

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

October 21, 2020

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 21st day of October 2020 at 5:30 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel (participated remotely), 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, Deputy City Clerk Janet Harrell, and Deputy City Clerk Selestina Sandoval. Council President Wortmann called the meeting to order and students Clayton Donaldson and Mikayla Loughlin led the Pledge of Allegiance which was followed by a moment of silence.

Citizen Comments

Tonya Wren expressed frustration with comments made regarding hate speech during the last City Council meeting.

Jessica Joy spoke of the FBI definition of terrorism and Black Lives Matter.

Richard Puter spoke of his concern for the future of our nation.

Stephania Vasconez spoke of her experience participating in the Grand Valley Task Force.

Scott Beilfuss spoke of a survey conducted at Colorado Mesa University (CMU) regarding student concerns.

Proclamations

Proclaiming October 24, 2020 as McInnis Canyons National Conservation Area Day in the City of Grand Junction

Council President Wortmann read the proclamation. Greg Wolfgang, Bureau of Land Management Field Manager for the Grand Junction office, and Collin Ewing, National Conservation Area Manager and Sara McCall, Executive Director of Colorado Canyons Association accepted the proclamation.

Proclaiming October 21, 2020 as Imagine a Day Without Water Day in the City of Grand Junction

Councilmember Pe'a read the proclamation. Utilities Director Randi Kim accepted the proclamation.

Parks, Recreation, and Open Space (PROS) Master Plan Findings Presentation

Parks and Recreation Director Ken Sherbenou gave an overview and introduced Pat O'Toole with Green Play who presented the PROS survey findings.

Council Reports

Councilmember Stout gave an update on the Downtown Development Authority, Business Improvement District, the Commission on Arts and Culture, the Colorado Municipal League Policy Committee, and the Grand Valley Task Force.

Council President Wortmann attended the Hispanic/Latino Heritage night at CMU.

CONSENT AGENDA

Councilmember Andrews moved to adopt Consent Agenda item #1. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the October 5, 2020 Workshop
- b. Minutes of the October 7, 2020 Executive Session
- c. Minutes of the October 7, 2020 Regular Meeting

REGULAR AGENDA

****Clerk's Note: Pursuant to Resolution 14-20, Councilmembers participating remotely cannot vote on quasi-judicial matters.***

An Ordinance Amending the Comprehensive Plan Future Land Use Designation for a Property of 4.52 Acres Located at 2515 Riverside Parkway from Business Park Mixed Use to Commercial and an Ordinance Rezoning Said Property from CSR (Community Services and Recreation) to C-2 (General Commercial)

The Applicant, STGC Holdings, LLC, requested a designation amendment to the

Comprehensive Plan Future Land Use Map from Business Park Mixed Use to Commercial and a rezone from CSR (Community Services & Recreation) zone district to C-2 (General Commercial) for the 4.52-acre property located at 2515 Riverside Parkway in anticipation of future retail development. The requested C-2 zone district is not consistent with the current Comprehensive Plan designation, however it is consistent with the requested designation amendment.

Senior Planner Lance Gloss presented this item.

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 Pe'a moved to adopt Ordinance No. 4958, an ordinance approving a Comprehensive Plan Amendment request from a Business Park Mixed Use Future Land Use designation to a Commercial Future Land Use designation for a 4.55-acre parcel, located at 2515 Riverside Parkway, on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by roll call vote with Councilmember McDaniel abstaining.

Councilmember Pe'a moved to adopt Ordinance No. 4959, an ordinance approving a rezone request from a CSR (Community Services & Recreation) zone district to a C-2 (General Commercial) zone district for a 4.55-acre parcel, located at 2515 Riverside Parkway, on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by roll call vote with Councilmember McDaniel abstaining.

An Ordinance Amending the Planned Development (PD) Zoning Ordinance and Development Plan for the North Seventh Street Historic Residential District to Add Allowed Uses on the Property Located at 535 North 7th Street

The applicant Arlo Dicristina (owner of Elysium Studios) requested approval of an amendment to the Planned Development (PD) zoning ordinance and Development Plan to establish the R-O (Residential Office) as the underlying zone and add uses allowed on the property located at 535 North 7th Street within the North Seventh Street Historic Residential District. The property was formerly the First Church of Christ, Scientist but has been purchased by the Applicant for other private use.

In March 2012, the City approved Ordinance No. 4508 including the Plan for the PD zoning which established the underlying R-8 (Residential 8 dwelling units per acre) zone district for purposes of allowed uses within the District, adoption of guidelines and standards, and a review process by which new construction or alterations within the zone are determined.

This proposal is to amend Ordinance No. 4508 to add uses other than those allowed in the R-8 district, applicable only to the property located at 535 North 7th Street. The proposed amendment entails 1) a revision to establish the R-O (Residential Office) district as the underlying zone; and 2) a revision to the text of the North Seventh Street Historic Residential District Guidelines and Standards to include the proposed new uses for the property located at 535 North 7th Street. No other revisions to Ordinance No. 4508 are proposed.

Principal Planner Kristen Ashbeck presented this item.

Applicant Arlo Dicristina was present to answer questions.

Conversation ensued regarding the size and layout of the building.

The public hearing was opened at 6:52 p.m.

Tim Stouffer spoke in support of this item and is happy to see this building used.

Andy Sweet spoke in support of the item.

The public hearing was closed at 6:54 p.m.

Comments were made lauding the applicant for his vision with this venture.

Councilmember Andrews moved to adopt Ordinance No. 4960, an ordinance amending Ordinance No. 4508 to establish the Planned Development (PD) zone district and development plan for the North Seventh Street Historic Residential District to add allowed uses on the property located at 535 North 7th Street on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by roll call vote with Councilmember McDaniel abstaining.

An Ordinance Zoning the Airport North Boundary Annexation, Approximately 187.69-Acres to a City Planned Development - PAD (Planned Airport Development) and Amending the Outline Development Plan (ODP), Located Generally at the Northern Edge of the Grand Junction Regional Airport, Parcels 2701-113-00-002 and 2705-154-00-003

The applicant Grand Junction Regional Airport requested a zone of annexation for the Airport North Boundary Annexation from County AFT (Agricultural, Forestry, Transitional) zone district to City Planned Airport Development (PAD), a Planned Development (PD) zone district per Ordinance No. 4834; and an amendment to the Planned Development Outline Development Plan (ODP) to include the annexation area and designating it as an Aeronautical Zone (PD Zone/District) area. The annexation area is 187.69 acres and consists of two parcels of land located generally at the northern edge of the Grand Junction Regional Airport and includes

property deeded to the Airport by the Bureau of Land Management (BLM), parcels 2705-154-00-003 and 2701-113-00-002. The Airport sought City annexation of these parcels so that the entire airport environs area is within City limits and under the City's land use jurisdiction. Further, the parcels are located within the City's Urban Development Boundary (UDB).

Principal Planner David Thornton presented this item.

The public hearing was opened at 7:02 p.m.

There were no public comments.

The public hearing was closed at 7:02 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4961, an ordinance approving a Zone of Annexation request for the Airport North Boundary Annexation to PAD, a Planned Development zone district per Ordinance No. 4834 and amending the Grand Junction Regional Airport ODP to include the annexation area within the Aeronautical PD Zone/District area Located along the N/NE border of airport properties including tax parcels 2705-154-00-003 and 2701-113-00-002, on final passage and ordered final publication in pamphlet form. Councilmember Taggart seconded the motion. Motion carried by roll call vote with Councilmember McDaniel abstaining.

An Ordinance Rezoning 8.24 Acres Located at 1405 Wellington Avenue from R-O (Residential Office) to BP (Business Park)

The applicant Hilltop Health Services ("Hilltop") requested a rezone from R-O (Residential – Office) to BP (Business Park) for 8.224 acres, to better align with the existing use of the property and facilitate anticipated future development on the site including expanding the number of residents and the types of services available on the property called Bacon Campus.

Associate Planner Senta Costello presented this item.

The public hearing was opened at 7:08 p.m.

There were no public comments.

The public hearing was closed at 7:08 p.m.

Councilmember Andrews moved to adopt Ordinance No. 4962, an ordinance approving a rezone request from a R-O (Residential – Office) to BP (Business Park) for a 8.224 acre parcel, located at 1405 Wellington Avenue, on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by roll call vote with Councilmember McDaniel abstaining.

An Ordinance Amending Chapter 2 of the Grand Junction Municipal Code Regarding Campaign Violations

The purpose of this item is to amend the Grand Junction Municipal Code (GJMC) to include a procedure for the filing of alleged campaign violations.

City Attorney John Shaver presented this item.

Conversation ensued regarding inclusion of elected officials in the ordinance, possible conflicts of interest with the representation of the City Attorney and the City of Grand Junction and procedures should that arise.

The public hearing was opened at 7:19 p.m.

Dennis Simpson provided feedback on clarifications he would like made in the ordinance.

The public hearing was closed at 7:22 p.m.

Conversation resumed regarding the process for posting and accepting public comment and how complaints would be handled, processed and if they should be outlined in the ordinance.

Councilmember Pe'a moved to adopt Ordinance No. 4963, an ordinance amending Title 2, Chapter 2.20 of The Grand Junction Municipal Code regarding campaign and political finance violations on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by roll call vote with Councilmember Stout and Councilmember Taggart voting No.

Non-Scheduled Citizens & Visitors

Dennis Simpson spoke of his experience communicating with City Council and City staff and then spoke of his concerns with the process for presenting the budget.

Jorge Pantoja thanked council for their participation in Hispanic Heritage Month activities.

Other Business

City Council discussed whether to cancel or reschedule the November 4th City Council meeting due to possible safety concerns as a result of the November 3rd election results. Councilmembers Andrews, Norris, Pe'a, and Council President Wortmann wished to move forward with the meeting. Councilmember Stout and McDaniel were not in support of a Council meeting being held the day after the election. Councilmember Taggart noted he will be absent from the November 4th meeting. Councilmember Stout stated she will not participate in this meeting.

Adjournment

The meeting adjourned at 7:58 p.m.

Selestina Sandoval
Deputy City Clerk