

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

JUNE 1, 2005

The City Council of the City of Grand Junction convened into regular session on the 1st day of June 2005, at 7:35 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Jim Doody, Gregg Palmer, Jim Spehar, Doug Thomason and President of the Council Bruce Hill. Also present were City Manager Kelly Arnold, City Attorney John Shaver and Deputy City Clerk Juanita Peterson.

Council President Hill called the meeting to order. Councilmember Spehar led in the pledge of allegiance. The audience remained standing for the invocation by Pastor Jerry Boschen, First Assembly of God.

CITIZEN COMMENTS

Council President Pro Tem Palmer announced a press release from CML which recognized Elected Officials that go the extra mile. He said Council President Bruce Hill, Mayor of Grand Junction, has completed his leadership training and will be recognized at the annual CML Conference in June.

CONSENT CALENDAR

It was moved by Council President Pro Tem Palmer, seconded by Councilmember Coons and carried by roll call vote to approve Consent Items #1 through #9.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the May 16, 2005 Additional Workshop, the Summary of the May 16, 2005 Workshop and the Minutes of the May 18, 2005 Regular Meeting

2. **Setting a Hearing for the Bookcliff Veterinary Hospital Annexation located at 564 29 Road** [File #ANX-2005-076]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 2.93 acre Bookcliff Veterinary Hospital Annexation consists of one parcel of land and associated right-of-way of 29 Road. The applicant's intent is to annex their property and subdivide their parcel into two residentially zoned lots which is currently being reviewed by the City.

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

Resolution No. 94-05 – 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, Bookcliff Veterinary Hospital Annexation, Located at 564 29 Road and Including a Portion of the 29 Road Right-of-Way

Action: Adopt Resolution No. 94-05

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Bookcliff Veterinary Hospital Annexation, Approximately 2.93 Acres, Located at 564 29 Road and Including a Portion of the 29 Road Right-of-Way

Action: Introduction of Proposed Ordinance and Set a Hearing for July 6, 2005

3. Setting a Hearing for the Munkres-Boyd Annexation, Located at 2866 A $\frac{3}{4}$ Road [File #ANX-2005-089]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 6.04 acre Munkres-Boyd Annexation consists of 1 parcel, contains a portion of Highway 50 and A $\frac{3}{4}$ Road rights-of-way, and is a 2 part serial annexation.

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

Resolution No. 95-05 – 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, Munkres-Boyd Annexation, Located at 2866 A $\frac{3}{4}$ Road and a Portion of Highway 50 and A $\frac{3}{4}$ Road

Action: Adopt Resolution No. 95-05

b. Setting a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Munkres-Boyd Annexation #1, Approximately 3.15 Acres, Located at 2866 A $\frac{3}{4}$ Road and a Portion of Highway 50

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Munkres-Boyd Annexation #2, Approximately 2.89 Acres, Located at 2866 A $\frac{3}{4}$ Road and a Portion of Highway 50 and A $\frac{3}{4}$ Road

Action: Introduction of Proposed Ordinances and Set a Hearing for July 6, 2005

4. Setting a Hearing for the Career Center Annexation, Located at 2935 North Avenue [File #ANX-2005-102]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 7.91 acre Career Center Annexation consists of 1 parcel and contains a portion of the North Avenue right-of-way.

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

Resolution No. 96-05 – 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, Career Center Annexation, Located at 2935 North Avenue and Including a Portion of the North Avenue Right-of-Way

Action: Adopt Resolution No. 96-05

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Career Center Annexation, Approximately 7.91 Acres, Located at 2935 North Avenue and Including a Portion of the North Avenue Right-of-Way

Action: Introduction of Proposed Ordinance and Set a Hearing for July 6, 2005

5. **Setting a Hearing to Vacate Rights-of-Way for an Alley and Hoesch Street Within the Riverside School / Proposed Dual Immersion Academy Site** [File #VR-2005-067]

Introduction of a proposed ordinance to vacate undeveloped rights-of-way for an alley and Hoesch Street within the Riverside School / Proposed Dual Immersion Academy site.

Proposed Ordinance Vacating Rights-of-Way for an Alleyway and Hoesch Street within the Riverside School Site

Action: Introduction of Proposed Ordinance and Set a Hearing for June 15, 2005

6. **Setting a Hearing for Zoning the Reynolds Annexation, Located at 3077 D ½ Road** [File #ANX-2005-058]

Introduction of a proposed zoning ordinance to zone the Reynolds Annexation RMF-8, located at 3077 D ½ Road.

Proposed Ordinance Zoning the Reynolds Annexation to RMF-8, Located at 3077 D ½ Road

Action: Introduction of Proposed Ordinance and Set a Hearing for June 15, 2005

7. **Setting a Hearing for Zoning the Swan Lane Annexation, Located at the South End of Swan Lane** [File #ANX-2004-249]

Introduction of a proposed zoning ordinance to zone the Swan Lane Annexation RSF-4, located at the south end of Swan Lane.

Proposed Ordinance Zoning the Swan Lane Annexation to RSF-4, Located at the South End of Swan Lane

Action: Introduction of Proposed Ordinance and Set a Hearing for June 15, 2005

8. **Setting a Hearing for Zoning the Chatfield III Annexation, Located at 3156 and 3164 D ½ Road** [File #ANX-2005-057]

Introduction of a proposed zoning ordinance to zone the Chatfield III Annexation RMF-5, located at 3156 and 3164 D ½ Road.

Proposed Ordinance Zoning the Chatfield III Annexation to RMF-5, Located at 3156 and 3164 D ½ Road

Action: Introduction of Proposed Ordinance and Set a Hearing for June 15, 2005

9. **Setting a Hearing for the Rezone of Redlands Mesa, Phase IV, Located at Monument Road and Mariposa Road** [File #PP-2005-019]

Introduction of a proposed ordinance to amend the PD zoning for Redlands Mesa, Phase IV.

Proposed Ordinance Zoning Land Located South and West of The Ridges Known as Redlands Mesa, Phase IV

Action: Introduction of Proposed Ordinance and Set a Hearing for June 15, 2005

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Construction and Design Contracts

a. **Construction Contract for Redlands Parkway Trail Replacement Phase II**

This project will replace 1,675 feet of existing trail from South Rim Drive to 375 feet south of the Colorado River Bridge. We received six bids for the Redlands Parkway Trail Replacement, Phase II. Vista Paving Corporation was the low bidder in the amount of \$56,553.85

Mark Relph, Public Works and Utilities Director, reviewed this item. He stated that the project would begin June 13th and the completion would be no later than August 5th.

Councilmember Doody asked about the drainage improvements. Mr. Relph said asphalt would be used again for the construction of the sidewalk. He felt with the conditions of the area it would be best to use asphalt to help with the drainage improvements instead of using concrete.

b. **Construction Contract for New Sidewalk Construction**

The 2005 New Sidewalk Construction project consists of eight various locations throughout the City.

Mark Relph, Public Works and Utilities Director, reviewed this item. He reviewed each of the areas where the new sidewalk construction will be completed. He said it will be completed mostly within the school walking routes.

Council President Pro Tem Palmer moved to authorize the City Manager to sign a construction contract for the Redlands Parkway Trail replacement Phase II to Vista Paving in the amount of \$56,553.85; authorize the City Manager to sign a construction contract for the new sidewalk construction to Vista Paving in the amount of \$251,199.70. Councilmember Doody seconded the motion. Motion carried.

Purchase of Real Property at 1220 South 7th Street for the Riverside Parkway Project

The City has entered into a contract to purchase the property at 1220 South 7th Street from Cora V. Ulibarri. The City's obligation to purchase this property is contingent upon Council's ratification of the purchase contract.

Mark Relph, Public Works and Utilities Director, reviewed this item and stated they are looking at a closing date around June 15, 2005.

Council President Pro Tem Palmer noted an error in the amount on the Resolution, the correct amount should be \$53,900 for the Housing Supplement. Mr. Relph agreed with Council President Pro Tem Palmer regarding the error. City Attorney John Shaver stated the resolution will be corrected.

Resolution No. 98-05 – A Resolution Authorizing the Purchase of Real Property at 1220 South 7th Street from Cora V. Ulibarri

Councilmember Spehar moved to adopt Resolution No. 98-05 as amended with the correct amount. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Purchase of Real Property at 934 South 4th Street for the Riverside Parkway Project

The City has entered into a contract to purchase the property at 934 S. 4th Street from Teresa and Tony Vega for the Riverside Parkway Project. The City's obligation to purchase this property is contingent upon Council's ratification of the purchase contract. On April 20, 2005 City Council authorized acquisition of this property by condemnation. Authorization of the purchase contract will prevent the need to litigate with the owners.

Mark Relph, Public Works and Utilities Director, said this item was reviewed at a Council Meeting a few weeks ago where there was a conflict between the two appraisals, so the item was continued until a later time. He said since then there has been negotiations and a price has been settled between both parties.

Resolution No. 99-05 – A Resolution Authorizing the Purchase of Real Property Located at 934 South 4th Street from Teresa and Tony Vega

Council President Pro Tem Palmer moved to adopt Resolution No. 99-05. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Intergovernmental Agreement with Mesa County – Mosquito Control Plan for West Nile Virus

Council will consider an Intergovernmental Agreement (IGA) with Mesa County that outlines efforts each agency will undertake to implement a mosquito control program to reduce the risk of West Nile Virus (WNV) for 2005. The 2005 program will be very similar to the one Council approved for 2004 and will complete the two-year effort to prevent the spread of WNV within Mesa County.

Tim Moore, Public Works Manager, reviewed this item. He stated that the plan will be very similar to the plan from last year.

Councilmember Coons disclosed that she is President of the Mesa County Board of Health. Council saw no problem with that.

Steve Defeyter, Mesa County Health, presented the plan for this year. He said there is drastic difference with West Nile Virus between 2003 and 2004 on the Front Range and nationally it is moving west and to the north. He said if the City has several positive cases, then that will have to be discussed at that time.

Councilmember Coons stated the public needs to be aware of the sprayings and will need to take personal precautions.

Councilmember Doody asked about the complementary larvacide that is being given away. Councilmember Coons explained where the public could receive the larvacide.

Council President Pro Tem Palmer moved to authorize the Mayor to sign the Intergovernmental Agreement with Mesa County for the 2005 West Nile Virus Plan. Councilmember Spehar seconded the motion. Motion carried.

DOLA Grant for Radio Communications

The Grand Junction Regional Communication Center (GJRCC) is applying for a grant in the amount of \$1,305,424 as the final phase of a multi-year effort to enhance the quality and availability of public safety radio communications across Mesa County. The radio system improvement project has been ongoing since 1999, and to this point has been funded solely through 9-1-1 surcharge funds collected and administered by the Grand Junction Emergency Telephone Service Authority Board (ETSAB).

Greg Morrison, Police Chief, reviewed this item. Chief Morrison explained the costs related to the E911 and the surcharge on monthly phone bills. He said there is a statewide effort to convert to 800 megahertz to improve the day to day first responders. He introduced Paula Creasy, Communications Center Manager, for more detail.

Paula Creasy, Communications Center Manager, presented the technical side and reviewed several different sites for microwave and radio systems. She said there will be four different sites that will give better coverage for the rural areas. Ms. Creasy said this is a goal between the local entities and the State which will enable the Emergency Telephone Service to cover a much greater area.

Council President Pro Tem Palmer asked if this was a statewide project.

Ms. Creasy said yes, but the City and the State will both benefit from this grant. She said this will create a much larger area, not just for Grand Junction and Mesa County, but for all of the surrounding counties to use as well.

Council President Pro Tem Palmer moved to authorize the Mayor to sign the grant application in the amount of \$1,305,424 from DOLA Energy and Mineral Impact Assistance. Councilmember Coons seconded the motion. Motion carried.

Public Facilities Construction and Maintenance Agreement

The City has entered into a public facilities construction and maintenance agreement between Colorado Homes & Living by Design and Grand Valley Irrigation Company (GVIC). The agreement allows for Colorado Homes to cross the GVIC canal with a sewer line to serve its subdivision.

John Shaver, City Attorney, reviewed this item and explained the different aspects and issues of the agreement for the canal sewer line construction.

Council President Hill went through some of the issues and felt it is good that both parties are working together to define the contract and plan to work through the issues together.

Resolution No. 100-05 – A Resolution Ratifying the Public Facilities Construction and Maintenance Agreement Between Colorado Homes and Living by Design, Grand Valley Irrigation Company and the City and Authorizing the City Manager to Sign the Same or Similar Agreements when the Same is Determined to be in the Best Interest of the City

Council President Pro Tem Palmer moved to adopt Resolution No. 100-05.
Councilmember Doody seconded the motion. Motion carried by roll call vote.

Acquire Access for Development

Dynamic Investments, Inc. and Harvest Holdings Group, LLC have a development application (PP-2005-014) pending for a Planned Development to be known as Shadow Run at the Ridges. (Harvest Group has a contract to purchase the land from Dynamic upon approval of the development.) As was previously discussed with City Council at its April 18, 2005 work session, Harvest Group is interested in obtaining street access to the development across City owned property.

Councilmember Beckstein disclosed her client is Dynamic Investments. Council saw no problems with her participating.

John Shaver, City Attorney, reviewed this item regarding the approval of the right-of-way for the Harvest Group to cross City owned property.

Resolution No. 101-05 – A Resolution Approving Designation of City Owned Lands as Right-of-Way

Council President Pro Tem Palmer moved to adopt Resolution No. 101-05.
Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Public Hearing - Shadow Run at the Ridges Planned Development [File #PP-2005-014]

The applicant's propose to develop a multi-family community on a lot already approved for a maximum density of 7.5 dwelling units per acre. The plan consists of three, four-plex buildings and eleven duplex buildings, for a total of 34 dwelling units on 4.99 acres, resulting in a density of 6.8 units per acre. The request is also for approval of private streets within the subdivision, which requires City Council approval.

The public hearing was opened at 8:50 p.m.

Paul Schoukas, with PCS Group Inc., 850 Santa Fe Drive, representing the applicant, gave a presentation and handed out the complete presentation to Council. He explained the location, existing conditions, and comparisons of the dwelling units, the surrounding multi-family dwellings around the proposed property, architectural designs, landscape requirements, and parking per dwelling along with off-street parking areas.

Lori V. Bowers, Senior Planner, reviewed this item. She described the site location and stated that this is a 4.99 acre parcel. She said the Ridges was originally approved as a Planned Development and stated that in 1992 the Ridges was annexed into the City. She said the Growth Plan shows the plan as Residential Medium Low, 2 to 4 dwelling units per acre. She said the Ridges overall density of 4 units per acre is consistent with the Growth Plan since the density is calculated as a gross density for the entire development, not site specific development. Ms. Bowers said that staff feels the criteria has been met and that there was never a maximum height limit provided in the Ridges plan for the multi-family sites. She said the Planning Commission recommends approval of the private streets and there will be an HOA to maintain the streets. Ms. Bowers said the Planning Commission has recommended that the City Council deviate from the default district standards. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the Code, and in addition to any community benefits provided pursuant to the density bonus provision in Chapter Three of the Zoning and Development Code. These amenities include: 1) Transportation amenities, including but not limited to, trails other than required by the multimodal plan, bike or pedestrian amenities of transit oriented improvements, including school and transit bus shelters; the applicants feel they have provided a pedestrian-friendly neighborhood by providing sidewalks throughout the development and a changed paving pattern for pedestrian crossing to Lakeridge Drive and 2) Open space, agricultural land reservation or land dedication of 20% or greater; the overall open space for this project totals 44% of the site. She said that a phasing schedule has been provided. The first phase of construction will begin with the most easterly proposed road and some sites that connect to Lakeridge Drive and Ridges Blvd. The internal road and home sites will then follow. The applicants hope to have models open by August, 2005. Ms. Bowers said at the Planning Commission meeting on April 27th there were several citizens present and the Planning Commission listened to the comments. She said the Planning Commission's recommendation of the conditional approval of the requested Planned Development, Preliminary Development Plan, and file number PP-2005-014 to the City Council with the findings and conclusions listed in the report and of the requested private streets per Section 6.7.E.5. The approval is conditioned upon adequate acquisition of the needed right-of-way through the City's open space area to Lakeridge Drive.

Councilmember Doody disclosed that he lives in the Ridges. City Attorney John Shaver stated that does not affect his ability to participate.

Council President Hill inquired about emergency vehicles, if they had a problem with the 20 foot roadway. Ms. Bowers said the Fire Department did not have a problem with the 20 foot wide roadways.

Council President Pro Tem Palmer stated that Planning Commission minutes are usually attached when there is a deviation of the requirements. He asked if there are criteria for the Council to receive the Planning Commission minutes. Bob Blanchard, Director of Community Development, stated it was an oversight by staff that the Planning Commission minutes were not included into the staff report.

Councilmember Doody asked how the homeowners association became their own HOA.

City Attorney John Shaver gave the history of the Ridges ACC. He said when the City took over, there was a board already established. It would be a long complicated matter, but the City is in favor of working with the Ridges ACC and the homeowners.

Councilmember Thomason said that some of the citizens' concerns are regarding the drainage since the property slopes away from the current property. Ms. Bowers said since the property currently slopes away from their property, she does not see the concern.

Kevin Powers, 367 Plateau Drive, said he has been following this project from the beginning and that he wrote a letter to the Planning Commission addressing some issues and concerns he has regarding the development. He said that his first concern is regarding the \$3.00 per sq. ft. for the property that is being sold for the purpose of the right-of-way. He felt that the City is really accommodating this development and feels that the assigned value is a lot less than it should be. Secondly, he feels that the density is too high for the 20 foot wide streets and the excavation of dropping the units lower would benefit obstruction issues, and thirdly, he has concerns that there will be a street on both the front and the back side of his house. He said that he would recommend that this plan not be approved with these accommodations as planned.

Brian Langfitt, 365 Plateau Drive, said he also has some problems with the accommodations that are being proposed. He thought that the current walkways that have been used for 20 years should stay the same. He asked what the benefits are being done for the City and the surrounding landowners. Mr. Langfitt does not see any benefits and said he is also concerned about the drainage and feels that something needs to be addressed. Mr. Langfitt said that he was very disappointed that the City Council has not received the minutes from the Planning Commission.

Council President Hill asked about the common ground beside the Langfitt property. He said that in the original design, there should have been a third roadway there. He asked Mr. Langfitt if he felt more comfortable with walkway instead of a roadway. Mr. Langfitt said that he did a lot of research of the area when he purchased the property and said he was told that the property would not be developed and that he is opposed to the roadway.

Dan Wilson, Attorney representing landowner Kevin Powers located at 367 Plateau Drive, said the lot cannot hold 7.5 units/acre. He said that he is not a planner but feels that there could be one road that runs right through the middle of the subdivision and have the houses on each side of the road, instead of having 2 different streets. He said that would solve Mr. Power's problem of being double impacted with the 2 roads. Mr. Wilson said there are many designs that could be addressed that would eliminate a lot of the problems. He then addressed the accommodation of the surrounding areas and said the last paragraph on the 3rd page of staff report addressed the proposed rezone as compatible with the surrounding residential uses to the west where other multi-family units are already constructed. He said that the staff report did not address the matter of the single family homes that are right next to the subdivision. He then talked about RMF-5 and said that would be a better fit for the development. Mr. Wilson pointed out on page 5 of the staff report the minimum set back per the current code is a minimum of a 20 foot set back from the property line. Mr. Wilson then reviewed each of the items that have been discussed. The first item is variation. He said that if the City is going to grant variation from the standards, then it should be based on the default zone for this development and provide more public benefit. The second item is the double frontage lots. He said that a single road through the middle would solve the problem of the double frontage roads. The third item is the City allowing a 20 foot wide road and which is viewed as an alley. The fourth item is an alley which is only to justify this many units against single family homes. The fifth item is fencing and screening. He said on page 6 of the staff report it states that the Code requires a 14 foot landscape buffer with perimeter fence and yet staff states it is not necessary but there is no public benefit. The sixth item is the 20 foot road. He said that there is not enough road space for parked cars during a party situation. The seventh item is the width of the street and should be addressed. He feels that the 20 foot road is not wide enough for emergency vehicles when cars are parked along the street. He said the City packs too much into an area and feels that the City should require the street to be wider.

Mr. Mike Stubbs, the property owner, clarified the overall perspective. He said it is his belief that the mix of housing of multi-family and single family is a much more sensible and respectable plan. Mr. Stubbs said their plan allows development with an unusual terrain.

Mark Fenn, 513 Railroad Drive, was a previous homeowner in the Ridges for five years. He said that he has lived in both multi-family and single family homes in the Ridges and

said that having both multi-family and single family homes are a standard feature in the Ridges. He said that he had no problems with having a multi-family home behind him. Mr. Fenn stated that he used to live in a newer multi-family home in Ridge Park, which had 2 private streets and the main public street behind his house, so he had a three street impact which he said did not bother him or affect him in anyway. He said with this plan, it is a 50% reduction from what the original Master Plan had planned. He feels this is a well planned development.

Paul Schoukas, PCS Group Inc., representing the applicant, addressed some issues that came up. He said initially they had about 30 homeowners attending the public hearings. He said they believe most of the issues brought to them have been addressed. He said regarding the private road, they met with Fire Department and the City Engineer and said they would not compromise the safety of the Fire Department or the citizens of this City. He addressed Mr. Hahn's comment regarding the drainage and said they have already discussed and engineered the drainage problem. He talked about the walkway and said they are trying to be responsible and not increase traffic. He said Mr. Wilson gave a massive interpretation of the Code and said the Ridges is a Planned Development and this is a Planned Development within the Ridges. He talked about the double frontage roads that are cut into the ground enough so the density is comparable with the surrounding areas. He stated that the Ridges is zoned for 37 units and with this development there will only be 34 units built.

The public hearing was closed at 10:08 p.m.

Councilmember Coons asked City Attorney Shaver to give a better feel of what they are looking for as public benefits that Mr. Wilson referred to.

City Attorney John Shaver referred to Chapter 5, Public Benefit of the Development Code. He said staff has determined that a benefit will be met. He said applying the current Code to something that was developed in the 70's is a challenge. City Attorney Shaver took exception to Mr. Wilson's use of the word violation. He reviewed each of the items that Mr. Wilson said was a violation and noted that this is only a proposal, not a violation to the Code. He said the addendum that was mentioned pertains to the fees and does not need to be discussed. City Attorney Shaver wanted to take a minute to comment on the word violation from Mr. Wilson and wanted to reassure Council that the City is not in violation of the Code.

Councilmember Coons asked Bob Blanchard, Director of Community Development, for clarification on the 20 foot wide roads. Mr. Blanchard stated that the safety and traffic calming are taken into consideration. It is not an alley and that it is a street, but the applicant is requesting approval of a private road within this development. Mr. Blanchard stated that it would be appropriate if Council approved this as a private street.

Council President Pro Tem Palmer asked if the Fire Department looked at on-street parking.

Mr. Blanchard said no, that the development has specific parking areas with no on-street parking allowed. He said that each unit has a specific amount of parking and the overflow should park in the designated areas.

Councilmember Beckstein asked if the Planned Development zoning can make exceptions to the rule with this classification. City Attorney Shaver answered yes.

Council President Pro Tem Palmer stated that there can be more infill developed but there are a lot of deviations being requested. He is not comfortable with the setback deviation from 14 foot to 9.1 foot and does not like the 20 foot wide road. Council President Pro Tem Palmer doesn't believe the project is quite there.

Councilmember Spehar is really struggling to find the public benefit. He said the compatibility is something to struggle with and he will not be able to support this project at this time.

Councilmember Coons supports infill projects. She encourages creativity but can see some problems with the development and said in general it is a good attempt. She would like to hear from more of the neighbors instead of a 30 minute recitation from Mr. Wilson.

Councilmember Doody thanked the citizens who showed up for the meeting tonight and he appreciated the information from Mr. Wilson and the rebuttal from City Attorney Shaver as he found both of these very informative for a new Councilmember. He said that he would like to send this back and re-evaluate it when some of the items are addressed.

Councilmember Thomason stated the Ridges itself is a deviation and agrees with Councilmember Coons.

Councilmember Beckstein agrees with Councilmember Thomason and agrees it doesn't meet the requirements, but does not see that the congestion is anymore than any other areas in the Ridges and would support this project.

Council President Hill stated it is still the role of Council to make sure it is compatible and make sure that the plan works. He feels that the developer is trying to have sensitivity to the height elevations, but he is struggling with the 20 foot wide streets and feels that it is a safety hazard for children or anyone walking or riding bikes on that sidewalk. He said that he believes the density with adjustments might work, but he just cannot support this particular plan.

Councilmember Spehar grew-up in an area with 20 foot streets and believes maybe it is time to have a discussion with staff regarding 20 foot wide streets.

Ordinance No. 3774 - An Ordinance Zoning Lot 1, Block 18, The Ridges Subdivision, Filing Number 3

Councilmember Spehar moved to deny Ordinance No. 3774 on second reading. Council President Pro Tem Palmer seconded the motion. Roll was called with Councilmembers Thomason, Beckstein and Coons voting NO. Motion to deny carried 4-3.

The Council President called a recess at 10:45 p.m.

The meeting reconvened at 10:53 p.m.

Public Hearing – Irwin/Riverfront Annexation and Zoning, Located at 586 Rio Verde Lane and 616 22 ³/₄ Road [File #ANX-2004-305]

Resolution for acceptance of a petition to annex and hold a public hearing and consider final passage of the Annexation and Zoning Ordinance for the Irwin/Riverfront Annexation located at 586 Rio Verde Lane & 616 22 ³/₄ Road. The proposed annexation consists of two parcels of land that total 19.69 acres. The zoning being requested is RSF-4, Residential Single Family – 4 units/acre and CSR, Community Services & Recreation respectfully.

The public hearing was opened at 10:54 p.m.

Scott D. Peterson, Associate Planner, reviewed this item. He described the location and current uses.

Council President Hill asked why these were presented together. Mr. Peterson said that the State of Colorado property should have been annexed two or more years ago when they subdivided the property, but due to a staff oversight it was missed. Since the Irwin property was adjacent to the State property they were combined into one annexation.

There were no public comments.

The public hearing was closed at 10:55 p.m.

a. Accepting Petition

Resolution No. 102-05 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining the Property Known as the Irwin/Riverfront Annexation, Located at 586 Rio Verde Lane and 616 22 ³/₄ Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3775 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Irwin/Riverfront Annexation, Approximately 19.69 Acres, Located at 586 Rio Verde Land and 616 22 ³/₄ Road

c. Zoning Ordinance

Ordinance No. 3776 – An Ordinance Zoning the Irwin/Riverfront Annexation to Residential Single Family – 4 Unit/Acres (RSF-4) and Community Services and Recreation (CSR), Located at 586 Rio Verde Lane and 616 22 ³/₄ Road

Council President Pro Tem Palmer moved to adopt Resolution No. 102-05 and Ordinance Nos. 3775 and 3776 on second reading and ordered them published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Public Hearing – Hutto Annexation and Zoning, Located at 676 Peony Drive [File #ANX-2005-054]

Acceptance of a petition to annex and consider the annexation and zoning for the Hutto Annexation. The Hutto Annexation is located at 676 Peony Drive and consists of 1 parcel on 13.47 acres. The zoning being requested is RSF-2.

The public hearing was opened at 11:00 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She described the location and current uses.

There were no public comments.

The public hearing closed at 11:01 p.m.

a. Accepting Petition

Resolution No. 103-05 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining the Property Known as the Hutto Annexation, Located at 676 Peony Drive, is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3777 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hutto Annexation, Approximately 13.47 Acres, Located at 676 Peony Drive

c. Zoning Ordinance

Ordinance No. 3778 – An Ordinance Zoning the Hutto Annexation to RSF-2, Located at 676 Peony Drive

Councilmember Spehar moved to adopt Resolution No. 103-05 and Ordinance Nos. 3777 and 3778 on second reading and ordered them published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing – Twenty Three Park Plaza Annexation, Located at the Northwest Corner of 23 Road and I-70 [File #GPA-2005-045]

Resolution for acceptance of petition to annex and to hold a public hearing and consider final passage of the annexation ordinance for the Twenty Three Park Plaza Annexation, located at the northwest corner of 23 Road and I-70. The 35.52 acre Twenty Three Park Plaza Annexation consists of 30 parcels.

The public hearing was opened at 11:04 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She described the location and the current use and said they are in the process of requesting a Growth Plan Amendment for this parcel.

There were no public comments.

The public hearing was closed at 11:05 p.m.

a. Accepting Petition

Resolution No. 104-05 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining the Property Known as the Twenty Three Park Plaza

Annexation, Located at the Northwest Corner of 23 Road and I-70 and Including a Portion of the Plaza Road, South Park Circle, and I-70 Rights-of-Way is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3779 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Twenty Three Park Annexation, Approximately 35.52 Acres, Located at the Northwest Corner of 23 Road and I-70 and Including a Portion of the Plaza Road, South Park Circle, and I-70 Rights-of-Way

Councilmember Coons moved to adopt Resolution No. 104-05 and Ordinance No. 3779 on second reading and ordered it published. Councilmember Thomason 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 11:09 p.m.

Juanita Peterson
Deputy City Clerk