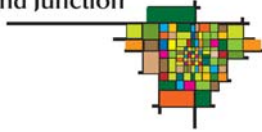


Comprehensive Plan

Grand Junction



Technical Advisory Committee Meeting #3
3/4/8

Attendees:

Terry Franklin
Mike Nurdine
Kristin Winn
Bret Guillory
Ken Simms
Terry Brown
Kathy Portner
Trent Prall
Jody Kliska
Danny Leng
Jim Bright
Jennifer Grosshein Hawn
Eileen List
Kurt Larsen
Dave Thornton
Lisa Cox

The Consultants recapped the Comp Plan process and revisited the emerging concepts. Jeff then explained the 201 boundary adjustment discussion between the City Council and County Commissioners which lead to a rescheduling to add sub-area meetings in the NW and Central Orchard Mesa.

The group then discussed the scenarios being developed for the overall comp plan. Initial scenarios included:

- Major Centers
- Minor Centers
- Big core, small commercial nodes
- Business as usual

The group discussed development of a matrix to depict the scenarios.

An example was how to have transportation connectivity be slightly different according to land use patterns. The scenarios were to be slightly exaggerated to make the differences clear to the public. The group discussed what should be tested and what indicators should be measured.

Kristen asked if there was a breaking point populations needed to support various commercial nodes.

Kathy noted that there should be care to use the term downtown for the traditional use – the historical square mile. The term core was better for the expansion of the center of the city.

The group wanted to also use the existing centers of Clifton, Palisade, Fruita, etc in the scenarios. Centers could be also tested in opportunity sites.

The group then discussed the implications of the 201 Boundary relocation on the different departments.

Police – response time would increase; ability to respond would be challenged; overall it would depend on how annexation would be phased. Challenges would also depend on densities allowed and types of units. There may be need for substation. The watch areas would need to be redefined. There also may be a conflict between rural activities and city rules (gun shootings, rubbish, animals). Most of the NW area is sheriff patrolled currently and state patrol handles accidents along I-70.

Fire – Lower Valley Fire District in NW area. City Fire Dept. would take over protection. Discussion would need to occur to determine who serves and how funded. The boundary change shouldn't require a new sub-station. EMS response times would likely increase.

Transportation – The roads are rural and not near urban standard. With added density, a connected grid system would be needed. Staging would be needed to keep transportation system up with growth. County roads do not meet City standards in width, row diameters, sections, curb/gutter, etc. Rural roads also do not have adequate capacity for urban land uses.

Sewer – Plant is physically able to accommodate doubling of the population. There are already 33 lift stations in Persigo area; additional one would not cause a problem.

Trash – private collectors in area; growth needs to be phased so that street department, and all services, can keep up.

Schools and parks – fees would need to be looked at to see if truly keeping up.

Other issues:

- Increased health department monitoring needed in areas
- stormwater drainage issues,
- high ground water,
- infrastructure needs,
- water conservation,
- air quality:
 - ozone levels,
 - particulates,
 - brown cloud,
 - inversions.

The group mentioned that other factors to remember include:

- irrigation water stays with land,
- transition would need to occur to change water use from agriculture to residential,
- issues with trail use along canal trails,
- airport expansion plans,
- industrial land adjacent to airport would not be attractive to tourists,
- affordable housing in area is where highest fees are right now.

The next meeting would be held on March 25. The group is to discuss the results of the sub-area plan meetings and review the Consultants' draft recommendations.