

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

March 4, 2019

Meeting Convened: 5:30 p.m. in the City Hall Auditorium

Meeting Adjourned: 8:15 p.m.

City Councilmembers present: Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Phyllis Norris, Rick Taggart, Duke Wortmann, and Mayor Barbara Traylor Smith.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, Principal Planner Dave Thornton, Public Works Director Trent Prall, Community Services Manager Kathy Portner, Assistant to the City Manager Greg LeBlanc, and City Clerk Wanda Winkelmann.

Agenda Topic 1. Discussion Topics

a. Off Highway Vehicle Usage on City Streets

Mr. Caton welcomed members of the Planning Commission to tonight's workshop and introduced the topic.

Mr. Lewis Baker reviewed the request by Adrenaline Driven Adventure Company (ADAC) to allow their fleet of vehicles to be driven directly from their facility on Horizon Drive to Off Highway Vehicle (OHV) recreation areas. Mr. Baker described the proposed route from ADAC to the roundabout at H Road and reviewed their safety rules. This request would require a change to the City Code.

Discussion followed about transporting customers to the recreation areas, the Bureau of Land Management's (BLM's) trail management plan, past requests from dealers and others for a similar Code amendment, utility vehicle recreation zones, and impacts on traffic.

Mr. Baker stated this proposal is for a pilot and alternatives would be considered if necessary.

Support was expressed to have staff explore possible regulations that would allow OHV on certain City streets.

b. Interstate 70 Business Loop Update

Public Works Director Trent Prall introduced the Colorado Department of Transportation (CDOT) representative Rob Beck, Grand Junction Resident Engineer. CDOT has been working on expansion of the Interstate 70 Business Loop (I-70 B) corridor from 24 Road to 15th Street. The first four phases of improvements have been completed from 24 Road to American Way. Phase 5 is proposed to improve the intersection of 1st and Grand, west to Mulberry Street, east to 2nd Street, and south to White Avenue. Funding for this phase appears to be in place for 2021 construction start. CDOT will be scheduling public meetings to discuss the project later this year. Phase 6 would reconstruct the corridor from White Avenue to 5th Street.

Discussion ensued about the past study regarding multi-modal transportation and the amount of time spent by Council to provide input, CDOT's access plan, the input from the Downtown Development Authority (DDA) about the design and plan, and future public meetings.

Support was expressed for a future presentation from CDOT to City Council to provide additional project details.

c. Transportation Impact Fees / Growth and Development Policy

Mr. Caton introduced the topic. Mr. Prall reviewed roadway expansion and how population increases and housing demand impact the transportation system. There are about \$184 million in projects needed for transportation infrastructure. To generate revenue for the projects, there are three approaches: new revenue, existing sales tax, and update the transportation impact fee.

Two transportation infrastructure policies were reviewed: Growth Management and Street Policy and Transportation Capacity Fee. On-site and off-site improvements were discussed. Mr. Prall outlined the outreach conducted and the comments received to date.

Recommendations for the Street Policy:

1. Revise minimum access to include on-site safety only
2. Implement January 2020

Recommendations for the Impact Fees:

1. Current redevelopment area - 50% reduced TCP

The schedule provides for first reading at City Council on March 20, public hearing at Planning Commission on March 26, and second reading / public hearing at City Council on April 3.

Discussion followed about the schedule to implement the fees, housing affordability, housing supply and demand, comprehensive fee assessment, phase-in schedule, business cycles, and incentivizing redevelopment areas.

Mr. Caton noted this has been a collaborative process and appreciates the cooperation and feedback from all partners and stakeholders.

A break was called for at 7:50 p.m. The Workshop resumed at 8:00 p.m.

Agenda Topic 2. Next Workshop Topics

Currently the agenda for the March 20 Workshop has not been set.

3. Other Business

Mr. Caton noted that testimony is being taken tomorrow at Colorado Mesa University (CMU) regarding Senate Bill 19-181, a bill concerning public welfare protections regarding the conduct of oil and gas operations.

Support was expressed for the City to oppose the bill.

Adjournment

The Workshop adjourned at 8:15 p.m.