

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

December 16, 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 16th day of December 2020 at 5:30 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel (participated remotely), Phyllis Norris, Phillip Pe'a, Anna Stout (participated remotely), Rick Taggart (participated remotely), and Council President Duke Wortmann.

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

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

Citizen Comments

Council President Wortmann provided instructions on how citizens participating remotely could indicate when they wished to speak.

Richard Swingle commented remotely and made recommendations for the Council for the new year.

City Manager Report

City Manager Greg Caton gave an update on the sale of the bonds for Certificates of Participation for the Stocker Stadium project. The interest rate was better than anticipated.

Council Reports

Councilmember Stout gave an update on the Grand Valley Task Force and the Colorado Municipal League Policy Committee.

CONSENT AGENDA

Councilmember Pe'a moved to adopt Consent Agenda items #1 - #4. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

1. Approval of Minutes

- a. Summary of the November 30, 2020 Workshop
- b. Minutes of the December 2, 2020 Executive Session
- c. Minutes of the December 2, 2020 Regular Meeting
- d. Summary of the December 10, 2020 Joint City Council - DDA Workshop

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Re-Adopting Ordinance 4859 and Amending the Sunset Clause for Use of Utility Type Vehicles (UTV's) on Segments of Horizon Drive, H Road and 27 ¼ Road in the City of Grand Junction and Set a Public Hearing for January 6, 2021
- b. Quasi-judicial
 - i. Introduction of an Ordinance to Vacate Two Portions of Public Right-of-Way Within the Riverfront at Dos Rios Development Located South of Hale Avenue between the Colorado River and the Riverside Parkway and Set a Public Hearing for January 6, 2021
 - ii. Introduction of an Ordinance to Vacate a Portion of the Public Right-of-Way of Amir Drive Located at 2026 South Broadway and Set a Public Hearing for January 6, 2021
 - iii. Introduction of an Ordinance to Rezone Four Parcels Totaling Approximately 3.63 Acres from a R-8 (Residential 8 du/ac) to MXOC (Mixed Use Opportunity Corridor) Located at 2572, 2574, 2576 and 2580 Patterson Road and Set a Public Hearing for January 6, 2021
 - iv. Introduction of an Ordinance to Vacate Approximately 127 Square Feet of Grand Avenue and First Street Right-of-Way Abutting the Southeastern Property Line of the Property Located at 200 West Grand Avenue and Set a Public Hearing for January 6, 2021
 - v. Introduction of an Ordinance to Rezone Four Parcels Totaling Approximately 1.48 Acres from a B-1 (Neighborhood Business) Zone

District to an M-U (Mixed Use) Zone District Located at 518 28 Road and Set a Public Hearing for January 6, 2021

3. Contracts

- a. Grand Junction Public Safety Facilities Renovation (Re-Bid)

4. Other Action Items

- a. Authorize Payment of Architectural Costs for Las Colonias Retail/Restaurant Space

REGULAR AGENDA

An Ordinance Adopting the 2020 One Grand Junction Comprehensive Plan

The 2020 One Grand Junction Comprehensive Plan (Plan) is a 10-to-20-year plan that is applicable to the City's Urban Growth Area, an area generally located between 21 Road on the west, J Road on the north, 32 Road on the east and south to a boundary approximately one quarter of a mile north of the Mesa County Landfill and will supersede and replace the 2010 Grand Junction Comprehensive Plan. The Plan is a product of 22 months of public outreach, stakeholder discussions, contributions by consultants, and work by City of Grand Junction staff. Whereas many plans take a narrower focus and are primarily intended to address future growth and land use within a community, this plan is truly comprehensive as it addressed the community's vision for a wide range of topics. The Plan identifies and establishes the City's vision by establishing plan principles, goals and strategies that will guide Grand Junction in reaching its vision.

Community Development Director Tamra Allen gave an overview of this item and introduced Devin Lavigne, Consultant with Houseal Lavigne Associates, who spoke of the process and plan goals. Principal Planner David Thornton presented this item, and Comprehensive Plan Advisory Committee members Ivan Geer, Erin Nix and Keith Ehlers spoke about their experience in helping to develop the Comprehensive Plan.

Conversation ensued regarding four items that needed clarification after the December 14, 2020 Workshop and the process for doing so.

The public hearing was opened at 6:35 p.m. (all comments were made remotely via the virtual platform).

Lois Dunn expressed her concerns with changes to the zoning of some of her properties.

Richard Swingle suggested Council wait until after the first of the year to approve the Comprehensive Plan to allow for more public comment.

Cynthia Komlo expressed concern with the impact of COVID-19 on public participation with this plan.

Ron Abeloe submitted a written comment virtually regarding his concern with the low future density along 24 Road north of H Road.

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

Conversation ensued regarding the boundaries, zoning changes and impacts in this plan, making areas lower density and the supporting reasons (to grow inward and not create sprawl), how the future land use designation does not impact the current zoning but rather allows property owners to request a rezone that aligns with the future land use map designation in the future, mixed use change for 2741 Riverside Drive, change in the Land Use Map east of 24 3/8 Road off of H Road, and zoning differences in the area between 23/24 Roads and H Road.

Councilmember Stout moved to adopt Ordinance No. 4971, an ordinance adopting the 2020 One Grand Junction Comprehensive Plan on final passage and ordered final publication in pamphlet form. There was no second.

Conversation ensued regarding a staff memo provided to Council with possible amendments to the text of the plan (attached).

Councilmember Andrews moved to adopt the text changes based off the memorandum issued to Council dated December 16, 2020 to the One Grand Junction Comprehensive Plan. Councilmember Pe'a seconded the motion.

Conversation resumed regarding what is in the memorandum and wanting more time to review its contents. City Manager Caton recommended a break.

Council took a break at 7:42 p.m.

The meeting resumed at 7:56 p.m.

Councilmember Andrews restated his motion. Motion carried by unanimous roll call vote.

Councilmember Andrews moved to keep the property located at 2741 Riverside Drive as an Industrial Use per this new Comprehensive Plan. Councilmember Pe'a seconded the motion. Motion carried 6-1 with Councilmember Stout voting no.

Councilmember Andrews moved to adopt changing the residential low boundary to include properties inside the Urban Development Boundary north of H Road and east of 24 3/8 Road. Councilmember Pe'a seconded the motion. Motion carried 4-3 by roll call vote with Councilmembers Stout, Taggart and McDaniel voting no.

Councilmember Andrews moved to adopt Ordinance 4971, as amended, an ordinance adopting the 2020 One Grand Junction Comprehensive Plan on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. City Attorney Shaver clarified for the record that the ordinance is not being amended, but rather the plan itself, based on the prior motions. Motion carried by unanimous roll call vote.

An Ordinance Approving Assessable Costs for Victor Drive Sanitary Sewer Improvement District No. SS-20

Sanitary sewer improvements have been completed for the Victor Drive Sewer Improvement District No. SS-20 as petitioned by all of the property owners to be assessed. A first reading on the proposed assessing ordinance was conducted at the November 4, 2020 City Council meeting. The second reading and adoption of the Assessing Ordinance is the final step in the formal process of levying assessments against the properties in this improvement district.

Utilities Director Randi Kim presented this item.

The public hearing was opened at 8:08 p.m.

There were no comments.

The public hearing was closed at 8:08 p.m.

Councilmember Pe'a moved to adopt Ordinance 4972, an ordinance approving the assessable cost of the improvements made in and for the Victor Drive Sanitary Sewer Improvement District SS-20 on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

A Resolution Authorizing a Mail Ballot Election in the City of Grand Junction Regular Municipal Election on April 6, 2021, Authorizing the City Clerk to Sign the Intergovernmental Agreement with Mesa County Clerk and Recorder to Conduct Said Election

The purpose of this item is to enter into an Intergovernmental Agreement (IGA) with

Mesa County to conduct the City's April 6, 2021 Regular municipal election.

City Clerk Wanda Winkelmann presented this item.

The floor was opened to public comment at 8:10 p.m.

There were no public comments.

Councilmember Stout moved to adopt Resolution No. 75-20, a resolution authorizing a mail ballot election in the City of Grand Junction for the regular municipal election on April 6, 2021 and authorizing the City Clerk to sign the Intergovernmental Agreement with Mesa County Clerk and Recorder to conduct said election. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

A Resolution Amending Contribution Rates to the FPPA Defined Benefit System Administered by the Fire and Police Pension Association for Reentry Firefighters

The City of Grand Junction reaffiliated with the Fire and Police Pension Association of Colorado (FPPA) for firefighter pension benefits on September 9, 2018. Effective that date all eligible new hire employees are enrolled in the FPPA Statewide Defined Benefit System. Eligible employees hired prior to September 9, 2018 were given the choice to remain in the City's money purchase retirement plan or move to one of three pension options offered by FPPA and are considered "reentry" members of the plan. Reentry members pay an additional 4% reentry contribution rate over eligible new hire employees.

FPPA has determined that the reentry contribution rate can be reduced from 4% to 0.2% by the employer filing an amended resolution. The City may either leave the current contribution resolution as is, or submit an amended resolution allowing for a change in the Continuing Contribution Rate. After evaluation and completing an election of effected employees, staff is recommending amending the Continuing Contribution Rate through City Council resolution as required by FPPA.

Fire Chief Ken Watkins presented this item.

Conversation ensued regarding whether reentry firefighter employees voted on this (they did), and whether employees could invest the additional amount resulting from the lowered rate.

The floor was opened to public comment at 8:19 p.m.

There were no public comments.

Councilmember Norris moved to adopt Resolution No. 76-20, a resolution amending contribution rates to the FPPA Defined Benefit System administered by the Fire and Police Pension Association for reentry firefighters. 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 was adjourned at 8:21 p.m.

Wanda Winkelmann, MMC
City Clerk



Memorandum

TO: Mayor and Members of Council
FROM: Greg Caton, City Manager
Tamra Allen, Community Development Director
DATE: December 16, 2020
SUBJECT: Update - One Grand Junction Comprehensive Plan

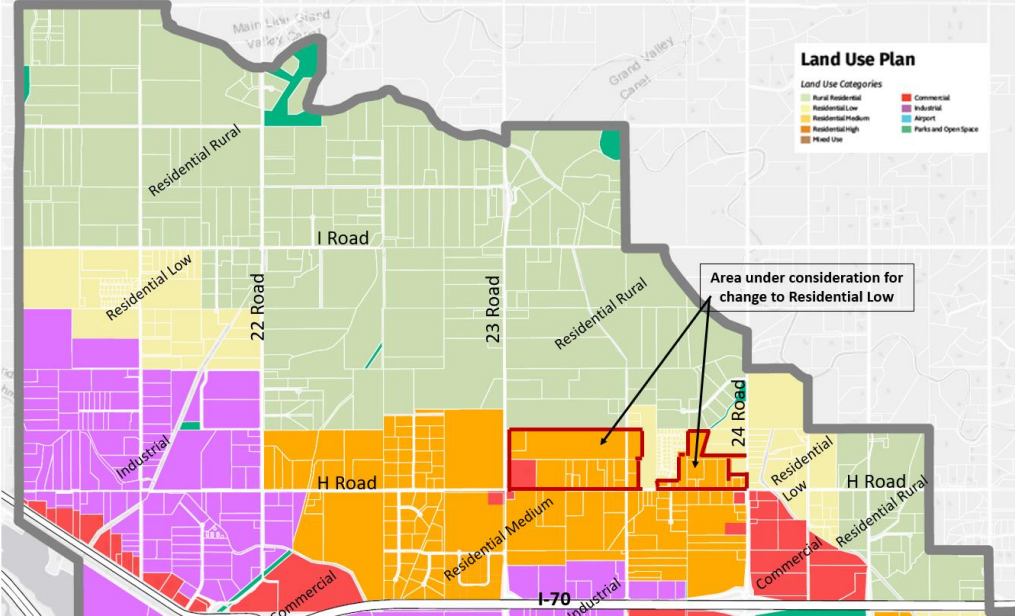
Staff received various comments and questions on the draft Comprehensive Plan from the City Council prior to, during and after the workshop on December 14th. Staff has prepared a table indicating the comments and questions received. The table indicates staff's response as well as any proposed changes. Staff has highlighted areas where we believe additional discussion and direction is needed from City Council to determine whether changes to the plan are desired. Please see the attached summary table in advance of tonight's hearing.

City Council Comments Summary Table

Page	Comment	Response	Action
No Page	Question: What happens to the 2010 vision “Becoming the Most Livable Community West of the Rockies” (Page 1 2010 Plan)	This plan did not create an overarching vision encompassed in a “tag line” like the 2010 plan. The development of a tag line or short vision statement could be future work by the Council or could be delegated to a group like the CPAC, if one is desired.	No changes proposed at this time
14	Flagged: Black Tuesday.	Error	Change to Black Sunday
18	How does Leave no Trace relate to a. and b.	a. and b. could be moved to better align with relevant goal	Move a. Agritourism and b. Water to 4. On Page 17 making them strategies c. and d. under Goal: “Support the expansion of a responsible and sustainable tourism industry...”
18	f. Add a comma after regional transportation	Punctuation	Add comma after both

			transportation and maintenance
31	Label Mariposa Drive on map	Not all roads are labeled but can be added	Add map label
33	Add strategy about FTZ.	Foreign Trade Zones are highlighted in Capitalizing on Success section (page 16). Also included as item ET-3B in implementation Matrix “Continue to support efforts in securing a Foreign Trade Zone.” Strategy can be added on page 33 under Goal 3 to address Foreign Trade Zones.	Add: 3.f. Foreign Trade Zone. Support and continue to collaborate on efforts to secure a Foreign Trade Zone.
41	Change legend from RidgelineDevRestrictions to Ridgeline Development Restrictions	Can be changed	Change legend from RidgelineDev Restrictions to Ridgeline Development Restrictions
45	Change “with passage of a First Responder Sales Tax (Measure 2B) in April 2018 to 2019	Typo	Change 2018 to 2019
45	Change voccur to occur	Typo	Change to occur
48	Underlined “City leaders regularly use the Comprehensive Plan as a tool. Change guides to information. In “It guides the development of the	Provided information at workshops and through memo regarding how the plan should be utilized. The vision and strategies of the Comprehensive Plan should inform the City’s work and priorities. The matrix could replace the strategic plan, but most communities will use the Comprehensive Plan to inform the creating of the 2-year strategic plan – that is what staff’s recommendation is at this time. The	Change “guides” to “informs”

	City Council’s Strategic Plan.”	plan does shape direction for the City and should be considered by future councils as it is the guiding document for the City – until replaced.													
49	Circled “Incorporate” in Strategy 1.a. Use the Plan. Suggested change to make consistent with intention to “inform” strategic plan, etc.	<p>This language could be made more consistent with recommended change (see 48 above) to change word choice to “informs.” Currently written as a. Use The Plan. Incorporate the guiding principles, goals, policies and implementation strategies adopted as part of the Comprehensive Plan into the City’s Strategic Plan, budgeting (including CIP), and decision-making at all levels to promote consistency and continuity as elected official and staff change over time.</p> <p>Can be changed to: “<u>Utilize</u> the guiding principles, goals, policies and implementation strategies <u>to inform the development of</u> the City’s Strategic plan budgeting (including CIP), and decision-making at all levels to promote consistency and continuity as elected official and staff change over time.</p>	Change. 1.a. “Incorporate to “Utilize” and add “to inform the development of” see complete text in column to the left.												
54	Change DOLA to State Demographer under Changing Population	Clarification. The State Demography Office is a division within the Colorado Department of Local Affairs.	Change DOLA to State Demographer												
54	Question regarding growth projections and Graph Label (Grand Junction vs. Mesa County)	<p>Based on the comments and need for clarifications staff recommends the population numbers reflect only a 20-year horizon versus the 30 year as currently shown on the Population Projects (2017-2050) graph. The graph will be refined to reflect State Demographer’s growth projections as follows:</p> <table border="1"> <thead> <tr> <th>POPULATION</th> <th>2020</th> <th>2030</th> <th>2040</th> </tr> </thead> <tbody> <tr> <td>Grand Junction</td> <td>65,244</td> <td>74,504</td> <td>87,020</td> </tr> <tr> <td>Remainder Mesa County (not including Grand Junction)</td> <td>156,262</td> <td>179,410</td> <td>210,703</td> </tr> </tbody> </table>	POPULATION	2020	2030	2040	Grand Junction	65,244	74,504	87,020	Remainder Mesa County (not including Grand Junction)	156,262	179,410	210,703	Modify text and graph as shown in Response column.
POPULATION	2020	2030	2040												
Grand Junction	65,244	74,504	87,020												
Remainder Mesa County (not including Grand Junction)	156,262	179,410	210,703												

56	Intensification and Tiered Growth Plan. Question: “How do you stay out of Tiers.”	Excluding area near what would be 29 Road and I-70 interchange, Tier 3 includes area designed as Rural Residential. This designation provides for a density up to 1 dwelling unit per 5 acres. These areas are also located (or proposed to be located) within the Persigo 201 area which means they would be required to provide sanitary sewer. As represented by CPAC member Ivan Geer, the cost of developing sewer will largely prevent develop plans being considered on these properties due to the low/rural densities provide by the plan. The Council could develop additional policies or Code to prevent development of these areas, should that be desired. The Tiers Map is also designed to help guide Councils in making annexation and zoning decisions.	No changes at this time.
58	Land Use Map, Proposed change in the Appleton area modifying land uses (Residential Medium and Commercial) to Residential Low for areas east of 24 Road and north of H Road (to approximately H ½).	<p>This concept was introduced at the workshop on 12/14. The proposed modification is reflected below:</p> 	Need direction from City Council

58	Clarification between Zoning Districts and Land Use Designations	A land use designation does not impact the current use of a property. A designation does not impact the future use of a property either. When a property seeks a new zoning district the City is required to ensure the zoning district works to implement the land use designation as shown on the Land Use Map (59). More information about how these work together can be found in the Plan on page 58 under Relationship to Existing Zoning, and How to Use the Land Use Plan.	Informational only.
60	Circled: Between 2 and 5.5 dwelling units per acres (Residential Low Range of Density. Note “Zone District for 2?”	These are land use designations, not zoning. The current Code provides for a range of zone districts offering 2 du/acre or less including R-2, R-1, R-E and R-R. This plan does not include a designation for future land uses less than 2 du/acre (Residential Low) or greater than 1 du/5 acres (Rural Residential), and in this way limits future rezoning of properties to R-2 without impacting properties that are already zoned R-2.	No changes proposed at this time.
88	A comprehensive update will generally take place every seven to ten years unless otherwise directed by Council. Comment: “too long – around 5 years would be best.”	It is best practice to check in between 5 and 7 years on the plan to ensure that it continues to align with the community’s vision and priorities and to make sure it is still relevant.	Change to “...every five to seven years unless...”
89	Circled “A minor amendment will be approved if the City Council makes specific findings..... Need clarification about how a policy/goal might be amended and Code criteria revised.	<p>The Code currently has criteria for considering a Minor Amendment to the Comprehensive Plan. Consideration to revise the Code to replace current criteria (as provided in the Plan) are intended to be brought forth in a future text amendment.</p> <p>Clarify intent by changing to: “A Minor Amendment <u>may be considered when</u> the City Council makes specific findings that:</p> <ul style="list-style-type: none"> ▪ The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and ▪ The community or area will derive benefits from the proposed amendment; <u>and/or</u> ▪ It will be consistent with the vision, goals, principles, and policies of One Grand Junction Comprehensive Plan and the elements thereof.“ 	Replace text with underlined text “...may be considered when...’ and “and/or” as show in the column to the left.

89	Implementation Matrix. Question: Is it part of the adopted plan or a working document that is adopted separately?	The plan calls for the City to prepare a matrix that provides strategies for implementation of the plan. Consideration of an adoption of an Implementation Matrix should occur <i>after</i> the adoption of the Comprehensive Plan. In a December 4 th memo to City Council, Staff asked for direction regarding the matrix. Staff received one written comment back from Council Member Norris, supporting the matrix being kept in draft form at this time and to use it, as is, to inform the development of the City Council's next strategic plan. Support has also been expressed by Councilmember McDaniel for this Council to review, revise and adopt an implementation matrix prior to the Strategic Planning process which is tentatively slated to commence in early summer 2021.	Need direction from City Council. As the Matrix is not proposed to adopted as part of the Plan. Direction can come <i>after</i> adoption of the Plan.
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