

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

December 18, 2019

Call to Order, Pledge of Allegiance, Invocation

The City Council of the City of Grand Junction convened into regular session on the 18th day of December, 2019 at 6:00 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout, and Council President Pro Tem Duke Wortmann. Council President Rick Taggart was absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, Records Manager Debbie Kemp and Deputy City Clerk Selestina Sandoval.

Council President Pro Tem Wortmann called the meeting to order. Student Diana Hanson led the Pledge of Allegiance. Monument View Bible Church Pastor Sam Cathey provided the invocation.

Appointments

To the Forestry Board

Councilmember Andrews moved to reappoint Kamie Long and to appoint Bennett Boeschstein to the Forestry Board for three year terms ending in June 2022. Councilmember Stout seconded the motion. Motion passed by unanimous voice vote.

To the Visit Grand Junction Board

Councilmember Pe'a moved to reappoint Tammy Anderson and to appoint Joseph Burtard and Kelsey Coleman to the Visit Grand Junction Board for three year terms ending November 2022. Councilmember Norris seconded the motion. Motion passed by unanimous voice vote.

Citizen Comments

Bruce Lohmiller spoke on the 988 national intervention line, sex education classes, and camping rules.

Ed Kowalski thanked City Council and staff and wished them a Merry Christmas.

Richard Swingle spoke on strategic vs. operational budgeting.

Dennis Simpson spoke on his concerns with the budget process.

City Manager Report

City Manager Greg Caton spoke of the Chamber of Commerce quarterly meeting and how the presenter, Dr. Richard Wobbekind, head of the Business Research Division in the Leeds School of Business at Colorado University, stated that Grand Junction is making significant strides diversifying the economy. The City was also recognized during that meeting for their investment in Two Rivers Convention Center.

Council Reports

Councilmember Andrews attended the Colorado Mesa University (CMU) graduation and gave the graduates and university accolades.

Councilmember Norris attended the Chamber of Commerce quarterly meeting, Grand Junction Fire Academy graduation, and she spoke of CMU's report of the economy.

Councilmember Stout reported achievements of Sister City of El Espino, attended the Downtown Holiday Celebration, and said the Arts Center received a Stand for the Arts award.

Council President Pro Tem Wortmann attended the Grand Junction Economic Partnership Holiday Celebration and spoke of his gratitude for the good things happening in Grand Junction, the Grand Junction Fire Academy Graduation, and he also attended the CMU graduation.

CONSENT AGENDA

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

1. Approval of Minutes

- a. Summary of the December 2, 2019 Workshop
- b. Minutes of the December 4, 2019 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduce Ordinances Expanding the Boundaries for the Downtown Grand Junction Business Improvement District to Include Properties Known as 701 Main Street, 805 Struthers Avenue and 330 South 2nd Street into the

Boundaries of the Business Improvement District and Introduce an Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Properties Known as 805 Struthers and 330 South 2nd Street into the Boundaries of the Downtown Development Authority and Setting a Hearing for January 15, 2020

b. Quasi-judicial

- i. Introduce an Ordinance Rezoning to R-8 (Residential 8 Units per Acre) a 1.26-Acre Property Located at 588 North Grand Falls Court and Setting a Public Hearing for January 15, 2020
- ii. Introduce an Ordinance Rezoning to B-1 (Neighborhood Business) a 1.81-Acre Property Located at 1221 Wellington Avenue and Setting a Public Hearing for January 15, 2020
- iii. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing a Proposed Annexation Ordinance for the Barnes Electric Annexation of 0.521-Acres Located at 2806 ½ Perry Drive

3. Resolutions

- a. A Resolution Approving the Termination of the Intergovernmental Agreement for the Creation of the 5-2-1 Drainage Authority
- b. A Resolution Authorizing the Lease of Sidewalk Right-of-Way to P & J Entertainment, LLC dba Ciara's Cafe and Cantina, Located at 701 Main Street
- c. A Resolution to Vacate Two Ten-Foot Public Utility Easements Located at 2711 G Road
- d. A Resolution to Vacate a Portion of a 14-foot Wide Multi-Purpose Easement Located Within Lot 1, Patterson Place Subdivision Located at 2566 Patterson Road
- e. A Resolution to Vacate a Public Utility Easement Located on Parcel 2943-212-06-100 and Hoffman Subdivision Filing II
- f. A Resolution Authorizing Membership into the Colorado Firefighter Heart and

Circulatory Benefits Trust

- g. A Resolution to Release Improvement District ST-82 Phase C for the Etter-Epstein Property
- h. A Resolution Authorizing Membership into the Colorado Firefighter Cancer Benefits Trust

4. Other Action Items

- a. Downtown Grand Junction Business Improvement District's 2019 Annual Report and 2020 Operating Plan and Budget
- b. Horizon Drive Association Business Improvement District's 2019 Annual Report and 2020 Operating Plan and Budget

REGULAR AGENDA

An Ordinance to Vacate Undeveloped Westcliff Drive Public Right-of-Way (0.18 ac) as Part of the Proposed Court in G Subdivision

The Applicant, Anatum LLC, is requesting the vacation of Westcliff Drive, an undeveloped public right-of-way located south of G Road, just east of 27 Road.

The Applicant is currently in the process of a Preliminary/Final Subdivision Plan Review to develop a residential subdivision that is proposing to create 17 single-family attached dwelling units and lots on a total of 3.02 acres in an existing R-5 (Residential – 5 du/ac) zone district. As part of the subdivision process, new rights-of-way will be granted to the City to accommodate the location of the necessary infrastructure.

Associate Planner Senta Costello presented this item.

The public hearing was opened at 6:29 p.m.

There were no public comments.

The public hearing was closed at 6:29 p.m.

Councilmember Stout moved to adopt Ordinance 4894, an ordinance to vacate the Westcliff Drive Right-of-Way located at 2711 G Road on final passage and ordered final publication in pamphlet form with the condition as listed in the staff report. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance to Amend the Phasing Schedule of the Previously Approved Planned Development to Allow 20 Residential Lots and Condominium Units on 1.88-Acres for the Casas de Luz Planned Development Located at West Ridges Boulevard and School Ridge Road

The Applicant, Dynamic Investments Inc., requests an extension to the phasing schedule for the Casas de Luz Outline Development Plan (ODP). The Applicant received City Council approval for the Planned Development and associated ODP residential subdivision on September 21, 2011. A revised phasing schedule was approved in 2015 that extended the deadline for the first phase to December 31, 2017. The Applicant met the phasing schedule set for the first phase by filing a subdivision plat in 2017, however the Applicant is now unable to meet the deadlines set by the approved phasing schedule for Phase 1 (construction) of the planned development and associated project. The Applicant is therefore requesting a revised phasing schedule for the PD and ODP that would provide for completion of the remaining phases of development within 10-years from the previous Phase 1 deadline of December 31, 2017.

Senior Planner Scott Peterson presented this item.

Conversation ensued clarifying deadlines, the process for renewing versus refile and what would happen if Council didn't approve the request.

The public hearing was opened at 6:40 p.m.

There were no public comments.

The public hearing was closed at 6:40 p.m.

Councilmember McDaniel noted for the record that Council President Taggart recused himself from voting on this agenda item on first reading (December 4, 2019 City Council Meeting) due to the close proximity of this development to Council President Taggart's residence.

Councilmember Pe'a moved to adopt Ordinance No. 4895, an ordinance amending Ordinance No.'s 4482 and 4654 for the Casas de Luz Planned Development residential subdivision revising the proposed phasing schedule, located adjacent to West Ridges Boulevard and west of School Ridge Road on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

A Resolution Adopting the 2020 Redevelopment Boundary Map and Formula for Calculating the Transportation Impact Fee Payments Required within the Redevelopment Boundary

As part of the recent decision on transportation impact fees, Council requested review of the Redevelopment Area that currently provides for a significant reduction of transportation impact fees within the core area of the City. The redevelopment area was last adopted by Resolution No. 15-13 in 2013. The City Council met at two recent workshops on November 18th and

December 2nd and provided guidance to staff for specific revisions to the Redevelopment Boundary and the reduced Transportation Capacity Payment fee calculation.

Community Development Director Tamra Allen presented this item.

Conversation ensued about types of developments that would qualify for the reduction, CMU development and their exemption of TCP fees, the additional reduction per story (height) in specified areas, the sunset provision of the ordinance, and the process to expand the reduction zone in Orchard Mesa up to 28 Road.

The floor was opened for citizen comments.

There were none.

Councilmember Andrews moved to adopt Resolution No. 93-19, a resolution adopting the 2020 Redevelopment Boundary Map and formula for calculating the Transportation Impact Fee Payments required within the Redevelopment Boundary. Councilmember Pe'a seconded the motion. Motion carried by roll call vote with Councilmember Stout voting no.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Council President Pro Tem Wortmann mentioned the anniversary of his mother Carol Bukley Wortmann's passing 45 years prior and that he was celebrating six years in his home. He spoke on the presentation of the Migrant Services Proclamation at Central High School and the appreciation they expressed for the support they felt.

Several Councilmembers wished everyone happy holidays.

Councilmember Stout thanked the City Manager and staff for their work including the Spanish speaking community in City matters.

Adjournment

The meeting was adjourned at 7:02 p.m.

Selestina Sandoval
Deputy City Clerk