

Comprehensive Plan

Grand Junction



Steering Committee Meeting #3
3/4/8

In attendance:

Joe Carter
Tom Kenyon
Don Hartman
Kevin Bray
Marcia Neal
Mel Rettig

Staff present:

Dave Thornton
Lisa Cox
Tim Moore
Keith Fife
Kurt Larsen

The consultants recapped the process and emerging concepts. The group then discussed the potential for a change to the 201 Boundary and the resulting sub-area plan studies to help make the decision.

The group then discussed overall comprehensive plan scenarios:

- Business As Usual
- Major satellites
- Build core of city up and out
- Smaller centers

Each of the scenarios would include some level of neighborhood commercial.

The group then discussed the public meeting held for the North West Sub-area. There was strong opposition to higher density to 1 unit per 5 acres in the area. There was desire to preserve agriculture now but there was some acknowledgement for change over 25 - 30 years.

The group discussed the notion that a key to the NW sub-area was how to accomplish agriculture preservation while allowing some development now but also allow for a more urban development pattern tomorrow.

Ideas for future urban growth patterns include:

- Shared septic system,
- Cluster development.

Mel commented that he was glad to see that the City and County determined that more information was needed prior to making a decision about the 201 boundary.

Joe conveyed that the City needs a broader range of housing types and lot sizes including areas that allow higher densities. He thought the concept of minimum lot sizes for the county and maximum lot sizes for the city made sense.

Dave reminded the group of the overall community resistance to density.

Kurt noted that there were no good examples of well designed density so the community could support something and developers were willing to take the risk into new territory.

Kevin thought that there should be incentives for the developer to take the risk.

Tom stated that it was difficult for the community to understand free market and that what appears to be open land is not truly protected to remain as is. He stated that he felt the market was broad and diverse but most people can't afford product seen today.

Joe thought that mixed use and mixed density was important to accommodate future growth and a broad community need for housing.

Kurt added that recreation, parks and open space was needed directly along with the higher density housing.

Don talked about the current affordable housing projects going on in the area and the challenges to realize a project: soft costs and hard costs are rising. Transit was an important piece for affordable housing and higher density sites. New development areas were a good place to look at transit oriented design.

The group agreed that design and creating a sense place was important for all housing types – especially higher density areas.

Mel asked about the potential to have the BLM land north of the airport converted to industrial land use.

The group discussed jurisdiction attitude toward metro districts and other ways to supply infrastructure.

Keith mentioned that the charge was to include a regional view for growth – one that embraces the plans in Fruita, Palisade, Clifton, Mesa County and Grand Junction.

Kurt asked that the comprehensive plan consider how to facilitate reuse of urban areas (not necessarily redevelopment but rehabilitation) to deal with existing low quality and poorly maintained areas.

The next meeting would be held on April 8, 2008. The group would review the scenarios for the overall Comprehensive Plan Meeting Series #2.