

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

**October 18, 2000**

The City Council of the City of Grand Junction, Colorado, convened into regular session the 18th day of October, 2000, at 7:30 p.m. at the City Hall Auditorium, 250 N. 5<sup>th</sup> Street. Those present were Cindy Enos-Martinez, Earl Payne, Jack Scott, Jim Spehar, Janet Terry, Reford Theobold, and President of the Council Gene Kinsey. Also present were City Manager Kelly Arnold, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Kinsey called the meeting to order and Councilmember Enos-Martinez led in the Pledge of Allegiance. The audience remained standing during the invocation by Rocky Shrable, Sonrise Church of God.

**PROCLAMATION DECLARING OCTOBER 22-28, 2000 AS "RED RIBBON WEEK" IN THE CITY OF GRAND JUNCTION**

**RATIFICATION OF URBAN TRAILS COMMITTEE APPOINTMENTS**

Upon motion by Councilmember Terry, seconded by Councilmember Theobold and carried, the following appointments and reappointments to the Urban Trails Committee were ratified: Jamie Lummis until June, 2003, John Halvorson until June, 2003, Robert Traylor until June, 2003, Janet Hollingsworth until June, 2003, Timothy Fry until June, 2002, and Judy Craddock until June, 2001.

**CONSENT ITEMS**

Upon motion by Councilmember Spehar, seconded by Councilmember Terry and carried by roll call vote, the following Consent items #1 through #14 were approved:

1. **Minutes of Previous Meeting**

*Action: Approve the Minutes of the Regular Meeting October 4, 2000*

2. **Visitor and Convention Bureau Advertising Agency Contract**

The contract period is January 2, 2001 through December 31, 2001. The general scope of this contract includes professional advertising, marketing and promotional services with the primary purpose of promoting Grand Junction as a visitor destination. Firms were required to submit a plan that focused primarily on advertising, but also included the integration of public relations, research, promotions and web site development.

*Action: Award Visitor and Convention Bureau Advertising Contract to Hill & Tashiro Marketing and Advertising, in an Amount Not to Exceed \$300,000*

3. **20-Year Long-Range Strategic Facilities Plan**

The long-range facility plan will be used to aid in long term planning for facility related capital improvements. It will be used by the City as a decision-making tool in evaluating the relative merits of various courses of action.

*Action: Award Contract for 20-Year Long-Range Strategic Facilities Plan to Blythe Design + co in an Amount Not to Exceed \$50,000 for FY2000 Plus a Final Amount to be Negotiated for FY2001, Not to Exceed \$50,000*

4. **Change Order for Additional Work under the Persigo Wastewater Treatment Plant Final Clarifier Addition Contract**

In 2001, the headworks at Persigo is budgeted to be reconstructed. Staff is proposing to contract with the existing contractor, Moltz Construction, already on site for the 2000 Final Clarifier Addition, to complete the headworks contract.

*Action: Approve Change Order in the Amount of \$378,000 for Additional Work (Headworks Component) under the Persigo Wastewater Treatment Plant Final Clarifier Addition Contract with Moltz Construction*

5. **Lease of Unimproved Land at Fire Station No. 2 to the United States of America for GPS Meteorological Observation Site**

The proposed lease is for a base term of one year with renewal options for 19 successive years. This is to be a no cost lease to the City, with the United States paying the City for actual costs to provide low wattage power to the facility, estimated to cost less than \$2.00 per year. The proposed resolution would authorize the National Oceanic and Atmospheric Administration to install, operate and maintain a GPS (Global Positioning Systems) Meteorological Station at Fire Station No. 2.

Resolution No. 98-00 – A Resolution Authorizing the Lease of City Owned Property to the United States of America, National Oceanic and Atmospheric Administration

*Action: Adopt Resolution No. 98-00*

6. **Setting a Hearing on Vacating Temporary Drainage Easement and Turnaround and Utility Easements for the Renaissance in the Redlands Subdivision, Filing 2, Located at South Camp Road and Renaissance Boulevard** [File #FP-2000-126]

Request to vacate 1) temporary turnaround and utility easement at the end of existing Athens Way; and 2) temporary drainage easement in the central portion of the site.

a. **Proposed Ordinance Vacating Temporary Turnaround and Utility Easement**

Proposed Ordinance Vacating Temporary Turnaround Access and Utility Easement for Athens Way

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for November 1, 2000*

b. **Resolution Vacating Temporary Drainage Easement**

Resolution No. 99-00 – A Resolution Vacating a Temporary Drainage Easement within the Renaissance in the Redlands Subdivision

*Action: Adopt Resolution No. 99-00*

7. **Setting a Hearing on Vacating a Temporary Turnaround Easement Located on Lot 1, Block 8, The Knolls Subdivision, Filing 2** [File #FPP-2000-141]

The Knolls Subdivision is located south of the southeast corner of Cortland Avenue and 27 ½ Road in a PD zone. The developing portion of Filing 4 is now allowing for the continuation of Piazza Way. A temporary turnaround had been provided near Lot 5, Block 4, in Filing 2, and is to be vacated with this request.

Proposed Ordinance Vacating the Temporary Turnaround Easement Located on Piazza Way, The Knolls Subdivision, Filing 2

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for November 1, 2000*

8. **Setting a Hearing on Amending the Zoning and Development Code, Adding a Mixed-Use Zoning District and Finalizing the Zoning, Design Standards and Guidelines for the 24 Road Corridor** [File #PLN-2000-192]

The proposed Code amendment adding the Mixed-Use zone district, the zoning map and the 24 Road Design Standards and Guidelines were developed to implement the 24 Road Corridor Subarea Plan that was presented to Council last spring by the 24 Road Steering Committee.

- (1) Proposed Ordinance Amending the Sections 3.2 and 3.5, and Adding Section 3.3.K to the Grand Junction Zoning and Development Code to Create a Mixed-Use Zoning District
- (2) Proposed Ordinance Adopting a New Zoning Map for the 24 Road Corridor Area
- (3) Proposed Ordinance Amending the Zoning and Development Code to Add Section 7.5, 24 Road Corridor Design Standards and Guidelines

*Action: Adopt Proposed Ordinances on First Reading and Set Hearings for November 1, 2000*

9. **Setting a Hearing on Redlands Parkway Bridge Annexation Located on Redlands Parkway Bridge across the Colorado River and Including Redlands Parkway Right-of-Way and Bridge** [File #ANX-2000-206]

The 2.15-acre Redlands Parkway Bridge Annexation is located at the Redlands Parkway Bridge and the Colorado River and consists of a portion of the Colorado River.

a. **Referral of Petition for Annexation, Setting a Hearing and Exercising Land Use Control and Jurisdiction**

Resolution No. 100-00 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation and Exercising Land Use Control – Redlands Parkway Bridge Annexation Located on the Redlands Parkway across the Colorado River and Including the Redlands Parkway Right-of-Way and Bridge

*Action: Adopt Resolution No. 100-00 and Set a Hearing for December 6, 2000*

**b. Set a Hearing on Annexation Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Redlands Parkway Bridge Annexation, Approximately 2.15 Acres, Located on the Redlands Parkway across the Colorado River and Including the Redlands Parkway Right-of-Way and Bridge

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 6, 2000*

10. **Setting a Hearing on C.H.C. Cellular Annexation No. 1 and No. 2 Located at 2784 Winters Avenue** [File #ANX-2000-186]

The 10.85-acre C.H.C. Cellular Annexation No. 1 and No. 2 is located at 2784 Winters Avenue.

**a. Referral of Petition for Annexation, Setting a Hearing and Exercising Land Use Control and Jurisdiction**

Resolution No. 101-00 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation and Exercising Land Use Control – C.H.C. Cellular Annexation, a Serial Annexation Comprising C.H.C. Cellular Annexation No. 1 and No. 2 Located at 2784 Winters Avenue and Including the Winters Avenue Right-of-Way

*Action: Adopt Resolution No. 101-00 and Set a Hearing for December 6, 2000*

**b. Set Hearings on Annexation Ordinances**

(1) Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, C.H.C. Cellular Annexation No. 1, Approximately 0.82 Acres Located at 2784 Winters Avenue and Including a Portion of the Winters Avenue Right-of-Way

(2) Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, C.H.C. Cellular Annexation No. 2, Approximately 10.03 Acres Located at 2784 Winters Avenue and Including a Portion of the Winters Avenue Right-of-Way

*Action: Adopt Proposed Ordinances on First Reading and Set Hearings for December 6, 2000*

Staff presentation: Patricia Parish, Associate Planner

11. **Setting a Hearing on Zoning Route 30 Partners Annexation to C-1, Located at 520 30 Road** [File #ANX-2000-172]

First reading of the zoning ordinance to zone the Route 30 Partners Annexation Light Commercial, C-1, located at 520 30 Road.

Proposed Ordinance Zoning Route 30 Partners Annexation to Light Commercial, C-1 Zone District, Located at 520 30 Road

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for November 1, 2000*

12. **Setting a Hearing on Zoning Mesa Moving Annexation to I-2, Located at 2225 River Road and 681 Railroad Blvd** [File #ANX-2000-177]

The 12.38-acre Mesa Moving Annexation area consists of two parcels of land located at 2225 River Road and 681 Railroad Blvd (also known as 637 Railroad Blvd on the Assessor's records). One currently houses Mesa Moving and United Van Lines and the other parcel consists of 2 acres of vacant land. Mesa Moving would like to construct a new truck service facility for their business on the vacant lot. The owner of the property has signed a petition for annexation. The proposed zoning designation is I-2 (Heavy Industrial).

Proposed Ordinance Zoning the Mesa Moving Annexation to I-2 (Heavy Industrial), Located at 2225 River Road and 681 Railroad Blvd

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for November 1, 2000*

13. **2000 Community Development Block Grant Subrecipient Contract with The Energy Office**

This contract formalizes the City's award of \$55,000 to the Energy Office for the rehabilitation of six duplexes (12 residential units) to be rented by the Energy Office to low and moderate income residents, located at 1838-1848 Linden Avenue. These funds come from the City's 2000 Community Development Block Grant Program.

*Action: Authorize the City Manager to Sign the 2000 Community Development Block Grant Subrecipient Contract with the Energy Office*

Staff presentation: David Varley, Assistant City Manager

14. **Setting Hearings on Amending Chapters 6 and 33 of the City of Grand Junction Code of Ordinances Regarding Animal Control**

This ordinance makes two changes to the City of Grand Junction Code of Ordinances. First, the Zoning and Development Code (Chapter 33) is being changed to permit registered participants of Community Cat Care to care for more than three cats, so long as these persons follow the requirements set forth by Community Cat Care. The second change is to the Animal Control Regulations (Chapter 6) to require that registered participants of Community Cat Care have the cats they are caring for vaccinated.

- (1) Proposed Ordinance Amending Chapter 6, Section 6-58(a) of the Code of Ordinances of the City of Grand Junction, Colorado
- (2) Proposed Ordinance Amending Chapter 33 (Zoning and Development Code), Section 4.3.A.4.a of the Code of Ordinances of the City of Grand Junction, Colorado

*Action: Adopt Proposed Ordinances on First Reading and Set Hearings for November 1, 2000*

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

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

**PUBLIC HEARING - BRUTSCHE ANNEXATION LOCATED AT 20 1/2 ROAD AND F 3/4 ROAD** [FILE #ANX-2000-143]

The 10-acre Brutsche Annexation consists of one parcel of land that is sandwiched between the Independence Ranch Subdivision in the City and the Country Meadows Subdivision in the County. The parcel will be encompassed within the Independence Ranch Filings 7-13 revised preliminary plan for low-density single family lots.

The hearing opened at 7:38 p.m.

Bill Nebeker, Senior Planner, Community Development Department, reviewed this item. He stated the annexation meets the State Statute requirements and Staff recommends approval of the annexation.

Councilmember Payne inquired about access. Mr. Nebeker identified the new access being included.

There were no public comments. The hearing was closed at 7:41 p.m.

**a. Resolution Accepting Petition**

Resolution No. 102-00 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as Brutsche Annexation is Eligible for Annexation, Located at the Northwest Corner of 20½ Road and F¾ Road

**b. Annexation Ordinance**

Ordinance No. 3295 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Brutsche Annexation, Approximately 10 Acres Located at the Northwest Corner of 20½ Road and F¾ Road

Upon motion by Councilmember Terry, seconded by Councilmember Scott and carried by roll call vote, Resolution No. 102-00 was adopted and Ordinance No. 3295 was adopted on second reading and ordered published.

**PUBLIC HEARING - ZONING BRUTSCHE ANNEXATION TO PD, LOCATED NORTH OF F¾ ROAD AT 20½ ROAD** [FILE #ANX-2000-143]

The applicant requests to revise the Preliminary Plan for the remaining filings of the Independence Ranch Subdivision by adding a 10 acre parcel that is being annexed into the City. Upon annexation the parcel and the remaining filings of Independence Ranch will be zoned to PD (Planned Development) with an overall density of 1.7 dwellings per acre. At its September 19, 2000 hearing, the Planning Commission recommended approval of this request.

The hearing was opened at 7:42 p.m.

Craig Roberts, Ciavonne & Associates, represented the petitioner. He stated they were asking for no density increase but simply increasing the size of the subdivision. They are adding more access, open space and adding lots in the same density range.

Bill Nebeker, Senior Planner, reviewed this item. He said the zoning being applied is for more than just the Brutsche Annexation. It applies to the Independence Valley Subdivision. The density is in conformance with the surrounding area. The overall density range in the east half is two to four units per acre. The petition meets criteria and Staff recommends approval.



There were no public comments. The hearing was closed at 7:46 p.m.

Ordinance No. 3296 – An Ordinance Zoning Independence Ranch Filings 7-13, Located North of F<sup>3</sup>/<sub>4</sub> Road at 20<sup>1</sup>/<sub>2</sub> Road to City PD

Upon motion by Councilmember Payne, seconded by Councilmember Enos-Martinez and carried by roll call vote, Ordinance No. 3296 was adopted on second reading and ordered published.

**PUBLIC HEARING - EPHEMERAL RESOURCES ANNEXATION NO. 1, NO. 2 AND NO. 3, LOCATED AT THE SOUTHWEST CORNER OF 29 5/8 ROAD AND D ROAD**  
[FILE #ANX-2000-144]

The Ephemeral Resources Annexation No. 1, No. 2 and No. 3 is located at the southwest corner of 29 5/8 Road and D Road and includes portions of 29 Road and D Road right-of-way. The 110.86-acre annexation area consists of seven parcels of land. Owners have signed a petition for annexation as part of a proposed gravel mine with accessory uses.

The hearing opened at 7:46 p.m.

Patricia Parish, Associate Planner, Community Development Department, reviewed this item. She gave the location and described the parcel. She said the property owner has signed an annexation petition and Staff finds it in compliance. Staff recommends approval.

Tom Logue, spokesman for Ephemeral Resources, said Staff has adequately explained the request.

There were no public comments. The hearing was closed at 7:50 p.m.

**a. Resolution Accepting Petitions**

Resolution No. 103–00 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as Ephemeral Resources Annexation No. 1, No. 2 and No. 3, Located at 29 5/8 Road and D Road, and Including Portions of 29 Road and D Road Rights-of-Way, is Eligible for Annexation

**b. Annexation Ordinances**

(1) Ordinance No. 3297 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ephemeral Resources Annexation No. 1, Approximately 0.50 Acres Located in Portions of the 29 Road Right-of-Way

(2) Ordinance No. 3298 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ephemeral Resources Annexation No. 2, Approximately 0.49 Acres Located in Portions of the 29 Road and D Road Rights-of-Way

(3) Ordinance No. 3299 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ephemeral Resources Annexation No. 3, Approximately 109.87 Acres Located at 29 5/8 Road and D Road and Including Portions of the 29 Road and D Road Rights-of-Way

Upon motion by Councilmember Spehar, seconded by Councilmember Payne and carried by roll call vote, Resolution No. 103-00 was adopted and Ordinances No. 3297, 3298 and 3299 were adopted on second reading and ordered published.

**PUBLIC HEARING - ZONING THE EPHEMERAL RESOURCES ANNEXATION TO RSF-R, LOCATED AT 29 5/8 ROAD AND D ROAD** [FILE #ANX-2000-144]

The Ephemeral Resources Annexation is located at the southwest corner of 29 5/8 Road and D Road and includes 29 Road and D Road rights-of-way. The 110.86-acre Ephemeral Resources Annexation area consists of seven parcels of land. Owners of the property have signed a petition for annexation as part of a proposed development for gravel mining operation. State law requires the City to zone property that is annexed into the City of Grand Junction. The proposed zoning is similar to the existing Mesa County zoning of Residential Single Family-Rural. The Planning Commission forwarded a positive recommendation.

The hearing opened at 7:50 p.m.

Tom Logue, representing the applicant, said the intended use is a sand and gravel operation, and is currently in the process of obtaining a Conditional Use Permit.

Patricia Parish, Associate Planner, said they recommend the same zone as the property is in the County as allowed by the Persigo Agreement. A sand and gravel operation requires a Conditional Use Permit. The Planning Commission recommends zoning of RSF-R and the request meets the Zoning and Development Code criteria. Staff recommends approval.

Ordinance No. 3300 – An Ordinance Zoning the Ephemeral Resources Annexation to RSF-R, Located at 29 5/8 Road and D Road

There were no public comments. The hearing closed at 7:53 p.m.

Upon motion by Councilmember Theobald, seconded by Councilmember Enos-Martinez and carried by roll call vote, Ordinance No. 3300 was adopted on second reading and ordered published.

**ADJOURNMENT**

The meeting adjourned at 7:55 p.m.

Stephanie Nye, CMC  
City Clerk