

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

June 1, 2020

Call to Order. Pledge of Allegiance. Moment of Silence

The City Council of the City of Grand Junction convened into special session on the 1st day of June 2020 at 6:01 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout, Rick Taggart and Council President Duke Wortmann.

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

Council President Wortmann called the meeting to order. Councilmember Andrews led the Pledge of Allegiance which was followed by a moment of silence.

REGULAR AGENDA

An Ordinance Rezoning the Horizon Villas Property from PD (Planned Development) to R-8 (Residential - 8 du/ac) Located West of the Undeveloped Horizon Glen Drive Right-of-Way

Applicant Larson Building Solutions represented by Todd Larson, requested a rezone of Lot 17 of Horizon Glen Subdivision as amended, a 2.22-acre lot located at Horizon Glen Drive at Horizon Drive from PD (Planned Development) to R-8 (Residential – 8 du/ac) in anticipation of future residential subdivision development. The requested R-8 zone district is consistent with the Comprehensive Plan Future Land Use Map designation of Neighborhood Center.

Councilmember Taggart recused himself from this agenda item because the current property owners are good friends and he left the meeting room.

Senior Planner Scott Peterson presented this item.

Discussion included that the applicant would be responsible for building out the “half road improvement” of Horizon Glen Drive (the other adjoining property owner would be responsible for the other half), the property’s PD has expired and must be rezoned, that neighboring property may be granted to the City, appropriate density for the area and the need to have diverse development projects.

The public hearing opened at 6:19 p.m.

The following spoke against this item: Lily Fitch, Bill Fitch, Joe Graham, Mark Madison, Susan Madison, Stephanie Graham, Kevin Triplett and Glen Madrid.

The public hearing closed at 6:33 p.m.

Applicant representative Ted Ciavonne of Ciavonne, Roberts and Associates spoke about the Future Land Use Plan, the applicant is seeking the lowest zoning density available for this property within the growth plan and that connecting properties will be required to have dual connectivity.

Councilmember Andrews moved to adopt Ordinance No. 4931, an ordinance rezoning Horizon Villas property from PD (Planned Development) to R-8 (Residential - 8 du/ac), located west of Horizon Glen Drive on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Vacating a 25-Foot-Wide by 400 Lineal Foot Portion of the Undeveloped 27 ½ Road Public Right-of-Way (ROW) Abutting the Eastern Property Line of the Property Located at Approximately 347 27 ½ Road

Applicant, Eddy at Grand JCT, LLC requested a vacation of a 400 lineal foot portion of the undeveloped public 27 ½ Road right-of-way that currently bisects their property in preparation of future development which complies with the Grand Valley Circulation Plan and Comprehensive Plan of the City of Grand Junction.

Senior Planner Landon Hawes presented this item.

Applicant representative Ted Ciavonne of Ciavonne, Roberts and Associates added that Xcel Energy is not in the ROW as much as previously thought and that will be corrected by this project with new easements.

The public hearing opened at 6:50 p.m.

There were no public comments.

The public hearing closed at 6:50 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4932, an ordinance vacating a portion of

27 ½ Road right-of-way, located at 347 27 ½ Road on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

City Council took a break at 6:51 p.m.

The meeting resumed at 7:00 p.m.

An Ordinance Amending the Comprehensive Plan Changing the Future Land Use Map Designation for a Property of 5.26 Acres from the Commercial and Commercial/Industrial Future Land Use Designations to the Downtown Mixed Use Future Land Use Designation and Rezoning said Property of 5.26 acres from a C-2 (General Commercial) Zone District to a R-24 (Residential - 24 du/ac) Zone District Located at 630 South 7th Street

Applicant, S2E Developments (CO), LLC, requested a Comprehensive Plan Amendment and a rezone for a 5.26-acre property located at 630 South 7th Street in anticipation of a future multifamily residential development.

Associate Planner Lance Gloss presented this item.

Applicant representative Marissa Adelstein of S2E Developments, LLC spoke to the increased housing and growth opportunities the amendment and rezone would allow.

Discussion included that the Grand Junction area needs more diverse housing options, especially along the 7th Street corridor.

The public hearing opened at 7:20 p.m.

Current property owner Doug Simons and S2E Developments, LLC CEO Milfred Hammerbacher spoke in favor of this item.

The public hearing closed at 7:26 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4933, an ordinance amending the Comprehensive Plan Future Land Use Map of the City of Grand Junction from Commercial and Commercial/Industrial to Downtown Mixed Use for a property of 5.26 acres and rezoning said property of 5.26 acres from a C-2 (General Commercial) Zone District to a R-24 (Residential – 24 du/ac) Zone District located at 630 South 7th Street on final passage and ordered final publication in pamphlet form. Councilmember Stout seconded the motion. Motion

carried by unanimous roll call vote.

An Ordinance for a Comprehensive Plan Amendment from Residential High Mixed Use (16 – 24 du/ac) and Residential Medium (4 – 8 du/ac) to Village Center and a Rezone from R-E (Residential – Estate) to C-1 (Light Commercial) Located at 785 24 Road - WITHDRAWN

This item was withdrawn by the applicant, Mallard View, LLC.

An Ordinance Amending Title 21 of the Grand Junction Municipal Code Regarding Setbacks in the B-1, Neighborhood Business Zone District

Staff proposed front setback reductions in the B-1 (Neighborhood Business) zone district from 20 to 15 feet to bring the setback into conformity with other similar commercial and industrial zones and to further the purpose of the zone district, expressly the intent to design in scale with surrounding uses and to provide small areas for office and professional services. In addition, the request would implement certain goals and policies of the Comprehensive Plan.

Senior Planner Landon Hawes presented this item.

Discussion included why the B-2 zone has fewer parameters since it lies mainly within the downtown core.

The public hearing opened at 7:32 p.m.

There were no public comments.

The public hearing closed at 7:32 p.m.

Councilmember Andrews moved to adopt Ordinance No. 4935, an ordinance amending the Mixed Use and Industrial Bulk Standards Summary Table of the Zoning and Development Code, decreasing the Front Setback for the B-1 Zone District on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Amending the Grand Junction Municipal Code Title 21 Zoning and Development Code Regarding the Requirements for Conducting Neighborhood Meetings

Staff proposed to clarify neighborhood meeting requirements prior to a development

application which is an ongoing planning process or of little consequence to neighboring properties but remains useful in achieving the intended purpose of a neighborhood meeting.

Principal Planner Kris Ashbeck presented this item.

Discussion included that Code specifies what substantial and non-substantial preliminary plan modifications are and that staff would use that guidance to determine if an additional neighborhood meeting would be required.

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

Ted Ciavonne of Ciavonne, Roberts and Associates spoke in favor of this item and said the pre-submission neighborhood meeting requirement is very cumbersome.

The public hearing closed at 7:43 p.m.

Councilmember Stout moved to adopt Ordinance No. 4936, an ordinance amending Title 21 of the Grand Junction Municipal Code pertaining to the requirements for Neighborhood Meetings on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

Adjournment

Council President Wortmann expressed his thanks that the local protests were peaceful and he hopes the country is able to heal.

Councilmember Taggart and Stout requested City Council prepare a written statement to express Council's formal position.

The meeting adjourned at 7:48 p.m.

Wanda Winkelmann, MMC
City Clerk