

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

October 20, 2004

The City Council of the City of Grand Junction convened into regular session on the 20th day of October 2004, at 7:31 p.m. in the City Auditorium. Those present were Councilmembers Harry Butler, Cindy Enos-Martinez, Dennis Kirtland, Gregg Palmer, Jim Spehar and President of the Council Bruce Hill. Absent was Councilmember Bill McCurry. Also present were Assistant City Manager David Varley, City Attorney John Shaver, and Deputy City Clerk Juanita Peterson.

Council President Hill called the meeting to order. Councilmember Palmer led in the pledge of allegiance. The audience remained standing for the invocation by Reverend Michael Torphy, Religious Science Church of Grand Junction.

PROCLAMATIONS / RECOGNITIONS

PROCLAIMING NOVEMBER, 2004 AS "HOSPICE MONTH" IN THE CITY OF GRAND JUNCTION

PRESENTATION OF TWO AWARDS TO THE STREETS DIVISION FROM THE COLORADO AMERICAN PUBLIC WORKS ASSOCIATION

Mark Relph, Public Works and Utilities Director, introduced Hunt Walker representing Colorado American Public Works Association, who presented two awards to Mark Relph and the Streets Division.

PRESENTATION OF THE GOLD MEDAL AWARD TO THE PARKS AND RECREATION DEPARTMENT FROM THE NATIONAL PARKS ASSOCIATION

Joe Stevens, Park and Recreation Director, presented the Mayor and City Council the Gold Medal Award from the National Parks Association and then showed a video.

PRESENTATION OF CERTIFICATES OF APPOINTMENTS

TO THE COMMISSION ON ARTS AND CULTURE

Ms. Terra Anderson was present to receive her certificate.

TO THE PLANNING COMMISSION

Dr. Paul Dibble was present and received his certificate.

CITIZEN COMMENTS

Mr. David Berry, 530 Hall Avenue, addressed the Council regarding the City Development Code regarding landscaping requirements for parking lots. Mr. Berry believes the City has no jurisdiction over aesthetics. Mr. Berry indicated he will petition the Council to change the code; specifically Chapter 6, for already developed property.

CONSENT CALENDAR

It was moved by Councilmember Enos-Martinez, seconded by Councilmember Spehar and carried by roll call vote to approve Consent Calendar Items #1 through #4.

1. Minutes of Previous Meetings

Action: Approve the Summary of the October 4, 2004 Workshop and the Minutes of the October 6, 2004 Regular Meeting

2. Vacating a Portion of an Existing Utility and Irrigation Easement Located at 2860 North 15th Street (Treehaven Townhomes Subdivision) [File # PP-2004-160]

A resolution to vacate a portion of an existing utility and irrigation easement, located at 2860 North 15th Street.

Resolution No. 99-04 – A Resolution Vacating a Portion of a Utility and Irrigation Easement Located at 2860 North 15th Street

Action: Adopt Resolution No. 99-04

3. Vacating a Portion of an Existing Drainage and Utility Easement Located at 641 29 ½ Road (Forrest Run Subdivision) [File #PP-2003-186]

A resolution to vacate the northern 15' portion of an existing 35' drainage and utility easement, located at 641 29 ½ Road.

Resolution No. 100-04 – A Resolution Vacating 15' of an Existing Drainage and Utility Easement Located at 641 29 ½ Road

Action: Adopt Resolution No. 100-04

4. Setting a Hearing to Create Alley Improvement District 2005

Successful petitions have been submitted requesting a Local Improvement District be created to reconstruct the following seven alleys:

- East/West Alley from 1st to 2nd, between Ouray Avenue and Chipeta Avenue
- East/West Alley from 9th to 10th, between Rood Avenue and White Avenue
- East/West Alley from 9th to 10th, between Ouray Avenue and Chipeta Avenue
- East/West Alley from 11th to 12th, between Teller Avenue and Belford Avenue
- North/South Alley from 18th to 19th, between Ouray Avenue and Chipeta Avenue
- North/South Alley from 18th to 19th, between Chipeta Avenue and Gunnison Avenue
- North/South Alley from 23rd to 24th, between Ouray Avenue and Gunnison Avenue

Resolution No. 101-04 – A Resolution Declaring the Intention of the City Council of the City of Grand Junction, Colorado, to Create Within Said City Alley Improvement District No. ST-05 and Authorizing the City Engineer to Prepare Details and Specifications for the Same

Action: Adopt Resolution No.101-04 and Set a Hearing for December 1, 2004

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

Change Order to CSEP Basin 9, 13 & 14 Construction Contract

Approve a change order to the Basin 9, 13 & 14 CSEP Contract with Mendez, Inc., in the Amount of \$222,530.25 for repair and replacement of a 24" water line crossing the Colorado River.

Mark Relph, Public Works and Utilities Director, presented this item. There is a specific time frame that this work can be done which begins November 1st and is only during the winter months. The pipe in question is very old. The replacement will not affect water service.

Councilmember Palmer asked about the funding. Mr. Relph stated the budget has been under spent, so the funding is there.

Councilmember Kirtland moved to authorize the City Manager to execute a Construction Contract Change Order in the amount of \$222,530.25 with Mendez, Inc. Councilmember Butler seconded the motion. Motion carried.

Agreement with Public Service Company of Colorado to Relocate a Transmission Line

The construction of the 25 Road connections to Riverside Parkway will require the relocation of the 230 kV power transmission lines which is owned by Public Service Company of Colorado and is located in a private easement. This agreement between the City of Grand Junction and Public Service Company sets the terms including the City paying \$345,000 for the relocation.

Mark Relph, Public Works and Utilities Director, presented this item. Councilmember Spehar asked about the electrical service and the construction of the overpass. Mr. Relph responded that no one would be without service. The construction of the overpass is slated for early 2005. Council President Hill asked about a completion date. City Attorney Shaver responded, May 31, 2005.

Councilmember Enos-Martinez moved to authorize the City Manager to enter into an agreement with Public Service Company of Colorado to relocate the existing 230 kV transmission line, including 5 poles in the vicinity of 25 Road and Riverside Parkway. Councilmember Palmer seconded the motion. Motion carried.

Public Hearing – Walker Field Airport Property Master Plan and Zoning Located Generally between 27 Road and 30 Road, North of I-70 [File # PLN-2003-237]

A request to approve the Walker Field Airport Master Plan and final passage of a proposed ordinance to establish the zoning requirements for future development on property owned by Walker Field Airport Authority.

The public hearing was opened at 8:30 p.m.

Gary Mancuso, Property Manager for the Airport, began the presentation by giving background information on Walker Field Airport and all the services that it provides. Mr. Mancuso then discussed the land use for the zoning.

Kathy Portner, Planning Manager, reviewed this item. Ms. Portner addressed the Code requirements for the request and what is before the City Council tonight.

Councilmember Palmer asked about the drainage concerns. Ms. Portner addressed these concerns regarding the drainage and stated the complete drainage plan has not been reviewed by the City's engineering staff.

Councilmember Kirtland asked about the access off 29 Road, if the plan was to use that for air freight, etc. Ms. Portner indicated those plans were still in the process.

Councilmember Kirtland also stated he is pleased to see the Authority working with the City in regards to economic impact to the community.

There were no public comments.

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

Resolution No. 102-04 – A Resolution Approving the Master Plan for Walker Field Airport

Ordinance No. 3679 – An Ordinance Establishing Standards for the Planned Development (PD) Zone District for Property Owned by the Walker Field Airport Authority

Councilmember Spehar moved to adopt Resolution No. 102-04 and Ordinance No. 3679 on second reading and ordered it published. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

Public Hearing – Woodridge Subdivision Planned Development (PD) Zoning Located South of G-1/2 Road and West of 26 Road [File # PP-2003-042]

The Woodridge Subdivision is a 29-lot proposal for both attached and detached single family housing on the remaining parcels of land (total 7.8 acres) that were originally part of the Wilson Ranch Planned Development. This proposal requires consideration of a Planned Development zoning ordinance to establish the underlying zoning for this plan and a Preliminary Development Plan.

The public hearing was opened at 8:45 p.m.

Kristen Ashbeck, Senior Planner, reviewed this item. She reviewed the history of this property, the topography of the area and the re-alignment of G ½ Road. She noted that the applicant has received approval for a TEDS exception to provide sidewalk on only the south side of G ½ Road.

Councilmember Palmer asked how many homes would be on this 7.8 acres. Ms. Ashbeck stated 29.

Councilmember Enos-Martinez asked if the cost of the re-alignment of G ½ Road is a cost to the developer. Ms. Ashbeck answered affirmatively.

Phil Hart, LanDesign, was present representing the developer. Mr. Hart gave an overview of the two years that they have been working on this project. They believe this is a great infill project within the City.

Bill Rockwood, President of the Wilson Ranch HOA, presented the homeowners association's concerns. They believe that it would be better to have single family homes.

They are also concerned about the 4' retaining wall. Mr. Rockwood indicated he sent emails to each of the Council asking them to come to the property to look at the topography regarding that 4' retaining wall. The HOA also believes the homes in the new area will be about 10' higher than the homes in Wilson Ranch. Another concern is the traffic calming into Wilson Ranch from G 3/8 and G 1/2 Road. There is also a concern regarding the drainage and where it is going to go. The lot sizes of 3,000 – 4,500 sq ft. would indicate there would be more than single story homes or if they were single story, they would be smaller homes.

Mr. Hart addressed the concern of the 4' retaining wall running along Tract D. That is a maximum and it would not be 4' the whole length. This is needed for the drainage to be directed to two detention basins on the north side of the realigned G 1/2 Road at both the east and west ends of the development. Mr. Hart said the price of the average home in the development would be approximately \$225,000. Also, Mr. Hart stated the concern regarding the added traffic, but by improving the road and adding a turn lane to the east onto 26 Road should improve what is currently there.

Councilmember Spehar asked about the elevation and if there was a separate entrance from Wilson Ranch. Mr. Hart said the elevation is higher than Wilson Ranch and also there is a separate entrance.

City Attorney Shaver clarified that tonight this ordinance was amending the zoning of Wilson Ranch Planned Residential Development to include more specific information for a portion of the original Wilson Ranch to be known as the Woodridge Subdivision and the other issues talked about tonight will be dealt with at final plat stage.

There were no other public comments.

The public hearing was closed at 8:55 p.m.

Ordinance No. 3680 – An Ordinance Amending Ordinance No. 2644 Zoning Wilson Ranch Planned Residential Development to Include More Specific Information for a Portion of the Original Wilson Ranch to be Known as the Woodridge Subdivision Located South of G-1/2 Road and West of 26 Road

Councilmember Kirtland moved to adopt Ordinance No. 3680 on second reading and ordered it published. Councilmember Spehar seconded the motion. Motion carried by roll call vote.

Council President Hill called for a five minute recess at 9:13 p.m.

The City Council meeting reconvened at 9:18 p.m.

Public Hearing – Kronvall Annexation Located at 2263 Greenbelt Drive [File # ANX-2004-175]

Resolution for acceptance of petition to annex and to hold a public hearing and consider final passage of the annexation ordinance for the Kronvall Annexation, located at 2263 Greenbelt Drive. The 4.274 acre Kronvall Annexation consists of 2 parcels.

The public hearing opened at 9:19 p.m.

Senta Costello, Associate Planner, reviewed this item. This annexation area consists of 4.274 acres of land and is comprised of 2 parcels. The property owners have requested annexation into the City as the results of a request to subdivide the property.

The applicant was present but had nothing to add.

There were no public comments.

The public hearing was closed at 9:20 p.m.

a. Accepting Petition

Resolution No. 103-04 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Kronvall Annexation Located at 2263 Greenbelt Drive is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3681 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Kronvall Annexation, Approximately 4.274 Acres, Located at 2263 Greenbelt Drive

Councilmember Kirtland moved to adopt Resolution No. 103-04 and Ordinance No. 3681 on Second Reading and ordered it published. Councilmember Enos-Martinez seconded the motion. Motion carried by roll call vote.

Public Hearing – Growth Plan Amendment from Residential Low to Residential Medium for Two Properties Located at 2263 Greenbelt Drive [File # GPA-2004-207]

Hold a public hearing and consider passage of a resolution to change the Growth Plan designation from Residential Low ½ - 2 ac/du to Residential Medium Low 2-4 du/ac. The public hearing opened at 9:24 p.m.

Senta Costello, Associate Planner, reviewed this item. The 4.2 acre site is currently zoned RSF-4 in the County. When the Future Land Use map was adopted, the area bounded by Greenbelt Drive and Hwy 340 on the north and south and 22 ½ Road and Redlands Parkway to the east and west, was reviewed. It was determined that due to topographic issues, the Residential Low ½ - 2 ac/du designation was the most appropriate for the properties in this area. This was an error at the time the Growth Plan was adopted, the area was not looked at on a lot by lot basis.

Dennis Johnson, LanDesign, was present. The error was made, the proposed amendment is consistent with the purpose and intent of the Growth Plan and the review criteria of the Zoning and Development Code has been met.

There were no public comments.

The public hearing was closed at 9:29 p.m.

Resolution No. 104-04 – A Resolution Amending the City of Grand Junction Growth Plan Future Land Use Map to Re-designate Approximately 4.2 Acres Located at 2263 Greenbelt Drive from Residential Low ½ - 2 ac/du to Residential Medium Low 2-4 du/ac

Councilmember Palmer moved to adopt Resolution No. 104-04. Councilmember Kirtland seconded the motion. Motion carried by roll call vote.

Public Hearing – Rezoning a Portion of the Laurel Subdivision, Located at 575 28 ¼ Road from RMF-8 to RMF-5 [File # RZ-2004-082]

Hold a public hearing and consider a proposed ordinance to rezone a portion of the Laurel Subdivision from RMF-8 to RMF-5, located at 575 28 ¼ Road.

The public hearing opened at 9:36 p.m.

Bob Blanchard, Director of Community Development, reviewed this item. The property was annexed into the City in 1970 as a part of the Mantey Heights annexation. The rezone involves two parcels. The applicant wishes to develop the larger parcel for residential purposes and has requested the downzoning of the RMF-8 portion to be consistent with the existing RMF-5 zoning of the larger parcel to the north.

There were no public comments.

The public hearing was closed at 9:37 p.m.

Ordinance No. 3682 - An Ordinance Rezoning a Portion of the Laurel Subdivision from RMF-8 to RMF-5 Located at 575 28 ¼ Road

Councilmember Spehar moved to adopt Ordinance No. 3682 on second reading and ordered it published. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

Public Hearing – D Road Storage Annexation and Zoning Located at 2755 D Road
[File # ANX-2004-182]

Resolution for acceptance of petition to annex and to hold a public hearing and consider final passage of the annexation ordinance for the D Road Storage Annexation, located at 2755 D Road. The 0.985 acre annexation consists of three (3) parcels of vacant land and adjoining right-of-way. The existing three parcels will become one (1) parcel through a Simple Subdivision Plat process in the near future. The petitioner's intent is to annex and then develop the properties in anticipation of future industrial development.

The public hearing opened at 9:39 p.m.

Scott Peterson, Associate Planner, reviewed this item. City Council asked Mr. Peterson if he would combine the zoning request with the annexation. He indicated yes with Council's permission. The property owners have requested annexation into the City in anticipation of developing the properties for future industrial development.

There were no public comments.

The public hearing was closed at 9:40 p.m.

a. Accepting Petition

Resolution No. 105-04 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the D Road Storage Annexation Located at 2755 D Road and Including a Portion of the D Road Right-of-Way is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3683 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, D Road Storage Annexation, Approximately 0.985 Acres Located at 2755 D Road and Including a Portion of the D Road Right-of-Way

c. Zoning Ordinance

Ordinance No. 3684 - An Ordinance Zoning the D Road Storage Annexation to I-2, General Industrial Located at 2755 D Road

Councilmember Kirtland moved adopt Resolution No. 105-04, Ordinance No. 3683 and No. 3684 on second reading and ordered them published. Councilmember Enos-Martinez seconded the motion. Motion carried by roll call vote.

NON-SCHEDULED CITIZENS & VISITORS

There were none.

OTHER BUSINESS

There was none.

ADJOURNMENT

The meeting adjourned at 9:42 p.m.

Juanita Peterson
Deputy City Clerk