

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

November 20, 2019

Call to Order. Pledge of Allegiance. Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 20th day of November, 2019 at 6:00 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout, Duke Wortmann and Council President Rick Taggart.

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

Council President Taggart called the meeting to order. Student Braewyn Brown led the Pledge of Allegiance which was followed by a moment of silence.

Proclamations

Proclaiming November 30, 2019 as Small Business Saturday in the City of Grand Junction

Councilmember Wortmann read the proclamation. Grand Junction Downtown Development Authority Executive Director Brandon Stam accepted the proclamation.

Proclaiming December 10, 2019 as Grand Valley Gives Day in the City of Grand Junction

Councilmember Stout read the proclamation. Grand Valley Gives representative Christian Mueller accepted the proclamation.

Certificates of Appointment

To the Grand Junction Housing Authority

Councilmember McDaniel presented the Certificate of Appointment to the Grand Junction Housing Authority's new member William L. Johnson.

Citizen Comments

Ed Kowalski talked about public safety.

Bruce Lohmiller spoke about education classes, violence reports and work evaluations.

City Manager Report

City Manager Caton did not provide a report.

Council Reports

Councilmember Wortmann was pleased to attend the groundbreaking ceremony for RockyMounts at the Las Colonias Business Park.

Councilmember Andrews praised the remodeling improvements featured at Two Rivers Convention Center grand reopening and ribbon cutting.

CONSENT AGENDA

Councilmember McDaniel recused himself from voting on Consent Agenda item 4.b.

Councilmember Stout moved to adopt Consent Agenda items #1 - #4. Councilmember Andrews seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the November 4, 2019 Workshop
- b. Minutes of the November 6, 2019 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduce an Ordinance to Amend Part of Chapter 3 Section 12 Subsection 020 of the City of Grand Junction Municipal Code of Ordinances Relating to Sales and Use Tax Definitions and Set a Public Hearing for December 4, 2019
- b. Quasi-judicial
 - i. Introduce an Ordinance to 1) Amend the Comprehensive Plan Future Land Use Map from Residential Medium (4-8 du/ac) to Residential High Mixed Use and 2) Rezone from a R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac) on a 3.58-Acre Property Located at 621 26 ½ Road and Set a Public Hearing for December 4, 2019

3. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Persigo Wastewater Treatment Plant BioCNG Storage Project

- b. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Development of the Riverfront at Dos Rios
- c. A Resolution Amending Article 8 of the Bylaws of the Grand Junction Urban Trails Committee to Adjust the Committee Meeting Day and Time
- d. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Grand Junction Police Department Firing Range Facility Improvement Project

4. Other Action Items

- a. Tiara Rado Property Transfer
- b. A Lease with Colorado West Land Trust for the 16 Acre Corner Property at the Northeast Corner of Monument Road and South Camp Road, Described as Block E, Monument Valley Subdivision, and Block F, Monument Valley Subdivision

REGULAR AGENDA

Two Ordinances 1) Amending the Comprehensive Plan from Conservation/Mineral Extraction to Residential Low 0.5 to 2 Units per Acre; and 2) Rezoning from PD (Planned Development) to R-1 (Residential 1 Unit per Acre) for a 23.2-Acre Portion of a Property Located at 400 23 Road, More Particularly Described as a Site at the East End of Canyon Rim Drive

Applicant La Plata Communities requested multiple actions on a 23.16-acre portion of the parcel addressed 400 23 Road, more particularly described as a site at the east end of Canyon Rim Drive which is presently vacant. The proposed actions were: 1) amend the Comprehensive Plan from Conservation/Mineral Extraction to Residential Low .5 to 2 dwelling units per acre; and 2) rezone a portion of the property from PD (Planned Development without a Plan) to R-1 (Residential 1 dwelling unit per acre). The proposed changes are intended to allow for completion of residential development at the east end Canyon Rim Drive. The remainder of the property, along with other adjacent parcels are reserved and not a part of this request.

Community Development Director Tamra Allen reviewed the proposed requests.

Property owner Robert McGregor, applicant representative Doug Quimby and landscape designer Ted Ciavonne spoke on behalf of the project.

The public hearing opened at 7:10 p.m.

The following spoke against the item: Lois Kinsey, James Lummis, Mike Baker, Don Kendall, Merritt Kinsey, Kristin Lummis, Patrice Whistler, David Caldwell, Kurtis Comeau, Ted Textor,

Greg Gador and Ed Kowalski.

Seth Anderson thanked the property owner for allowing people to recreate on private property.

The public hearing closed at 7:40 p.m.

Council took a break at 7:43 p.m.

The meeting resumed at 7:48 p.m.

Discussion included differences between CSR and R-1 designations, how "clustering" allows for lot size modifications, when proposed subdivisions are reviewed for geo-technical issues and code adherence by staff, that the subdivision approval process is administrative unless appealed and proposed density.

Councilmember Andrews moved to adopt Ordinance No. 4888, an ordinance amending the Comprehensive Plan Future Land Use Map Designation to Residential Low for a 23.16-acre portion of a property located at 400 23 Road, more particularly described as a site at the east end of Canyon Rim Drive on final passage and ordered final publication in pamphlet form and Ordinance No. 4889, an ordinance rezoning to R-1 (Residential 1 unit per acre) a 23.16-acre portion of a property located at 400 23 Road, more particularly described as a site at the east end of Canyon Rim Drive on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Council President Taggart left the meeting at 8:05 p.m.

An Ordinance Amending Various Sections of the Zoning and Development Code (Title 21), Greater Downtown Overlay (Title 24), 24 Road Corridor Design Standards (Title 25) and Transportation Engineering Design Standards (Title 29) to Clarify Administrative Procedures, Remove Inconsistencies and Modify Standards

Staff proposed amendments to various sections of the Zoning and Development Code (Title 21), the Greater Downtown Overlay (Title 24), the 24 Road Corridor Design Standards (Title 25), and the Transportation Engineering Design Standards (Title 29) to address: 1) organizational changes for the appeals process for ease of administration and location of text regarding garage setbacks in the Downtown; 2) modify Bulk Standards for the R-5 zone district rear yard setback, removing minimum lot size for multi-family development, and removing the required 15 foot first floor height in the B-2 zone district; 3) clarification of parking lot setbacks in the B-2 zone district and sign type in the 24 Road Corridor Design Standards; and 4) clarifying procedures and criteria related to variance criteria, fences requiring special permits and accessory dwelling units.

Associate Planner Senta Costello reviewed the proposed amendments.

The public hearing opened at 8:15 p.m.

There were no public comments.

The public hearing closed at 8:15 p.m.

Councilmember Pe'a moved adopt Ordinance No. 4890, an ordinance amending parts of the Zoning and Development Code, Greater Downtown Overlay, 24 Road Corridor Design Standards and Transportation Engineering Design Standards to Clarify Administrative Procedures, Remove Inconsistencies and Modify Bulk Standards on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

Introducing the Appropriation Ordinance for the 2020 Budget, Presentation, and First Public Hearing. Set a Second Public Hearing for December 4, 2019.

The budget represents the allocation of resources to achieve the goals identified in the City of Grand Junction's Strategic Plan. The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses.

The 2020 Recommended Budget has been discussed with City Council during four budget workshops (September 30th, October 14th, October 28th, and November 4th) with complete documents being provided to City Council and the public including capital projects, economic development funding, and non-profit funding as well as a complete line item budget detail by fund. In total the 2020 budget decreased from November 4th by \$1.3 million (increase \$1.2 million transportation expansion, decrease \$2 million water projects, and decrease \$500,000 grant removal) and the total recommended budget is now \$161 million. These changes do not impact the General Fund surplus (revenues over expenses) of \$181,576 or the projected ending General Fund Balance of \$26.9 million at 12/31/2020. The budget could still be changed based on public input and further City Council direction.

City Manager Caton reviewed the proposed 2020 City Budget.

The public hearing opened at 9:05 p.m.

There were no public comments.

The public hearing closed at 9:06 p.m.

Councilmember Stout moved to approve the proposed ordinance together with the documentation of the proposed revenue and expenses prepared in support of the budget and ordinance, all as if fully set forth, appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction, Colorado, including and pursuant to Article VII, Paragraph 57 of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2020 and ending December 31, 2020 on first reading, set a public hearing for December 4, 2019 and order publication in pamphlet form. Councilmember Andrews 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 adjourned at 9:07 p.m.

Wanda Winkelmann, MMC
City Clerk