

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

JANUARY 19, 1994

The City Council of the City of Grand Junction, Colorado, convened into regular session the 19th day of January, 1994, 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 City Clerk Stephanie Nye.

Council President Theobold called the meeting to order and Council-member Mantlo led in the Pledge of Allegiance. The audience remained standing during the invocation by Rev. Charles Wallick, First Congregational Church.

PROCLAMATION DECLARING JANUARY 23-29, 1994, AS "ASSISTIVE TECHNOLOGY AWARENESS WEEK" IN THE CITY OF GRAND JUNCTION

PRESENTATION OF APPRECIATION PLAQUE TO CAPTAIN DEL BROCKELMAN

Captain Brockelman has served the City of Grand Junction through the Salvation Army for the past seven years. He will soon be transferred to Salt Lake City, Utah. The plaque was presented in appreciation for his outstanding service to this community.

CONSENT ITEMS

President of the Council Theobold announced that Item 6 will be removed from the Consent Agenda for full discussion.

Upon motion by Councilmember Mantlo, seconded by Councilmember Bessinger and carried by roll call vote, Item 6 was removed from the Consent Agenda, and the following Consent Items 1-5 and 6-10 were approved:

1. **Approval** of the minutes of the Regular Meeting January 5, 1994
2. **Approval** of Engineering Service Agreement with Williams Engineering for 1994 Alley Improvement District, Phases A and B, for \$24,000

Four proposals were received on January 7, 1994, for the design of the alley improvements. Lump sum fees for this work are summarized as follows from lowest to highest:

Engineering Firm**Lump Sum Fee**

Williams Engineering	\$24,000
Rolland Engineering	\$25,930
KLH Engineering	\$27,900
Banner Associates, Inc.	\$33,320

3. **Approval** of the Purchase of Replacement Personal Computer Systems from Gateway 2000 in the amount of \$54,380

These represent Personal Computer Systems budgeted as replacements for obsolete systems in various city departments for the 1994 budget year, including 34 486/SX models at \$1,270 each, 5 486/DX models at \$1,995 each, plus a total of \$1,225 for shipping. The special 486/DX models are needed for areas that are or soon will be using the Computer Aided Dispatch system.

4. **Vista Del Nor'te Subdivision**

The developer of Vista Del Nor'te Subdivision, located at 27 3/4 and G Roads, is requesting a vacation of a portion of the G Road right-of-way and a rezone of the parcel from PR-8, PR-4.2, PAD and RSF-8 to Planned Residential 2 units per acre (PR-2)

- a. **Proposed Ordinance** - Vacating a Portion of the G Road Right-of-Way
1. First reading of proposed Ordinance
- b. **Proposed Ordinance** - Rezoning Land Located at 27-3/4 Road and G Road from PR-4.2, PR-8, PAD, and RSF-4 to Planned Residential 2 Units Per acre (PR-2)
1. First reading of proposed Ordinance
5. **Proposed Ordinance** - Amending the Zoning & Development Code, Section 5-4-1.E, Design Standards and Development Requirements - Streets, Alleys & Easements

Currently section 5-4-1.E of the Zoning and Development Code includes the following: "(except for one single family house on a single parcel of land)" in regards to half-street road improvements being required. Staff is proposing that the exception be deleted and that an administrative policy be adopted whereby the Public Works Director is given the

authority to determine when improvements may not be required and/or what improvements are necessary within any given area.

a. First reading of proposed Ordinance

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6. *** Resolution No. 10-94** - A Resolution Declaring that the Grand Junction Area Has a Demonstrated Need for Affordable Housing **-REMOVED FROM CONSENT AGENDA FOR FULL DISCUSSION**
7. *** Resolution No. 11-94** - A Resolution Supporting the Western Slope ATV Association's Grant Application for the Purchase of a Trail Maintenance Making Machine

The Western Slope ATV Association is requesting local support for their grant application for the purchase of a trail making machine.

8. **Approval** to Sell City Unit #162, 1967 Pitman Snorkel Aerial, to Walker Field Airport Authority for \$11,500

Unit #162 was removed from active service in 1991 and moved to Walker Field Airport for storage. The Airport Authority uses Unit #162 for various activities at the airport. Unit #162 continues to be a maintenance issue for the City since it no longer serves a fire suppression purpose.

9. *** Resolution No. 12-94** - A Resolution Concerning the Issuance of a Revocable Permit to Randolph Eugene Admire and Karolyn Diann Admire

R. E. Admire, owner of the property at 826 26-1/2 Road, is requesting a revocable permit to allow construction of a sewer service line within the right-of-way of 26-1/2 Road.

10. *** Resolution No. 13-94** - A Resolution Extending the Term of the Anderson Ranch Lease with Clifford V. Davis and Judy L. Davis

* * * END OF CONSENT CALENDAR * * *

* * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * *

RESOLUTION NO. 10-94 DECLARING THAT THE GRAND JUNCTION AREA HAS A DEMONSTRATED NEED FOR AFFORDABLE HOUSING

Grand Junction Housing Authority (GJHA) has documented a serious need for affordable housing in the Grand Junction area. Two developers of low income housing properties have asked GJHA to support their applications to the Colorado Housing and Finance

Authority (CHFA) for Low Income Housing Tax Credits to construct new affordable rental units in the city limits. CHFA allocates Tax Credits on a state-wide competitive basis. This designation will make Grand Junction applications more competitive for Tax Credits, and more viable development projects.

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President of the Council Theobald clarified that this Resolution states the need for affordable housing only. It does not state who will build the development projects or where they will be built. The developers will be required to get the tax credits and obtain their own financing, choose a parcel of land, enter a development application with the Planning Department, whether it be City or County, go through Planning Commission, and go through either the County Commissioners or City Council, depending on which jurisdiction the proposed development is located. At that point Planning Commission (City or County) will address the impact to adjacent properties.

Councilmember Mantlo stated that there is a definite need for low income housing in the city limits of Grand Junction.

Councilmember Bessinger agreed with Councilmember Mantlo.

Councilmember Maupin, who serves on the Housing Authority, stated that there is currently a 1% vacancy rate in Grand Junction for any type of rental housing. The developers who are proposing local low income housing projects do quality housing, and invest their own money.

Councilmember Rosenthal supports the need for affordable housing, although he will not support a planned development that will devalue an owner's property.

Councilmember Afman stated that she needs to see a documented requirement for low income housing. She wants to totally understand the ramifications for the City, what is involved, what happens if a development does not maintain itself as low income subsidized housing. She wants to make sure that the long-range plan is going to benefit the citizens of Grand Junction. She suggested that this Resolution be tabled until Council has the opportunity to review the available data.

Housing Authority Director Jody Kole stated that the tax credit applications that are submitted to Colorado Housing Finance Authority are very competitive. In 1993 CHFA had four times as many applications as it had funds to allocate. They expect it to be even more competitive in 1994. The Housing Authority is trying to make sure its application for Grand Junction is as competitive as possible. The designation which this Resolution endorses will

count for five points out of a possible 280 points. The deadline for submittal of the application is Friday, January 21, 1994. She feels that this designation is important to make sure the Housing Authority's application is as competitive as possible, and has a full opportunity for those credits. She re-emphasized that there will be plenty of opportunities for community input on the specific projects at a later date.

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Ms. Kole continued that the Grand Junction Housing Authority created a task force on affordable housing in September, 1993, to study the extent and magnitude of housing needs, and to make specific recommendations on what the community must do to address those needs. The task force has identified the needs, has recommended a broad range of specific actions to focus primarily on a group commonly referred to as the "working poor". Missing from the report are some very specific actions to be taken under each of those broad guidelines, and prioritization of each of the very specific steps. The report is expected to be completed in March, 1994, and submitted to the Housing Authority Board at that time. Shortly thereafter it will be submitted to the City Council and the County Commissioners. Ms. Kole stated that currently there are approximately 500 families on the waiting list for low income housing. The wait is anywhere from 12-21 months.

It was moved by Councilmember Maupin and seconded by Councilmember that Resolution No. 10-94 be adopted.

It was stated that the median family income average in the valley is \$28,000 annually. In order to qualify for low income housing a family's income must be 60% of that figure (\$16,800), or less, for a family of four. The family must still pay \$580-\$600/month rent.

Councilmember Baughman felt that the taxpayers should not be subsidizing and providing housing. By endorsing this resolution, he felt it is an endorsement of government funds being used for that purpose. He felt that if government would not tax people, the extra amount necessary for this type of bureaucracy to be in position, people would have more money allowing them to provide for themselves instead of relying on government assistance. He feels that relying on government assistance is a detriment to society.

A vote was taken on Councilmember Maupin's motion with the following result:

AYE: MANTLO, MAUPIN, ROSENTHAL, BESSINGER, THEOBOLD.
NO: AFMAN, BAUGHMAN.

Motion carried and Resolution No. 10-94 was adopted.

PUBLIC HEARING - APPEAL OF THE PLANNING COMMISSION CONDITION OF APPROVAL REQUIRING THE IMPROVEMENT OF WEST CLIFF DRIVE ADJACENT TO THE PROPOSED 21 LOT SUBDIVISION LOCATED ON THE SOUTHEAST CORNER OF G ROAD AND 27 ROAD

The Planning Commission approved the Preliminary Plan for Country Club Estates with the condition that the developer be responsible for half-street improvements to West Cliff Drive adjacent to the development. The applicant is appealing that condition of approval.

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Kathy Portner, Community Development Department, reviewed this item stating that the Planning Commission has given preliminary approval for the proposed subdivision on the corner of G Road and 12th Street. The proposal is for 21 single-family lots on approximately five acres. One access to the development is being proposed off of 12th Street. One of the conditions of approval by the Planning Commission was that the developer be required to pay for half-street improvements to West Cliff Drive (an unimproved road to the east of the development). There is no proposed access to West Cliff Drive. West Cliff Drive was discussed as a potential access for the subdivision. The developer chose not to use it because of expected opposition from the neighbors to the north. West Cliff Drive is an existing right-of-way (unimproved). It currently accesses one existing home at the end of West Cliff Drive to the east. Staff has changed its recommendation and feels that improvement to West Cliff Drive would be premature. West Cliff Drive will probably never access anything other than the one current home (single ownership). The two vacant parcels that are accessed by West Cliff Drive are currently under the same ownership and one of the parcels has access on G Road. If any of those parcels redevelop, it is assumed that someone would try to assemble the parcels with another access on G Road, further to the east. The West Cliff Drive location is not the best access for those properties.

Ms. Portner stated that the right-of-way for West Cliff Drive would still remain whether the developer improves it or not. If at some point it can be vacated, something would have to be worked out so that the one homeowner still has access to G Road, possibly through an easement, allowing them to have the right-of-way that would be vacated all the way to G Road. The Community Development Department would like to work with the other property owners on this matter. If West Cliff Drive were vacated, the ownership of West Cliff Drive would go back to the parcels that it was actually dedicated from. Staff recommends that the half-street improvements of West Cliff Drive no longer be required for this developer.

It was moved by Councilmember Bessinger and seconded by

Councilmember Maupin that the waiver of the Planning Commission condition of approval requiring the half-street improvements of West Cliff Drive for the proposed 21 lot subdivision located on the southeast corner of G and 27 Roads be approved.

Mr. Tom Logue, spoke on behalf of the applicant, supporting Staff's new position in terms of the timeliness of the request.

A vote was taken on the motion. It was carried unanimously.

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PUBLIC HEARING - ORDINANCE NO. 2725 BLUFFS WEST ANNEXATION, APPROXIMATELY 120 ACRES, LOCATED EAST OF 23 ROAD AND NORTH OF E ROAD

A hearing was held after proper notice. There were no comments. Upon motion by Councilmember Mantlo, seconded by Councilmember Rosenthal and carried by roll call vote with Councilmember **BAUGHMAN** voting **NO**, Ordinance No. 2725 was adopted, and ordered published.

PUBLIC HEARING - ORDINANCE NO. 2726 AMENDING THE STANDARDS SET FORTH IN THE UNIFORM FIRE CODE, AS ADOPTED BY THE CITY OF GRAND JUNCTION AND ESTABLISHED BY ORDINANCE 2627, PROHIBITING THE USE OF DEAD-END LINES TO SUPPLY FIRE HYDRANTS

A hearing was held after proper notice. Fire Chief Mike Thompson stated that in the past either loop lines were required or a maximum length for dead-end lines to supply hydrants. This amendment to Ordinance No. 2627 would give the Fire Chief the discretion to waive those requirements where it is not practical to install loop systems, but still meet the required fire flow and supply water to the furthest hydrant.

There were no other comments. Upon motion by Councilmember Rosenthal, seconded by Councilmember Baughman and carried by roll call vote with Councilmember **BESSINGER** voting **NO**, Ordinance No. 2726 was adopted, and ordered published.

ADJOURNMENT

Upon motion by Councilmember Mantlo, seconded by Councilmember Bessinger and carried, the meeting was adjourned at 8:22 p.m.

Stephanie Nye, CMC
City Clerk

