

**GRAND JUNCTION
CITY COUNCIL WORKSHOP SUMMARY**

JULY 19, 2004

The City Council of the City of Grand Junction, Colorado met on Monday, July 19, 2004 at 7:00 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Harry Butler, Cindy Enos-Martinez, Dennis Kirtland, Bill McCurry, Gregg Palmer, Jim Spehar and President of the Council Bruce Hill.

Summaries and action on the following topics:

1. **INFILL/REDEVELOPMENT POLICY:** Community Development Director Bob Blanchard reviewed the history of the project, including definitions, the maps identifying infill areas and the evaluation criteria. He then explained how City staff can implement the adopted policy and he provided information on how Council can proceed to formal adoption.

Mr. Blanchard recommended that two incentives being proposed by the consultant – City assemblage of lands and the authority to charge an additional sales tax – not be used initially. Councilmember Spehar advised that the City has already assembled land for redevelopment, i.e., the Jarvis Property. It was argued that there may be other tools, simpler ones, to be used initially. City Council felt that just because there is a particular tool available does not mean that Council will have to use that tool, but wanted to have all available.

Mr. Blanchard advised that two of the incentives are process-based and should be automatic. They are expedited development review process and assistance with City agency review, which means there is a point of contact that can work as a liaison with any review agency. Other incentives may be fee deferrals, density bonuses, and proactive City improvements. Any request for these incentives will be reviewed by a review team which will include the City Manager's Office, the Community Development Department, the Public Works & Utilities Department and the Administrative Services Department. The review body will make a recommendation to Council who will make the decision.

Potential issues of the program may be the fiscal impact, workload impacts and legal issues. The workload impacts may not be just with the City departments – there are outside agencies involved that may be impacted.

Mr. Blanchard proposed a timeline for adoption. Public review has already occurred. He proposed a resolution to Council for review and consideration on August 18, 2004.

Councilmember Spehar confirmed that anything other than the automatic incentives would come to Council. He asked how the density bonuses would be applied. Mr. Blanchard said they will develop some criteria for that. City Attorney Shaver added that is why they are recommending the adoption be by resolution at first to formulate specifics and criteria. Then Staff will bring those specifics back in the form of an ordinance.

Councilmember Kirtland asked if the neighborhood meetings will still be required in the expedited process. Mr. Blanchard said that is tied to the specific zoning so if the zoning requires it, it will be required. Councilmember Kirtland advised then the incentive request should be up front so that those reviewing the density/zoning request will know about the possibility of an incentive. Mr. Blanchard agreed that for the projects that request such things as density bonuses as an incentive, that will be known up front. City Attorney Shaver advised that all the Code requirements are still applicable.

Council President Hill asked about the workload issue. City Manager Arnold advised it is anticipated that Council's workload will go up with this new program.

Councilmember Kirtland voiced concerns how Staff will deal with a poor project that meets the criteria and requests incentives. Councilmember Spehar expressed that will be how Council will formulate the criteria by seeing what comes forward, noting there will be financial limitations.

Councilmember Palmer asked what is meant by financial participation. Mr. Blanchard gave the example of Grand Mesa Center who asked for \$250,000 to offset the cost of internal road alignment and traffic signal placement.

Councilmember Spehar pointed out that how things develop on the Jarvis property might help them in their development of criteria. He agreed with adoption by resolution and then filling in the details as they go.

City Manager Arnold clarified that the incentive negotiations are open to the public. City Attorney Shaver confirmed that is true. Councilmember Palmer voiced concern that addressing these requests on a case by case basis will lead to inconsistency. Councilmember Spehar advised that incentive requests should contain a community benefit piece to be considered. City Manager Arnold said they can go back to the definitions when evaluating requests as they are good guidance.

Councilmember Kirtland asked about the sequence where Planning Commission is concerned. City Manager Arnold said he foresees the

developer will have to have the zoning in place before an incentive can be considered. City Attorney Shaver concurred, noting that may be something that the Assistant to the City Manager Sheryl Trent can be looking at.

Action summary: The City Council directed Staff to proceed with the drafting of the resolution and having adoption consideration scheduled for August 18, 2004.

2. **STRATEGIC PLAN UPDATE:** Assistant City Manager David Varley reviewed the update on Strategic Plan progress. This step, 11A, was put off until Step 13 was completed and the data could be used to draft this feasibility report. The entire report is available for Council review. Mr. Varley reviewed the West Metro Study and how that identified the 29 Road interchange on I-70 as the recommendation. In the I-70B Corridor Optimization Study, the consultant analyzed four additional future interchanges. The analysis concluded that the 29 Road interchange is the only one worth building.

Councilmember Kirtland noted that there may be some City interconnectivity that would help move traffic, for example extending some N/S corridors to H Road and to the Airport/Horizon Drive. Councilmember Spehar said at the very least there should be a connection from the 29 Road interchange to the Airport.

Mr. Varley asked about Council's participation in neighborhood meetings for the Strategic Plan meetings as a change was made to accommodate Councilmember Spehar's conflict with the original schedule. Councilmember Palmer asked that there be agendas and handouts for these meetings. Mr. Varley reviewed what Council targeted to discuss but asked for a meeting to reaffirm the list. A response form is also suggested. Councilmember Spehar urged Staff to make sure the meetings stay informal. Council President Hill said the group discussions were favored by the folks he heard from.

Action summary: City Council agreed with Mr. Varley's suggestion on reviewing the list of times and the handouts to be available. Council asked that the new schedule be distributed to them.

The meeting adjourned at 8:42 p.m.