

**GRAND JUNCTION
CITY COUNCIL WORKSHOP**

September 16, 2002

The City Council of the City of Grand Junction, Colorado, met on Monday, September 16, 2002 at 7:00 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Dennis Kirtland, Bill McCurry, Jim Spehar, Janet Terry, Reford Theobold, Harry Butler and President of the Council Cindy Enos-Martinez.

City Manager Kelly Arnold introduced recently hired employees to the Council.

Summaries and action on the following topics:

1. **B-1 ZONE DISTRICT:** Community Development Director Bob Blanchard introduced this item. Senior Planner Kristen Ashbeck reviewed the proposed amendments. The amendments include renaming the zone designation to limited neighborhood business, distance requirements from other business districts, at least three store fronts sited, architectural design of the building to integrate them into the neighborhood and lighting and landscaping requirements. The new requirements will only apply to B-1 areas in residential areas.

Some members of Council preferred naming the two applications as two different zone districts. Mr. Blanchard stated that both scenarios can be presented. Council was concerned that this change will then make the City's Code different from the County's Code where an effort was made to keep both Codes identical. Planning Manager Kathy Portner stated that the County is looking to the City to take the lead on this effort and would consider adopting similar standards in their Code. Some Councilmembers wanted the minimum number of storefronts revisited.

Action summary: City Manger Arnold said that Staff will bring back a proposal for a new B-1-R District along with a map showing the affect of the distance requirement. City Manager Arnold said with the number of changes being made will warrant the matter be returned to Planning Commission.

The Council convened into regular (formal) session at 9:11 p.m..

It was moved by Councilmember Spehar moved, seconded by Councilmember Terry and carried to go into **EXECUTIVE SESSION:** For the purpose of discussing the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a) for the Bus Depot.

The Council went to the Administration Conference Room to go into Executive Session.

ADJOURNED at 9:12 p.m.

