

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

APRIL 21, 1993

The City Council of the City of Grand Junction, Colorado, convened in regular session the 21st day of April, 1993, at 7:32 p.m. in the City/County Auditorium at City Hall. Those present were Jim Baughman, John Bennett, Bill Bessinger, Bill McCurry, Paul Nelson, Conner Shepherd, and President of the Council Reford Theobold. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Theobold called the meeting to order and Councilmember Shepherd led in the Pledge of Allegiance. The audience remained standing during the invocation by Rev. Dan Dudley, First Church of God.

PROCLAMATIONS/RECOGNITIONS

PROCLAMATION DECLARING APRIL 22, 1993, AS "MESA STATE COLLEGE FOUNDERS DAY" IN THE CITY OF GRAND JUNCTION

APPRECIATION PLAQUES TO COUNCILMEMBERS JOHN BENNETT, BILL MC CURRY, PAUL NELSON, AND CONNER SHEPHERD

SPECIAL RECOGNITION TO WENDY SPURR, FINANCE DEPARTMENT

CITY COUNCIL RECEIVES SPECIAL RECOGNITION AWARD FROM U.S. WEST DIRECT FOR PHONE BOOK RECYCLING EFFORTS IN THE CITY OF GRAND JUNCTION

CONSENT ITEMS

Upon motion by Councilmember McCurry, seconded by Councilmember Bessinger and carried by roll call vote, the following Consent Items 1-10 were approved:

1. **Approval** of the minutes of the Regular Meeting April 7, 1993
2. **Approval** of proposed inter-agency aid agreements between the City of Grand Junction Fire Department and surrounding Fire Departments within Mesa County

The proposed agreements will allow for any or all of the agencies to assist another agency in the event of an emergency beyond the requesting agencies' capabilities. The agreements do not obligate an agency to respond to a request for assistance.

3. **Proposed Ordinance** - Right-of-way vacation, St. Joseph's Church, 330 White Avenue

St. Joseph's Church, located on the northeast corner of Third Street and White Avenue, is requesting that 6 feet of right-of-way along White Avenue be vacated to accommodate the existing church and proposed construction.

- a. **First reading** of proposed Ordinance

4. **Proposed Ordinance** - Amendments to the Zoning and Development Code, to Section 4-3-4 and to Chapter 12, Definitions and Limitations

The proposed text amendment will eliminate redundant public hearings of certain items by both the Liquor and Beer Hearing Officer and the Planning Commission.

- a. First reading of proposed Ordinance

5. **Proposed Ordinance** - Rezone from RMF-64 to B-1, property located at 1212 Bookcliff Avenue

This requested rezoning is located at 1212 Bookcliff Avenue and is an existing medical office complex approved under a Conditional Use Permit in the RMF-64 zone. This property is currently a non-conforming use since offices are no longer allowed as a conditional use in residential zones. Rezoning is requested to bring the property into conformance with current zoning regulations. Planning Commission recommends approval of a PB (Planned Business) zoning.

- a. First reading of proposed Ordinance

6. **Proposed Ordinance** - Rezone from C-2 to B-1, property located on the south side of the 1200 block of Colorado Avenue

The south side of the 1200 block of Colorado Avenue is currently zoned C-2. The existing land use is predominantly residential. Property owners have requested the zoning be changed to remove their properties from a nonconforming status. Since this situation is similar to the rezoning of the 1300 block of Colorado Avenue in the fall of 1992, staff agreed to initiate this rezoning on behalf of the owners. Planning Commission recommends approval.

- a. First reading of proposed Ordinance

7. *** Resolution No. 23-93** adopting 1993 Amended Municipal Annexation Plan

CRS 31-12-101, et seq. requires yearly review and updating, if necessary, to the Municipal Annexation Plan. This plan describes the area within which possible annexations may occur, existing and proposed infrastructure, City services, and proposed land uses. The 1993 Municipal Annexation Plan incorporates minor changes to the descriptions of City facilities and services. Upon adoption, this plan will be forwarded to the County Commissioners as required by State Statutes.

8. **Approval** of 1993 Regional Transportation Planning Contract for the Grand Junction/Mesa County Metropolitan Planning Organization (MPO)

The State recently named the MPO the Regional Transportation Planning Commission for the Mesa County Transportation Planning Region. This

contract provides an \$8,500 grant to do transportation planning for the area outside the MPO boundary. This planning will be accomplished utilizing Mesa County staff and a portion of the time of the proposed MPO Planner FTE that will be filled this fall. It is the responsibility of the MPO to insure the required products are produced. The completed plan is required for any project in the County or City to receive Title 23 Federal Highways funds.

9. *** Resolution No. 24-93** authorizing a Revocable Permit for an existing building in the public right-of-way at 865 North Avenue

The north 10 feet of the former City Market building at 865 North Avenue is located in the public right-of-way for North Avenue. The owners of the property intend to remodel the building and have requested a Revocable Permit to allow this encroachment to continue.

10. **Approval** of extension of Tashiro Marketing & Advertising's marketing contract from 9/1/93 to 12/31/94

The current contract with Tashiro Marketing & Advertising expires 9/1/93. An extension to 12/31/94 is requested. An RFP for agency services will then be issued in September of 1994. The selection process will take approximately 3 months. The Board recommends this action in order to: maintain the design integrity of the new Visitor Center; improve administrative efficiencies; and complete creative requirements to meet media buy deadlines.

*** * * END OF CONSENT CALENDAR * * ***

*** * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * ***

HEARING - APPLICATION BY LOWER VALLEY HOSPITAL ASSOCIATION DBA FAMILY HEALTH WEST FOR A MALT, VINOUS AND SPIRITUOUS LIQUOR SPECIAL EVENTS PERMIT FOR MAY 22, 1993, MESA STATE COLLEGE, LIFF AUDITORIUM, 1175 TEXAS AVENUE, FOR THE ANNUAL RED BARON BALL

A hearing was held after proper notice on the application by Lower Valley Hospital Association dba Family Health West for a Malt, Vinous and Spirituous Liquor Special Events Permit for May 22, 1993, from 6:00 p.m. to 11:59 p.m., Mesa State College, Liff Auditorium, 1175 Texas Avenue, for the annual Red Baron Ball. Mr. Errol Snider, Foundation Director and Chief Operating Officer of Family Health West, was present. There were no opponents. Upon motion by Councilmember Nelson, seconded by Councilmember McCurry and carried, the application was approved.

RESOLUTION NO. 25-93 ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION (GARRISON RANCH)

Garrison Ranch annexation is located south of H Road and west of 27 Road. It consists of 5 residential lots on 5.02 acres. The developer has granted a power of attorney for annexation in exchange for obtaining sewer service.

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Karl Metzner, Community Development Department, presented written declarations required by State Statutes, for this petition for annexation.

Upon motion by Councilmember Bessinger, seconded by Councilmember Nelson and carried by roll call vote, Resolution No. 25-93 was passed and adopted.

RESOLUTION NO. 26-93 ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION (INTERSTATE ENCLAVE)

Interstate Enclave annexation is located south of Interstate Avenue and east of 23 Road. It consists of two commercial lots in Interstate Subdivision and is completely surrounded by the current City limits. The owners of the parcels have signed a power of attorney for annexation.

Karl Metzner, Community Development Department, presented written declarations required by State Statutes, for this petition for annexation. Mr. Metzner explained that this was not included in the original Interstate annexation because the current petitioner is an out of State owner. The signature on the power of attorney had not been received in sufficient time to be included in the original annexation. The powers of attorney were received approximately two weeks after finalization of the original Interstate annexation, and are now being processed in this petition for annexation.

Upon motion by Councilmember Shepherd, seconded by Councilmember Bessinger and carried by roll call vote, Resolution No. 26-93 was passed and adopted.

RESOLUTION NO. 27-93 ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION (BLUE HERON II)

Blue Heron II annexation is located south of River Road at approximately 25 Road. It consists of approximately 25 acres of vacant land most of which is in the Colorado River. This property is owned by the Grand Junction/Mesa County Colorado Riverfront Foundation which has petitioned for this annexation.

Karl Metzner, Community Development Department, presented written declarations required by State Statutes, for this petition for annexation.

Upon motion by Councilmember Bessinger, seconded by Councilmember McCurry and carried by roll call vote, Resolution No. 27-93 was passed and adopted.

RESOLUTION NO. 28-93 ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, AND SETTING A HEARING ON SUCH ANNEXATION (COUNTRY CLUB HEIGHTS)

Country Club Heights is located West of 27 Road (12th Street) and south of I-70. The proposed annexation consists of 54 parcels on 46 acres. Fifty-three of the parcels are subject to a power of attorney for annexation as a condition of receiving sewer service. This annexation is part of the north area annexation proposal.

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April 21,

Karl Metzner, Community Development Department, presented written declarations required by State Statutes, for this petition for annexation.

Upon motion by Councilmember McCurry, seconded by Councilmember Bessinger and carried by roll call vote, Resolution No. 28-93 was passed and adopted.

RESOLUTION NO. 29-93 ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, AND SETTING A HEARING ON SUCH ANNEXATION (CAMBRIDGE)

Cambridge Subdivision is located west of 27 Road (12th Street) and south of I-70. The proposed annexation consists of 55 parcels on 25 acres. Forty-four of the parcels are subject to a power of attorney for annexation as a condition of receiving sewer service. This annexation is part of the north area annexation proposal.

Karl Metzner, Community Development Department, presented written declarations required by State Statutes, for this petition for annexation.

Upon motion by Councilmember Bessinger, seconded by Councilmember Nelson and carried by roll call vote, Resolution no. 29-93 was passed and adopted.

ORDINANCE NO. 2673 MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 1993 BUDGET OF THE CITY OF GRAND JUNCTION

A hearing was held after proper notice. There were no comments. Upon motion by Councilmember McCurry, seconded by Councilmember Bessinger and carried by roll call vote, Ordinance No. 2673 was passed, adopted, and ordered published.

ADJOURNMENT

Upon motion by Councilmember Baughman, seconded by Councilmember Bessinger and carried, the meeting was adjourned at 7:59 p.m.

Stephanie Nye CMC
City Clerk