

**GRAND JUNCTION CITY COUNCIL
WORKSHOP
MONDAY, DECEMBER 3, 2007 11:30 A.M.
TWO RIVERS CONVENTION CENTER
159 MAIN STREET**

CITY MANAGER'S DIALOGUE

PLANNING COMMISSION LUNCHEON:

[*Attach W-1*](#)

- Comp Plan as it relates to the Zoning & Development Code
 - o Growth Plan Amendments/Rezoning
 - o Design Standards
 - o Land Use Designations/Classifications (conservation designation)
 - o Densities
- Role of Neighborhood Services
- Role of Planning Commission, City Council and Planning Staff

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Attach W-1

Planning Commission Joint Luncheon

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA			
Subject	Joint City Council – Planning Commission Meeting		
File #	N/A		
Meeting Day, Date	Monday, December 3, 2007		
Placement on the Agenda	Consent		Individual
Date Prepared	November 21, 2007		
Author Name & Title	Lisa Cox, Planning Manager		
Presenter Name & Title	Tim Moore, Director, Public Wks & Planning Dept.		

Summary: The City Council and Planning Commission meet annually to discuss items of concern and mutual interest. The joint meeting for 2007 between the two bodies is scheduled for Monday, December 3, 2007.

Background: Agenda items are proposed by each body for consideration during the annual joint Council – Commission meeting. Several of the items for consideration meeting include:

1. Comprehensive Plan

- Discussion, feedback, and/or guidance from City Council concerning the letter sent by the Commission to the Council regarding upcoming Growth Plan Amendments (GPAs) and rezone requests, and educational vehicles to help the public understand why GPAs and rezones are considered/approved.
- Creation of Design Standards much like those in place along the 24 Road corridor, for other areas of the City is a topic Planning Commission would like to discuss. Certain areas of the City may be identified through the Comprehensive Planning process that would benefit from adoption of these design standards including architectural design standards and signage standards.
- Discussion concerning more extensive use by the City of conservation easements for open space, drainage washes, along rivers and other areas worthy of preservation. Discussion concerning the name of the "Conservation" land use classification. The Commission is concerned that the current name may not be appropriate, or could be misleading, for the type of development that it allows.
- The issue of higher densities within the urban area will be a topic discussed in depth through the Comp Planning process. An understanding of what higher densities may look like and what role they will play in creating a livable community in the long term will be important to share with the community.

2. Neighborhood Services

- Discussion about the role of the Neighborhood Services Division is a topic some of Council have discussed, The Council sub-committee on Infill and

Redevelopment have discussed expanding the role of the Division to include assisting business owners through the development review process for new or expansion of existing small businesses.