

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP SUMMARY**

**FEBRUARY 14, 2005**

The City Council of the City of Grand Junction, Colorado met on Monday, February 14, 2005 at 7:00 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Councilmembers 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. **CITY STANCE ON RECREATION WATER RIGHTS RELATIVE TO SENATE BILL 62:** Public Works & Utilities Director Mark Relph approached the City Council on the development of a position against the passage of Senate Bill 062 which would make any future recreation water rights junior (subordinate) to any future upstream water projects. City Council was advised that the passage of this bill could impact some of Grand Junction's water rights in the future as well as affect communities that currently have some economic dependency on recreational water rights. City Attorney John Shaver outlined some of the constitutional conflicts with the passage of the bill, in that it undermines the current constitutional definition of water rights being used for beneficial use and that it creates categories of rights.

Council President Hill confirmed with the rest of Council that with various bills and issues moving through the legislator right now, there may be times when Staff may need input and direction between meetings.

Councilmember Spehar explained that many times with him on the water committees, Council President Hill on the CML policy committee and Councilmember Kirtland on various transportation committees, they may have to make decisions on certain positions on the spur of the moment and then confirm later with the rest of Council.

Public Works & Utilities Director Mark Relph also said they are watching HB 1177 very closely.

**Action summary:** Staff was directed to go forward in formulating a paper in opposition to Senate Bill 062.

2. **CONFLUENCE MASTER PLAN:** Community Development staff presented the findings and recommendations of the Confluence Master Plan Development Strategy. Kathy Portner, Planning Manager, presented the overview including the discussion relative to the title of the plan. Council President Hill recalled the initial discussion and that Council specifically said

they wanted the name Jarvis to remain the name of the plan unless Council makes a decision to change it.

Councilmember Enos-Martinez concurred and noted that it has been referred to that in the media. She recalled that Jarvis was to stay in the title.

Councilmember Spehar supported the broader perspective and suggested that the name Jarvis be honored with some element within the development.

Councilmember Palmer supported the consistency as it has always been called the Jarvis property. It adds a historical significance to it.

Councilmembers Butler and McCurry agreed.

Councilmember Kirtland supported the use of the word confluence and naming an element after the previous owner.

Council President Hill said there is a way to integrate both names, so Staff was directed to reattach the name Jarvis back into the report.

City Manager Kelly Arnold suggested an additional section that discusses how various elements will be named and rename the master plan the Jarvis Master Plan. Council President Hill agreed with that suggestion.

Planning Manager Kathy Portner continued describing the history and the site. She said that the site is 65 acres with about 43 developable acres. She then described the planning process. Ms. Portner said that much of the site is in the 100 year floodplain and depending on what type of development will occur that may have an impact on the neighborhood across the river and that will have to be considered. She also stated that there is a sewer line that runs parallel to the trail and that there is limited ability to relocate the line. Ms. Portner said there is a major overhead utility transmission line along Hale Avenue that could be moved, subject to cost considerations. She said there is potential for additional park sites (small focal points) and overlooks. The Williams House is another resource on the property that could be incorporated into any plan, and the backwater pond for endangered fish must remain and with any development should not affect it adversely. Ms. Portner said the construction of a new levee may allow for recontouring of the rivers edge, making it more visible and incorporating native planting and eradicating non native plants. She said that the village scenario is the preferred alternative and includes a mixture of housing, community space, and some industrial and flex space.

Councilmember Spehar voiced concern about creating spaces that may preclude the development of existing property in the City and agreed with a mixed use development but thought the need may be more residential. Ms. Portner said depending on the direction, the next step may be to better define what can be done in the flex space.

Councilmember Palmer said that the City may need to add more amenities and civic uses.

Councilmember Enos-Martinez said that she thought some retail stores such as bike rentals, fishing equipment and food spots would be appropriate. She said that industrial would remain north of the Riverside Parkway and that may affect the desirability of residential in the area.

Bob Blanchard, Community Development Director, discussed implementation strategies. He said that one of the options discussed was a portion of the site to be sold to a developer. There are implementation strategies that will allow the City to step-aside at various stages, and at the very least, the City needs to develop design standards and detailed development scenarios. He said that one of the recommendations is to start budgeting for various CIP projects to provide amenities.

Council President Hill expressed that the majority of the principles in the plan are to give the river back to the community. He agrees with getting some of the amenities in place and then for the City to exit the process until there is a buyer and then the City may participate at that time.

Councilmember Palmer said he wants to make sure that the infrastructure is in place to ensure the vision that the City has occurs.

Councilmember Spehar suggested a RFP process for the design/build ideas, and to see what the community thinks. Councilmember Spehar stated that the City must have an idea in place first for the Growth Plan designation for the property, which would demonstrate infill and redevelopment policies.

Councilmember Kirtland suggested that the City retain ownership and put together a special improvement district that will have a continuous stream of income to create a revenue stream for other projects.

City Manager Kelly Arnold offered to come back to Council with a proposal.

Councilmember Kirtland said that the Staff should start the process that Councilmember Spehar suggested, that is, Future Land Use Designation.

Councilmember Spehar stated that if staff would begin some of the planning steps, it would take the pressure off of picking the parcel apart for specific uses.

City Manager Kelly Arnold said that he will bring back some options in a month to Council.

**Action Summary:** Staff will develop some strategies and options and bring them back to Council in a month.

The Council President called a recess at 8:58 p.m.

The meeting reconvened at 9:08 p.m.

3. **CLIFTON SANITATION EXPANSION:** Community Development staff outlined the proposed expansion of the Clifton Sanitation District, the status of the Mesa County Clifton Area Plan and the status of the Clifton Sanitation District sewer plant expansion.

Bob Blanchard, Community Development Director, said he wanted to address how the Clifton Sanitation District is expanding outside the Urban Growth Boundary and how that will affect the City. The County has received development applications for two parcels that are partially outside the Urban Growth Boundary which is not the same as the 201 boundary in this area. There is no process for Council to review but, there is potential for the Urban Growth Boundary to expand to the east without Council's review. The concern is this may start to encroach into the buffer area.

When questioned, Mr. Blanchard said that urban development will then be occurring outside the City areas that will not be annexed. Clifton Sanitation District (CSD) was not planning to expand at the time of the Persigo Agreement but is now building their own plant and plans to expand.

Councilmember Spehar said the actual development will have to be approved by the County, so perhaps the discussion needs to be taking place with the County Commissioners.

Mr. Blanchard said the issue is that CSD has the ability to annex any parcel into their service district and then it will assume that urban level of density.

Councilmember Spehar suggested the matter be raised in discussions regarding the buffer zone agreements.

Council President Hill said this sewer extension is something that could help Palisade, yet it may impact properties that are in the buffer zone.

City Attorney John Shaver said the Persigo Agreement is not clear as to what will happen north of I-70 B and to the properties east of the Urban Growth Boundary, whereas the agreement is very specific for properties south of I-70 B. There is nothing definitive in any of the various agreements.

Councilmember Spehar said there is too much on the downside to enter into the discussion, the City has interest in the buffer zone areas but no standing in Clifton Sanitation District.

Councilmember Kirtland said the up side to all of this is that this may preclude any commercial development going out there.

City Manager Kelly Arnold said that he just wanted to make Council aware and suggested they talk about it at the Annual Persigo meeting.

The County will be starting the development of a Clifton Area Plan this summer which could take up to twelve months.

**Action Summary:** City Council agreed that PDR representatives should reinforce the policy regarding the buffer area relative to any extension of the sewer.

4. **STRATEGIC PLAN UPDATED:** Dave Varley, Assistant City Manager, reviewed the reason for the progress report. Every objective has been assigned to responsible parties and has completion dates. Five teams were identified to work on various goals and objectives. Mr. Varley reviewed the members of the various teams. He then gave the progress report, Objective 16A which is Phase II of the Historic Survey that is to be delivered the next day for the Staff to review it. Next, under Adequate Shelter and Housing, the team had its first meeting on January 25<sup>th</sup> and the objectives were discussed. He asked for feedback to take back to the next meeting scheduled for February 22<sup>nd</sup>.

Councilmember Spehar said to use part of the money appropriated for a consultant to help flush out the results of the housing forum and wait until there is a plan in place before the rest of the money is spent.

Councilmember Palmer agreed about spending the money carefully.

Council President Hill said that he has a concern with question #3, using Economic Housing Funds to assist with Affordable Housing Efforts and he

has trouble with the thought of mixing the two. He stated that the City has already set aside a half of a million dollars for Affordable Housing.

Council did not object to question #2, having the County participate in the selection of a facilitator (consultant).

Councilmember Palmer expressed that at least two Commissioners are interested in partnering with the City on Affordable Housing.

Councilmember Palmer also said that Team 1 met this afternoon, and he wanted to share with Council the center of their discussion. He stated they want to be more proactive and look for opportunities to put in place the infrastructure to jumpstart projects, using Transportation Capacity Payments (TCPs).

Councilmember Spehar said the City should identify the site or area where commercial sites should go. He said there are some things that can be done when contractors are in place, for example moving power lines.

Councilmember Palmer asked if there should be a Planning 101 or a Vision 101 to share the means in which the City has to go to reach the Community Vision.

Councilmember Spehar stated there are additional ways to educate the public of the planning processes using methods that are currently in place and not creating new processes.

**Action Summary:** Council agreed to use some of the funds allocated for housing to hire a consultant to develop a plan for the rest of the funds. They also agreed that Mesa County should be invited to participate. Council President Hill was not inclined to use Economic Development Funds for Housing.

#### **ADJOURN:**

The meeting adjourned at 9:57 p.m.