

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

November 20, 2002

The City Council of the City of Grand Junction convened into regular session on the 20th, day of November 2002, at 7:32 p.m. in the City Auditorium. Those present were Councilmembers Harry Butler, Dennis Kirtland, Jim Spehar, Reford Theobald, Janet Terry, and President of the Council Cindy Enos-Martinez. Councilmember Bill McCurry was absent. Also present were City Manager Kelly Arnold, City Attorney Dan Wilson and Deputy City Clerk Juanita Wesley.

President of the Council Cindy Enos-Martinez called the meeting to order. Councilmember Spehar led in the pledge of allegiance. The audience remained standing for the invocation by Chaplin Brian Newman from the First Baptist Church of Grand Junction.

APPOINTMENTS

TO VISITOR AND CONVENTION BUREAU BOARD OF DIRECTORS

Councilmember Spehar moved to reappoint Michael Somma for a 3-year term, appoint Lynn Sorlye for a 3-year term, and appoint Steve Meyer to fill a remaining 1-year term left vacant by the resignation of Larry McDonald. Councilmember Terry seconded the motion for the appointments to the Visitor and Convention Bureau Board of Directors. Motion carried.

TO GRAND JUNCTION HOUSING AUTHORITY BOARD OF DIRECTORS

Councilmember Butler moved to reappoint Gi Moon to the Grand Junction Housing Authority Board of Directors to fill a five-year term. Councilmember Terry seconded the motion. Motion carried.

PRESENTATION OF CERTIFICATE OF APPOINTMENT

PARK AND RECREATION ADVISORY BOARD

Appointee was not present and no Certificate of Appointment was presented.

URBAN TRAILS COMMITTEE

Birgit Bostelman was present and received her certificate.

SCHEDULED CITIZEN COMMENTS

There were none.

CONSENT CALENDAR

It was moved by Councilmember Theobold, seconded by Councilmember Spehar, and carried by a roll call vote, to approve Consent Items #1 through #11.

1. Minutes of Previous Meetings

Action: Approve the Summary of the November 4, 2002 Workshop and the Minutes of the November 6, 2002 Regular Meeting

2. Setting a Hearing for the 2nd Supplemental Appropriation for 2002

The request is to appropriate specific amounts for several of the City's accounting funds as specified in the ordinance.

Proposed Ordinance Making Supplemental Appropriations to the 2002 budget of the City of Grand Junction

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 2, 2002

3. Setting a Hearing on the 2003 Annual Appropriation

The total appropriation for all thirty-six accounting funds budgeted by the City of Grand Junction (including the Ridges Metropolitan District, Grand Junction West Water and Sanitation District, and the Downtown Development Authority) is \$103,530,492. Although not a planned expenditure, an additional \$2,500,000 is appropriated as an emergency reserve in the General Fund pursuant to Article X, Section 20 of the Colorado Constitution.

Proposed Annual Appropriation Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado, the Ridges Metropolitan District, and the Grand Junction West Water and Sanitation District, for the Year Beginning January 1, 2003 and Ending December 31, 2003.

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 18, 2002

4. Special Assessment and Issuance of Bonds for Rimrock Marketplace [To be Continued to December 2, 2002]

Proposed Ordinance – An Ordinance Creating the Rimrock Marketplace Special Improvement District within the City of Grand Junction Rimrock Marketplace General Improvement District

Proposed Ordinance – An Ordinance Concerning the Rimrock Marketplace Special Improvement District and Authorizing the Issuance of Special Assessment Bonds

Proposed Ordinance – A Ordinance Approving the Whole Cost of the Improvements to be Made in the Rimrock Marketplace Special Improvement District; Assessing a Share of said Cost Against each Lot or Tract of Land in the District; and Prescribing the Manner for the Collection and Payment of said Assessments

Action: Continue the Public Hearing on the Proposed Ordinances to December 2, 2002

5. **Setting a Hearing for the Dettmer II Annexation Located at 2918, 2924 and 2926 D ½ Road** [File # ANX-2002-221]

The Dettmer II Annexation is a serial annexation consisting of two parts, Dettmer II Annexation No. 2 and Dettmer II Annexation No. 3. The annexation includes a total of 2.95 acres and consists of three parcels of land. The property owner has requested annexation under the Persigo Agreement as part of their request for rezone to be considered with the zoning.

a. Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction

Resolution No. 104-02 - 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, Dettmer II Annexation, a Serial Annexation Comprising Dettmer II Annexation Nos. 2 and 3 Located at 2916, 2924 and 2926 D ½ Road

Action: Adopt Resolution No. 104-02

b. Set a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Dettmer II Annexation No. 2 , Approximately 0.85 Acres Located at 2918 and Including a Portion of 2924 and 2926 D-1/2 Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado
Dettmer II Annexation No. 3, Approximately 2.1 Acres Located at 2924 and 2926
D-1/2 Road

*Action: Adopt Proposed Ordinances on First Reading and Set a Hearing for
January 15, 2003*

6. **Setting a Hearing on the Rowe Annexation Located at 176 28 ½ Road** [File
#ANX-2002-223]

The 7.3892-acre Rowe Annexation located at 176 28 ½ Road consists of one
parcel of land. There are residential and agricultural structures on the property.
The owner of the property has signed a petition for annexation.

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

Resolution No. 105-02 - 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, Rowe Annexation Located
at 176 28 ½ Road

Action: Adopt Resolution No. 105-02

b. **Setting a Hearing on Proposed Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado,
Rowe Annexation Approximately 7.3892 Acres Located at 176 28 ½ Road

*Action: Adopt Proposed Ordinance on First Reading a Set a Hearing for January
15, 2003*

7. **Setting a Hearing on the Smith Annexation Located South of 378 Evergreen
Road** [File #ANX-2002-222]

The 3.289-acre Smith Annexation area consists of one parcel of land located
south of 378 Evergreen Road. There are no structures on the property. The
owner of the property has signed a petition for annexation.

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

Resolution No. 106-02 – 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, Smith Annexation Located South of 378 Evergreen Road

Action: Adopt Resolution No. 106-02

b. Set a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Smith Annexation Approximately 3.289 Acres Located South of 378 Evergreen Road

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for January 15, 2003

8. **Setting a Hearing on the Oda Annexation Located at 2561 River Road**
[File # ANX-2002-220]

The Oda Annexation consists of 2 parcels of land on 21.18 acres located at 2561 River Road. The Oda's are requesting annexation as part of a contract with the City as sellers of the property. In addition, the City currently owns land adjacent to the Oda property which is also included in the annexation request. The City owned land is also adjacent to the Colorado River and has a portion of the riverfront trail system crossing it.

a. Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction

Resolution No. 107-02 - 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, Oda Annexation, Located at 2561 River Road and Including a Portion of the Riverfront Trail

Action: Adopt Resolution No. 107-02

b. Set a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Oda Annexation Approximately 21.18 Acres Located at 2561 River Road

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for January 15, 2003

9. **Setting a Hearing Zoning the Krizman Annexation Located at 626 30 Road**
[File #ANX-2002-192]

The Krizman Annexation No. 1 and No. 2 is an serial annexation comprised of 1 parcel of land on 18.138 acres located at 626 30 Road. The petitioner is requesting a zone of Residential Single Family with a density not to exceed four units per acre (RSF-4), which conforms to the Growth Plan Future Land Use Map. Planning Commission recommended approval at its November 12, 2002 meeting.

Proposed Ordinance Zoning the Krizman Annexation to Residential Single Family with a Density not to Exceed Four Units Per Acre (RSF-4) Located at 626 30 Road

Action: Adopt Proposed Ordinance and Set a Hearing for December 18, 2002

10. **Historic Building Designation Located at 603 Lawrence Avenue** [File #HBD-2002-002.01]

Peter Bredemeier, owner of the residence located at 603 Lawrence Avenue, is requesting that the building be designated as historic in the City Register of Historic Sites, Structures and Districts.

Resolution No. 108-02 – A Resolution Designating the Residence at 603 Lawrence Avenue Historically Known as the John J. O’Boyle Residence in the City Register of Historic Sites, Structures, and Districts

Action: Adopt Resolution No. 108-02

11. **Tax Credits for Southgate Commons**

This Council Resolution would allow a developer to obtain Colorado low income housing tax credits for the rehabilitation of the Southgate Commons Town-homes.

Resolution 109-02 – A Resolution Acknowledging Support and Approval of a Contribution to Hampstead Southgate Partners, L.P. to Support the Acquisition, Renovation, and Continued Operation of the Southgate Commons Townhomes as Housing Affordable to Low and Moderate Income Households

Action: Adopt Resolution No. 109-02

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

Energy Impact Grant Application for Fire Station #5

The Grand Junction Fire Department requests the City of Grand Junction City Council to approve the submittal of an Energy Impact Grant Application for \$600,000 to the Department of Local Affairs. If awarded, the funds will be used to offset construction costs of Grand Junction Fire Department Fire Station #5.

City Manager Kelly Arnold reviewed this request and said Fire Chief Rick Beaty was also present to answer any questions Council might have. He said a lot of people are involved in the project and it is a joint effort with the County. Mr. Arnold reminded Council the grant application is for \$600,000 and due December 1, 2002. Mr. Arnold recommended Council approve the request with the condition to authorize the Mayor to sign the grant application after the signing of the Intergovernmental Agreement with the Rural Fire District. He said the agreement should be signed by November 27, 2002.

Upon motion made by Councilmember Kirtland, seconded by Councilmember Terry, and carried by a roll call vote, the approval for submittal of an Energy Impact Grant Application to the Department of Local Affairs for \$600,000 was approved with the condition as recommended.

Public Hearing – Zoning the Summit View Meadows Annexation Located at 3146 D ½ Road [File #ANX-2002-153]

Second reading of the zoning ordinance to zone the Summit View Meadows Annexation Residential Multi-Family-8 (RMF-8), located at 3146 D ½ Road.

The public hearing was opened at 7:43 p.m.

Pat Cecil, Development Services Supervisor reviewed this item.

Councilmember Terry wanted to know the relative zoning in the surrounding areas. Mr. Cecil explained that the surrounding land is located in the County and is undeveloped. He said the area is mainly designated by the County as a PUD zone. He said he doesn't know what kind of density was applied to the surrounding area and that the County maps no longer include the density designation.

Councilmember Terry first requested that information regarding the density of the surrounding area be included in future presentations, since density will be a reoccurring question, not only at this meeting, but also at upcoming hearings.

Councilmember Terry's second question was for Mr. Cecil to once again review the Growth Plan Map and its designation, and asked if the zoning requested was compatible with the area.

Mr. Cecil said the area is designated as Residential-Medium, four to eight units per acre on the Future Land Use Map of the Growth Plan and the Residential Multi-Family eight units per acre (RMF-8) zone district is appropriate for this property.

Council President Enos-Martinez asked if the applicant was present. There was no response and there were no public comments.

The public hearing was closed at 7:50 p.m.

Ordinance No. 3466 – An Ordinance Zoning the Summit View Meadows Annexation to Residential Multi-Family-8 (RMF-8), Located at 3146 D 1/2 Road

Upon motion made by Councilmember Kirtland, seconded by Councilmember Spehar, and carried by a roll call vote, Ordinance No. 3466 was adopted on Second Reading and ordered published.

Public Hearing – 430 30 Road Annexations No. 1 and 2, and Zoning the 430 30 Road Annexation Located at 430 30 Road [File #ANX-2002-182]

The 430 30 Road Annexation area consists of one parcel of land, approximately 11.18 acres in size. A petition for annexation has been presented as part of a Preliminary Plan in accordance with the 1998 Persigo Agreement with Mesa County. The physical address for the property is 430 30 Road. This is a serial annexation.

The 430 30 Road Annexation area consists of one parcel of land, approximately 11.18 acres in size. A petition for annexation has been presented as part of a Preliminary Plan. The requested zoning for the property is RMF-8 (Residential Multi-family, not to exceed 8 units per acre). The physical address for the property is 430 30 Road. This is a serial annexation.

The public hearing was opened at 7:54 p.m.

Lori Bowers, Senior Planner, reviewed this item and the zoning request in one presentation.

Councilmember Terry wanted to know if there was any public input due to the high density zoning request.

Ms. Bowers replied that she attended the neighborhood meeting and that there were no concerns about density, the only concerns were about drainage. She said RMF-8 calls for a minimum of four units per acre and a maximum of eight units per acre and there seems to be a trend to request a RMF-8 zoning in order to use the less restrictive set backs. Ms. Bowers said that most likely the development will be built-out at four units per acre.

Councilmember Spehar stated that a RMF-8 classification is appropriate for the area.

Councilmember Kirtland asked if that also included townhomes.

Ms. Bower replied yes, and in addition, attached, detached, duplexes and multi-family housing is allowed in a RMF-8 designation.

Council President Enos-Martinez asked if the applicant was present and wanted to comment. There was no response and there were no public comments.

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

a. Accepting Petition

Resolution No. 110-02 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as 430 30 Road Annexation is Eligible for Annexation Located at 430 30 Road

b. Annexation Ordinances

Ordinance No. 3467 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado 430 30 Road Annexation No. 1 Approximately 5.1706 Acres Located at 430 30 Road

Ordinance No. 3468 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado 430 30 Road Annexation No. 2 Approximately 6.2599 Acres Located at 430 30 Road Annexation

c. Zoning Ordinance

Ordinance No. 3469 – An Ordinance Zoning the 430 30 Road Annexation to Residential Multi-Family, not to Exceed 8 Dwelling Units Per Acre (RMF-8) Located at 430 30 Road

First a motion was made to adopt item a.) Accepting Petition and item b.) Annexation Ordinances; a second motion was made to adopt item c.) Zoning Ordinance.

Upon motion made by Councilmember Kirtland, seconded by Councilmember Terry, and carried by a roll call vote, Resolution No. 100-02 was adopted, and Ordinances No. 3467 and 3468 were adopted on Second Reading and ordered published.

Upon motion made by Councilmember Spehar, seconded by Councilmember Kirtland, and carried by a roll call vote, Ordinance No. 3469 was adopted on Second Reading and ordered published.

Public Hearing – Zoning the Dakota West Annexation Located at 3088 and 3090 D ½ Road [File #ANX-2002-168]

The Dakota West Annexation area consists of three parcels of land, approximately 10.91 acres in size. The petition for annexation has been presented as part of a Preliminary Plan and was accepted on November 6, 2002. This request is for second reading of the Zoning Ordinance, zoning the annexation area to RMF-5 (Residential Multi-family, not to exceed 5 units per acre). The physical addresses for the properties are 3088 and 3090 D ½ Road.

The public hearing was opened at 8:02 a.m.

Lori Bowers, Senior Planner, reviewed this item.

Councilmember Terry wanted to know if this request was consistent with the Growth Plan. Ms. Bowers replied yes, that it was.

Councilmember Terry questioned why the Growth Plan allowed RMF-8 with a density of four to eight units per acre, but the zoning RMF-5 allows two to five units per acre. She said she doesn't think two units per acre are consistent with the area.

Bob Blanchard, Community Development Director, explained that the RMF-5 zoning was consistent with the Growth Plan and that the Growth Plan must be followed for the density allowed.

Council President Enos-Martinez asked if the applicant is present and wanted to comment. There was no response and there were no public comments.

The public hearing was closed at 8:03 p.m.

Ordinance No. 3470 – An Ordinance Zoning the Dakota West Annexation to Residential Multi-Family, not to Exceed 5 Units Per Acre (RMF-5), Located at 3088 and 3090 D ½ Road

Upon motion made by Councilmember Butler, seconded by Councilmember Spehar, and carried by a roll call vote, Ordinance No. 3470 was adopted on Second Reading and ordered published.

Public Hearing – Crista Lee Annexation and Zoning of Annexation Located at 2933 B ½ Road [File #ANX-2002-180]

The Crista Lee Annexation is an annexation comprised of 1 parcel of land located at 2933 B ½ Road, comprising a total of 6.1157 acres. The petitioner is seeking annexation as part of a request for Preliminary Plan approval pursuant to the 1998 Persigo Agreement with Mesa County.

The Crista Lee Annexation is requesting that a zoning of RSF-4 be applied to the 6.1157-acre-parcel. The Planning Commission at its October 22, 2002 hearing recommended approval of the zoning.

The public hearing was opened at 8:06 p.m.

Pat Cecil, Development Services Supervisor, reviewed this item and the zoning request in one presentation.

Council President Enos-Martinez asked if the applicant is present and wanted to comment. There was no response and there were no public comments.

The public hearing closed at 8:07 p.m.

a. Accepting Petition

Resolution No. 111-02 - A Resolution Accepting a Petition for the Annexation, Making Certain Findings, Determining That Property Known as the Crista Lee Annexation Located at 2933 B ½ Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3471 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado Crista Lee Annexation Approximately 6.1157 Acres Located at 2933 B ½ Road

c. Zoning Ordinance

Ordinance No. 3472 – An Ordinance Zoning the Crista Lee Annexation to the Residential Single Family – 4 Dwelling Units Per Acre (RSF-4) District Located at 2933 B ½ Road

Upon motion made by Councilmember Theobold, seconded by Councilmember Kirtland, and carried by a roll call vote, Resolution No. 111-02 was adopted, and Ordinance No. 3471 and Ordinance No. 3472 were adopted on Second Reading and ordered published.

Public Hearing – Lucas Annexation Located at 2220 Broadway [File #ANX-2002-184]

The Lucas Annexation is an annexation comprised of two parcels of land located at 2220 Broadway and including a portion of the Broadway right-of-way, comprising a total of 3.9221 acres. The petitioner is seeking annexation as part of a request for Preliminary Plan approval pursuant to the 1998 Persigo Agreement with Mesa County.

The Lucas Annexation is requesting that a zoning of RSF-4 be applied to the 3.747-acre-parcel. The Planning Commission, at its October 22, 2002 hearing recommended approval of the zoning.

The public hearing was opened at 8:15 p.m.

Pat Cecil, Development Services Supervisor, reviewed this item.

Councilmember Terry asked what the approximate distance from the parcel to the City limits. Mr. Cecil replied that the distance is less than a quarter mile.

Council President Enos-Martinez asked if the applicant is present and wanted to comment.

Brian Hart with Land Design, 244 North 7th Street, said he is representing the owner and addressed Council explaining the petitioners request and the compatibility with the neighborhood. He reviewed the existing County zoning and the requested zoning designation. He pointed out that the current County zoning for the property is RSF-4 and that the annexation and zone request of RSF-4 is consistent with the Growth Plan. He said the subject property is located between the Vineyard Subdivision with a density of six units per acre and the Redlands Village Subdivision directly to the east, with approximately two units per acre.

Mr. Hart told Council that the community is benefiting from the proposed development.

Councilmember Theobold asked Mr. Hart about the proposed density.

Mr. Hart replied that since they are planning to build four units per acre their project is a logical and reasonable development transition between two existing subdivisions.

Don Matti, who lives at 2226 Kingston Road and who is the homeowner, pointed out his location on the General Location Map for the Lucas Annexation. He voiced his concerns about density and drainage. He and his neighbors are also concerned about the increase in traffic and noise.

Mr. Matti said he is also afraid that during heavy rains the new development would flood his property, since now during regular rains the water comes half up his driveway. He wanted the County's and City Council's assurance that that would not happen and that the City and County would work together to mitigate the problem.

Councilmember Theobald told him that this kind of guarantee was impossible, but that he was sure that drainage will be addressed through the appropriate development and approval stages.

Councilmember Terry asked Mr. Matti if he had any problems resolving flooding issues with the City or County. Mr. Maddy said yes and he had people from the City and County come out to his property. He said they took pictures but basically told him: "Don't get your hopes up."

Mr. Matti said he thinks the drainage problem is probably due to the six-inch drain pipe. He also questioned why access couldn't directly go to Broadway.

Mark Relph, Public Works and Utilities Director replied that it is a CDOT decision. Councilmembers Theobald and Spehar explained that CDOT and the County designed the current access and Kingston Street is one of the designated streets. Mr. Matti told Council that he thought a zoning to RSF-2 would be more desirable.

There were no other public comments and the public hearing closed at 8:28 p.m.

a. Accepting Petition

Resolution No. 112-02 - A Resolution Accepting Petitions for the Annexation, Making Certain Findings, Determining Property Known as the Lucas Annexation (A Serial Annexation Comprising of Lucas Annexation No's 1 & 2) is Eligible for Annexation Located at 2220 Broadway and Containing Portions of the Broadway Right-Of-Way

b. Annexation Ordinances

Ordinance No. 3473 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Lucas Annexation No. 1, Approximately 0.0883 Acres Located at 2220 Broadway

Ordinance No. 3474 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Lucas Annexation No. 2, Approximately 3.8338 Acres Located at 2220 Broadway

c. Zoning Ordinance

Ordinance No. 3475 – An Ordinance Zoning the Lucas Annexation to Residential Single Family – 4 dwelling units per acre (RSF-4) District Located at 2220 Broadway

Upon motion made by Councilmember Terry, seconded by Councilmember Theobold, and carried by a roll call vote, Resolution No. 112-02 was adopted, and Ordinance No. 3473, No. 3474 and No. 3475 were adopted on Second Reading and ordered published.

Growth Plan Amendment for the ISRE No. 2 Property Located at 2980 D ½ Road
[File #ANX-2002-176]

The ISRE property is a single parcel of land consisting of 5.7 acres located at 2980 D-1/2 Road. The petitioner is requesting to amend the Future Land Use Map of the Growth Plan to redesignate the property from Residential Medium-Low (2 to 4 units per acre) to Residential Medium (4 to 8 units per acre).

Kristen Ashbeck, Senior Planner, reviewed this item. She pointed out the benefits to the community of the amendment, the compatibility to the neighborhood, and the consistency with the Growth Plan. She said the area south of D Road was already designated as RMF-8 in 1999, but the area north of D Road for some unknown reason was overlooked at that time.

Resolution No. 113-02 - A Resolution Amending the City of Grand Junction Growth Plan Future Land Use Map to Redesignate Approximately 6 acres Known as the ISRE No. 2 Property Located at 2980 D-1/2 Road from Residential Medium Low (2 to 4 units per acre) to Residential Medium (4 to 8 units per acre)

Upon motion made by Councilmember Terry, seconded by Councilmember Spehar, and carried by a roll call vote, Resolution No. 113-02 was adopted.

Public Hearing – Rezone of ISRE Property Located at 2990 D ½ Road [File #ANX-2002-176]

Request to approve a rezone from the Residential Single Family 4 units per acre (RSF-4) zone district to the Residential Multifamily 8 units per acre (RMF-8) zone district for the ISRE property located at 2990 D-1/2 Road.

The public hearing was opened at 8:41 p.m.

Kristen Ashbeck, Senior Planner, reviewed this item.

Council President Enos–Martinez asked if the applicant was present and wanted to comment. The applicant was present but had nothing to add.

There were no public comments.

The public hearing was closed at 8:42 p.m.

Ordinance No. 3476 – An Ordinance Rezoning the ISRE Property to Residential Multifamily with a Maximum Density of 8 units per acre (RMF-8) Located at 2990 D-1/2 Road

Upon motion made by Councilmember Spehar, seconded by Councilmember Kirtland, and carried by a roll call vote Ordinance No. 3476 was adopted on Second Reading and ordered published.

NON-SCHEDULED CITIZENS & VISITORS

There were none.

OTHER BUSINESS

Kelly Arnold, City Manager, informed Council that the City has a new member in their work program and they will start accessing the annexations. He said Mr. Marcus is developing a new map. Mr. Arnold said they are again looking at the changes to the East Boundary and they'll include them again into the work program. He said growth is starting to develop in that area and therefore improvements will be needed for D and D ½ Road (Fruitvale area).

Mark Relph, Public Works and Utilities Director said he wanted to update Council on the Lime Kiln Gulch project. He said he met with the homeowners and discussed their con-

cerns. On a map, he then showed Council the locations of the current and proposed lift stations that service the Redlands Village and Panorama Subdivisions.

Mr. Relph said no decision has been made regarding the line or the station's location, and the City will go the extra mile with the property owners. He said there will be more meetings with the property owners to address their concerns.

Mr. Relph said the urgency of the current situation with the Improvement District is with a change order to eliminate the lift station.

Mr. Relph said he also had a discussion with the Corps of Engineers. He and the Corps of Engineers wanted to clarify that they do not approve geological studies.

Mr. Relph said he recommends Council approve the change order. Various Councilmembers questioned his recommendation since they'd already approved this item on September 18, 2002.

Kelly Arnold, City Manager, explained that the presentation is an update for Council only and nothing formally was needed from Council.

Council clarified that the City's Awards Banquet is on Friday, December 13, 2002.

ADJOURNMENT

City Council President Enos-Martinez called for the meeting to be adjourned. The meeting was adjourned at 9:05 p.m.

Juanita Wesley
Deputy City Clerk