

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

July 5, 2006

The City Council of the City of Grand Junction convened into regular session on the 5th day of July 2006, at 7:03 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Gregg Palmer, Jim Spehar, Doug Thomason, and President of the Council Jim Doody. Also present were Interim City Manager David Varley, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Doody called the meeting to order. Councilmember Palmer led in the pledge of allegiance. The audience remained standing for the invocation by Jim Hale, Spirit of Life Christian Fellowship.

Presentations of Certificates of Appointment

To the Parks and Recreation Advisory Board

Lenna Watson and Dr. William Findlay were present to receive their certificates for the Parks and Recreation Advisory Board.

Appointments

To the Downtown Development Authority/Downtown Grand Junction Business Improvement District Board of Directors

Councilmember Beckstein moved to appoint Stephen Thoms and Bill Keith to the Downtown Development Authority/Downtown Grand Junction Business Improvement District for a four year term until June, 2010. Councilmember Coons seconded the motion.

Councilmember Hill moved to exchange Stephen Thoms' appointment with PJ McGovern. Councilmember Palmer seconded.

Councilmember Hill said that Mr. McGovern brings a wealth of knowledge and business experience to the DDA especially in the area of financing mechanisms. He noted there have been a number of important issues relative to financing that have come forward and there will be possible legislative changes in the TIF financing coming up.

Councilmember Palmer agreed with Councilmember Hill. He said there are a number of projects coming up and said the DDA Board would benefit from Mr. McGovern's expertise and experience.

Councilmember Beckstein said on behalf of the committee they based their decision on the enthusiasm and desire to serve expressed by the applicants. The two being recommended expressed their desire to serve. She said that was not the interpretation received from the other candidates and the decision was based on the interviews of the candidates.

Councilmember Coons, who also served on the interview team, advised they had a great group of candidates and said there is no question as to Mr. McGovern's service, experience and knowledge. She said during the interview it was Mr. McGovern's desire not to serve and to give up the position for a new candidate. She said that Stephen Thoms has good knowledge of the Business Improvement District (BID) and would be a good candidate for the board.

Councilmember Spehar said that he was not on the selection committee, but was at City Hall the night of the interviews. He agreed that Mr. McGovern was an incredible member of the board. He said Council should be careful about not rotating positions and getting new ideas from new candidates on the boards. He said that Mr. McGovern expressed to him his willingness to step aside for another qualified candidate. Councilmember Spehar noted this was Council's first time ever to question a recommendation. He said Council always relied on the selection committee's judgment and he supports their recommendation.

Councilmember Beckstein said that she is sure that Mr. McGovern will still be involved and said there will also be two more businessmen on the board.

Motion to amend failed with Councilmembers Coons, Spehar, Thomason, Beckstein and Council President Doody voting NO.

Vote on original motion to appoint Stephen Thoms and Bill Keith carried unanimously.

To the Avalon Theatre Advisory Committee

Councilmember Hill moved to appoint Marianne North, André van Schaften, Alan Friedman, Ron Beach, Avalon Theatre Foundation Board Representative Edward Lipton, Downtown Development Authority Representative Harold Stalf, and Cinema at the Avalon Board Representative Stephan Schweissing to the Avalon Theatre Advisory Committee. Councilmember Spehar seconded the motion. Motion carried.

Terms were then decided by blind draw by the City Council with the following result: Marianne North – 1 year, André van Schaften – 1 year, Alan Friedman – 3 years, Ron Beach – 3 years, Avalon Theatre Foundation Board Representative Edward Lipton – 2 years, Downtown Development Authority Representative Harold Stalf – 2 years, Cinema at the Avalon Board Representative Stephan Schweissing – 3 years.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Coons read the list of items on the Consent Calendar.

Councilmember Hill asked that the ethical standards for volunteer board members item be moved to the first item on individual consideration.

Councilmember Palmer noted a correction to the minutes regarding the vote on the motion to reconsider the ambulance fees.

It was moved by Councilmember Beckstein, seconded by Councilmember Thomason and carried by roll call vote to approve Consent Calendar items #1 and #3 through #10 with a correction to the minutes of June 19, 2006 regular meeting regarding the vote for reconsideration of the ambulance fee schedule.

1. Minutes of Previous Meetings

Action: Approve the Summary of the June 19, 2006 Workshop, the Minutes of the June 19, 2006 Special Session, and the June 19, 2006 Regular Meeting

2. Revised Ethical Standards for Board Members

A resolution governing ethics for members of the various City volunteer boards, commissions, and authorities. MOVED TO INDIVIDUAL CONSIDERATION

3. Rename Sundstrand Way and Sundstrand Court to Printers Way and Printers Court [File # MSC-2006-142]

A request from Colorado Printing Company, who purchased the Sundstrand building, is being made to rename Sundstrand Way and Sundstrand Court to Printers Way and Printers Court.

Resolution No. 80-06 – A Resolution Renaming Sundstrand Court and Sundstrand Way to Printers Court and Printers Way

Action: Adopt Resolution No. 80-06

4. **Setting a Hearing on the Coop/Myers Annexation Located at 2997 D Road**
[File #ANX-2006-137]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 5.48 acre Coop/Myers Annexation consists of 2 parcels.

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

Resolution No. 81-06 – 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, Coop/Myers Annexation, Located at 2997 D Road

Action: Adopt Resolution No. 81-06

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Coop/Myers Annexation, Approximately 5.48 Acres, Located at 2997 D Road

Action: Introduction of Proposed Ordinance and Set a Hearing for August 16, 2006

5. **Setting a Hearing on the Clymer Annexation, Located at 182 27 Road** [File #VR-2006-153]

Request to annex 4.58 acres, located at 182 27 Road. The Clymer Annexation consists of two parcels and is a two part serial annexation.

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

Resolution No. 82-06 – 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, Clymer Annexation No. 1 and Clymer Annexation No. 2, Located at 182 27 Road Including a Portion of the 27 Road Right-of-Way

Action: Adopt Resolution No. 82-06

b. Setting a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Clymer Annexation No. 1, Approximately .13 Acres, Located at 182 27 Road Including a Portion of the 27 Road Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Clymer Annexation No. 2, Approximately 4.45 Acres, Located at 182 27 Road Including a Portion of the 27 Road Right-of-Way

Action: *Introduction of Proposed Ordinances and Set a Hearing for August 16, 2006*

6. Setting a Hearing on the Schroeder Annexation, Located at 527 Reed Mesa Drive [File #ANX-2006-139]

Request to annex 0.81 acres, located at 527 Reed Mesa Drive. The Schroeder Annexation consists of 1 parcel and includes portions of the Broadway (Hwy 340) and Reed Mesa Drive rights-of-way.

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

Resolution No. 83-06 – 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, Schroeder Annexation, Located at 527 Reed Mesa Drive Including Portions of the Broadway (Hwy 340) and Reed Mesa Drive Rights-of-Way

Action: *Adopt Resolution No. 83-06*

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Schroeder Annexation, Approximately 0.81 Acres, Located at 527 Reed Mesa Drive Including Portions of the Broadway (Hwy 340) and Reed Mesa Drive Rights-of-Way

Action: *Introduction of Proposed Ordinance and Set a Hearing for August 16, 2006*

7. **Setting a Hearing on Zoning the Bekon Annexation, Located at 2250 Railroad Avenue** [File #ANX-2006-143]

Request to zone the Bekon Annexation, located at 2250 Railroad Avenue, to I-1, Light Industrial Zoning District.

Proposed Ordinance Zoning the Bekon Annexation to I-1, Light Industrial, Located at 2250 Railroad Avenue

Action: Introduction of a Proposed Ordinance and Set a Hearing for July 19, 2006

8. **Setting a Hearing on Zoning the Traynor Annexation, Located at 748 and 749 24 ¾ Road** [File #ANX-2006-111]

Introduction of a proposed ordinance to zone the Traynor Annexation located at 748 and 749 24 ¾ Road to RMF-8 (Residential Multi Family, 8 units per acre).

Proposed Ordinance Zoning the Traynor Annexation to RMF-8 (Residential Multi Family, 8 Units per Acre), Located at 748 and 749 24 ¾ Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for July 19, 2006

9. **Setting a Hearing on Zoning the Hoffmann II Annexation, Located at 565 22 ½ Road** [File #ANX-2006-117]

Introduction of a proposed ordinance to zone the Hoffmann II Annexation located at 565 22 ½ Road to RSF-2 (Residential Single Family, 2 units per acre).

Proposed Ordinance Zoning the Hoffmann II Annexation to RSF-2 (Residential Single Family, 2 Units per Acre), Located at 565 22 ½ Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for July 19, 2006

10. **Setting a Hearing on Zoning the Vodopich Annexation, Located at 3023 F ½ Road** [File #ANX-2006-109]

Introduction of a proposed ordinance to zone the Vodopich Annexation located at 3023 F ½ Road to RSF-4 (Residential Single Family, 4 units per acre).

Proposed Ordinance Zoning the Vodopich Annexation to RSF-4 (Residential Single Family, 4 Units per Acre), Located at 3023 F ½ Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for July 19, 2006

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Revised Ethical Standards for Board Members

A resolution governing ethics for members of the various City volunteer boards, commissions, and authorities.

Councilmember Hill referred to the original resolution that included examples (scenarios). He suggested a summary of things that would be considered a conflict written in layman's terms that a prospective or current board member would read.

City Attorney John Shaver agreed and stated although he felt it would be better if folks come and ask if they have specific questions. A historical library of advisory opinions will be developed and housed in the City Clerk's office.

Councilmember Hill said he is content with the resolution and said a summary should be attached to the applications that will give people an opportunity to realize what conflicts could arise. City Attorney Shaver said he will follow up with that.

Councilmember Hill suggested that besides the ethical conflicts there are other matters such as open records and open meetings that might be of value to volunteer board members, perhaps hosting a session just prior to the annual luncheon.

Councilmember Coons suggested that each sitting board member get a copy of the revised standards.

Council President Doody questioned if the City has by-laws now for all boards. City Attorney Shaver said there are by-laws for most of the boards at this time.

Councilmember Spehar said Council should provide the by-laws to all members appointed when presented with their certificate.

Resolution No. 79-06 – A Resolution Establishing Ethical Standards for Members of the City's Boards, Commissions and Similar Groups and Repealing Resolution No. 84-02.

Councilmember Hill moved to adopt Resolution No. 79-06. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Reconsideration of Ambulance Fee Schedule

On February 13, 2006, City Council recommended that the GJFD expand services to include ambulance service for the Grand Junction Ambulance Service Area. Mesa County Commissioners subsequently approved that recommendation at their February 27, 2006 meeting.

The ambulance fee schedule recommended in this report will result in charges at or below those of the private ambulance providers prior to July 1st.

An integral component of this expansion of services is setting the ambulance fee schedule with the objective of balancing system revenues to meet incremental costs of providing the ambulance transport services and to do so within the requirements of the Mesa County EMS Resolution. This includes the ability to negotiate contractual arrangements in specific situations in the non-emergent segment of the business.

Jim Bright, Interim Fire Chief, reviewed this item. He said that he is back before Council from the June 19th Council meeting and said there is not a lot of new information except one additional piece. He clarified the financial impact if the current rates remain.

Councilmember Palmer inquired when the last time the fees were adjusted.

Mr. Bright said the current fees were established in the late 1980's.

Councilmember Spehar questioned if all of the rates in other parts of the County set their rates at the maximum amounts, specifically with AMR.

Chief Bright said that he does not know how AMR submitted their proposal.

Councilmember Spehar questioned if an analysis was completed of the private provider rates.

Chief Bright said they are in the neighborhood of \$880 per transport which is higher than the Mesa County allowable rate.

Councilmember Palmer said previously itemized rates were allowed and said the County has decided to go with the bundled rate.

Councilmember Hill said Council had not seen these numbers and pointed out how the projection is a \$4.5 million subsidy with existing rates.

Chief Bright concurred that if the rates are left the same, there would be an estimated \$4.5 million subsidy.

Council President Doody confirmed that the rates were not ever adopted by City Council resolution.

Interim City Manager David Varley said that is correct. The Fire Department's plan to provide EMS service was always based on the new rates; that issue should have been brought forward earlier.

Resolution No. 84-06 – A Resolution Authorizing the 2006 Ambulance Transport Fees

Councilmember Spehar moved to adopt Resolution No. 84-06. Councilmember Palmer seconded the motion.

Councilmember Coons asked to say a few words. She said on the surface, Council needs to balance the budget; however, there are concerns of raising the cost of the health care delivery system. She is aware that any private ambulance service provider will raise fees to the maximum allowable by the County; such action is prudent for private business as it is necessary to stay in business. However, she having difficulty with the City functioning as a business. She said the City has decided this service is a necessary service and questioned if the cost of this service should be spread over all of the taxpayers and not just those that have insurance. She said this is a necessary City service and she feels that the City should absorb the deficit by reducing other services. She said that she consulted with other insurance providers to find out what the impact would be and Medicare fixed rates will result in the burden being shifted to the businesses and employers that provide good health care for their employees. She said that will impact other benefits for their employees. She said the other providers agreed that the cost shift is an unavoidable part of the United States health care system. She feels that there is a dilemma and there is no good solution.

Councilmember Spehar agreed with Councilmember Coons. He said the health care services provision is problematic and said it is not Council's directive to balance the budget tonight, but to provide service; however, tripling the deficit will impact all citizens so it is prudent to approve the new rate structure.

Councilmember Palmer agreed and said this is something that he has looked at and dealt with for several years. He said it is important to note that the City already provides first responder service at no cost to the citizens. He does not see that there will be an increase burden on those who use the transport service and feels paying a fair and equitable rate for this service is prudent. He said the County recognizes that even these rates are low and said the citizens that use the service will pay for the service and the insurance companies will be billed accordingly.

Councilmember Thomason noted the rates have not changed for twenty plus years, so the new rates are necessary and are appropriate.

Councilmember Hill said Council has seen three different sets of numbers and said there is no history to say that the City should maximize the rates. He said that he can't support this request.

Councilmember Palmer said it is not about maximizing the rates; it is about adopting the approved rates set by Mesa County for all providers.

Councilmember Spehar said not adopting the new rates will triple the subsidy and he does not want that to happen.

Council President Doody said that he supports it and would like to see data in a year and revisit the issue.

Motion carried by roll call vote with Councilmembers Hill and Beckstein voting NO.

Public Hearing – Amendment to the Downtown Grand Junction Business Improvement District Assessments

Additional information has been received from property owners at 359 Colorado Avenue (St. Regis) that requires a correction to the special assessment billing that was approved in December, 2005. Proper notice to the affected property owners has been given. The resolution approves the assessments and orders the preparation of the assessment roll. If the resolution is approved following the hearing, then the corrected Special Assessments will be certified to the County Treasurer for immediate collection.

The public hearing was opened at 7:58 p.m.

Stephanie Tuin, City Clerk, reviewed this item. She advised that information came forward after the tax bills went out this year that allowed the special assessment to be reapportioned among the other condominium owners. This includes owners on the second and third floors.

John Shaver, City Attorney, concurred with Ms. Tuin's presentation adding that Staff has worked closely with the Mesa County Assessor and Treasurer's offices regarding the legal end of the assessment.

There were no public comments.

The public hearing was closed at 8:00 p.m.

Resolution No. 85-06 – A Resolution Approving the Amended Assessment and Ordering the Preparation of an Amended Assessment Roll for Properties at 359 Colorado Avenue

Councilmember Hill moved to adopt Resolution No. 85-06. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

Public Hearing – Formation of the State Leasing Authority, Inc., Appoint Directors and Authorize Issuance of Revenue Bonds

This is a request to authorize the establishment of a new non-profit corporation, the "Grand Junction Colorado, State Leasing Authority, Inc."; approve the form of the Articles of Incorporation and Bylaws for the entity; appoint the original directors of the entity; and approve the issuance by the entity of up to \$18,000,000 in revenue bonds. This financing authority will be established to fund the construction of a building for the Colorado Bureau of Investigation (CBI) in accordance with the Memorandum of Understanding (MOU) already executed by the Grand Junction Economic Partnership (GJEP) and others.

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

Sheryl Trent, Assistant to the City Manager, reviewed this item. The request is to establish an entity to issue bonds in order to build the facility for CBI. There will not be any financial obligation for the City. She said there are proposed articles of incorporation and by-laws attached to the proposed ordinance. The documents suggest that the City Manager sit on that board.

Councilmember Palmer asked if the property tax question has been resolved. Ms. Trent responded that tax free bonds are the intention which is more highly marketable. She said in order to be tax free, the corporation would have to meet certain qualifications but she is not sure the corporation will qualify although the GJEP's legal counsel feels that it will.

Interim City Manager David Varley said there was a preliminary meeting this afternoon and their legal counsel is comfortable with this being the case.

Councilmember Coons questioned what would be the fall back position if other information or deliberations were to come up.

Ms. Trent said GJEP would pursue legislation to ensure that these are tax free bonds.

City Attorney Shaver said real property tax is also a question, but their attorney feels that question can be resolved.

Councilmember Beckstein said one of the board members on the entity being created is an owner of the firm she works for. City Attorney Shaver questioned Councilmember Beckstein to ensure that there is no conflict of interest. City Council did not object to her participation.

Ms. Driggers, GJEP President and CEO, described the recent site selection process with CBI and gave a brief history. She introduced Greg Keller with FCI Construction, who will be the project manager, Mike Archibald with Blythe Design & Company, who will be the architect, Norm Franke, chair of GJEP, and the representative for IDI, Kirk Rider, the bond counsel for the project, Steve Jefferies, the finance director/underwriter, Arne Ray, the site selection consultant for the project, and Pete Mang, the Deputy Director of CBI.

Mr. Mang thanked Council and commended Ms. Driggers on her work on the project. He said they feel that they can deliver a state of the art criminal justice facility for the City of Grand Junction. He said they are looking out for the future and their vision is to build a premier law enforcement facility not only for the City of Grand Junction but for it to be the best in the State and in the nation.

Council President Doody questioned Mr. Mang if they plan on partnering with local law enforcement.

Mr. Mang said they are looking at forming partnerships with all agencies and not just with the Western Slope but across the State as well.

Councilmember Palmer questioned the construction costs.

Mr. Jeffries said it is projected at \$3 million towards hard construction and \$1 million in design.

Councilmember Palmer questioned who will own the entity.

Ms. Driggers said the entity being formed will lease the building back to the State, starting with a 25 year lease.

Councilmember Palmer noted this will be a wonderful addition to community.

Councilmember Hill commended Ms. Driggers and thanked her for all of her hard work.

Councilmember Spehar said this is a great project and said it is wonderful to have GJEP, IDI, and the City partner and work together to build such a wonderful facility. He said it is a tremendous plus for the community to have such a resource for all of Western Colorado. He questioned City Attorney John Shaver on the structure for the financing.

City Attorney Shaver said it is not unusual to form a non-profit entity to finance and own a facility. For example, Matchett Park and the Grand Junction Public Finance Corporation were put together for that purpose.

Councilmember Spehar confirmed that there would not be any financial obligation to the City of Grand Junction. City Attorney Shaver said that is correct, that the State Leasing Authority will collect rent and pay off the debt.

Councilmember Spehar questioned if CBI will be responsible for all maintenance, etc. of the facility. City Attorney Shaver said that is correct.

Council President Doody clarified that there are five members on the board and the City Manager is one of them. Ms. Driggers said that is correct.

Council President Doody questioned how the board was chosen. Ms. Driggers stated they received recommendations of civic minded people in the community that have certain expertise and qualifications.

Council President Doody inquired if the board will dissolve once the bonds are paid off. City Attorney Shaver said the corporation exists for the sole purpose of issuing debt and administering the repayment of the debt. He said it could have continuing life for other projects, but this consideration is for this purpose only.

Councilmember Spehar confirmed that any additional projects for this new entity would have to be approved by the City Council.

City Attorney Shaver affirmed that to be correct.

Interim City Manager David Varley noted that if CBI wants to pay off the debt early, the Corporation could cease at that time too.

There were no public comments.

The public hearing was closed 8:24 p.m.

Ordinance No. 3926 – An Ordinance Establishing the Grand Junction, Colorado, State Leasing Authority, Inc., Prescribing Certain Requisite Terms for its Operation and Governance, and Authorizing it to Construct and Lease a Facility to the Colorado Department of Public Safety and to Issue Revenue Bonds to Defray the Costs Thereof

Councilmember Spehar moved to adopt Ordinance No. 3926 on Second Reading and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Council President Doody called a recess at 8:25 p.m.

The meeting reconvened at 8:36 p.m.

Public Hearing – Zoning the Charlesworth Annexation Located at 248 28 Road [File #GPA-2006-062]

Request to zone the 10.85 acre Charlesworth Annexation, located at 248 28 Road, to RMF-5 (Residential Multi-family with a maximum of five units per acre) zone district.

Ordinance No. 3927 – An Ordinance Zoning the Charlesworth Annexation to RMF-5 (Residential Multi-Family – 5 Units per Acre), Located at 248 28 Road

The public hearing was opened at 8:37 p.m.

David Thornton, Principal Planner, reviewed this item. He said the property previously went through a Growth Plan Amendment and Annexation. He described the surrounding zoning and land use designation.

Councilmember Palmer questioned if this is going to create an enclave. Mr. Thornton said the annexation did create an enclave.

Mr. Thornton then reviewed the rezone criteria and felt that it did meet the criteria. The findings and conclusions of the Planning Commission was that the zoning is consistent with the intent of the surrounding area.

Joe Carter, Ciavonne, Roberts, and Associates was present representing the applicant. He had nothing to add but was available for questions.

There were no public comments.

Councilmember Beckstein said Ciavonne, Roberts, and Associates is a client of her employer. City Attorney Shaver said that disclosure has been made before and asked if the relationship has changed to compromise her review of the project. Councilmember Beckstein assured him that nothing had changed. City Council did not object to Councilmember Beckstein participating.

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

Councilmember Coons moved to adopt Ordinance No. 3927 on Second Reading and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Public Hearing – Growth Plan Amendment (Text) – Residential Density in Downtown Commercial Core [File #GPA-2006-066]

The Grand Junction Downtown Development Authority is requesting a revision to the text of the Growth Plan to eliminate the maximum residential density requirement for downtown developments/properties.

The public hearing was opened at 8:43 p.m.

Kristen Ashbeck, Senior Planner, reviewed this item. She pointed out that this Growth Plan Amendment is to the text of the Growth Plan rather than to the map as usual. She explained the purpose and reason for the request. If approved, Staff will bring back amendments to the Zoning and Development Code in order to implement the change. The maximum density would not be applicable to properties in the downtown area, defined as the areas zoned B-1 and possibly B-2, for properties bordering the DDA boundaries. She reviewed the Growth Plan Amendment criteria concluding that all were met. Ms. Ashbeck said the Planning Commission recommended approval of the request.

Councilmember Spehar asked if there are other guidelines that will provide some parameters for development such as height restrictions. City Attorney Shaver said there are. Ms. Ashbeck added that there are restrictions for both the floor area ratio (FAR) and height restriction.

Councilmember Coons asked if there are minimal livable areas for such units. Ms. Ashbeck said there are no minimums to her knowledge.

Councilmember Palmer questioned if 24 is the maximum density now. Ms. Ashbeck said it is currently stated in the Growth Plan that it would not exceed 24.

Council President Doody questioned if all of the guidelines will be considered for any development. Ms. Ashbeck answered affirmatively. She said DDA and the Housing Authority are looking at models that may have 40 or 50 units per acre that would work.

Harold Stalf, Executive Director of DDA, said the City starting working with the Housing Authority a few years ago, looking to create work force housing in the downtown area. He said, for example, a building the size of Home Loan would only allow a small number of units. He said creating a building of that size would not create the mix of housing units that is needed and said their goal is to have people live and work downtown.

Councilmember Palmer explained that the housing downtown may not necessarily be on Main Street. He said there are a number of properties off of Main Street that could be utilized.

Councilmember Coons asked for more clarification of the different types of units that have been discussed.

Jody Kole, Housing Authority Director, said it has been difficult to assemble sufficient land in the downtown area to develop housing development under the current Code. She said the vision is to build a mix in rate and type of units that will take advantage of the infill opportunities of the area.

Gi Moon, 885 Hall Avenue, Board Chair for the Housing Authority, noted the primary funding vehicle is to use tax credits. She said the project will need more than 24 units and be more flexible than what the current Code allows to qualify for those tax credits.

There were no other comments.

The public hearing was closed at 8:58 p.m.

Councilmember Palmer said the downtown is very unique and is evolving constantly. He said the work force housing is needed as part of the Strategic Plan and said this could be one possible solution to the shortage of affordable housing.

Councilmember Hill said that as part of the City's goal for the community is to maximize the current infrastructure. He said this is an example of live, work, and play where a resident might not have to move their car for a couple of weeks. He said this is what the City is trying to accomplish and feels with this step, the City is moving in the right direction for the downtown area.

Councilmember Spehar is also supportive. He said this will create more opportunities for the downtown area.

Councilmember Coons said she is a member of the Grand Junction Housing Authority. She said there is a need for the work force housing and said the City needs to support this and feels that it will make a difference for the downtown area.

Resolution No. 86-06 – A Resolution Amending the Text of the Growth Plan to Eliminate the Maximum Residential Density Requirement in the Downtown Area

Councilmember Coons moved to adopt Resolution No. 86-06. Councilmember Thomason seconded the motion. Motion carried by roll call vote with Councilmember Beckstein voting NO.

Public Hearing – Vacating Portions of Hoesch Street and West Grand Avenue, East of River Road and Designation of the Remainder of Hoesch Street as an Alley [File #VR-2006-114]

An ordinance to vacate portions of Hoesch Street and West Grand Avenue east of River Road. The vacation request is in conjunction with the design of the Riverside Parkway with these sections of right-of-way no longer being necessary or usable. The applicant is also requesting that the remainder of Hoesch Street be designated an alley.

The public hearing was opened at 9:03 p.m.

Sheryl Trent, Interim Community Development Director, reviewed this item. She noted that the City is the applicant; the vacation is for the benefit of the Riverside Parkway. The applicant's representative, Jim Shanks, was not present. She said the street was originally dedicated for a subdivision back in 1894. Ms. Trent said the vacated property will be dedicated back to WDD Properties who will then rededicate a right-of-way for an alley to the Riverside Parkway.

There were no public comments.

The public hearing was closed at 9:10 p.m.

Ordinance No. 3928 – An Ordinance Vacating Rights-of-Way for Portions of Hoesch Street and West Grand Avenue

Councilmember Spehar moved to adopt Ordinance No. 3928 on Second Reading and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none but League of Women Voters representative Patrene Rice was present.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:11 p.m.

Stephanie Tuin, MMC
City Clerk