

**GRAND JUNCTION  
CITY COUNCIL WORKSHOP  
SPECIAL JOINT SESSION WITH THE PLANNING COMMISSION**

**July 30, 2001**

The City Council of the City of Grand Junction, Colorado, met on Monday, July 30, 2001 at 7:05 in the Municipal Hearing Room in joint session with the Planning Commission to discuss workshop items and amendments to the Zoning & Development Code. Councilmembers present were Harry Butler, Dennis Kirtland, Bill McCurry, Jim Spehar, Janet Terry and President of the Council Cindy Enos-Martinez. Councilmember Reford Theobold was absent. Planning Commissioners present were John Elmer, Paul Dibble, Bill Putnam, Terri Binder, John Evans and Richard Blosser. Absent were Commissioners Jim Nall, Nick Prinster and Mike Denner.

**Summaries and action on the following topics:**

1. **ONE YEAR REVIEW OF THE ZONING & DEVELOPMENT CODE:** Community Development staff reviewed the Zoning & Development Code adopted one year prior and made recommendations for revisions.

Format for the review was:

1. Summary of projects reviewed under the new Code.
2. The Review Process
3. Major Issues for Discussion
  - a. Superstore/Big Box
  - b. Public and Private Parks
  - c. Minimum Density
  - d. Off-Premise Signage
4. Direction from Planning Commission and City Council on the next steps in the amendment process.

**Action Summary:** Council gave direction to Staff on the following main points detailed by Planning Manager Kathy Portner: Superstore/Big Box regulations should stay as is; Public and Private Parks provisions should stay as is; regarding Minimum Density standards, Staff was directed to develop some standards for zoning transitional areas; and as for Off-premise Signage regulations, City Council was not ready to make any changes such as those being requested by Mark Gamble but asked for more details on his concerns. Another item discussed with Council were the new Director's plan to evaluate the development review process. Other issues brought up by Council where some possible adjustments need to be made were: Council's knowledge and buy-in of administrative regulations and bringing them annually to Council for formal approval, the development of infill incentives and prioritizing possible areas for infill development, joint private/public ventures for construction of infrastructure and the appropriate use of the pre-application conference.