

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

**April 9, 2003**

The City Council of the City of Grand Junction convened into special session on the 9<sup>th</sup> day of April 2003 at 6:11 p.m. in the City Auditorium. Those present were Councilmembers Harry Butler, Bill McCurry, Dennis Kirtland, 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.

**Minutes of Previous Meeting**

It was moved by Councilmember Terry to approve the Minutes of the March 26, 2003 Special Meeting. Councilmember Spehar seconded the motion. Motion carried.

**Canvass of April 8, 2003 Election**

The City Clerk will present the Certificate of Election so that the Council can review and canvass the election returns.

City Clerk Stephanie Tuin requested that Councilmember Spehar step down and be replaced by Deputy City Clerk Juanita Peterson. Deputy City Clerk Debbie Kemp sat in for Councilmember Theobald. City Clerk Tuin then reviewed the election returns and the canvassing board executed the Certificates of Election.

**Update to the Grand Junction Growth Plan** [File #GPA-2003-018]

The Goals, Policies and Action Items of the 1996 Grand Junction Growth Plan will be discussed and reviewed. A resolution incorporating the changes from the March 26<sup>th</sup> meeting and this discussion will be considered.

The public hearing opened at 6:30 p.m.

Bob Blanchard, Community Development Director, introduced this item. He first noted an error on Page 18 in the Staff Report titled "Additional Note". He explained that Item #25 will not be presented to Council for rehearing but instead the Planning Commission will be considering this item.

Mr. Blanchard stated that of the 28 goals only five goals are scheduled for discussion this evening. He said all other goals remain the same. Next, he listed the goals as:

- Goal 2: Cooperative Planning Area
- Goal 13: Community Appearance and Design
- Goal 19: Cultural and Historic Resources
- Goal 26 & 27: Parks and Open Spaces
- Goal 28: Infill and Redevelopment

### **Goal 2 — Cooperative Planning Area**

Bob Blanchard, Community Development Director, explained that the purpose of the Cooperative Planning Area is to ensure orderly transitions or buffers in areas of joint concern between different communities (i.e.: Grand Junction, Fruita, Palisade) that help define distinct communities within Mesa County.

Mr. Blanchard reviewed Policies 2.1 and 2.2 in regards to the Cooperative Planning Area and the changes in the wording that specify the area as defined in the Cooperative Planning Agreement of February 9, 1998. He said that additional areas should be considered for inclusion in the Cooperative Planning Area and Mesa County and Grand Junction should coordinate the adoption of specific design standards for this area to strengthen the visual transition. Mr. Blanchard said Policy 2.3 was moved to Goal 13. He said subsequent to the adoption of the Growth Plan, the buffer area agreements (Cooperative Planning Agreements) were adopted and the recommended changes are in essence to reflect those new agreements.

Mr. Blanchard said a new action item was added that a) requires a Five-Year Review of the Cooperative Planning Agreements with Mesa County, Grand Junction, Fruita and Palisade, and b) that considers adding more Cooperative Planning Areas.

Councilmember Terry suggested adding wording to the Cooperative Planning Area Agreements regarding the 201 Area when the agreement is reviewed.

There were no public comments.

Councilmember Spehar moved to adopt the Policies and Action Items of Goal 2 incorporating the recommended changes. Councilmember Kirtland seconded the motion. Motion carried.

### **Goal 13 — Community Appearance and Design**

Bob Blanchard, Community Development Director, explained that the purpose of Goal 13 is to enhance the aesthetic appeal and appearance of the community's built environment.

He said the recommended changes: update the wording and use the term "major corridors" rather than specific entrances; establish gateway and corridor overlay districts; and incorporate the quality and innovative design requirements that reflect the desired image for the area. He said a new action item was added to review and revise the outdoor lighting section of the Code to require lighting that minimizes glare and light-spillage, but doesn't compromise safety.

Mr. Blanchard explained the addition of Policies 13.7, 13.8, and 13.9 addressing views of landmarks, building, and landscape designs, and architectural standards and guidelines. He said the new action item would adopt architectural standards that encourage well-designed, interesting, and distinctive architecture that reinforce/reflect the community's overall defined identity and image by using high quality materials and innovative designs that vary build heights and styles.

Mr. Blanchard said another new policy, Policy 13.10, deals with landscape requirements. He explained that the new action items are: a) to review/revise Code standards for landscaping to include provisions and incentives for use of xeriscape design and plants well-suited to the Grand Valley's climate; and b) to adopt Code standards that define minimum landscaping maintenance.

Another new policy, Policy 13.11, is for the City and County to develop Code provisions that minimize the visual impact of telecommunication towers and facilities. The subsequent action is to review and revise that section of the Code and to implement measures that minimize visual impacts.

Mr. Blanchard said, that lastly Policy 13.12 minimizes the visual clutter along corridors through the application of sign regulations, and corridor design standards and guidelines. The related action item would be a complete review and revision of the Sign Code.

Councilmember Terry asked for clarification on the street standards' action items for Policies 13.4 and 13.5. Mr. Blanchard showed a slide of two views of a residential street and explained how the new standard would be encouraged, i.e., closer setback allowance when there is a sidewalk plus a parking strip, etc.

Councilmember Terry next asked about the overlay districts for entranceways and corridors. Mr. Blanchard said a committee is working on that issue through the Strategic Plan process. Kathy Portner, Planning Manager, explained that the overlay district would be a way to handle the private properties adjacent to those corridors being reviewed by the committee.

Councilmember Kirtland asked if the new policies apply to existing structures that block views of landmarks. Mr. Blanchard said existing “violations” can continue, but the purpose of the new policy is to stop their proliferation.

Dan Wilson, City Attorney, suggested combining the action item for Policies 13.8 and 13.9. Mr. Blanchard agreed with Mr. Wilson and said the two policies do tie together, which is why there is only one action item. Mr. Wilson thought the action item needed to be included in both policies. Councilmembers agreed that would clarify that section.

Kelly Arnold, City Manager, reviewed comments previously made by Councilmember Theobald on Policy 13.7, protection of views from major parks and corridors, especially regarding the development of the 24 Road Corridor.

Mr. Arnold confirmed the need to address Policy 13.11 relating to telecommunication towers and facilities. He suggested that Policy 13.12 regarding the review and revision of the Sign Code be addressed long before the next election so it won't become an election issue.

There were no public comments.

Councilmember Terry moved to adopt the Policies and Action Items of Goal 13 incorporating the recommendations and repeat the Action Item for Policy 13.9 under Policy 13.8. Councilmember Spehar seconded the motion. Motion carried.

### **Goal 19 — Cultural and Historic Resources**

Bob Blanchard, Community Development Director, reviewed this goal and said that some of the policy was moved from another section and refers to a Downtown Overlay District.

Council President Enos-Martinez asked about the reference to “flexible” building codes. Mr. Wilson said that the IBC (International Building Code) can be amended and those standards would then be the standard. It was suggested the word “flexible” be deleted.

Councilmember Kirtland expressed concern about maintaining historic characteristics, especially as defined in the national and state standards. He said this can sometimes

put constraints on what can be done to a building. Mr. Blanchard agreed with Councilmember Kirtland.

Councilmember Terry asked if the policies should differentiate between national, state and local historical designation. Mr. Blanchard said the local designation covers all entities' designations and that local standards are the only ones that the City can vary.

Councilmember Terry then asked if the downtown area is going to be designated a historical district. Mr. Blanchard said the action item does not mean the City will go out and designate new districts, but that it will have standards in place to designate districts when requests are made.

There were no public comments.

Councilmember Kirtland moved to delete the words "flexible" in Action Item 33 and adopt the Policies and Action Items as presented under Goal 19. Councilmember Spehar seconded the motion. Motion carried.

Councilmember Terry asked if the term "local designation" needed to be more specific. Mr. Blanchard said the action items identify a program that will be brought back for final review and approval. Councilmember Terry said that it was satisfactory to her.

### **Goals 26 and 27 — Parks and Open Space**

Bob Blanchard, Community Development Director, identified Goal 26 and said its purpose is to develop and maintain an interconnected system of neighborhood and community parks, trails, and other recreational facilities throughout the urban area. He said Goal 27 says to include open space corridors and areas throughout the planning area for recreational, transportation, and environmental purposes.

Mr. Blanchard then reviewed Policies 26.1 through 26.8, noting that Policy 26.5 now states that the City and County will obtain adequate park land needed to meet neighborhood, community, and regional park needs, as urban development occurs, through the subdivision process and other appropriate mechanisms. He next reviewed the existing and new action items. Mr. Blanchard said Action Item 107 updates and implements the Parks Master Plan by providing for an interconnected system of neighborhood and community parks throughout the urbanized area. He said the new action item reviews financing options for implementing the Parks Master Plan and identifies open space needs. He explained that the word "implementation" was added when referring to the Parks Master Plan.

Councilmember Terry disagreed with the part of Action Item 107 relating to reviewing financing options. She felt that this is really a budget and a Parks Board item. Council-

member Spehar agreed with Councilmember Terry regarding the review of financing options.

Mr. Blanchard continued and explained Policy 27.1, which says that the City and County will retain existing open space areas, adding the words "identified in the Parks Master Plan", since the Parks Master Plan was adopted subsequent to the Growth Plan.

Councilmember Butler inquired about an area between Grand Junction and Fruita and asked if it is a buffer area. He was told that that area may be open space but is not in the buffer area.

There were no public comments.

Councilmember Spehar moved to delete the New Action Item (relating to financing options) under Goal 26 and to adopt all other policies and action items under Goals 26 and 27 as presented. Councilmember McCurry seconded the motion. Motion carried.

### **Goal 28 — Infill and Redevelopment**

Bob Blanchard, Community Development Director, advised that this new goal is verbatim from what was approved previously via the consultants. Councilmember Spehar asked Mr. Blanchard to review this item so the audience would be familiar with the Consultants findings.

Mr. Blanchard explained that Goal 28 states that the City of Grand Junction is committed to taking an active role in the facilitation and promotion of infill and redevelopment within the urban growth area of the City. He then summarized Policies 28.1 through 28.3 and gave an overview of the eight action items. Mr. Blanchard said this goal will be incorporated into the Work Plan and a summary of such will be presented to Council next month.

Kelly Arnold, City Manager, asked for Council's direction on using the consultant to determine the next step and on perhaps engaging the consultants for the next phase. He said no funds are budgeted for 2003, so it will have to wait until 2004, but he suggested reviewing the cost involved and then deciding what action to take.

Councilmember Terry agreed with City Manager Arnold that the consultant's help is needed. Secondly, Mr. Arnold also felt that additional staff would be needed to gather the information and to be responsible for the program once it is launched. Councilmember Terry said although there is nothing budgeted now, the need exists to at least start planning to get the consulting fee and related costs into the next budget. She felt that not just staff, but perhaps funding for incentives will also be needed.

Councilmember Spehar felt that implementation may take a year, but the implementation of Goal 28 needs to be a priority. He disagreed with always using a consultant.

Carol Bergmann, 628 Sage Court, asked about the Infill and Redevelopment plan. She said she felt the way it is worded now is kind of vague and wondered if all infill areas are to be developed.

Kelly Arnold, City Manager, explained that the *plan is not in place, the policies* are in place, and are a foundation for the plan.

Councilmember Terry noted that some parcels in various locations within City limits are very difficult to develop because of changes to the Code. She said the goal is to try to help develop those parcels that are still compatible with the neighborhood. The redevelopment area is a parcel in the community such as the Jarvis property that perhaps needs incentives to be redeveloped.

There were no other comments.

Councilmember Kirtland moved to adopt the Policies and Action Items under Goal 28 as presented. Councilmember Terry seconded the motion. Motion carried.

### **Additional New Action Item**

Bob Blanchard, Community Development Director, reviewed this item and explained that this new action item would like to ensure the completion of an area plan for Pear Park, addressing specific land use, increased traffic needs, park and school sites, public safety needs, and other infrastructure needs. He said much of the contents for this item came from public comments.

Council supported this item as presented.

Kelly Arnold, City Manager, referred to his 2003 Work Plan that includes the evaluation of services and said he feels this area should be included in that step.

There were no public comments.

Councilmember Terry moved to adopt the new Action Item for a neighborhood plan for Pear Park. Councilmember Spehar seconded the motion. Motion carried.

Councilmember Spehar said he would like to ask Mr. Blanchard a few questions before voting on the Resolution. He wanted to know if the separation of the Growth Plan Amendment Process has been implemented. Mr. Blanchard answered that it has been done and that it is in the Code.

Councilmember Spehar next asked about reviewing the benefits from Planned Developments. He wanted to know whether the review will be done, when it will be done, and if there will be any procedural changes. Mr. Blanchard replied that this item was one of the remaining items from the January Work Session, that Council had requested to further discuss this item, and that the discussion is still to occur.

Councilmember Spehar asked if the changes regarding modified conditions resulting from neighborhood involvement have been implemented. Mr. Blanchard replied that the changes have been implemented.

Resolution No. 30-03 – A Resolution Amending the Growth Plan of the City of Grand Junction

Upon motion made by Councilmember Spehar, seconded by Councilmember Kirtland, and carried by a roll call vote, Resolution No. 30-03 was adopted as amended.

Councilmember Terry applauded the hard work and all the efforts of Staff and the focus groups that have worked on this project.

Councilmember Terry asked about an area plan for the downtown area. Mr. Blanchard said right now there is only a plan for the Westside and El Poso areas but none for the downtown area. Councilmember Terry asked that Mr. Blanchard pursue that possibility. Mr. Blanchard replied that he has discussed it with Harold Stalf and said he wants Council to see the complete Work Plan.

Kelly Arnold, City Manager, noted that the North Avenue corridor also needs some attention.

Councilmember Kirtland added that Highway 6 & 50 needs attention too.

### **OTHER BUSINESS**

There was none.



**ADJOURNMENT**

City Council President Enos-Martinez called for the meeting to be adjourned. The meeting was adjourned at 7:39 p.m.

Stephanie Tuin, CMC  
City Clerk

**CITY OF GRAND JUNCTION, COLORADO**

**CERTIFICATE OF ELECTION**

**APRIL 8, 2003**

I, Stephanie Tuin, City Clerk of the City of Grand Junction, Colorado, do hereby certify that the results of the Regular Municipal Election held in the City on Tuesday, April 8, 2003, were as follows:

Total Ballots Cast in District A	1480
Total Ballots Cast in District B	2647
Total Ballots Cast in District C	1186
Total Ballots Cast in District D	2251
Total Ballots Cast in District E	692
<b>TOTAL BALLOTS CAST</b>	<b>8256</b>

**FOR COUNCILPERSON - DISTRICT "B" - FOUR-YEAR TERM**

Candidate	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
Jim Spehar	1148	2026	990	1744	587	6495

**FOR COUNCILPERSON - DISTRICT "C" - FOUR-YEAR TERM**

Candidates	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
Brian K. McElhiney	308	474	280	451	172	1685
Gregg Palmer	1032	1878	833	1613	479	5835

**FOR COUNCILPERSON – "CITY AT LARGE" - FOUR-YEAR TERM**

Candidates	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
Roland E. Cole	277	440	301	463	153	1634
Bruce Hill	1173	2155	857	1734	524	6443

We, the undersigned Canvassing Board, have reviewed the results of the Regular Municipal Election held April 8, 2003, and do hereby conclude:

That Jim Spehar has been duly elected as Councilperson for District "B" by the greater number of votes.

That Gregg Palmer has been duly elected as Councilperson for District "C" by the greater number of votes.

That Bruce Hill has been duly elected as Councilperson for "City at Large" by the greater number of votes.

Certified this 9<sup>th</sup> day of April, 2003.

/s/: Stephanie Tuin  
Stephanie Tuin, CMC  
City Clerk

Dated this 9<sup>th</sup> day of April, 2003.

/s/: Cindy Enos-Martinez  
Cindy Enos-Martinez  
Councilmember, District A

/s/: Juanita Peterson  
Juanita Peterson, Notary Public

/s/: Debra M. Kemp  
Debra M. Kemp, Notary Public

/s/: Bill McCurry  
Bill McCurry  
Councilmember, District D

/s/: Harry Butler  
Harry Butler  
Councilmember, District E

/s/: Dennis Kirtland  
Dennis Kirtland  
Councilmember, At-Large

/s/: Janet L. Terry  
Janet L. Terry  
Councilmember, At-Large