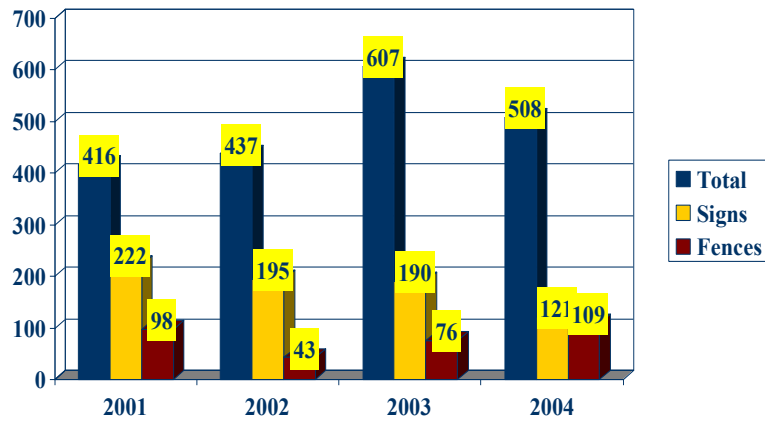
- No voluntary compliance offered if violation is repeated within two years.
- Write tickets if same violation is repeated within two years.
- Continue to build relationships with other departments and coordinate with Beat Officers
- Be available for inspections outside regular working hours



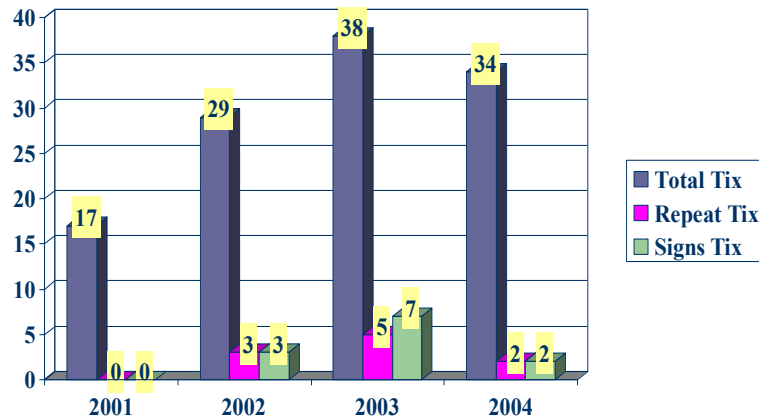
## Cases + Inspections by Officer by Year



## Pro-Active by Year



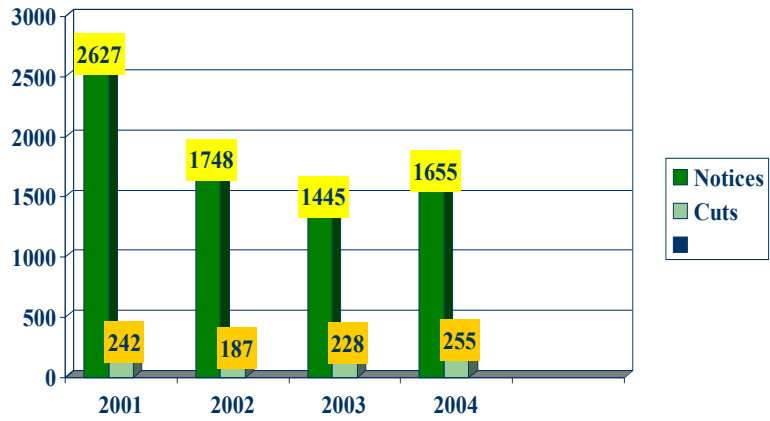
## Summons Issued by Year



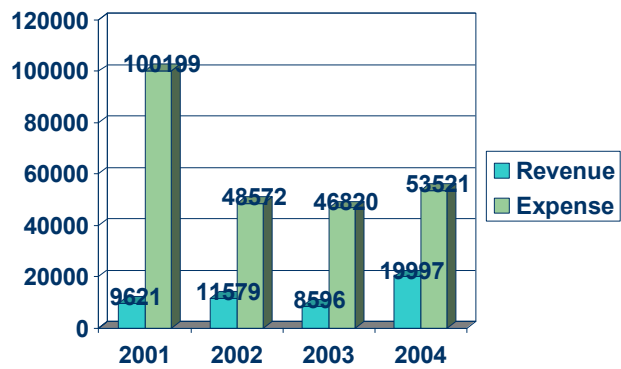
## Review Team Recommendations for Weeds

- Review Team recommended that Public Works budget for maintaining city owned properties be gradually increased to keep up with anticipated growth.
- Older subdivisions with no HOA should be exempt from the requirement of maintaining rights-of-way outside perimeter fencing
- More discussion needed on maintaining public walking paths, bike paths and trails.

## Weed Notices and Cuts



## Weeds Revenue/Expenses



## Goals for 2005

- **Maintain current level of service with no additional staff**
- **Continue Pro-active sign enforcement and add pro-active projects as time allows**
- **Continue cooperative efforts with Public Works in enforcement related matters including Graffiti, Spring Cleanup, Weeds, Right-of Way trash/junk, and Stormwater management.**
- **Continue contracting the weed cutting**
- **Support Community Policing efforts of PD**
  - Conduct pro-active inspections as warranted
  - Continue to administer the graffiti contract



## Goals for 2005 continued

- **Continue to attend PD organized neighborhood meetings and coordinate follow-up inspections as warranted**
  - Attended approximately 15 meetings in 2004
  - Conducted follow-up neighborhood inspections in 4 areas in collaboration with PD efforts
- **Continue in collaborative efforts with City Clerk's Office and Legal staff in implementation of Smoking Ordinance.**
- **Support the Neighborhood Program**
  - Staff will be available to attend ice cream socials or other informational meetings
- **Support Public Works in the upcoming review of Weed Program**

