

Memorandum

April 4, 1994

To: City Council  
Mark Achen  
Dave Varley  
Dan Wilson  
Dept. Heads  
Dave Thornton  
Kathy Portner

Fm: Larry Timm

Re: Growth Committee Meeting Notes  
March 23, 1994

Attendees: Linda Afman, RT Mantlo, Reford Theobold, Mark Achen, Martyn Currie, Dan Wilson, Mark Relph, Kathy Portner, Jan Koehn, Rick Beaty, Ted Novack, Randy Booth, and Larry Timm. Also in attendance were Ted Munkres, Pam Pierce, and Lee Garrett of The Ridges ACCO.

1. Meeting with The Ridges ACCO

Following discussion, clarification was made that the City of Grand Junction is not responsible for enforcing covenant provisions in The Ridges. The City will enforce City codes in The Ridges on the same basis as they are enforced in other portions of the City. Dan Wilson will research whether there is a means possible for the City to enable the ACCO to use a court procedure that is more affordable to the ACCO for enforcement of the covenants.

Kathy Portner summarized the City's current effort to develop a proposed set of amendments to the Final Plan for The Ridges to deal with on-going questions concerning density, setbacks, building heights, and similar issues. A meeting will be set with the ACCO to discuss the proposed changes, and information will be sent out to property owners/developers in The Ridges prior to the Planning Commission's public hearing. It is anticipated that this will be on the Planning Commission's May agenda.

2. Darla Jean/Airport Annexation

Dan Wilson presented an alternative to the Darla Jean/Airport annexation strategy previously agreed to. This new alternative was a two-phase approach which enabled the City to accomplish

additional future annexations farther east. Following discussion, the Growth Committee gave the direction to pursue this new alternative. The tentative schedule for the previous Darla Jean/Airport annexation will need to be revised to accomplish the new phase 1 strategy. Phase 2 of the strategy should be carried out 12 months following the completion of phase 1. Two living room meetings are to be scheduled for the Darla Jean portion of the annexation and one meeting for the remainder of the properties being annexed in phase 1.

### 3. Saccomanno Annexation

The Committee discussed the content of the pre-annexation agreement to be submitted to Dr. Saccomanno. A memo dated March 23, 1994 from Bill Cheney regarding the Paradise Hills Interceptor capacity was distributed. Dan Wilson will make the appropriate changes.

### 4. Potential Redlands Annexation

Dan Wilson presented a possible strategy for annexation of numerous properties on the Redlands. Following discussion, the direction provided by the Committee was to pursue annexation of the Acuff development area, followed later by the Thomas/Sutton/Riggs Hill area.

Mark Relph reports that the City's adopted street standards (copy attached) require sidewalks on both sides unless there is less than 500 average number of trips daily (ADT) AND RSF-R zoning with a residential density of NO MORE THAN one unit per two acres. Also, we are open to other alternatives to sidewalks on both sides if pedestrian traffic for BOTH sides is addressed, i.e. backyard trails, etc.

CCGROW323