

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

May 16, 2022

Meeting Convened: 5:30 p.m. The meeting was held in person at the Fire Department Training Room, 625 Ute Avenue, and live streamed via GoToWebinar.

City Councilmembers Present: Councilmembers Abe Herman, Chuck McDaniel, Phil Pe'a, Randall Reitz, Dennis Simpson and Mayor Anna Stout

Absent: Councilmember Rick Taggart

Staff present: City Manager Greg Caton, City Attorney John Shaver, Interim City Clerk Laura Bauer, Deputy City Clerk Selestina Sandoval, Community Development Director Tamra Allen, Principal Planner Kristen Ashbeck, Planning Supervisor Felix Landry and Associate Planner Dani Acosta

After calling the meeting to order, Mayor Stout asked to move the Board and Commission Assignment discussion to the beginning of the agenda because Councilmember Pe'a needed to leave the meeting early. There was no objection.

1. Discussion Topics

d. Board & Commission Assignments

The following assignments were discussed, and staff was directed to prepare a resolution for passage at the May 18, 2022, regular meeting.

Assignment	Council Member
Associated Governments of Northwest Colorado (AGNC)	Ann Stout (R) and Johnny McFarland (A)
Business Incubator Center	Dennis Simpson
Colorado Municipal League (CML) Legislative Liaison	Anna Stout
Colorado Water Congress	Staff Assignment
Downtown Development Authority (DDA)	Abe Herman
Grand Junction Economic Partnership (GJEP)	Abe Herman
Grand Junction Housing Authority	Chuck McDaniel
Grand Junction Regional Airport Authority	Rick Taggart
Grand Valley Regional Transportation Committee (GVRTC)	Dennis Simpson
Homeless Coalition	Randall Reitz (R) and Chuck McDaniel (A)

Horizon Drive Business Improvement District	Dennis Simpson
Las Colonias Development Corporation	TBD
Mesa County Separator Project Board (PDR)	Mayoral Assignment
One Riverfront	Rick Taggart
Air Service Alliance	Chuck McDaniel
Museum of the West	Abe Herman
Commission on Arts & Culture	Randall Reitz (R), Dennis Simpson (A)
Forestry Board	Chuck McDaniel
Parks Improvement Advisory Board (PRAB)	Phillip Pe'a (R), Randall Reitz (A)
Persigo Board	All Council
Property Committee	Anna Stout and Abe Herman
Riverview Technology Corporation	Dennis Simpson
Urban Trails Committee	Abe Herman
Visit Grand Junction	Phillip Pe'a

a 2022 Program Year Community Development Block Grant (CDBG)

Principal Planner Kristen Ashbeck presented. HUD will allocate \$421,451 which is \$28,000 less than anticipated. There were 17 outside agency requests, three requests from public works, and the standard administration requests. Staff reviewed and noted the requests they felt were not eligible. Fifteen percent of funds can go to service-type requests. Council asked if requesting agencies who have not spent previous allocations should be rejected. Ms. Ashbeck responded it would depend upon the situation; for example, one applicant has done the work, but hasn't requested the funds yet. One agency application was not eligible, and many have spent most of their funds. Council also asked if the City should apply for CDBG funding given the health of the City's budget. City Manager Caton stated that the City had requested funding for more capital projects in past years. The City currently has \$184 million in capital needs. The allocation is scheduled for June 15, 2022, and the action plan is schedule for July 20, 2022.

b. City of Grand Junction Zoning and Development Code Update; Progress and Next Steps

Planning Supervisor Felix Landry and Clarion Consultant Elizabeth Garvin presented. The code update project is in between information gathering and drafting the code assessment. The assessment helps to build the framework of the Zoning and Development Code. The project focuses on three strategies: (1) creation of an expedited development review process for affordable housing projects, (2) lessened minimum parking requirements for new affordable housing developments, and (3) granting duplexes, triplexes, other or multi-family housing options as a use-by-right in

single-family residential zoning districts. There have been two open house meetings, a meeting with the Planning Commission, and a website survey. Input from the development community included clarifying the development review process, adding flexibility to the Zoning and Development Code standards, meeting community housing needs, creating a connected community and celebrating local features, amenities and quality of life.

c. Shared Micromobility, Operators and Electric Scooter Regulations

Associate Planner Dani Acosta presented. In response to micromobility vendor inquiries over the last year and a half, staff felt the timing was right to explore a pilot program in the City. Goals for the pilot program include, an R.F.P. process to secure three operators for a duration of one year and an assessment to ascertain the viability of a micromobility program with businesses and transportation systems in place. Before launching the pilot program, there are some areas requiring codification. Staff is looking to introduce a new section in the Municipal Code regulating the operators and amending various sections related to reckless driving, careless driving and penalties for certain offenses that would include e-scooters. The focus of tonight's discussion is on sidewalk and trail usage. Staff is recommending allowing the e-scooters on sidewalks, except for Main Street and Colorado Avenue between 1st and 7th and 7th Street between Colorado and Grand Avenues. These restricted areas have a high volume of pedestrian traffic. Staff is recommending 25 mph on streets if not posted, but 6 mph on sidewalks. The Police Department has expressed safety concerns with this program because of the increase in calls for service and the increase of injuries associated with these vehicles. Council asked for communication to the community prior to issuing the R.F.P. and the Police Department's concern included with the proposed ordinance.

e. Discussion regarding an amendment to the landscaping portion of the Zoning and Development Code

Planning Supervisor Felix Landry presented. Work on the landscape portion of the Zoning and Development Code began last year. A taskforce was formed, and they held five workshops over the last year. The proposed changes include flexibility, trees and significant trees, alternative landscape plans, a suitable plants list, impervious surfaces, and plans and practices. The biggest concerns were regarding significant trees and irrigation. Regarding significant trees, the concerns came from the development community who felt it could negatively affect affordable housing, potentially hinder greenfield and infill development, potentially take up a significant location on a developable site and be potentially expensive for the developer and property owner. Regarding irrigation, the concerns were the lack of availability through Ute Water and submitting an irrigation plan by a landscape architect at the time of site approval. The cost is and will slow projects down due to lack of landscape architects with irrigation expertise. Council instructed staff to bring this back to another workshop.

2. City Council Communication

Mayor Stout stated there will be a special meeting added on to June 1st at 4:30 pm for the purpose of conducting an executive session and there will be no workshop on June 6th

2. Next Workshop Topics

There were no workshop topics discussed.

4 . Other Business

There being no further business, the Workshop adjourned at 9:07 pm.