

**GRAND JUNCTION CITY COUNCIL  
AGENDA  
MONDAY, AUGUST 14, 2006, 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](#)
- 7:20 **REVIEW WEDNESDAY COUNCIL AGENDA**
- 7:30 **DISCUSS BOUNDARY ADJUSTMENTS FOR CITY COUNCIL DISTRICTS:** Staff will present the current issues with the Council District boundaries and present possible options for adjustments. [Attach W-2](#)
- 8:05 **CODE TEXT AMENDMENTS:** A list of proposed Code changes has been compiled. Staff will review the time line for the proposed changes, inform the City Council as to the process for changing the Code, and present some brief information on each of the proposed amendments for Council consideration. [Attach W-3](#)

**ADJOURN**

# FUTURE CITY COUNCIL WORKSHOP AGENDAS

(10 August 2006)

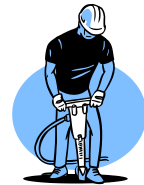
## AUGUST 2006

✕✕ AUGUST 16, WEDNESDAY 11:30 AM at Two Rivers Convention Ctr.

11:30 1<sup>ST</sup> TEAM MEETING FOR THE 2007/8 STRATEGIC PLAN UPDATE

## SEPTEMBER 2006

- ↳ ~~SEPTEMBER 4, MONDAY 11:30 AM~~ CANCELED for LABOR DAY
- ↳ ~~SEPTEMBER 4, MONDAY 7:00PM~~ CANCELED for LABOR DAY



- ↳ SEPTEMBER 18, MONDAY 11:30 AM at Two Rivers Convention Center
- 11:30 MEET WITH VISITOR & CONVENTION BUREAU BOARD



- ↳ SEPTEMBER 18, MONDAY 7:00PM in the City Hall Auditorium
- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 RIVERSIDE PARKWAY: Phase III Update



## OCTOBER 2006

- ↳ OCTOBER 2, MONDAY 11:30 AM at Two Rivers Convention Center
- 11:30 ANNUAL MEETING WITH THE PLANNING COMMISSION

- ↳ OCTOBER 2, MONDAY 7:00PM in the City Hall Auditorium
- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 APPOINTMENTS TO BOARDS & COMMISSIONS
- 7:35 OPEN

↳ **OCTOBER 16, MONDAY 11:30 AM** in the Administration Conference Room  
11:30 REVIEW THE STATUS/IMPACT OF CURRENT CONSTRUCTION COSTS AND  
BALANCING THE CITY'S CAPITAL IMPROVEMENT PROGRAM

↳ **OCTOBER 16, MONDAY 7:00PM** in the City Hall Auditorium  
7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND FUTURE  
WORKSHOP AGENDAS  
7:25 CITY MANAGER'S REPORT  
7:30 TAX INCREMENT FINANCING: Proposal to offer  
additional TIF (DDA) bonds  
8:00 ANNUAL WATER ISSUES UPDATE WITH JIM LOCHHEAD (to be confirmed)



↳ **OCTOBER 30, MONDAY 7:00PM** in the City Hall Auditorium  
7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND FUTURE  
WORKSHOP AGENDAS  
7:25 CITY MANAGER'S REPORT  
7:30 APPOINTMENTS TO BOARDS & COMMISSIONS  
7:35 UPDATE & REVIEW OF THE 2006/7 BUDGET

## NOVEMBER 2006

↳ **NOVEMBER 13, MONDAY 11:30 AM**  
11:30 OPEN

↳ **NOVEMBER 13, MONDAY 7:00PM** in the City Hall Auditorium  
7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND FUTURE  
WORKSHOP AGENDAS  
7:25 CITY MANAGER'S REPORT  
7:30 APPOINTMENTS TO BOARDS & COMMISSIONS  
7:35 OPEN

### ↔ BIN LIST ↔

1. GRAND JUNCTION DRAINAGE DISTRICT: Presentation of Capital Improvement Plan (Evening workshop on 18 September?)
2. RIVERSIDE PARKWAY PROPERTY REMNANTS: Update & Review

### 2006 Department Presentations to City Council

1. Administrative Services? (GIS)

*Geographic Information System* \_\_\_\_\_

**Attach W-2  
Council District Boundaries Adjustment  
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>		City Council Districts Boundaries Adjustment				
<b>Meeting Date</b>		August 14, 2006				
<b>Date Prepared</b>		August 10, 2006			<b>File #</b>	
<b>Author</b>		Stephanie Tuin		<b>City Clerk</b>		
<b>Presenter Name</b>		Stephanie Tuin		<b>City Clerk</b>		
<b>Report results back to Council</b>		X	No		Yes	<b>When</b>
<b>Citizen Presentation</b>			Yes	X	No	<b>Name</b>
X	<b>Workshop</b>		<b>Formal Agenda</b>			<b>Consent</b>
						<b>Individual Consideration</b>

**Summary:** The City Council District boundaries are established through the City Charter. City Council may adjust those boundaries by Resolution as they determine appropriate. An adjustment was last discussed in December, 2004 but no action was taken due to time constraints relative to the City Council election. At that time, City Council asked that the matter be brought back early enough to allow any changes well before the next election.

**Budget:** The main expense is the reprinting of maps and Charters that would normally occur anyway.

**Action Requested/Recommendation:** Direction to Staff on what adjustments should be made to the District boundaries.

**Attachments:**  
Current District Boundary Map  
Previous report dated June 9, 2006

**Background Information:** See attached.

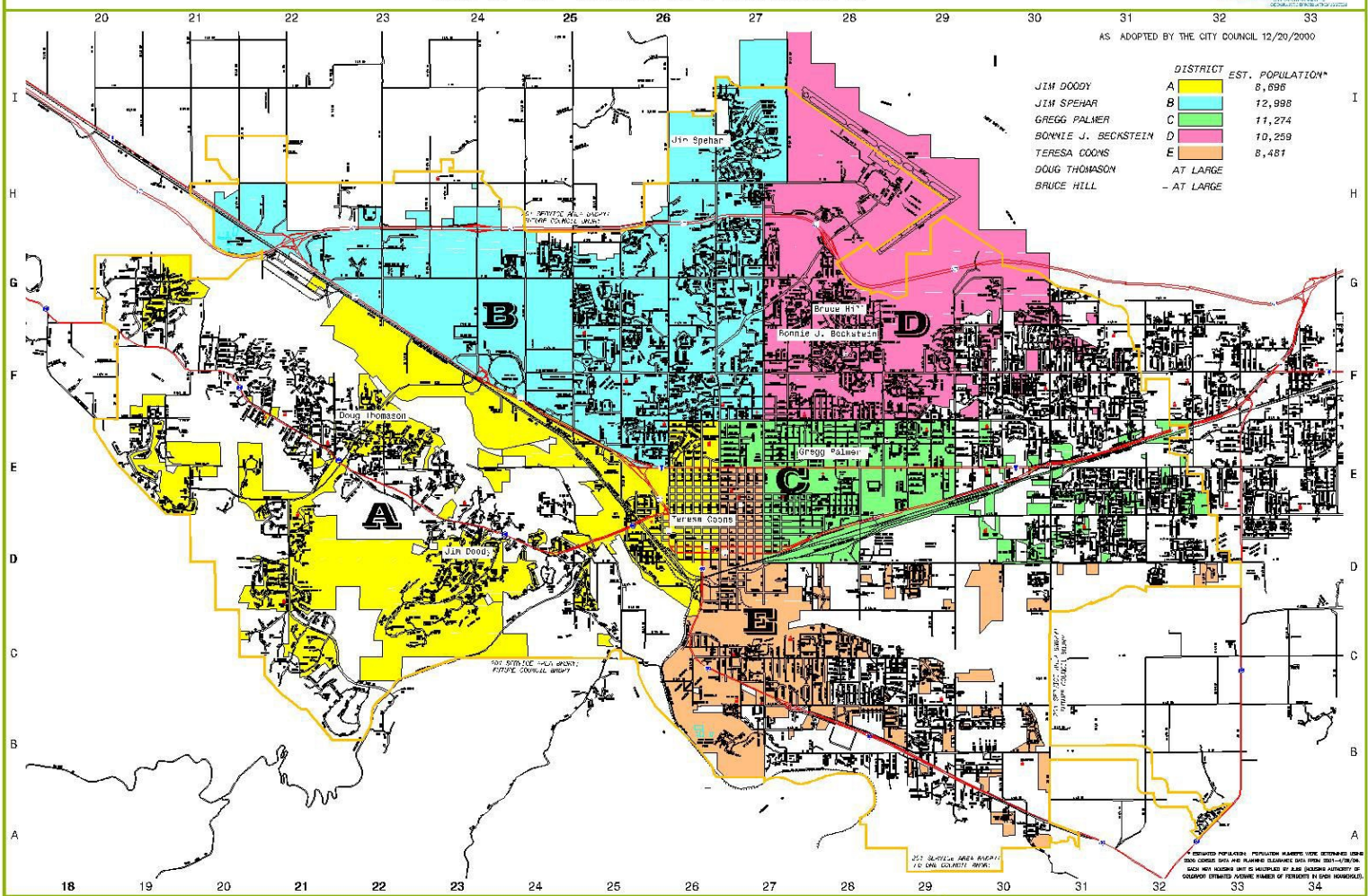
# CITY OF GRAND JUNCTION



AS ADOPTED BY THE CITY COUNCIL 12/20/2000

DISTRICT	EST. POPULATION*
A	8,698
B	12,998
C	11,274
D	10,259
E	8,481
	AT LARGE

- JIM DOODY
- JIM SPEHAR
- GREGG PALMER
- BONNIE J. BECKSTEIN
- TERESA COONS
- DOUG THOMASON
- BRUCE HILL
- AT LARGE



## CITY COUNCIL VOTING DISTRICT BOUNDARIES

**LEGEND**

- ACTIVE AREA BOUNDARY
- ROADS
- WATER
- ★ POLICE STATION
- ★ THE STADIUM (FAE)

\* ESTIMATED POPULATION FIGURES WERE DETERMINED USING 2000 CENSUS DATA AND PLANNING DIVISIONS WITH 2000 DATA. SUCH ESTIMATES ARE SUBJECT TO THE DISCRETION OF THE CITY COUNCIL.

PLANNING DIVISION 2000  
 400 WEST MAIN STREET, SUITE 1000, GRAND JUNCTION, CO 81505  
 PHONE: (970) 241-3000  
 FAX: (970) 241-3001  
 WWW: WWW.CITYOFGRANDJUNCTION.CO



## ***MEMORANDUM***

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**TO:** Mayor Doody and Members of the City Council  
**CC:** Kelly Arnold, City Manager  
John Shaver, City Attorney  
Ron Lappi, Administrative Services Director  
**FROM:** Stephanie Tuin, City Clerk  
**DATE:** June 9, 2006  
**SUBJECT:** Council District Boundaries

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In December 2004, the City Council considered adjusting the Council District boundaries prior to the upcoming election. Due to time constraints, the matter was tabled and I was instructed to bring it back to you the summer prior to the next City Council election. If you want to consider this matter in a timely fashion before the next election cycle, it is time to start reviewing the options.

### **Background**

The City Council District boundaries are established in the City Charter and changing the boundaries by resolution is specifically authorized in the Charter. The last major adjustment to the boundaries occurred in December 2000. Prior to that change, the boundaries were generally A - Redlands and Orchard Mesa, B - the northwest part of town, C - the east central part of town, D - the northeast part of town and E - was the central part of town (see attached Exhibit 1). Both Districts C and E were bounded by other districts and so the other districts were quickly growing much larger in population. The land areas were also becoming disproportionate.

In 1999, the population spread between districts was 6,380 and projected to increase to 7,380 within two years if the boundaries were left unchanged (see attached Exhibit 2).

The City, unlike the County precinct system, is not required to create districts in proportion either by population, registered voters or land mass. However, it is wise to be guided by the Federal Voting Act. The Federal Voting Act of 1965 specifically addressed redistricting for the purposes of preventing voting discrimination through “gerrymandering”. In addition, municipalities are required to be divided as nearly equal in population and as compact and contiguous as possible. These guidelines prevent municipalities from having ridiculously shaped districts or combining areas in order to create a single district. The requirement is only as practically possible, there is no mathematical or geographic absolute.

The guiding principles in the Colorado Constitution relative to redistricting include the same as the Federal Voting Act: population equality, absence of racial discrimination, compact and contiguous plus the concept of maintaining “communities of interest.”

Using the Urban Growth boundary as the outer limits, the 2000 adjustment was based on a balance of population, using physical barriers as dividing lines with the goal of keeping neighborhoods and common interests together as well as ensuring that seated Councilmembers remained in the Districts they were elected to represent. The new configuration also allowed each district to grow as the population and land area of the City grew within the Urban Growth boundary.

### **Data Collection**

Due to the City’s sophisticated GIS system, there are a number of data bases that can be drawn upon in order to project growth throughout the Urban Growth boundary. Any development brings that area into the City limits. With the assistance of the GIS staff, the population estimates for the existing boundaries have been updated. The population spread between districts has gone from 1,173 in 2000, when the boundaries were last adjusted, to a spread of 4,517. This is a strong indication that an adjustment at this time is justified. A review of the boundaries and adjustment as needed is probably prudent every five years at a minimum, particularly when experiencing a high growth rate as we are seeing right now.

The data that can be reviewed when determining adjustments include TCP payments which are paid at the time of issuance of a building permit. GIS has extracted residential housing units from 2004 to 2006 city-wide via TCP payments. Each housing unit is then multiplied by 2.29 to determine the number of residents (see attached Exhibit 3).

The approved subdivisions have also been identified and the number of units approved for each so that the City Council can review growth areas when determining new boundaries. Exhibit 3 shows the areas where houses are being built and where subdivisions have been approved. The attached table to Exhibit 3 lists the number of housing units approved for each new subdivision.

### **Options**

I believe the current model is basically still a good model; minor adjustments in the boundaries could balance the population and still allow growth in all districts as the City grows. We have developed two scenarios that will provide the range of population to be around 1,300. It also leaves Districts C and E as the lowest of the five districts in population which by all indicators should be the faster growth areas. Please review Exhibit 4 which demonstrates the two different scenarios. Neither scenario will affect any of the currently-seated Councilmembers.

### **Conclusion**

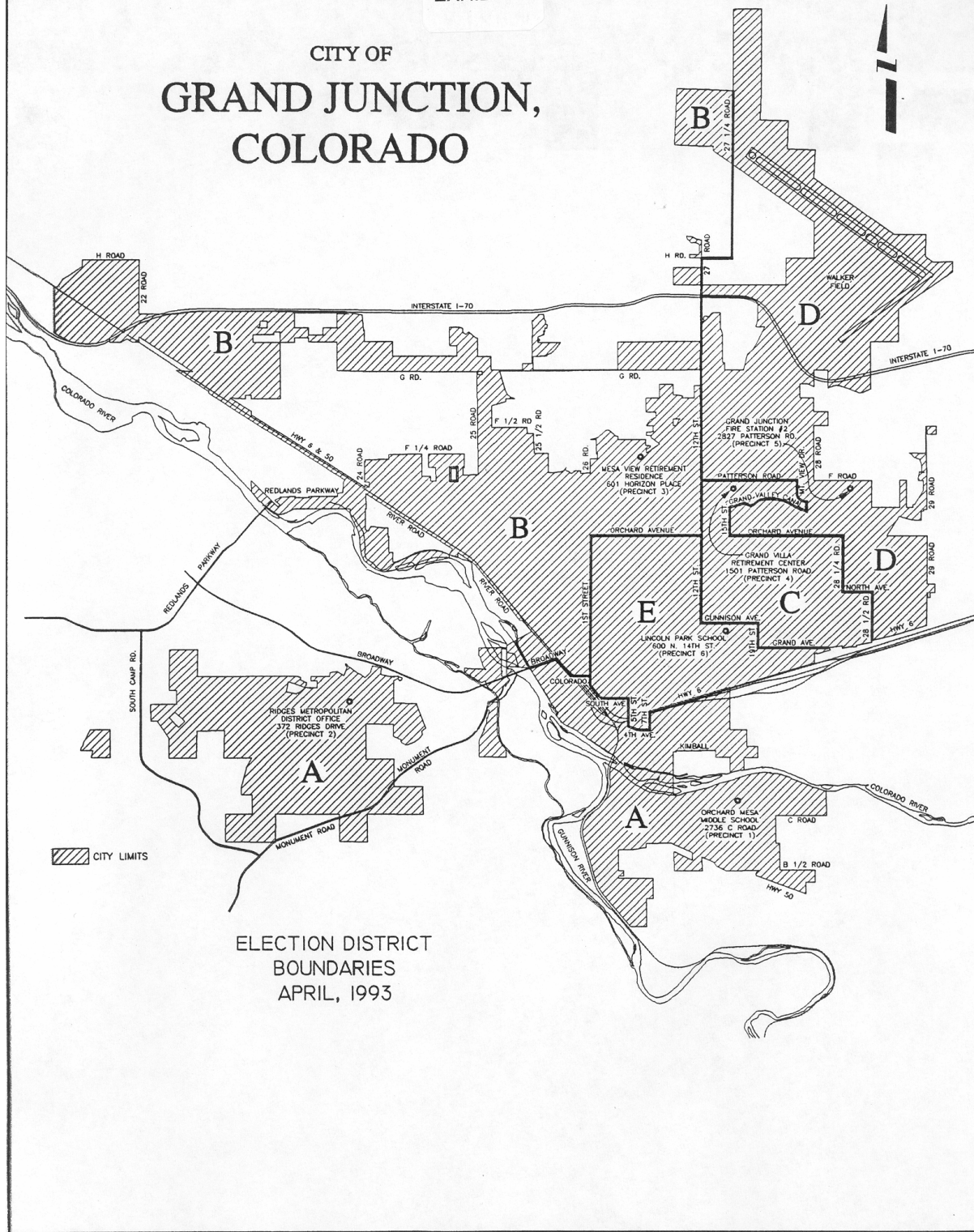
Please advise how you would like to proceed. A Council subcommittee could review these and other options and then recommendations could be presented to the rest of Council at a workshop later in the summer. I would recommend that deliberations be concluded in early fall so that anyone considering a Council candidacy would be knowledgeable well ahead of the game as to what seats they would be qualified for.

Please let me know if there is additional information you would like me to provide.



EXHIBIT 1

CITY OF  
GRAND JUNCTION,  
COLORADO



ELECTION DISTRICT  
BOUNDARIES  
APRIL, 1993

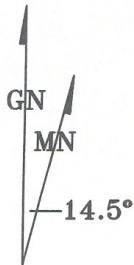
# 6, 1999

EXHIBIT 2

30

31

32



## LEGEND

- IMPROVED ROADWAYS
- UNIMPROVED ROADWAYS
- ALLEYS
- RAILROADS
- COLORADO NATIONAL MONUMENT BOUNDARY
- SCHOOLS
- HOSPITALS
- POLICE STATION
- FIRE STATIONS (F.S.#)

SCALE: 1"=2000'

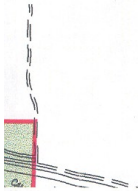
## POPULATION

DISTRICT		PRESENT	TWO-YEAR PROJECTION	
IOS-MARTINEZ	A	7,966	8,986	I
HERLAND	B	12,140	13,240	
THEOBOLD	C	5,760	5,860	
OTT	D	9,471	10,171	
NE	E	7,743	7,743	
SEY - AT LARGE		<u>43,081</u>	<u>46,000</u>	H
ERRY - AT LARGE				

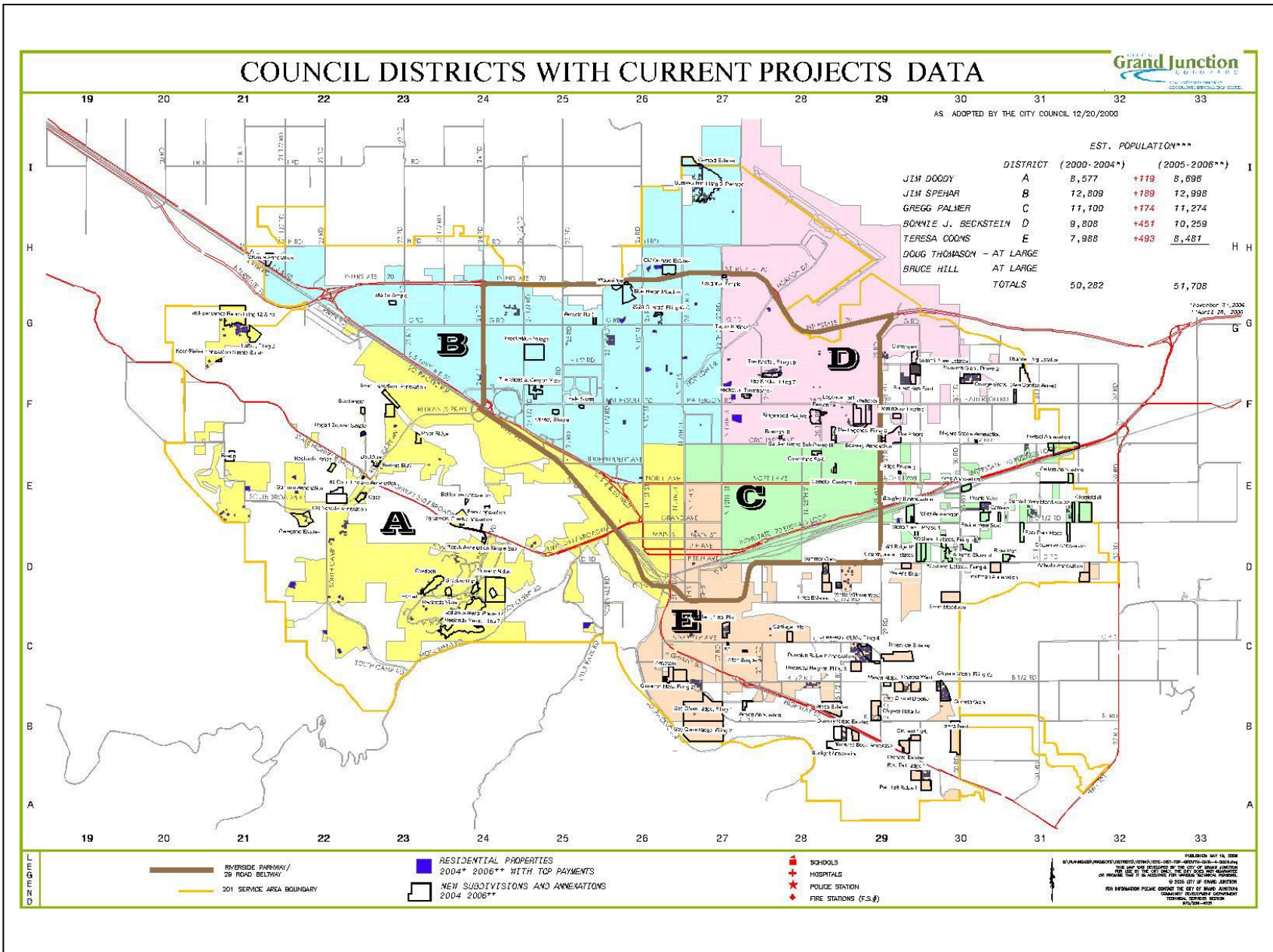
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C



## Exhibit 3 Table

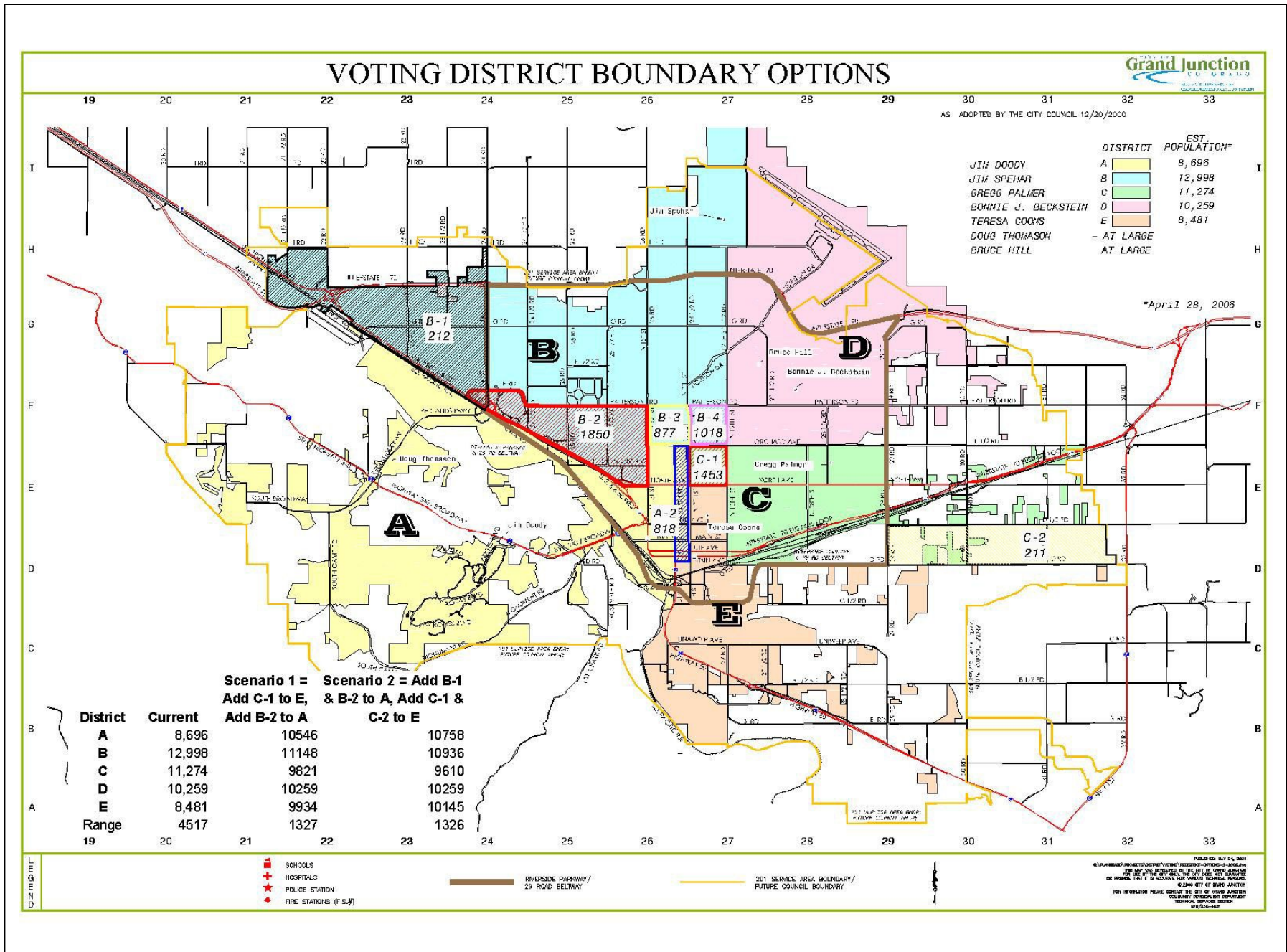
<b>PROJECT ID</b>	<b>PROJECT NAME</b>	<b>PROJECT DESCRIPTION</b>
FP-2004-062	2620 G Road Subdivision Filing #2	7 single family lots on 2.563 acres in a RMF-5
SS-2005-049	Allen Simple Subdivision	one (1) 0.50 parcel into two (2) parcels.
ANX-2005-194	Ankarlo Annexation	10.31 acres to RSF-4
ANX-2005-036	Anson Annexation	2.97 acres RSF-4
FP-2004-309	Antietam Subdivision	25 lots on 9.10 acres in an RSF-4
FP-2004-198	Arcadia North Subdivision	10 single family lots on 2.88 acres in a RSF-4
PP-2005-303	Autumn Glenn Subdivision II	8 single family lots on 5.89 acres RMF-8
ANX-2005-099	Beagley II Annexation	12 acres RMF-8
ANX-2005-078	Beanery Annexation	0.896 acre RMF-8
FP-2005-031	Belhaven Subdivision	57 lots on 9.62 acres in a RMF-8
ANX-2005-264	Bellhouse Annexation	1.04 acres RSF-2 two lots.
PP-2004-046	Blue Heron Meadow Subdivision	37 single family lots on 18 acres in a RSF-4
SS-2006-045	Bogart Second Simple Subdivision	Lots 5A and 5B Bogart Simple Subdivision
FP-2005-119	Boulders Subdivision	13 lots on 4.27 acres in a RSF-4
SS-2005-098	Bressan Subdivision II	two unequal lots into two more equal lots
ANX-2004-065	Bretsel Annexation	11.86 acres C-1
FPP-2005-144	Brookwillow Village	98 residential units on 30.032 acres in a PD
FP-2006-016	Cameck Subdivision	9 single family lots on 2.5 acres in a RMF-5
FP-2005-279	Camelot Gardens II	11 lots on 1.9 acres in a RMF-8
ANX-2004-225	Campbell / Hyde Annexation	19.36 acres to RSF-4
ANX-2006-094	Carpenter Annexation	5.072 acres RMF-5
FP-2006-079	Carriage Hills Subdivision	28 single family lots on 4.77 acres in a RMF-8
SS-2006-021	Case Subdivision	5.222 acre parcel into two uneven parcels with a remaining zone of RSF-2
FP-2006-081	Chatfield III Subdivision	102 single family lots on 23.96 acres in a RMF-5
FP-2005-094	Chipeta Glenn	15 lots on 3.952 acres
FP-2004-245	Chipeta Glenn Subdivision	45 single family lots on 13.470 acres in a RSF-4
ANX-2006-008	Chipeta Heights Subdivision	16.47 acres to a City RSF-4 to develop 53 lots
FP-2005-193	Chipeta West Final Plat	25 single family lots on 9.51 acres in a RSF-4
FP-2006-101	Cimarron Mesa Filing 2	62 single family lots on 16.5 acres om a RSF-4
FP-2006-009	Cloverglen Subdivision	29 lots on 6.9 acres in a RMF-5
FP-2005-047	Columbine Park Subdivision	16 single-family attached units; one triplex unit; and 1 existing home on 3.15 acres in a RMF-8
FP-2004-170	Country Ridge Estates	29 single family lots on 7.33 acres in a RSF-4
FP-2005-111	Countryside Estates Subdivision	105 single family lots on 17.09 aces in a RMF-8
ANX-2006-030	CR Nevada Annexation	19.53 acres RSF-1
FP-2005-009	Crystal Brooke Subdivision (Aka Lar	26 single family lots on 7.77 Acres in a RSF-4

PP-2005-260	Dominguez Estates	14 single family lots on 4 acres in a RSF-4
ANX-2005-215	Emmanuel Baptist Church Annexation	4.36 acres RSF-4 .
PP-2005-179	Erica Estates Subdivision	51 single family residential lots and four duplex lots on 9.96 acres in a RMF-8
FPP-2004-091	Fenton Subdivision	1.26 acres in a PD, 6 units
PP-2004-102	Flint Ridge III	106 residential lots for primarily duplex homes on 18.85 acres in a RMF-8
FP-2004-276	Forrest Run Final	21 lots on 6.12 acres in a RMF-5
ANX-2006-046	Free Annexation & Simple Subdivisio	1.549 acres RSF-2 and; 2) subdivide property into 2 lots.
FP-2004-053	Garden Grove Sub Phase III	42 single family townhomes on 6.49 acres in a RMF-16
PFP-2006-026	Garfield Estates	35 lots on 11.75 acres in a RSF-4
ANX-2006-100	Gummin Annexation	5.25 acres RSF-4
SS-2005-038	Hale Storm Subdivision	adjust the property line between two parcels.
ANX-2004-121	Haremza Annexation	7.895 acres I-1
PP-2005-043	Hawks Nest Subdivision	108 single family lots on 30.9 acres in a RSF-4
ANX-2005-239	Hoffman Annexation	10 acres RMF-5
ANX-2004-059	Holley Annexation	RSF-4, 4 units
SS-2005-103	Howell Subdivision	combine two lots into one residential 0.745 acre lot within Redlands Mesa
SS-2005-054	Hutto Subdivision	13.47 acres RSF-2
FPP-2004-243	Independence Ranch Filing 12 & 13	18 lots per phase on a total of 12.75 acres in a PD
ANX-2005-028	Iris Court Enclave Annexation	15 units
ANX-2004-305	Irwin / Riverfront Annexation	19.69 acres located at 586 Rio Verde Lane & 616 22 - 4 units/acre
PFP-2006-015	Kansas Bluff Subdivision	three single family lots on 1.12 acres in a RSF-4
FP-2005-070	KI Subdivision	4 residential lots on 0.57 acres in an RMF-8 .
ANX-2005-108	Koch/Fisher Annexation Simple Subdi	1.19 acres RSF-4 and adjust the lot linesbetween three existing residential lots.
ANX-2006-084	Kresin Subdivision	7.86 acres RSF-4
SS-2005-278	Laughrun Simple Subdivision	.93 acres into two approximately equal parcels with a zone district of RSF-4
FP-2006-096	Legends East	29 townhouse units and 63 single family detached lots on 14.3 acres in a RMF-8
SS-2005-192	Martin Simple Subdivision	2.86 acre parcel into two equal parcels of 1.43 acres each in an I-2
PP-2006-052	Mason Ridge Subdivision	12 single family lots on 2.5 acres in a RSF-4
FP-2004-286	Mesa Estates Subdivision	54 duplex units on 23.486 acres in a RMF-8
ANX-2004-206	Meyers-Steele Annexation	divide .437 acres into two lots and zone both RSF-4
ANX-2005-293	Mims Annexation	5.88 acres B-1
FP-2004-073	Monarch Glen Subdivision	27 units
ANX-2005-089	Munkres-Boyd Annexation	5.76 acres RSF-4
FP-2005-202	Old Orchard Estates	18 single family lots on 13.01 acres in a RSF-2
FP-2004-054	Orange Grove (Aka Sonrise Acres)	20 single family lots on 6.288 acres in a RSF-4
FP-2005-172	Orchard Estates Subdivision	31 single family lots on 8.8 acres in a RSF-4

PP-2006-042	Orchard Park Subdivision	20 single family lots on 3.8 acres in a RSF-4
SS-2004-283	Orkney Simple Subdivision	two lot simple subdivision in C-2
PP-2005-209	Overlook Subdivision	6 single family lots on 1.96 acres in a PD
PP-2005-291	Pear Park Place	22 lots on 3.67 acres in a RMF-8
ANX-2004-011	Pellam Annexation	4.808 acres RMF-8
FP-2004-252	Peregrine Estates	25 single family lots on 17.87 acres in a RSF-2
PP-2005-226	Pinnacle Ridge Subdivision	71 homes on 45 acres in a RSF-2
PP-2005-261	Prairie View South Subdivision	29 lots on 7.21 acres in a RMF-5
FP-2004-307	Prairie View Subdivision	39 single family lots on 8.91 acres in a RMF-5
ANX-2005-189	Pumpkin Ridge II Annexation	6.24 acres RSF-4
ANX-2004-094	Red Tail Ridge I Annexation	20 acres RSF-4
PP-2005-130	Red Tail Ridge II	53 lots on 19.77 acres in a RSF-4
FP-2005-167	Redlands Mesa 7	25 units
PP-2005-145	Redlands Valley Subdivision	11 lots on 2.87 acres in a RSF-4
PP-2005-294	Redlands Vista in the Ridges	32 patio homes on 8.3 acres in a PD
ANX-2005-058	Reynolds Annexation	6.549 acres RMF-8
SS-2005-112	Ridge Property Subdivision	divide one parcel into two parcels construct a duplex on lot 2.
PP-2004-153	Ridgewood Heights Subdivision	71 single family lots on 15.51 acres in a RMF-5
SS-2005-117	River Ridge Subdivision	one (1) parcel into two (2) lots single-family home development.
PP-2005-073	River Run Subdivision	5.326 acres RMF-8 22 single family lots
FP-2004-209	Riverglen Subdivision	44 units
PP-2005-216	Riverview Estates Subdivision	81 single family lots on 25.94 acres in a RSF-4
ANX-2005-210	Ruckman Annexation	3.47 acres RSF-4
PP-2004-105	Saddlehorn Subdivision	2.4 acres RSF-2 4 single family lots.
ANX-2005-112	Schultz Annexation/Subdivision	0.572 acres RMF-8 zone district subdivide one lot into two construct a duplex on lot 2.
FPP-2006-039	Shadow Run At the Ridges	32 residential units on 4.99 acres in a PD
FP-2004-128	Siena View Subdivision	Phase 1, 25 units
FP-2005-090	Spy Glass Ridge	Filing 1, 61 units
FP-2005-306	Spy Glass Ridge	Filing 2, 101 units
FP-2004-199	Summer Glen Subdivision	70 single family lots on 13.08 acres in a RMF-8
FPP-2004-028	Summer Hill	Filing 5, 27 units
FP-2004-116	Summit View Estates	Final Plat, 41 units
FP-2005-083	Summit View Meadows #2	28 residential lots on approximately 5 acres in a RMF-8
ANX-2005-252	Sunlight Annexation	11.18 acres RSF-4
ANX-2004-249	Swan Lane Annexation	4.47 acres RSF-4
PP-2005-072	Swan Meadows	68 single family homes on 18.83 acres in a RSF-4

ANX-2005-005	Sycamore Creek Annexation	15.5 Acres RSF-2
SS-2005-176	Taylor II Minor Subdivision	one .7 acre parcel into two
ANX-2004-288	Tezak Annexation Simple Sub	zone 1.24 acres RSF-4 divide the 1.24 acres into two parcels.
PP-2005-105	The Arbors Subdivision	101 lots on 19 acres in a PD.
FPP-2005-235	The Glens At Canyon View	295 dwelling units of various types in a PD on 20.92 acres.
FP-2004-258	The Knolls Subdivision	Filing 7, 21 units
SS-2005-310	The Knolls Subdivision	Filing 5b, no new units
FP-2004-098	The Legends	Filing 6, 16 units
ANX-2006-072	Thunder Hog Estates	RSF-4, 50 units
FP-2004-296	Treehaven Townhomes	23 single family town-home units on 3.5 acres in a rmf-8
FP-2005-051	UnawEEP Heights	Filing 4, 45 units
FP-2005-191	UnawEEP Heights	Filing 3, 30 units
ANX-2005-256	Ward / Mudge Annexation	2.959 acres C-1
PP-2005-151	Water's Edge Subdivision	48 residential condominium units on 6 acres in a RMF-8
FP-2004-012	Westland Estates	Filing 3, 20 units
FP-2005-030	Westland Estates	Filing 4, 24 units
FP-2004-055	White Willows West Subdivision	12 single family lots on 3.3 acres in a RSF-4
FPP-2005-240	Woodridge Subdivision	29 units on 7.81 acres in a PD

# Exhibit 4



	DISTRICT	EST. POPULATION*
JIM DOODY	A	8,696
JIM SPEAR	B	12,998
GREGG PALMER	C	11,274
BOHIE J. BECKSTEIN	D	10,269
TERESA COOKS	E	8,481
DOUG THOMASCH	- AT LARGE	
BRUCE HILL	AT LARGE	

+ SCHOOLS  
+ HOSPITALS  
+ POLICE STATION  
+ FIRE STATIONS (F.S.#)

RIVERSIDE PARKWAY/  
29 ROAD BELTWAY

201 SERVICE AREA BOUNDARY/  
FUTURE COUNCIL BOUNDARY

PUBLISHED MAY 24, 2006  
 © 2006 GRAND JUNCTION DISTRICTS (UNOFFICIAL) VOTING DISTRICTS - GRAND JUNCTION  
 THIS MAP WAS PREPARED BY THE CITY OF GRAND JUNCTION  
 FOR THE CITY OF GRAND JUNCTION. THE CITY OF GRAND JUNCTION  
 IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR  
 HEREIN. FOR INFORMATION PLEASE CONTACT THE CITY OF GRAND JUNCTION  
 POLICEMAN SERVICE DEPARTMENT  
 201 SERVICE AREA BOUNDARY  
 201-255-4000



**Attach W-3  
Zoning & Development Code Amendments  
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>		Proposed Zoning and Development Code Amendments and Process for Adoption				
<b>Meeting Date</b>		August 14, 2006				
<b>Date Prepared</b>		August 8, 2006			<b>File #</b>	
<b>Author</b>		Sheryl Trent		Interim Community Development Director		
<b>Presenter Name</b>		Sheryl Trent		Interim Community Development Director		
<b>Report results back to Council</b>		<input checked="" type="checkbox"/>	<b>No</b>	<input type="checkbox"/>	<b>Yes</b>	<b>When</b>
<b>Citizen Presentation</b>		<input checked="" type="checkbox"/>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<b>Name</b> Focus Group members
<input checked="" type="checkbox"/>	<b>Workshop</b>	<input type="checkbox"/>	<b>Formal Agenda</b>		<input type="checkbox"/>	<b>Consent</b>
						<b>Individual Consideration</b>

**Summary:** One of the responsibilities of the Community Development Department is to suggest text changes and amendments to the Zoning and Development Code (ZDC). With the help of Community Development Staff, an internal staff team, the Focus Group, and other interested citizens, a list of proposed code changes has been compiled. At this workshop staff will review the time line for the proposed changes, inform the City County as to the process for changing the code, and present some brief information on each of the proposed amendments for Council consideration.

**Budget:** NA.

**Action Requested/Recommendation:** That the City Council consider the information on proposed amendments to the Zoning and Development Code and give policy direction to staff.

**Attachments:** Memorandum outlining proposed amendment issues.

**Background Information:** The Zoning and Development Code governs several aspects of the development review process in Community Development. During meetings with staff, with clients, and with the Focus Group, numerous changes have been suggested to update and improve the ZDC. Some of those changes were administrative in nature and have already been implemented. Most, however, are policy changes that must be approved by both the Planning Commission and the City Council.

The following is a suggested time frame for the ZDC amendments that staff is presenting to the City Council at this workshop.

August 14	Workshop to brief the Council on the nature of the proposed changes
October 14	Planning Commission Public Hearing on ZDC amendments
November 1	City Council 1 <sup>st</sup> Public Hearing (consent) on ZDC amendments
November 15	City Council 2 <sup>nd</sup> Public Hearing and adoption of ZDC amendments
December 18	Effective date for the ZDC amendments

During the months of August and September, Community Development staff and the internal review team will develop language and text changes for the proposed amendments. The internal review team will be comprised of staff from Legal, Surveying, Community Development, Public Works, Fire, Parks, and Code Enforcement. A Community Development staff member will take the lead on each amendment issue and make sure that at those weekly meetings the topic is fully explored.

The public will be involved not only through the public hearing process with the Planning Commission and City Council, but staff will issue press releases, send e-mails, and take out ads in our local newspapers to ensure the broadest range of coverage. In addition, the Focus Group members will be asked to contact each of their members via email to inform them of the amendments and the process (Chamber of Commerce, BARC, AMGD, HBA).

Staff intends to have a regular annual update of the ZDC in conjunction with our updates of the SSID manual and the TEDS manual. We will use a similar process of staff and public involvement each year.

Further brief information about each proposed amendment is attached.

To: Mayor Doody and Members of the City Council  
From: Sheryl Trent, Interim Community Development Director  
Subject: Proposed Amendments to the Zoning and Development Code  
Date: August 8, 2006

**Briefing** One of the responsibilities of the Community Development Department is to suggest text changes and amendments to the Zoning and Development Code (ZDC). With the help of Community Development Staff, an internal staff team, the Focus Group, and other interested citizens, a list of proposed code changes has been compiled. This memorandum will provide a brief overview of the basic concepts involved in each proposed amendment so that the City Council can give policy direction to staff.

**Background** There are five (5) major code revisions proposed at this time that involve policy decisions, and several other amendments that are smaller and more administrative in nature. The five are:

- 1) Big Box Standards
- 2) Non Conforming Sites
- 3) Multi Family Development
- 4) Landscaping in Industrial-Office Zones
- 5) Minimum Lot Size/Dimensional Standards

The smaller issues include clarifying our language regarding certain zone districts (we intend to call all our residential zones just that – residential – instead of the confusing concept of Residential Multi Family or Residential Single Family); ensuring that our definitions of a Planned Development are consistent; and addressing the paving of gravel areas to make that requirement more appropriate and less stringent. None of these smaller issues will be discussed at the workshop, but staff wanted to let you know they had been expressed as concerns and we will bring them to the Planning Commission and City Council as text changes when the major issues are presented.

### Big Box Standards

The proposed changes to the Big Box Standards do not come from the Focus Group. Last year, Planning Commissioners brought to City Council some **concerns** that had been noticed with the application of the Big Box Standards, including the reuse of an empty big box and how the standards might apply to hotels and motels. It was proposed then that the standards should be reviewed and revisions proposed. A committee was formed and revisions have been prepared.

The **solutions** the committee is considering include:

- The term for Big Box will be changed to Large Retail Establishment (LRE) and the definition has been refined with exclusions of hotels and motels.

- A Renewal Plan shall be a required as a part of the approval of any LRE application. The Renewal Plan is intended to provide for the future redevelopment and maintenance of the LRE in the event of the relocation or closure of the LRE. The LRE's design will be required to be adaptable for future use of the structure.
- In addition, an impact fee for development of an LRE is proposed for a fund to be created for assistance in demolition, remodeling, and maintenance of an LRE that has been abandoned or not operating at its full capacity.

### Non-Conforming Sites

The **problem** as expressed universally by staff, the community, the Focus Group, and the City Council is that on our non conforming sites within the City, business people are simply not building on them because there is no possible way that they can come up to our code requirements. While staff has been very flexible, the process is still seen as very onerous and it is highly likely that those sites are not being developed and used because of our code.

The **solution** that the Focus Group has proposed includes reducing the landscaping and screening/buffering require from 100% compliance to a 80% maximum compliance, removing the language in section 3.8B3.b – that states “existing landscaping on the site shall be retained or replaced but shall not count toward the required percentage of new landscaping”; and developing an internal staff committee to evaluate requests from sites (both remodel and expansion projects) that are physically constrained from compliance to determine the maximum extent practicable. This would be very similar to our TEDS committee that currently evaluates requests to differ from our transportation design standards. Staff will be discussing the 80% to try and make that as flexible as possible (it may be that each case will be determined individually).

### Multi Family Development

The **problem** as expressed by clients and reviewed and agreed upon by the Focus Group is that in our definitions and standards for multi family development there are conflicts and inadvertent disincentives for achieving density and developing a variety of housing types.

The **solution** was drafted for and reviewed by the Planning Commission on August 8, 2006. It includes:

- Eliminating the minimum lot size and minimum lot width for attached housing
- Reducing the minimum lot size and minimum lot width for detached housing
- Making open space requirements consistent for attached housing
- Improving and clarifying Code definitions to better match building code and planning terminology.

The Planning Commission unanimously recommended forwarding their approval to the City Council. The proposed text amendments will be scheduled for first reading of the ordinance on September 6th, with the full hearing to consider adoption on September 20th.

### Landscaping Code

The **problem** as identified by the Focus Group identified the requirements for infill or redeveloping sites as the most problematic related to the landscaping requirements. They felt that the changes recommended for non-conforming sites would reduce the number of landscape issues encountered by development. In **addition** a few members of the group identified the requirements associated with the Industrial/Office Park (I-O) as another area to consider modifying. This zone district is unique with only three locations within the city that are zoned I-O (Bookcliff Technology Park and Air Tech Park are two of those locations).

The Focus Group recommended the following **solution**:

Create additional flexibility by allowing applicants to submit landscape plans for site development within the I-O Park zone to a committee for review. The ability to specifically review and track these reviews and may identify more specific issues. Staff has not encountered feedback from any applicant at this time as to the overall landscaping in the I-O zone, but we would be comfortable reviewing that through an internal staff committee effort.

An additional **problem** that has been identified in the Listening to Business Program (previous and current interviews) and the Planning Oversight Committees surveys has just been “landscaping”. The comments in the Interim Report included, “Landscaping requirements were perceived as not realistic according to the size, location, and use of the project,” and “Specifically, landscaping requirements were viewed as overwhelming especially in regards to our desert climate and drought situations. Landscaping was also seen as adding significantly to the cost of developing industrial sites.”

This is clearly a policy decision on the part of City Council. Should the Council direct staff to provide more information or research on this issue, we will be prepared to do so. That information could include visual evidence of the landscaping code prior to 2000 and the projects that have been built with the new landscaping requirements in place, information from the group that was involved in introducing that code in 2000 and amending it in 2004, and additional technical details. However, given the complete lack of detail in the comments from interviews and surveys, it would be difficult to address any specific issues in the code.

#### Minimum Lot Size, Dimensional Standards

The **problem** as defined by members of the Focus Group was that in our ZDC, a zoning of 4 units per acre (for example, RSF-4) does not actually allow a developer to place 4 units per acre on that site. Due to the requirements for lot size, setbacks, roads, and open space, many projects cannot actually put 4 units per acre on lots zoned that way.

The **solution** proposed by those members was to change the lot sizes and dimensional setbacks, and propose a new zoning district of RSF-3 (or under our new approach, Residential 3 units per acre). Staff might also suggest during this process a new zoning district of R-6. The potential drawbacks to this solution are many, including changing the lot sizes for new developments that are located next to an existing development and the concern by the existing neighbors about standards and the affect on the value of their homes. Staff will continue to research this issue and work with the Focus Group.

**Recommendation** Staff would request that the City Council give policy feedback as to whether the Council wishes staff to proceed with writing the actual text for the amendments or wants staff to provide more research prior to proceeding. In addition, if any issues of importance to the City Council were not addressed here, please inform staff so that we can begin to finalize language for all the text amendments.

c: Kathy Portner, Assistant Community Development Director  
Tim Moore, Assistant Public Works Director  
Jamie Kreiling, Assistant City Attorney