

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

June 18, 2014

The City Council of the City of Grand Junction convened into regular session on the 18th day of June, 2014 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Jim Doody, Duncan McArthur, Sam Susuras, Barbara Traylor Smith, and Council President Phyllis Norris. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. Councilmember Boeschstein led the Pledge of Allegiance, followed by Invocation by Pastor Michael Shannon, Palisade Seventh Day Adventist Church.

Presentation

May Yard of the Month

Tom Ziola, Forestry/Horticulture Supervisor, was present and introduced Elizabeth Neubauer and Rich Edwards from the Forestry Board who made the presentation. Mr. Edwards presented the May Yard of the Month to Jenny and Richard Schreiner, 3659 N. 15th Street. Mr. Edwards explained that in the past eight years the Schreiner's have transformed their yard from gravel and rock to a beautiful display of color that brightens their neighborhood.

Proclamation

Proclaiming the Week of June 22, 2014 as "St. Baldrick's Foundation Week" in the City of Grand Junction

Councilmember Chazen read the proclamation. Robynne Carmine, Lead Organizer, and Jim Hamlin, Event Organizer, were present to receive the proclamation. They announced this is their third annual event and invited anyone interested to attend, and get their head shaved at Edgewater Brewery on June 28th.

Certificates of Appointment

Jodi Coleman Niernberg was present to receive her Certificate of Reappointment to the Downtown Development Authority/Downtown Grand Junction Business Improvement District. Ms. Neirnberg thanked the City Council for reappointing her.

Council Comments

Councilmember Chazen went to the Colorado Mesa University (CMU) Board of Trustees luncheon along with other Council members on Thursday, June 5th. There was a great presentation on CMU's accomplishments, upcoming plans, and how CMU has partnered with many community groups and governmental entities. On Tuesday, June 10th he attended the Visitors and Convention Bureau (VCB) Board meeting, which included

presentations by the Horizon Drive Business Improvement District on the upgrades to Horizon Drive and by Mesa County on the Master Plan for the Mesa County Fair Grounds. There was also an update by the VCB staff about the VCB marketing campaign that shows Grand Junction is a great vacation destination. Since the campaign began they have seen a 16.2% year-to-date increase in lodging tax and impressive increases on hits to their web site. On Monday, June 16th Councilmember Chazen attended the quarterly Chamber of Commerce luncheon where Dr. Larry Wolk from the Colorado Department of Public Health and Environment spoke. Dr. Wolk emphasized providing evidence based health and environmental information so that decisions would be based on science, not political agendas. The discussion included issues surrounding oil and gas production, health care, and marijuana.

Councilmember Boeschstein and his wife attended the Palisade Bluegrass and Roots Festival that was held at Riverbend Park. He went to the Riverfront Commission's monthly meeting on June 17th; the Commission is getting ready to celebrate the opening of a new trail connection between Grand Junction and Fruita, which will probably happen in August. He also attended the CMU luncheon and expressed the importance of the City's economic development partnership between CMU and the City of Grand Junction, which helps create an educated work force. He reminded everyone of Bike to Work Day the following Wednesday, which will include a morning celebration in front of City Hall with breakfast and bicycle pins offered. He mentioned the bicycle pins were made with a 3D printer at the Incubator. He is looking forward to going to the annual Colorado Municipal League meeting in Breckenridge on June 19th.

Councilmember McArthur attended the graduation of the Chamber of Commerce Leadership Training at Redlands Mesa Golf Course on Thursday, June 5th. He was able to talk to a number of the participants and found it refreshing to see the entrepreneurs and leaders in the community and interesting to hear their views on the leadership training, most notably how much they learned about the workings of the City and some of the City's local issues and functions. He encouraged others to participate in programs like this. He also attended the quarterly Chamber of Commerce luncheon and was impressed with Dr. Wolk's pragmatic and common sense approach to the execution of his job duties.

Councilmember Doody had no comments.

Councilmember Traylor Smith reminded everyone that Mesa County Commissioner, Rose Pugliese, is going to participate in the St. Baldrick's head shaving event and she has committed to cutting off two inches of her hair for every \$1000 donated; she hopes to raise \$5,000.

Councilmember Susuras attended the second high school graduation for Caprock Academy on May 30th; one of the graduates was his grandson. On June 11th, 12th and 13th, he went on a Yampa River Basin Tour sponsored by the Colorado Foundation for Water Education. On the trip he studied and learned much about the history, ecology, health, management and relationships of the Yampa River.

Council President Norris attended the City's new employee luncheon that day along with some other Councilmembers and Department Heads.

That concluded Council comments.

Citizen Comments

Bruce Lohmiller, 445 Chipeta Ave, #25, spoke to the Council regarding Whitman Park. He wants to open the park up to camping and feels it would be a cost effective measure that would get people off the streets much like the project called '100,000 Homes' that was featured on 60 Minutes.

CONSENT CALENDAR

Councilmember Doody read Consent Calendar items #1 and #2 and then moved to adopt the Consent Calendar. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

1. **Minutes of the Previous Meeting**

Action: Approve the Minutes of the June 4, 2014 Regular Meeting

2. **Setting a Hearing on Zoning the GSI Annexation, Located at 543 31 Road**
[File #ANX-2014-170 and #RZN-2014-171]

A request to zone the GSI Annexation, consisting of one parcel of 0.707 acres, and a request to rezone 0.728 acres, both located at 543 31 Road, to a C-2 (General Commercial) zone district.

Proposed Ordinance Zoning the GSI Annexation to C-2 (General Commercial)
Located at 543 31 Road

Proposed Ordinance Rezoning 0.728 Acres from C-1 (Light Commercial) to C-2 (General Commercial) Located at 543 31 Road

Action: Introduction of Proposed Ordinances and Set a Public Hearing for July 2, 2014

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Vacate a 15' Utility Easement, Located at 2696 Highway 50 for Maverik, Inc.
[File #VAC-2014-200]

Request to vacate a 15' utility easement on 2.73 +/- acres (Lot 1, Mesa Plaza Subdivision) in a C-1 (Light Commercial) zone district, which is no longer needed.

Scott D. Peterson, Senior Planner, presented this item. He described the request and noted that the Planning Commission recommended approval at their June 10, 2014 meeting. He then described the location and the current structure; the reason for the request is to relocate an existing water line. He noted the existing and surrounding zoning.

Councilmember Traylor Smith asked if the water service would be interrupted during the relocation. Mr. Peterson said that it would, but only for a couple of hours.

Resolution No. 18-14 – A Resolution Vacating a 15' Utility Easement Located at 2696 Highway 50 for Maverik, Inc.

Councilmember Susuras moved to adopt Resolution No. 18-14. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Public Hearing - Bella Dimora, Outline Development Plan, Located at 2850 Grand Falls Drive and 598 Sinatra Way [File #PLD-2013-455]

Request to approve an Outline Development Plan (ODP) as a Planned Development with a default zone of R-8 (Residential - 8 du/ac) for the proposed Bella Dimora subdivision.

The public hearing was opened at 7:29 p.m.

Scott D. Peterson, Senior Planner, presented this item. He described the site, the location, and the request. The Planning Commission did recommend conditional approval of the ODP at their May 13, 2014 meeting. He described the existing structures which will all be removed prior to development. The development will be a mixture of attached and detached single family units built in five phases. The Future Land Use designation is Residential Medium High. Since the previous development was at a lower density, it is required that the rest of the property be developed at a higher density. The previous ODP was approved by the City Council for 114 units but that ODP has expired. No on-street parking will be allowed except on Naples Drive. One side street parking will be allowed on streets that are 23 feet wide. There will also be four foot wide pedestrian trails and other open space amenities throughout the development. Phase I will have 28 single- and two-family dwelling units; all areas outside the building footprint will be maintained by the HOA. Mr. Peterson described the benefits the development will offer in exchange for the planned development designation. He described each phase and its characteristics. Mr. Peterson then explained the concessions the development is receiving in the Planned Development. The default zone district is R-8 but in order to accommodate the required density they were granted deviations for garage door widths. There will be 213 driveway parking spaces, 214 garage parking spaces, 80 on-street parking spaces, and 69 overflow parking spaces which meet the Zoning Code. Staff finds that the ODP request does meet the goals and polices of the Comprehensive Plan and the review criteria have been met.

Councilmember Boeschstein asked if there had been any foundation problems in the previous development in this area. Mr. Peterson deferred to the applicant, but also noted there are some moisture sensitive soils, such as shale and potential corrosive soils. The engineers have stated that no basements should be allowed and this will be documented in a plat note or in a covenant document.

Councilmember McArthur asked if the density transfer would apply to the rest of the property. Mr. Peterson said they are looking at the entire development and whether there is a minimum parking requirement. Mr. Peterson noted there is a two spaces per dwelling unit requirement to meet zoning, however, some additional parking will be required.

Councilmember McArthur mentioned that sometimes covenants prohibit parking on driveways and on the streets, which conflicts with the parking requirement. However, this project demonstrates the variety of housing needed.

Councilmember Chazen noted that on page 2, the Planning Commission conditionally approved the development application and he would like to know if the outstanding conditions were addressed in the attached ordinance. Mr. Peterson acknowledged that the ODP is not final and would require a separate review by City Staff to make sure the fire hydrants and on-street parking conditions have been met.

City Attorney Shaver stated the ordinance requires the approval of the ODP with the default zone; this will ensure it meets the intent of the ODP and that the planning details are executed by City Staff.

Councilmember Chazen mentioned that the area had a history of starting and stopping and asked what would happen with this development if the phases were not completed within the time restrictions. Mr. Peterson said the developers could ask for an extension if the project was still in compliance with the current codes.

There were no public comments.

The public hearing was closed at 7:45 p.m.

Ordinance No. 4632—An Ordinance Approving the Outline Development Plan as a Planned Development with a Default R-8 (Residential - 8 DU/Ac) Zone District for the Development of 108 Dwelling Units to be known as the Bella Dimora Subdivision, Located at 2850 Grand Falls Drive and 598 Sinatra Way

Councilmember Susuras moved to adopt Ordinance No. 4632 and ordered it published in pamphlet form. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Public Hearing-2014 Community Development Block Grant (CDBG) Program Year Action Plan [File #2014 CDBG]

The City will receive \$376,349 Community Development Block Grant (CDBG) funding for the 2014 Program Year which begins September 1st. The City also has \$51,899 in funds remaining from previous years to be allocated with the 2014 funds. The purpose of this hearing is to adopt the 2014 Annual Action Plan which includes allocation of funding for 13 projects as a part of the Five-Year Consolidated Plan.

The public hearing was opened at 7:47 p.m.

Kristen Ashbeck, Senior Planner/CDBG Administrator, presented this item. This is the 19th year the City has been an entitlement community. 2014 is the fifth year of the current Five-Year Plan. She reviewed the process and how the 2014 Program Year Action Plan is required to be adopted as part of the Five-Year Consolidated Plan. The funding comes from the Department of Housing and Urban Development. The 2014 allocation is \$376,349 plus \$51,899 remaining from previous years. She reviewed the various items that can be included and listed the projects in each of the categories, noting how the funding meets CDBG and City goals. Ms Ashbeck reviewed the CDBG projects that have not been completed from previous Action Plans.

Councilmember Susuras asked how the amount of the grant calculated. Ms. Ashbeck replied that Congress determines the allocation based on a population/income formula.

Councilmember Traylor Smith asked if the City's population decrease will affect next year's allocation amount. Ms. Ashbeck said it could, but it is not likely. The City's allocation has been increasing due to the amount of jobs lost in the community.

Councilmember McArthur asked how the City's allocation compares to other areas within the State. Ms. Ashbeck responded the City receives one of the lowest allocations in the State due to its small size compared to other entitlement communities.

Councilmember Boeschstein complimented Ms. Ashbeck and the Staff on what a great job they have done initiating the safe route to school projects and hopes these types of projects continue to be brought forward.

Councilmember Chazen asked from where did the #11 Orchard Ave sidewalk leveraged funding come. Ms. Ashbeck said that funding came from last year's CDBG allocation.

Council President Norris clarified that applications are submitted for project/fund approval and the City receives requests in excess of the CDBG fund allocation. She noted Ms. Ashbeck does a great job putting this all together.

There were no public comments.

The public hearing was closed at 7:55 p.m.

Resolution No. 19-14 - A Resolution Adopting the 2014 Program Year Action Plan as a Part of the City of Grand Junction Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

Councilmember Traylor Smith moved to adopt Resolution No. 19-14. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:00 p.m.

Stephanie Tuin, MMC
City Clerk