

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

June 5, 2019

The City Council of the City of Grand Junction convened into regular session on the 5th day of June, 2019 at 6:00 p.m. Those present were Councilmembers Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Duke Wortmann, and Council President Rick Taggart. Councilmembers Duncan McArthur and Anna Stout were absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval.

Council President Taggart called the meeting to order. Councilmember Wortmann led the Pledge of Allegiance which was followed by an invocation by Bruce McKee, Associate Pastor of Bookcliff Baptist Church.

Presentations

Recognition of New Neighborhood Association

Principal Planner Kristen Ashbeck presented this item. Councilmember Pe'a presented the certificate of recognition. Natalie Clark with Friends of Sherwood Park Association was present to accept the certificate.

Proclamations

Proclaiming June 17 - 23, 2019 as Pride Week in the City of Grand Junction

Councilmember Wortmann read the proclamation. Heidi Hess and Jesse Daniels with Colorado West Pride accepted it.

City Manager Report

City Manager Greg Caton read a community comment he received lauding the Grand Junction Fire Department who saved a gentleman who had a stroke.

Council Reports

Councilmember Pe'a attended the Two Rivers Convention Center Building Tour and commented on how impressed he was by the improvements.

Councilmember Wortmann spoke of JUCO week and the community coming together to host the tournament.

Council President Taggart spoke of the Strategic Plan, the Comprehensive Plan, and community engagement.

CONSENT AGENDA

Councilmember Wortmann moved to adopt the Consent Agenda items #1 - #5.
Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the May 13, 2019 Workshop
- b. Minutes of the May 13, 2019 Executive Session
- c. Minutes of the May 15, 2019 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending the Grand Junction Municipal Code to Permit Off Highway Vehicles and Set a Public Hearing for June 17, 2019

3. Contracts

- a. Raw Water Irrigation Supply and Waterline Replacement
- b. Construction Contract for the 2019 South Downtown Water and Sewer Line Replacement Project
- c. Cooperative Use Agreement between the Grand Valley Audubon Society, Inc. and the City of Grand Junction to use Grand Junction Redlands Tailrace Water Rights
- d. Contract for the Las Colonias Business Park Restrooms

4. Resolutions

- a. A Resolution Finding the Comprehensive Plan Together with the 3-Mile Plan Map Serves as the City's 3-Mile Plan and its Annual Update

b. A Resolution Authorizing the City Manager to Enter into a Contract to Sell a City owned Property Known as Lot 16 of the Riverfront at Dos Rios Filing One and Ratifying the Actions Taken Therewith - CONTINUED TO JUNE 17, 2019

5. Other Action Items

a. Consider a Request by Chronos Property, LLC to Accept the Dedication of 0.72 acres of Open Space in the Proposed Elevation 4591 Subdivision

REGULAR AGENDA

Public Hearing - An Ordinance Rezoning the Sixbey Investments, LLC Property from R-4 (Residential 4 du/ac) to R-O (Residential Office) Located at 2670 Patterson Road

The Applicant, Sixbey Investments, LLC is requesting a rezone of a 0.31 acre parcel of land located at 2670 Patterson Road from R-4 (Residential – 4 du/ac) to R-O (Residential Office) in anticipation of future development. The requested R-O zone district is consistent with the Comprehensive Plan Future Land Use Map designation of Residential Medium (4 – 8 du/ac).

Senior Planner Scott Peterson presented the item.

Ted Ciavonne of Ciavonne, Roberts and Associates, Inc. represented Sixbey Investments, LLC and was available to answer questions.

Conversation ensued about traffic on Patterson Road and the impacts of this rezone. Rick Dorris, Community Development Engineer, spoke about the City's findings in regards to this request.

The public hearing was opened at 6:32 p.m.

Georgia Mitchum, Amy Johnson Lambert, and Laura Bishop spoke in opposition of this rezone.

The public hearing was closed at 6:46 p.m.

Mr. Ciavonne spoke about the adjacent property, access from Patterson Road and addressed some traffic concerns expressed during the public hearing.

Conversation resumed about site entrance and Patterson access.

Councilmember Norris moved to adopt Ordinance No. 4856, an ordinance rezoning Sixbey Investments, LLC Property, 0.31 acres of land located at 2670 Patterson Road from R-4 (Residential 4 du/ac) to R-O (Residential Office) on final passage and ordered final publication in pamphlet form. Councilmember McDaniels seconded the motion. Motion carried by split roll call vote with Councilmember Wortmann voting no.

Public Hearing to Consider Funding the 2019 Community Development Block Grant (CDBG) Program Year, Including an Amendment to the Action Plan for the 2018 Program Year, and Set a Public Hearing for Adoption of the 2019 Annual Action Plan for July 17, 2019

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2019 Program Year. The City will receive \$461,255 for the 2019 Program Year beginning September 1, 2019. In addition, Council will consider an amendment to the 2018 Action Plan to utilize \$100,000 remaining funds to be allocated with the 2019 funds for a total allocation of \$561,255.

Principal Planner Kristen Ashbeck presented this item.

Councilmember Norris commented that despite the number of services needing funding, City Council had to choose the services that the City could fund with the allocation provided.

Applicants: Mistalynn Meyeraan with Western Slope Center for Children, Doug Sorter with STRiVE, Chris Miller with the Counseling and Education Center, and Alan Anderson with Riverside Educational Center spoke of their programs and thanked City Council for their consideration.

The public hearing opened at 7:14 p.m.

There were no public comments.

The public hearing closed at 7:14 p.m.

Councilmember Wortmann moved to adopt the proposed funding requests and set a public hearing for adoption of the 2019 Annual Action Plan for July 17, 2019. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Public Hearing - An Ordinance Rezoning a Property from I-2 (Heavy Industrial) to I-1 (Light Industrial) Located at 2285 River Road

The Applicant, Bensley-Bristol, LLC is requesting a rezone of a 4.12 acre parcel of land located at 2285 River Road from I-2 (Heavy Industrial) to I-1 (Light Industrial) in anticipation of converting the existing structure on the property from its previous use as an automotive museum to a gymnastics academy (formerly the gymnastics component of Kidzplex, to be known as Legacy Gymnastics). The requested I-1 zone district is consistent with the Comprehensive Plan Future Land Use Map designation of Industrial.

Principal Planner Kristen Ashbeck presented the item.

Brian Bensley, President of Kidzplex, spoke about their plans for the property.

Councilmembers Wortmann and Norris lauded Kidzplex and what it has done for the community.

The public hearing was opened at 7:24 p.m.

There were no public comments.

The public hearing was closed at 7:24 p.m.

Councilmember Wortmann moved to adopt Ordinance No. 4857, an ordinance rezoning Legacy Gymnastics property from I-2 (Heavy Industrial) to I-1 (Light Industrial), located at 2285 River Road on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Public Hearing - An Ordinance Amending Section 21.04.030(e), Recreational Campgrounds, and Other Related Sections of the Grand Junction Municipal Code

The Director of Community Development on behalf of the City is requesting amendments to Section 21.04.030(e), Recreational Campgrounds and other related sections regarding the site design and construction standards for campgrounds. In general, these revisions are a rewrite of the entire Code section in order to modernize and update the regulations, resulting in greater clarity and flexibility in design and construction of campground accommodations.

Principal Planner Kristen Ashbeck presented this item.

The public hearing was opened at 7:34 p.m.

Ted Ciavonne and Jen Taylor spoke in favor of the ordinance and thanked staff for their work on it.

The public hearing was closed at 7:36 p.m.

Councilmember Wortmann moved to adopt Ordinance No. 4858, an ordinance amending Grand Junction Municipal Code Section 21.04.030(e), Recreational Campgrounds and other related sections regarding the site design and construction standards for campgrounds on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 7:37 p.m.

Wanda Winkelmann, MMC
City Clerk