

## GRAND JUNCTION CITY COUNCIL WORKSHOP

September 30, 2002

The City Council of the City of Grand Junction, Colorado, met on Monday, September 30, 2002 at 5:07 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Dennis Kirtland, Bill McCurry, Jim Spehar, Janet Terry, Harry Butler and President of the Council Cindy Enos-Martinez. Councilmember Reford Theobold arrived at 5:11 p.m.

### Summaries and action on the following topics:

1. **INFILL/REDEVELOPMENT POLICY:** The consultants, Clarion Associates presented the final report on this study. Leslie Bethel and Tina Axelrod were present to go over the final draft.

The main points of the newest draft were 1) Definitions of the terms Infill and Redevelopment. (Framework Policy #2) Infill pertains to vacant parcels partially encircled by developed lands. Whether developed means platted or active was discussed. Active meaning by urban standards or used by non agricultural, or just in core areas. There were concerns that the use of the word urban may be confused with the definition of urban in the Persigo Agreement. Agricultural could also be confusing due to the sizes being referred to. Council preferred to leave it as just developed lands but mentioning agricultural as not being "developed" land. Redevelopment area would be defined as in transition, at least two acres and containing improvements that do not live up to its potential.

Next they addressed identifying Infill and Redevelopment Areas (Policy #3). Council wanted any reference to Enterprise Zones to be left out, those areas should not be targeted. Some of the priority areas may end up being in an Enterprise Zone but that is beside the point. Ms. Bechtel cautioned Council to have a plan in place when identifying areas for redevelopment so that those owners know what is planned or possible. "Consistent, flexibility" will be maintained in the policy.

Promotion of Infill and Redevelopment by means of dedicated staff and forming partnership with other agencies was discussed. The use of Economic Development Funds was suggested for use for implementation. Councilmember Theobold cautioned that past use of Grand Junction's economic development has been for the purpose of bringing in manufacturing jobs.

Next guidelines were discussed. Organizing the information and putting it out to the interested parties is key. Next Staff was asked to coordinate improvements with infill and redevelopment areas.

The hesitancy to change the Code at this time was discussed in the document but it left open the opportunity for changes as they become necessary.

Council reviewed the additional guidelines which included flexibility in building and subdivision standards so that there is flexibility when approached by a project, exploration of financial incentives, establishment of criteria and considering the City's participation on a case by case basis.

The consultants encouraged Council to adopt the policies and guidelines and follow through with implementation.

Ms. Axelrod gave the Council an overview of the diagnosis which reviewed all the information they had gathered. They had also read through the Code, made suggestions for changes and also confirmation of many things. The fee structure was one area that was pointed out as low in comparison to other communities.

Councilmember Kirtland asked that a bulleted list be provided to Council in order to prioritize their approach.

Community Development Director Bob Blanchard asked for clear direction on how to proceed. Councilmember Terry asked for a work plan. Mr. Blanchard said that will be the action items. Council was pleased with the document with the few changes.

**The Council adjourned into special (formal) session at 6:46 p.m.**

