

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

September 21, 2022

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 September 2022 at 5:30 p.m. Those present were Councilmembers Chuck McDaniel, Randall Reitz, Dennis Simpson, Rick Taggart and Mayor Pro Tem Abe Herman. Councilmember Phil Pe'a and Council President Anna Stout were absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, Deputy City Clerk Selestina Sandoval, Utilities Director Randi Kim, Housing Manager Ashley Chambers, Principal Planner Nicole Galehouse, Principal Planner David Thornton and Principal Planner Kristen Ashbeck.

Mayor Pro Tem Herman called the meeting to order and Councilmember McDaniel led the Pledge of Allegiance, followed by a moment of silence.

Proclamations

Proclaiming September 17 - 23, 2022 as Constitution Week in the City of Grand Junction

Councilmember Simpson read the proclamation and Vice Regent for the National Society of Daughters of the American Revolution Mount Garfield Chapter Lenna Watts accepted the proclamation.

Appointments

To the Planning Commission

Councilmember Reitz moved and Councilmember McDaniel seconded to reappoint Sandra Weckerly to the Planning Commission for a term expiring October 2026. Motion carried by unanimous voice vote.

To the Parks and Recreation Advisory Board

Councilmember Reitz moved and Councilmember Simpson seconded to appoint Lilly Grisafi, currently an alternate to the Parks and Recreation Advisory Board, to a full member for a term expiring June 30, 2024. Motion carried by unanimous voice vote.

City Manager Report

City Manager Caton invited the public to Coffee with the City Manager at Kiln Coffee

Bar, 326 Main Street, at 10 a.m. on September 22, 2022.

Citizen Comments

Robert Gramont expressed concern with the 5th Street bathroom being locked during the day.

Christopher Terry, residential staff for The House, asked for a mandate that Coricidin Cold and Cough pills be kept behind locked counters at stores due to the dangerous effects he has observed from teen abuse of the drug.

Ed Kowalski spoke of his visit to Wood River, Nebraska.

Bruce Lohmiller asked for the status of the new shelter and for a resolution on public camping for the houseless community.

Council Reports

Councilmember Taggart gave an update on the Grand Junction Regional Airport Authority.

Councilmember Reitz gave an update of the ARPA Committee and thanked the members for their work.

Councilmember Simpson spoke of the new Horizon Drive Association Business Improvement District Director Jonathon Purdy.

Mayor Pro Tem Herman spoke of the Bike and Pedestrian Master Plan Open House, gave updates on the Grand Junction Economic Partnership and Downtown Development Association meetings.

CONSENT AGENDA

Councilmember Taggart moved and Councilmember Simpson seconded to adopt Consent Agenda items #1 - #4.

1. Approval of Minutes

- a. Minutes of the September 7, 2022 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending the Zoning and Development Code Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements;

Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code and Setting a Public Hearing for October 5, 2022

3. Procurements

- a. Purchase of Lead Service Line Puller Equipment
- b. Authorize a Contract for the Odor Control Improvements Project

4. Resolutions

- a. A Resolution Adopting the North Avenue Enhanced Transit Corridor Study
- b. A Resolution Authorizing the City Manager to Submit a Grant Request to the State of Colorado Department of Local Affairs (DOLA) FY 2022 – 2023 Gray & Black Market Marijuana Enforcement Grant

REGULAR AGENDA

An Ordinance Adding Chapter 13.40 Graywater Control Program

Colorado’s Graywater Control regulations require cities adopt an ordinance for graywater that specifies requirements, prohibitions, and standards for the use of graywater for non-drinking purposes, to encourage the use of graywater, and to protect public health and water quality.

Utilities Director Randi Kim presented this item.

Conversation ensued regarding the fee structure of the program (not yet determined), who will pay the fees (property owner), the requirement of a permit to utilize graywater systems, range of costs of new and retrofitted systems, and water conservation potential with graywater systems.

The public hearing opened at 6:05 p.m.

Robert Gramont asked for more information.

Ed Kowalski said this might help with water conservation.

The public hearing closed at 6:06 p.m.

Mayor Pro Tem Herman commended City staff for their work.

Councilmember Simpson moved and Councilmember Reitz seconded to adopt Ordinance No. 5094, an ordinance adding Chapter 13.40 Graywater Control Program

on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Ordinance Placing a Charter Amendment to Change the Authorized Length of Leases of City Property for Housing from 25 Up to 99 Years on the Election Ballot for the Special Municipal Election to be Held November 8, 2022

The City Council is considering a question to present to the City voters to change the City Charter to allow the City to lease City property for up to 99 years for affordable housing. Increasing the possible lease term from 25 up to 99 years will benefit the public by allowing the highest and best use of certain property and in turn contribute to reducing the shortage of affordable housing in the community. Voter approval of the ballot question will only change the possible lease term for affordable housing on City property now owned or after acquired.

City Attorney Shaver presented this item.

Discussion ensued regarding the need to define affordable housing, why this change is necessary (for purposes of financing structures because the current term precludes some financing options), potential leases would come back to Council for approval, and clarification that Resolution No. 48-22 adopted in October 2022 set an affordable housing definition.

The public hearing opened at 6:18 p.m.

Jodi Cole, Chief Executive Officer of the Grand Junction Housing Authority, said the lease extension to 99 years is essential to allow developments to comply with the requirements of the funding sources such as the federal low-income housing tax credit.

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

Councilmember Taggart moved, Councilmember McDaniel seconded to adopt Ordinance No. 5096, an ordinance placing a Charter amendment on the November 8, 2022 ballot to change the authorized length of leases on City property from 25 up to 99 years for affordable housing, on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

An Ordinance Creating the Housing Advisory Board

Councilmember McDaniel moved to continue this item to October 5, 2022, seconded by Councilmember Simpson, to give staff time to present the bylaws at the same time as the ordinance. Motion carried by unanimous roll call vote.

An Ordinance Vacating a 15-Foot x 325-Foot Strip of Land Located on a 144-Acre Parcel Located at 675 23 ½ Road

Foothills Housing 2, LLC requested the vacation of a 15-foot strip of land in the middle of parcel #2945-052-17-001, 675 23 ½ Road, beginning at the western property line and going east approximately 325-feet. The vacation area contains approximately 0.11-acre of land. The subject property is part of the Community Planned Development (also known as Mesa Trails development and formerly known as Three Arrows). The applicant is preparing development applications and the cleanup of this right-of-way is necessary for future development on the site.

Principal Planner Nicole Galehouse presented this item.

The public hearing opened at 6:25 p.m.

There were no public comments.

The public hearing closed at 6:25 p.m.

Councilmember Simpson moved and Councilmember Taggart seconded to adopt Ordinance No. 5098, an ordinance to vacate a 15-foot x 325-foot strip of land located on a 144-acre parcel located at 675 23 ½ Road, on final passage and ordered final publication in pamphlet form. Motion carried by unanimous voice vote.

An Ordinance Vacating a 0.13-Acre Portion of the Undeveloped G Road Public Right-of-Way on the Northeast Corner of Horizon Drive and G Road at 702 Horizon Drive

Sid Squirrell requested the vacation of a portion of undeveloped G Road public right-of-way located in the southern portion of G Road along the north boundary of 702 Horizon Drive, beginning at Horizon Drive and going east for approximately 240 feet. The vacation area is approximately 25 feet in width and contains 0.13-acre of land. The applicant is currently in the process of a Simple Subdivision application review to develop a two-lot subdivision (2.58-acre Horizon Cache Subdivision) with lot 1 planned for a Starbucks restaurant and two other retail businesses on 1.45 acres in an existing C-1 (Light Commercial) zone district currently under review as a Site Plan application. As part of the subdivision process, a new right-of-way (0.74 acres) will be granted to the City to accommodate the location of the necessary infrastructure for the future G Road roundabout on Horizon Drive.

Principal Planner David Thornton presented this item.

The public hearing opened at 6:32 p.m.

There were no public comments.

The public hearing closed at 6:32 p.m.

Conversation ensued regarding barriers on G Road to access this property and how that will be changed with the development.

Councilmember Reitz moved and Councilmember Taggart seconded to adopt Ordinance No. 5099, an ordinance vacating a portion of G Road public right-of-way located at the northeast corner of Horizon Drive and G Road at 702 Horizon Drive, vacated contingent on and subject to the applicant recording a plat for a two-lot subdivision known as the Horizon Cache Subdivision, which plat will include the following conditions:

1. Dedication of certain interests in land for the G Road roundabout on Horizon Drive
2. Dedication of a multi-purpose easement for the entire vacated area
3. Dedication of a new slope easement as found adequate by the City

on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

An Ordinance Rezoning 6.15 Acres from I-2 (General Industrial) to I-1 (Light Industrial), Located at 2415 Blue Heron Road

JGMS Government Services, LLC requested the rezone of one 6.15-acre parcel from I-2 (General Industrial) to I-1 (Light Industrial) located at 2415 Blue Heron Road. The requested I-1 zone district conforms with the Comprehensive Plan Land Use Map designation of Industrial.

Principal Planner Kristen Ashbeck presented this item.

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

There were no public comments.

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

Councilmember Taggart moved and Councilmember Reitz seconded to adopt Ordinance No. 5100, an ordinance rezoning one parcel totaling 6.15 acres from I-2 (General Industrial) to I-1 (Light Industrial), located at 2415 Blue Heron Road on final passage and ordered final publication in pamphlet form. Motion carried by unanimous voice vote.

Non-Scheduled Citizens & Visitors

Richard Swingle spoke regarding sources of Sales Tax and thanked Finance Director Jodi Welch for taking the time to explain the City's process for determining the amounts.

Other Business

There was none.

Adjournment

The meeting adjourned at 6:44 p.m.



Amy Phillips, CMC
City Clerk