

**GRAND JUNCTION CITY COUNCIL  
GRAND JUNCTION PLANNING COMMISSION  
THURSDAY, AUGUST 20, 2015**

**LUNCHEON WORKSHOP, 12 NOON  
CITY AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

*To become the most livable community west of the Rockies by 2025*

- 1. Welcome and Introductions**
  
- 2. Comprehensive Plan and Zoning Code Update and Proposed Work Plan:**  
Planning Commission and City Council will discuss the priorities and work plan for updates to the Comprehensive Plan and amendments to the Zoning and Development Code. [Attachment](#)
  
- 3. Other Business**

## **CITY COUNCIL STAFF REPORT WORKSHOP SESSION**

**Topic:** Comprehensive Plan and Zoning Code Update and Proposed Work Plan

**Staff (Name & Title):** Kathy Portner, Community Services Manager

### **Summary:**

Planning Commission and City Council will discuss the priorities and work plan for updates to the Comprehensive Plan and amendments to the Zoning and Development Code.

### **Background, Analysis and Options:**

At the June 1<sup>st</sup> workshop, City Council directed that staff and Planning Commission develop a work plan to address Comprehensive Plan and Zoning Code priorities.

The following proposed work plan will be discussed in more detail at the workshop:

#### **I. Proposed Comprehensive Plan Work Plan (Priorities)**

- Update current trends, including population projections, changing demographics, age of the population, etc. Staff is looking into a number of approaches for gathering the information.
- Complete Wireless Master Plan and include in Comprehensive Plan.
- Complete Broadband Master Plan and include in Comprehensive Plan.
- Complete and incorporate the Housing Needs Study into Comprehensive Plan;
  - When the Housing Study is completed evaluate the multi-family zone districts to consider creating broader ranges, especially in the downtown area; and
  - Evaluate the amount of lands available for high density within the urban area as established on the Future Land Use Map and propose appropriate changes for such growth.
- In conjunction with 2040 Transportation Plan Implementation update the Grand Valley Circulation Plan, last updated in 2010.
- Update the Urban Trails Plan and connections to the Colorado River Trail System.
- Incorporate updated master plans for CMU Campus, St. Mary's Campus, Community Hospital, the VA Hospital, and the GJ Regional Airport into the Comprehensive Plan.

#### **II. Zoning Code Amendments Work Plan (Priorities)**

- Review Lighting Code

- Better define and amend residential building encroachments into required setbacks
- Consider Crime Prevention through Environmental Design (CPTED) standards – Nonresidential Only
- Amend requirements for accessory structures in the Greater Downtown Plan area
- Establish a new “Administrative Exception Committee” and define its authority.
- Review Neighborhood Meeting Requirements
- Amend Conditional Use Permit’s Site Plan Requirement
- Review the 24 Road Corridor Zoning Overlay

### **III. Digital Signage Discussion**

- Review the Sign Code
  - Billboards
  - Electronic Signs
  - Signage Lighting (brightness, animation, etc.)

#### **Board or Committee Recommendation:**

No formal recommendation has come forward from Planning Commission. Staff has briefed Planning Commission and incorporated changes to the work plan that came out of their discussion.

#### **Financial Impact/Budget:**

There will be minimal costs associated with the public process conducted as part of the Comprehensive Plan and Zoning Code Review and Update.

#### **Legal issues:**

Legal issues or impacts will be considered with any future amendments to the Comprehensive Plan or Zoning Code.

#### **Other issues:**

None have been identified.

#### **Previously presented or discussed:**

The last discussion on updating and amending the Comprehensive Plan occurred at a Council Workshop held June 1, 2015.

#### **Attachments:**

None