

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

**January 15, 2003**

The City Council of the City of Grand Junction convened into regular session on the 15<sup>th</sup> day of January 2003, at 7:35 p.m. in the City Auditorium. Those present were Councilmembers Harry Butler, Dennis Kirtland, Bill McCurry, Jim Spehar, Janet Terry and President of the Council Cindy Enos-Martinez. Councilmember Reford Theobald was absent. Also present were City Manager Kelly Arnold, City Attorney Dan Wilson and City Clerk Stephanie Tuin.

President of the Council Cindy Enos-Martinez called the meeting to order. Councilmember Butler led in the pledge of allegiance. The audience remained standing for the invocation by Gary Cake of the More Than Words Ministry.

**PRESENTATION OF CERTIFICATES OF APPOINTMENT**

TO REAPPOINTED MEMBER OF THE HOUSING AUTHORITY BOARD OF DIRECTORS

Appointee Gi Moon was present and received her Certificate of Appointment.

TO NEW MEMBER OF THE VCB BOARD OF DIRECTORS

Appointee Steve Meyer was present and received his Certificate of Appointment.

**SCHEDULED CITIZEN COMMENTS**

There were none.

**CONSENT CALENDAR**

It was moved by Councilmember Kirtland, seconded by Councilmember Spehar, and carried, to approve Consent Items #1 through 9 with a change to Item #2 to cancel the March 19<sup>th</sup> Council meeting.

1. **Minutes of Previous Meetings**

*Action: Approve the Summary of the December 16, 2002 Workshop, the Minutes of the December 16, 2002 Special Meeting, the Minutes of the December 17, 2002 Special Meeting and the Minutes of the December 18, 2002 Regular Meeting*

2. **Meeting Schedule and Posting of Notices**

State Law requires an annual designation of the City's official location for the posting of meeting notices. The City's Code of Ordinances, Sec. 2-26, requires the meeting schedule and the procedure for calling special meetings be determined annually by resolution. A special meeting is included in the meeting schedule the day following the municipal election for the canvassing of the election returns as required by City Charter.

Resolution No. 1-03 - A Resolution of the City of Grand Junction Designating the Location for the Posting of the Notice of Meetings, Establishing the City Council Meeting Schedule, Scheduling a Special Meeting for April 9, 2003 and Establishing the Procedure for Calling of Special Meetings for the City Council

*Action: Adopt Resolution No. 1-03*

3. **Authorize the City Clerk to Proceed with the Necessary Actions for the Conduct of the Regular Municipal Election on April 8, 2003**

The City has adopted the Municipal Election Code. In order to conduct the election by mail ballot, the Council must authorize it pursuant to 1-7.5-104 C.R.S. and the City Clerk must submit a written plan outlining the details and responsibilities to the Secretary of State. It is recommended that the City again contract with Mesa County to conduct this election by mail ballot. They have the equipment on site and can process the ballots more efficiently than the City.

Resolution No. 2-03 - A Resolution Authorizing a Mail Ballot Election in the City of Grand Junction for the April 8, 2003 Regular Municipal Election, Approving the Written Plan for the Conduct of a Mail Ballot Election and Authorizing the City Clerk to Sign the Intergovernmental Agreement with Mesa County Clerk and Recorder

*Action: Adopt Resolution No. 2-03*

4. **Award of Fire Act Grant by FEMA**

On April 3, 2002, the City Council granted approval for the Fire Department to apply for a \$48,000 Fire Act Grant to purchase three (3) hand-held thermal imaging cameras. On January 1, 2003, the Department received official notification from FEMA of a \$33,600 Fire Act Grant award (70% of the amount requested).

*Action: Authorize the City Manager to Accept a Fire Act Grant Award in the Amount of \$33,600*

5. **Setting a Hearing for Zoning the Rice Annexations #1 & #2 Located at 135 Burns Drive** [File # ANX-2002-214]

The Rice Annexation consists of one parcel of land and a portion of the B Road, 29 ½ Road, 30 Road, Hwy 50, and Burns Drive rights-of-way on approximately 4.8673 acres. A petition for annexation has been presented as part of a Simple Subdivision. The requested zoning for the property is RSF-4 (Residential Single Family, not to exceed 4 units per acre). The physical address for the property is 135 Burns Drive.

Proposed Ordinance Zoning the Rice Annexation to RSF-4 (Residential Single Family Not to Exceed 4 Units/Acre), Located at 135 Burns Drive

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for February 5, 2003*

6. **Setting a Hearing for Zoning the Siena View Annexation Located at 2945 D-1/2 Road** [File # ANX-2002-228]

The Siena View Annexation area consists of one parcel of land, approximately 4.6 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 2945 D ½ Road.

Proposed Ordinance Zoning the Siena View Annexation to Residential Multi-Family, Not to Exceed 8 Dwelling Units Per Acre (RMF-8), Located at 2945 D ½ Road

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for February 5, 2003*

7. **Setting a Hearing for the Red Tail Ridge Annexation Located at the South End of Buena Vista Drive** [File # ANX-2002-230]

The Red Tail Ridge Annexation is an annexation comprised of 1 parcel of land located at the south end of Buena Vista Drive, comprising a total of 10.38 acres. The petitioner is seeking annexation as part of a request for Preliminary Plan approval pursuant to the 1998 Persigo Agreement with Mesa County.

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

Resolution No. 3-03 – 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, Red Tail Ridge Annexation, Located at the South End of Buena Vista Road

*Action: Adopt Resolution No. 3-03*

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

Proposed Ordinance on Annexing Territory to the City of Grand Junction, Colorado, Red Tail Ridge Annexation, Approximately 10.38 Acres, Located at the South End of Buena Vista Road

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for February 19, 2003*

**8. Setting a Hearing for the North Avenue Center Annexation located at 2938 North Avenue [File # ANX-2002-243]**

The North Avenue Center Annexation consists of 5.44 acres of land that is located at 2938 North Avenue and is currently vacant. The petitioner's intent is to annex and then subdivide the property into two (2) lots through the Simple Subdivision Plat process and develop the area as commercial lease retail/office space that would be named Palace Pointe Market Place. The proposed annexation lies within the Persigo 201 sewer district.

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

Resolution No. 4-03 – 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, North Avenue Center Annexation, Located at 2938 North Avenue

*Action: Adopt Resolution No. 4-03*

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

Proposed Ordinance on Annexing Territory to the City of Grand Junction, Colorado, North Avenue Center Annexation, Approximately 5.44 Acres, Located at 2938 North Avenue

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for February 19, 2003*

9. **Subrecipient Contract with Western Slope Center for Children for the City's 2002 Program Year Community Development Block Grant Program** [File # CDBG 2002-4]

The Subrecipient Contract formalizes the City's award of \$101,280 to Western Slope Center for Children (WSCC) for remodel and renovation of its existing facility located at 259 Grand Avenue. These funds were allocated from the City's 2002 Community Development Block Grant (CDBG) Program.

*Action: Authorize the City Manager to Sign the Subrecipient Contract with WSCC for the City's 2002 Program Year, Community Development Block Grant Program in the Amount of \$101,280*

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

**Adoption of the City Council's Strategic Plan**

The Strategic Plan was developed to help improve the quality of life for Grand Junction citizens and it is intended to be a guiding document for the City Council and City staff. This resolution will adopt the Strategic Plan.

Assistant City Manager David Varley introduced the discussion on the adoption of the Strategic Plan.

Councilmember Jim Spehar gave an overview of the development and purpose of the Strategic Plan. He said the Community Vision 20/20 project was one basis for the development of the Plan.

Councilmember Kirtland agreed with Councilmember Spehar and added that the Plan will give Council a direction for using resources and spending its time to make the City of Grand Junction a great community.

Council President Enos-Martinez added that a great amount of input was solicited from the community and the feedback helped Staff to develop the Plan.

Councilmember Terry noted the condensed version of the Plan is available at a variety of locations, including the City's website. She pointed out two new issues to be addressed by City government: a) housing, and b) dealing with youth. She deferred to Councilmembers Butler and McCurry for more details.

Councilmember Butler elaborated on the subject and said that people perish without a vision and that his top priority is giving youth a firm foundation.

Councilmember McCurry mentioned a youth council and that the City Council will be looking at other cities which already have successful youth councils.

Councilmember Spehar said discussions have taken place with School District 51 and this Council wants input from the young people in the community.

City Manager Kelly Arnold expressed his appreciation to Assistant City Manager David Varley for coordinating the project and to Council for its effort. He said the Plan was distributed to mid-level managers on Friday and discussions have already begun. Furthermore, Mr. Varley and he will be meeting with employees to explain the Plan and to relate its relevance to the front line employees who are daily dealing with the public. Mr. Arnold also said the Plan will also be presented to the Volunteer Board and Commission members at their recognition luncheon next week.

Steve Meyer said he was a member of the Vision 20/20 task force. He praised and thanked Council for its involvement and its efforts. He pointed out that now the community has a vision and a plan for the next 10 years. He explained that Vision 20/20 was really a grassroots effort.

Resolution No. 5-03 – A Resolution Adopting the City Council's Strategic Plan 2002-2012

Upon motion made by Councilmember Terry, seconded by Councilmember Spehar, and carried by a roll call vote, Resolution No. 5-03 was adopted.

**Public Hearing - Dettmer II Annexation Located at 2918, 2924 and 2926 D 1/2 Road and Zoning the Dettmer II Nos. 2 and 3 Annexation Located at 2918, 2924 and 2926 D-1/2 Road** [File #ANX-2002-221]

Resolution for acceptance of petition to annex and second reading of the annexation ordinance for the Dettmer II No. 2 and No. 3 Annexation located at 2918, 2924 and 2926 D-1/2 Road. This 2.95-acre annexation consists of three parcels of land.

The Dettmer II Nos. 2 and 3 Annexation consists of three parcels, totaling 2.95 acres located at 2918, 2924 and 2926 D-1/2 Road. The petitioner is requesting a zone of Residential Single Family 4 units per acre (RSF-4), which will conform to the Growth Plan Future Land Use Map that shows this area as Residential Medium Low with a density range of 2 to 4 units per acre.

The public hearing was opened at 7:59 p.m.

Kristen Ashbeck, Senior Planner, reviewed this item and the zoning request in one presentation. She noted that the current zoning is in the County and is not in conformance with the City's Growth Plan. She said the request meets the criteria and both the Planning Commission and Staff recommend approval.

The applicant was present but had no comment.

There were no public comments.

The public hearing was closed at 8:01 p.m.

**a. Accepting Petition**

Resolution No. 6-03 – A Resolution Accepting a Petition to Annex, Making Certain Findings, Determining that Property Known as a Serial Annexation Comprising Dettmer II No. 2 and No. 3 Annexation, Located at 2918, 2924 and 2926 D-1/2 Road is Eligible for Annexation

**b. Annexation Ordinances**

Ordinance No. 3486 – An 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

Ordinance No. 3487 – An 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

**c. Zoning Ordinance**

Ordinance No. 3488 – An Ordinance Zoning the Dettmer II No. 2 and No. 3 Annexation Residential Single Family with a Maximum Density of 4 Units per Acre (RSF-4), Located at 2918, 2924 and 2926 D-1/2 Road

Upon motion made by Councilmember Spehar, seconded by Councilmember Kirtland, and carried by a roll call vote, Resolution No. 6-03 was adopted, and Ordinances No. 3486, No. 3487, and No. 3488 were adopted on Second Reading and ordered published.

**Public Hearing - Rowe Annexation Located at 176 28 ½ Road and Zoning the Rowe Annexation Located at 176 28 ½ Road** [File #ANX-2002-223]

Resolution for acceptance of petition to annex and second reading of the annexation ordinance for the Rowe Annexation, located at 176 28 1/2 Road.

Second reading of the zoning ordinance to zone the Rowe Annexation Residential Single-Family-4 (RSF-4), Located at 176 28 1/2 Road.

The public hearing was opened at 8:01 p.m.

Lisa Gerstenberger, Senior Planner, reviewed this item and the zoning request in one presentation. She said the request complies with all State requirements for annexation; that Staff recommends the acceptance of the petition and the annexation and Staff also recommends approval of the zoning request. She noted that the Planning Commission found that the requests meet the goals and policies of the Growth Plan.

The applicant was not present and there were no public comments.

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

**a. Accepting Petition**

Resolution No. 7-03 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as the Rowe Annexation is Eligible for Annexation Located at 176 28 ½ Road



**b. Annexation Ordinance**

Ordinance No. 3489 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Rowe Annexation Approximately 7.3892 Acres Located at 176 28 ½ Road

**c. Zoning Ordinance**

Ordinance No. 3490 – An Ordinance Zoning the Rowe Annexation to Residential Single-Family-4 (RSF-4), Located at 176 28 1/2 Road

Upon motion made by Councilmember McCurry, seconded by Councilmember Terry, and carried by a roll call vote, Resolution No. 7-03 was adopted, and Ordinances No. 3489 and No. 3490 were adopted on Second Reading and ordered published.

**Public Hearing - Smith Annexation Located South of 378 Evergreen Road Zoning the Smith Annexation Located South of 378 Evergreen Road** [File #ANX-2002-222]

Resolution for acceptance of petition to annex and second reading of the annexation ordinance for the Smith Annexation located south of 378 Evergreen Road.

Second reading of the zoning ordinance to zone the Smith Annexation Residential Single-Family-4 (RSF-4), located south of 378 Evergreen Road.

The public hearing was opened at 8:08 p.m.

Lisa Gerstenberger, Senior Planner, reviewed this item and the zoning request in one presentation. She stated that the request complies with all State requirements for annexation and that Staff recommends acceptance of the petition and annexation. Staff also recommends approval of the zoning request of RSF-4. She said the property is currently zoned RSF-R by the County and the Planning Commission found that the request meets the goals and policies of the Growth Plan.

The applicant was present but had no comment.

There were no public comments.

The public hearing was closed at 8:10 p.m.

**a. Accepting Petition**

Resolution No. 8-03 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Smith Annexation is Eligible for Annexation Located South of 378 Evergreen Road

**b. Annexation Ordinance**

Ordinance No. 3491 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Smith Annexation Approximately 3.289 Acres Located South of 378 Evergreen Road

**c. Zoning Ordinance**

Ordinance No. 3492 – An Ordinance Zoning the Smith Annexation to Residential Single-Family-4 (RSF-4), Located South of 378 Evergreen Road

Upon motion made by Councilmember Kirtland, seconded by Councilmember McCurry, and carried by a roll call vote, Resolution No. 8-03 was adopted, and Ordinances No. 3491 and No. 3492 were adopted on Second Reading and ordered published.

**Rezoning the King Property Located at 2610 Kelley Drive** [File # RZ-2002-208]

Petitioner is requesting to rezone a 3.28 lot from RSF-R (Residential Single Family – 1 unit/5 acres) to RSF-1 (Residential Single Family not to exceed 1 unit/acre).

The public hearing was opened at 8:11 p.m.

Senta Costello, Associate Planner, reviewed this item. She noted that the current zoning does not match what is built on the property and that the structure does not meet setback requirements. She said the Planning Commission and Staff recommend approval of the rezone request.

The applicant's representative was present but had no comment.

There were no public comments.

The public hearing was closed at 8:14 p.m.

Ordinance No. 3493 – An Ordinance Zoning a Parcel of Land Known as the King Property Located at 2610 Kelley Drive

Upon motion made by Councilmember Terry, seconded by Councilmember Spehar, and carried by a roll call vote, Ordinance No. 3493 was adopted on Second Reading and ordered published.

**Public Hearing - Oda Annexation Located at 2561 River Road and Zoning the Oda Annexation Located at 2561 River Road** [File # ANX-2002-220]

The Oda Annexation consists of two 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.

The proposed zoning is I-1 for the Oda property. The second parcel is owned by the City and is adjacent to the Oda property. The City-owned land is adjacent to the Colorado River and has a portion of the riverfront trail system crossing it. The proposed zoning for the City property is Community Services and Recreation (CSR).

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

David Thornton, Principal Planner, reviewed this item and the zoning request in one presentation. He identified the two parcels and said that one parcel is under contract by the City and that the other parcel is currently owned by the City. He said the request complies with all State requirements for annexation and Staff recommends acceptance of the petition and annexation. He added that the request is also consistent with the Persigo Agreement and Staff recommends approval of the zoning request. He said the Planning Commission found that the request meets the goals and policies of the Growth Plan.

One of the applicants, the City, was present but had no additional comments.

There were no public comments.

The public hearing was closed at 8:17 p.m.

**a. Accepting Petition**

Resolution No. 9-03 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining that Property Known as Oda Annexation is Eligible for Annexation, Located at 2561 River Road and Including a Portion of the Riverfront Trail

**b. Annexation Ordinance**

Ordinance No. 3494 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado Oda Annexation Approximately 21.18 Acres Located at 2561 River Road and Including a Portion of the Riverfront Trail

**c. Zoning Ordinance**

Ordinance No. 3495 – An Ordinance Zoning the Oda Annexation to Light Industrial (I-1) and Community Services and Recreation (CSR) Located at 2561 River Road and Adjacent to the Colorado River

Upon motion made by Councilmember Spehar, seconded by Councilmember McCurry, and carried by a roll call vote, Resolution No. 9-03 was adopted, and Ordinances No. 3494 and No. 3495 were adopted on Second Reading and ordered published.

**NON-SCHEDULED CITIZENS & VISITORS**

There were none.

**OTHER BUSINESS**

Council President Enos-Martinez mentioned the Neighborhood Beat System which was recently implemented by the Police Department. She said Officer Chavez is assigned to the Riverside neighborhood for the coming year and he met some of the residents on Sunday morning. She told Council about meeting Officer Chavez and her reaction. Ms. Enos-Martinez explained that the officer was only there to introduce himself to the residents and she thought he was going to be a good fit for the neighborhood.

**ADJOURNMENT**

City Council President Enos-Martinez called for the meeting to be adjourned. The meeting was adjourned at 8:22 p.m.

Stephanie Tuin, CMC  
City Clerk