

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

**NOVEMBER 17, 1993**

The City Council of the City of Grand Junction, Colorado, convened into regular session the 17th day of November, 1993, at 7:30 p.m. in the City/County Auditorium at City Hall. Those present were Linda Afman, Jim Baughman, Bill Bessinger, R.T. Mantlo, Ron Maupin, Dan Rosenthal, and President of the Council Reford Theobold. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and Deputy City Clerk Teddy Martinez.

Council President Theobold called the meeting to order and Council-member Dan Rosenthal led in the Pledge of Allegiance. The audience remained standing during the invocation by Rev. Eldon Coffee, Columbus Evangelical Free Church.

**PROCLAMATIONS / RECOGNITIONS**

PROCLAMATION DECLARING NOVEMBER 14-20, 1993, AS "AMERICAN EDUCATION WEEK" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING NOVEMBER 20, 1993, AS "DAILY SENTINEL DAY" IN THE CITY OF GRAND JUNCTION

**APPOINTMENTS TO HOUSING AUTHORITY**

Upon motion by Councilmember Maupin, seconded by Councilmember Mantlo and carried, David Turner was appointed to a five-year term on the Housing Authority, and Charles Wallick was appointed to serve the unexpired term of Cindy Enos-Martinez on the Housing Authority; said term to expire September, 1996.

**CONSENT ITEMS**

Upon motion by Councilmember Rosenthal, seconded by Councilmember Bessinger and carried by roll call vote, the following Consent Items 1-11 were approved:

1. **Approval** of the minutes of the Regular Meeting November 3, 1993
2. **Proposed Ordinance** - Annexing Paradise Hills No. 2
  - a. **First reading** of proposed Ordinance
3. **Proposed Ordinance** - Zoning the Paradise Hills No. 2 Annexation to RSF-R, RSF-1, PR-4.5, PZ, PAD, and PI

The Paradise Hills Area Annexation consists of 323 parcels on 563 acres of land. The proposed zoning responds to the existing land uses and lot sizes for the developed areas as well as being compatible with the previous County zoning. On the vacant land, the zoning has been established by the development trend in the area, previous County zoning and, in some cases, property owner requests. The vacant 29.28 acre parcel located south of H Road and east of 26-1/2 Road was originally proposed to be zoned RSF-1 in the City because RSF-1 is the City zone which is typically applied, upon annexation, to vacant unplanned areas previously zoned AFT in the County. However, the property owner has since requested that this parcel be zoned RSF-4.

a. First reading of proposed Ordinance

4. **Proposed Ordinance** - Vacating a Portion of the Ptarmigan Court South Right-of-Way, City of Grand Junction

The developer of Ptarmigan Ridge is proposing to vacate a portion of the Ptarmigan Court South right-of-way from the existing cul-de-sac east to the eastern boundary of the subdivision.

a. First reading of proposed Ordinance

5. **Proposed Ordinance** - Rezoning 1060 Grand Avenue from RMF-64 to PB

A rezone from Residential Multi-family, 64 units per acre (RMF-64) to Planned Business (PB) is being proposed for 1060 Grand Avenue to operate an interior design business in the existing residential structure and also retain 4 apartment units.

a. First reading of proposed Ordinance

6. **Proposed Ordinance** - Rezoning Various Parcels of Land in Orchard Mesa from RSF-8 to RSF-5

This request is being made by a group of property owners on Orchard Mesa that desire to rezone their properties to a lesser density. The reason for the neighborhood's request for the rezone is to reduce the number of new dwelling units that could be built in the area.

a. First reading of proposed Ordinance

7. **Proposed Ordinance** - Amending the Grand Junction Zoning and

Development Code

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Staff is proposing creating a new zone, RSF-R, which would require a minimum lot size of 5 acres.

a. First reading of proposed Ordinance

8. **\* Resolution No. 77-93** - Authorizing a Farm Lease of the "Long Property" to Robert D. Peach
9. **\* Resolution No. 78-93** - Authorizing a Farm Lease of the "Urruty Property" to Robert D. Peach

The two proposed leases will commence on the closing dates for the Long and Urruty properties and terminate on December 1, 1994. The scheduled closing dates are December 12, 1993, for the Long property, and December 31, 1993, for the Urruty property. The proposed rental fee is \$7,238.00 for the entire term based on \$70.00 per farmable acre.

10. **\* Resolution No. 79-93** - A Resolution Issuing a Revocable Permit to Allow Landscaping in Public Right-of-Way at 2224 Sanford Drive

Bruce Gullikson recently received site plan approval to use the property at 2224 Sanford Drive as a Truck Sales lot. The petitioner has requested to use a portion of the Sanford Drive right-of-way for landscaping. It is unlikely that this portion of the right-of-way will be needed for roadway improvements in the near future.

11. **\* Resolution No. 80-93** - A Resolution Issuing a Revocable Permit to Allow Landscaping in Public Right-of-Way at 459 Pitkin Avenue

Rocky Mountain C-Stores recently received site plan approval to use the property at 459 Pitkin as a Texaco Mini-Mart. The petitioner has requested to use a portion of the Pitkin Avenue and 5th Street rights-of-way for landscaping. It is unlikely that this portion of either right-of-way will be needed for roadway improvements in the near future.

**\* \* \* END OF CONSENT ITEMS \* \* \***

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

**PUBLIC HEARING - ORDINANCE NO. 2713 - AMENDING THE WATER RATES IN  
THE CITY OF GRAND JUNCTION**

A hearing was held after proper notice. There were no comments.

Upon motion by Councilmember Bessinger, seconded by Councilmember Maupin and carried by roll call vote, Ordinance No. 2713 was adopted, and ordered published.

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**PUBLIC HEARING - ORDINANCE NO. 2714 - AMENDING CITY OF GRAND JUNCTION CODE OF ORDINANCES, CHAPTER 14, GARBAGE, TRASH AND WEEDS, SECTION 10, FEES**

A hearing was held after proper notice. City Attorney Dan Wilson read the corrected rates dealing with tank sizes and cubic yards (commercial). Public Works Director Jim Shanks and Public Works Superintendent Darren Starr were present.

Jim Shanks explained that as the County closes certain sections of the landfill, the costs of monitoring and perpetual care of those sections required under Sub Title D, need to be covered. Some of the rate increases are a result of these mandates by Federal regulations. Some are discretionary. Mr. Shanks stated that approximately 75% of the City's increase in rates is related to the increase of the County's landfill cost. The balance is related to the City's operating expense increases. The City generates approximately 40% of the volume of the landfill.

Councilmember Baughman felt that the City should keep its eye on the possibility of operating its own landfill. Public Works Director Jim Shanks stated that this has been discussed in the past, but the start-up costs are very expensive.

There were no other comments. Upon motion by Councilmember Mantlo, seconded by Councilmember Bessinger and carried by roll call vote, with Councilmember **BAUGHMAN** voting **NO**, Ordinance No. 2714 was adopted, and ordered published.

**RESOLUTION NO. 81-93 - ENDORSING EFFORTS OF THE DOWNTOWN DEVELOPMENT AUTHORITY TO REDEVELOP THE 200 BLOCK ON MAIN STREET**

The DDA requests the City's support of this project. Upon motion by Councilmember Rosenthal, seconded by Councilmember Bessinger and carried by roll call vote, Resolution No. 81-93 was adopted.

**EXECUTIVE SESSION - CANCELED**

**ADJOURNMENT**

Upon motion by Councilmember Mantlo, seconded by Councilmember Rosenthal and carried, the meeting was adjourned at 8:00 p.m.

Theresa F. Martinez, CMC  
Deputy City Clerk