

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

November 15, 2006

The City Council of the City of Grand Junction convened into regular session on the 15th day of November 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 Deputy City Clerk Juanita Peterson.

Council President Doody called the meeting to order. Councilmember Hill led in the pledge of allegiance. The audience remained standing for the invocation by Michael Torphy, Religious Science Spiritual Center.

Proclamations / Recognitions

Proclaiming November 19 – 25, 2006 as “Family Week” in the City of Grand Junction

Proclaiming November 15, 2006 as “Recycling Day” in the City of Grand Junction

El Poso Neighborhood Special Improvement District Completion Report

Sheryl Trent, Interim Community Development Director, presented this item. Ms. Trent showed before and after slides of the El Poso Neighborhood Project. Juanita Trujillo was present and thanked past and present Council for their involvement in this project. Council concurred that they believe neighborhoods helping themselves is what this project is all about.

Appointments

Appointments to the Parks and Recreation Advisory Board

Councilmember Thomason moved to appoint Jack Scott and Reford Theobald to the Parks and Recreation Advisory Board for an unexpired term ending June 30, 2007 and Nick Adams to the unexpired term until June 30, 2008. Councilmember Palmer seconded the motion. Motion carried.

Appointments to the Housing Authority

Councilmember Coons moved to appoint Ora Lee to the Housing Authority for a five year term until October, 2011. Councilmember Beckstein seconded the motion. Motion carried.

Citizen Comments

There were none.

CONSENT CALENDAR

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

It was moved by Councilmember Hill, seconded by Councilmember Palmer, and carried by roll call vote to approve Consent Calendar items #1 through #15 with the addition of items #22 and #24 from Individual Consideration to the Consent Calendar. Item #22, Infill and Redevelopment Request for Killian, Guthro and Jenson Building, 202 North Seventh Street, was continued until December 20, 2006 and Item #24, conduct a hearing on an appeal of a Planning Commission decision to deny the Pinnacle Ridge Preliminary Plan, located Northeast of Monument Road and Mariposa Drive was continued to December 6, 2006. Motion carried by roll call vote with Councilmember Palmer abstaining from voting on Item #13.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the October 30, 2006 Workshop and the Minutes of the October 30, 2006 Special Session and the November 1, 2006 Regular Meeting

2. **Setting a Hearing on Zoning the Becerra Annexation, Located at 244 28 ½ Road** [File #ANX-2006-256]

Request to zone the 1.50 acre Becerra Annexation, located at 244 28 ½ Road to RSF-4 (Residential Single Family 4 du/ac).

Proposed Ordinance Zoning the Becerra Annexation to RSF-4, Located at 244 28 ½ Road

Action: Introduction of Proposed Ordinance and Set a Hearing for December 6, 2006

3. **Setting a Hearing on Zoning the Humphrey Annexation, Located at 412 30 ¼ Road** [File #ANX-2006-260]

Request to zone the 10.43 acre Humphrey Annexation, located at 412 30 ¼ Road to RMF-8 (Residential Multi Family 8 du/ac).

Proposed Ordinance Zoning the Humphrey Annexation to RMF-8, Located at 412 30 ¼ Road

Action: Introduction of Proposed Ordinance and Set a Hearing for December 6, 2006

4. **Setting a Hearing on Zoning the Pear Park School No. 3 Annexation, Located at Grand Valley Canal West of 29 ½ Road and North of D ¼ Road** [File #ANX-2006-276]

Request to zone the 1 acre Pear Park School No. 3 Annexation, located at Grand Valley Canal west of 29 ½ Road and north of D ¼ Road, to CSR (Community Services and Recreation).

Proposed Ordinance Zoning the Pear Park School No. 3 Annexation to CSR, Located at Grand Valley Canal West of 29 ½ Road and North of D ¼ Road

Action: Introduction of Proposed Ordinance and Set a Hearing for December 6, 2006

5. **Setting a Hearing for the Mahan Manor Annexation, Located at 2855 Unawep Avenue** [File #ANX-2006-277]

Request to annex 10.34 acres, located at 2855 Unawep Avenue. The Mahan Manor Annexation consists of one parcel.

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

Resolution No. 139-06 – 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, Mahan Manor Annexation, Located at 2855 Unawep Avenue, Including a Portion of Unawep Avenue Right-of-Way

Action: Adopt Resolution No. 139-06

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Mahan Manor Annexation, Approximately 10.34 acres, Located at 2855 UnawEEP Avenue, Including a Portion of UnawEEP Avenue Right of Way

Action: Introduction of Proposed Ordinance and Set a Hearing for December 20, 2006

6. **Setting a Hearing for the Cal Frac Annexation, Located at 489 30 Road** [File #ANX-2006-283]

Request to annex approximately 32.92 acres, located at 489 30 Road. The Cal Frac Annexation consists of three parcels.

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

Resolution No. 140-06 – 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, Cal Frac Annexation, Located at 489 30 Road

Action: Adopt Resolution No. 140-06

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Cal Frac Annexation, Approximately 32.92 acres, Located at 489 30 Road

Action: Introduction of Proposed Ordinance and Set a Hearing for December 20, 2006

7. **Subrecipient Contract with the Grand Junction Housing Authority for a Project within the City's 2006 Program Year Community Development Block Grant (CDGB) Program** [File #CDBG-2006-02(a)]

The Subrecipient Contract formalizes the City's award of a total of \$178,630 to the Grand Junction Housing Authority (GJHA) as allocated from the City's 2006 CDBG Program for the purchase of the property located at 2150 Grand Avenue for an affordable housing project.

Action: Authorize the Interim City Manager to Sign the Subrecipient Contract with the Grand Junction Housing Authority for the City's 2006 Program Year, Community Development Block Grant Program

8. **Setting a Hearing for the Second Supplemental Appropriation Ordinance for 2006**

The request is to appropriate specific amounts for several of the City's accounting funds as specified in the ordinance.
Proposed Ordinance Making Supplemental Appropriations to the 2006 Budget of the City of Grand Junction

Action: Introduction of a Proposed Ordinance and Set a Hearing for December 6, 2006

9. **Setting a Hearing for the 2007 Budget Appropriation Ordinance**

The total appropriation for all thirty-seven accounting funds budgeted by the City of Grand Junction (including the Ridges Metropolitan District, Grand Junction West Water and Sanitation District, and the Downtown Development Authority) is \$186,318,214. Although not a planned expenditure, and additional \$2,175,000 is appropriated as an emergency reserve in the General Fund pursuant to Article X, Section 20 of the Colorado Constitution.

Proposed Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado, the Downtown Development Authority, the Ridges Metropolitan District, and the Grand Junction West Water and Sanitation District; for the Year Beginning January 1, 2007 and Ending December 31, 2007

Action: Introduction of a Proposed Ordinance and Set a Hearing for December 6, 2006

10. **Conveyance of a Nonexclusive Easement Across City Property at B $\frac{3}{4}$ Road to Qwest Corporation**

Qwest Corporation, a Colorado Corporation (Qwest) is requesting an easement across City property adjacent to B $\frac{3}{4}$ Road to memorialize an existing utility use and accommodate a small additional use at this site.

Resolution No. 141-06 – A Resolution Concerning the Granting of a Non-Exclusive Telecommunication Easement to Qwest Corporation, a Colorado Corporation

Action: Adopt Resolution No. 141-06

11. **Setting a Hearing to Create Alley Improvement District 2007**

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

- East/West Alley from 3rd to 4th, between Ouray Avenue and Chipeta Avenue
- North/South & East/West Alleys from 7th to 8th, between Teller Avenue and Belford Avenue
- East/West Alley from 10th to 11th, between Ouray Avenue and Chipeta Avenue
- East/West Alley from 12th to 14th, between Elm Avenue and Texas Avenue
- North/South Alley from 17th to 18th, between Ouray Avenue and Chipeta Avenue
- North/South Alley from 22nd to 23rd, between Ouray Avenue and Gunnison Avenue

Resolution No. 142-06 – 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-07 and Authorizing the City Engineer to Prepare Details and Specifications for the Same

Action: Adopt Resolution No. 142-06 and Set a Public Hearing for January 3, 2007

12. **Setting a Hearing to Create The Bluffs Sanitary Sewer Improvement District No. SS-48-06**

A majority of the owners of real estate located in the area east of 23 Road and between Terry Court and the Colorado River have submitted a petition requesting an improvement district be created to provide sanitary sewer service to their respective properties, utilizing the septic sewer elimination program to help reduce assessments levied against the affected properties. The proposed resolution is the required first step in the formal process of creating the proposed improvement district.

Resolution No. 143-06 – A Resolution Declaring the Intention of the City Council of the City of Grand Junction, Colorado, to Create With in Said City, The Bluffs Sanitary Sewer Improvement District No. SS-48-06, Authorizing the City Utility Engineer to Prepare Details and Specifications for the Same

Action: Adopt Resolution No. 143-06 and Set a Public Hearing for December 20, 2006

13. **Holiday Parking in the Downtown**

The Downtown Partnership has requested that parking downtown be free again this year to best position downtown for the holiday shopping season. Although some would prefer to enforce the free, signed spaces along Main Street due to limited cooperation in keeping these spaces open for visitors, the simple policy of “Free Parking” downtown that was implemented the last several years remains the easiest and simplest to enforce while limiting confusion on the part of the public. City Staff recommends Free Holiday Parking in all of downtown with the exception of government offices, illegal parking areas, and shared-revenue lots.

Action: Vacate Parking Enforcement at all Designated Downtown Metered Spaces and Signed Parking from Thanksgiving to New Year’s Day, Except Loading, No Parking, Handicapped, and Unbagged Meter Spaces Surrounding Government Offices

14. **Appointment of Hearing Officer**

The Liquor and Beer Licensing Authority’s Hearing Officer, Phil Coebergh, is retiring and pursuant to Chapter 4 of the City Code of Ordinances, and §§12-46-103(4) and 12-47-103(17) C.R.S., the City Council is authorized to appoint hearing officers for the City Liquor and Beer Licensing Authority.

Resolution No. 144-06 – A Resolution to Appoint a Hearing Officer for Liquor and Beer Licensing

Action: Adopt Resolution No. 144-06

15. **Recreation Center Feasibility Study**

A request from the citizens volunteer committee headed by Sally Schaefer, for \$20,000 from the City to help fund the citizens survey and focus group polling to help determine the sentiment of the community, and gauge support for recreation centers in our community.

Action: Approval of a Transfer of \$20,000 from General Fund Contingency to the City Council Contributions Account and Approve Payment to Hilltop Community Resources to Help Fund this Work; Which has Already Begun

22. **Infill and Redevelopment Request for Killian, Guthro and Jenson Building, 202 North Seventh Street**

This is a revision to the original request for Infill and Redevelopment Program incentives. The request as approved by the City Council in August of 2005 allocated \$75,000 to the under grounding of power lines in the alley. The request is to reallocate that amount to one of three areas: geothermal heating system, limestone exterior, and/or cost of permits.

Action: Continue until December 20, 2006

24. **Conduct a Hearing on an Appeal of a Planning Commission Decision to Deny the Pinnacle Ridge Preliminary Plan, Located Northeast of Monument Road and Mariposa Drive [File #PP-2005-226] Continued from Nov. 1, 2006**

Appeal of the Planning Commission denial of the Pinnacle Ridge Preliminary Plan, consisting of 72 single family lots on 45.33 acres in a RSF-2 (Residential Single Family, 2 du/ac) zone district.

Action: Continue until December 6, 2006

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Grand Valley Housing Partnership's Request to Use the City's Affordable Housing Initiative Funds

The Grand Valley Housing Partnership met on October 16th and came up with a proposal prioritizing local affordable housing projects. The Partnership is now asking for City Council to help fund this proposal with the City's affordable housing funds currently earmarked for affordable housing activities.

David Varley, Interim City Manager, reviewed this item requesting funds to help five projects the Grand Valley Housing Partnership recommended from a list of local affordable housing projects.

Councilmember Palmer stated that he is uncomfortable with the Crawford Commons and will be voting no.

Councilmember Coons wanted to clarify that there will be a couple of projects coming back to Council for CDBG funds after their requests are more defined.

Councilmember Hill moved to designate the following funds from the City's Affordable Housing Initiative in the City's General Fund to be allocated to the following four projects: Ultronic (GJHA), \$181,370; Elm Properties (GJHA) \$119,707; Crawford Commons (HRWC) \$81,000; and Revolving Loan Fund \$100,000 for a Total of \$482,077. Councilmember Coons seconded the motion. Motion carried by roll call vote with Councilmembers Palmer and Thomason voting NO on the Crawford Commons (HRWQC) Project for \$81,000.

Public Hearing – Authorizing the Issuance of the Downtown Development Authority Tax Increment Revenue Bonds

The proposed ordinance authorizes the issuance of one bond in the amount of \$2,180,500 with it maturing December 22, 2007.

The public hearing was opened at 7:38 p.m.

City Attorney John Shaver reviewed this item for Ron Lappi, Administrative Services and Finance Director, who was unable to attend but was available for questions via speakerphone. Proceeds will be issued to finance \$2,180,500 in capital expenditures over the next year. The lowest interest cost at 3.90% was proposed by First National Bank of the Rockies and the bond will be sold to them at closing on December 22, 2006.

Councilmember Palmer commended Harold Staf and the DDA for their help in balancing this project.

The public hearing was closed at 7:39 p.m.

Ordinance No. 3985 - An Ordinance Authorizing the Issuance of the City of Grand Junction, Colorado, Downtown Development Authority Tax Increment Revenue Bonds, Series 2006, Pledging the Tax Increment Revenues of the City for the Payment of the Bonds; Providing for the Payment and Discharge of the City's Outstanding Tax Increment Revenue Bonds

Councilmember Palmer moved to adopt Ordinance No. 3985 on Second Reading and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Contract for Rood Avenue Parking Structure Site

Bids have been received for construction of the Rood Avenue Parking Structure (Bid Package 2). The Scope of Bid Package 2 is for landscaping and irrigation; parking control equipment and software; mechanical equipment; fire extinguishers and Fire Department stand pipes; electric lighting; elevator; steel railing and cabling; interior and

exterior signage; striping; prorated contractor contingency; and prorated contractor's overhead and fee.

Mark Relph, Public Works and Utilities Director, reviewed this item. Mr. Relph stated that DDA has agreed to fund another \$200,000 of the project thereby eliminating the need to reduce the façade design. The City's financial responsibility has not changed since the September 20, 2006 City Council meeting with Bid Package 1.

Councilmember Hill asked about completion of the project. Mr. Relph replied 2007, hopefully in the fall. Councilmember Hill stated this is a prime example of the public and private sectors working together.

Councilmember Coons moved to authorize the City Manager to execute a construction contract for bid package 2 with Shaw Construction in the amount of \$2,189,925 and a guaranteed maximum price for the total project of \$7,555,997. Councilmember Hill seconded the motion. Motion carried.

Public Hearing – Thunderbrook Estates Annexation and Zoning, Located at 3061 and 3061 ½ F ½ Road [File #GPA-2006-238]

Request to annex and zone 15.60 acres, located at 3061 and 3061 ½ F ½ Road, to RSF-4 (Residential Single Family, 4 units per acre). The Thunderbrook Estates Annexation consists of two parcels.

The public hearing was opened at 7:48 p.m.

Kathy Portner, Assistant Director of Community Development, reviewed this item. She described the location and the current zoning, the surrounding zoning and the Future Land Use Designations of the property and the surrounding properties.

There were no public comments.

The public hearing was closed at 7:50 p.m.

a. Accepting Petition

Resolution No. 145-06 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Thunderbrook Estates Annexation, Located at 3061 and 3061 ½ F ½ Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3986 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Thunderbrook Estates Annexation, Approximately 15.60 Acres, Located at 3061 and 3061 ½ F ½ Road

c. Zoning Ordinance

Ordinance No. 3987 – An Ordinance Zoning the Thunderbrook Estates Annexation to RSF-4, (Residential Single Family, 4 Units Per Acre), Located at 3061 and 3061 ½ F ½ Road

Councilmember Spehar moved to adopt Resolution No. 145-06 and Ordinance Nos. 3986 and 3987 on Second Reading and ordered them published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Public Hearing – Zoning the Fox Annexation, Located at 3000 F Road [File #GPA-2006-087]

Request to zone the Fox Annexation from County RSF-4 (Residential Single Family, 4 units per acre) to RO (Residential Office).

The public hearing was opened at 7:51 p.m.

Kathy Portner, Assistant Director of Community Development, reviewed this item. She described the location and the current zoning, the surrounding zoning and the Future Land Use Designations of the property and the surrounding properties. The owner is requesting RO (Residential Office) zoning for the property, which can be considered on a property with a Future Land Use Designation of Residential Medium.

Councilmember Hill asked about examples of businesses in this zoning. Ms. Portner stated examples being real estate offices, insurance companies, and low volume medical offices. The hours of business are restricted to 7:30 a.m. to 8:00 p.m.

Councilmember Palmer asked about the access to the property. Ms. Portner described that it will be from 30 Road and not F Road.

Mr. Tom Rolland from Rolland Engineering, the representative for the applicant, was present and added that the space is limited to 10,000 sq. ft.

There were no public comments.

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

Ordinance No. 3988 – An Ordinance Zoning the Fox Annexation to RO (Residential Office), Located at 3000 F Road

Councilmember Spehar moved to adopt Ordinance No. 3988 on Second Reading and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Public Hearing – Kelley Annexation, Located at 849 21 ½ Road [File #GPA-2006-249]

Request to annex 14.27 acres, located at 849 21 ½ Road. The Kelley Annexation consists of 1 parcel and is a 2 part serial annexation.

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

Kathy Portner, Assistant Director of Community Development, reviewed this item detailing the request is just for annexation and the applicant is going through a Growth Plan Amendment and the zoning would follow in the near future.

There were no public comments.

The public hearing was closed at 8:03 p.m.

a. Accepting Petition

Resolution No. 146-06 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Kelley Annexation, Located at 849 21 ½ Road Including a Portion of 21 ½ Road Right-of-Way, is Eligible for Annexation

b. Setting Hearing on Proposed Ordinances

Ordinance No. 3989 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Kelley Annexation #1, Approximately 0.24 Acres, Located within the 21 ½ Road Right-of-Way

Ordinance No. 3990 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Kelley Annexation #2, Approximately 1.46 Acres, Located within the 21 ½ Road Right-of-Way

Ordinance No. 3991 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Kelley Annexation #3, Approximately 12.57 Acres, Located at 849 21 ½ Road Including a Portion of the 21 ½ Road Right-of-Way

Councilmember Palmer moved to adopt Resolution No. 146-06 and Ordinance Nos. 3989, 3990, and 3991 on Second Reading and ordered them published. Councilmember Spehar seconded the motion. Motion carried by roll call vote.

Infill and Redevelopment Request for Killian, Guthro and Jenson Building, 202 North Seventh Street - Item moved to the Consent Agenda

Public Hearing – Adoption of the Master Plan 2005 for St. Mary’s Hospital and Re-Establishing Standards for the (PD), Planned Development Zone District, Located at 2635 North 7th Street [File #ICM-2006-005]

Request to adopt Master Plan 2005 for St. Mary’s Hospital and Re-Establish Standards for the PD, Planned Development Zone District for property owned by St. Mary’s Hospital.

Councilmember Coons recused herself from this item, due to her employment with the applicant, at 8:06 p.m. and left the meeting.

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

Mr. Bob Ladenburger, President and CEO of St. Mary’s Hospital, began the presentation with a little history along with St. Mary’s mission statement.

Mr. Rob Jenkins, architect for St. Mary’s Hospital, talked about the 2000 Master Plan and how that began the development of the Century Project. He outlined the completed projects as of December 2005. The new parking garage was opened last year with an addition of 800 parking spaces for staff and the needs for the Pavilion; business offices moved back from the Horizon Drive location; Grand Valley Surgical Center was remodeled for outpatient dialysis; 7th Street reconstruction; and the east campus was redeveloped for support services. These were designed and planned in relationship to the Century Project.

Mr. Jenkins went over the new additions with the Updated Century Plan to include campus entrances; hospital main entrance; emergency and ambulance entrances; outpatient entrances; loading and receiving; physician and visitor entrance; the proposed ring road completion; and how the pedestrian circulation will work for the update. There is 440,000 sq. ft. of new construction, 12 story patient tower, 120,000 sq. ft. of renovation with energy efficient and environmentally sensitive design. They will continue hospital operations during the construction period, and will plan for the future expansion within this Century project.

Mr. Jenkins' presentation showed a "fly-by" video on the new facilities. St. Mary's is the only level 2 trauma center between Salt Lake City and Denver. Mr. Jenkins explained the preparation that went into the Century Project and the schedule for the project through 2011.

Mr. Ladenburger explained that \$180 million will be spent in construction for a total of \$261 million for the total project cost. There will be 350 jobs during construction and over the next 10 years will create 200 new jobs at St. Mary's and 75 new physicians in the community. Mr. Ladenburger is seeking Council approval for the Master Plan update.

Scott D. Peterson, Senior Planner, reviewed this item and presented more details on the City's Master Plan process. If Council approves the proposed Master Plan 2005 it will be valid for five years. The applicant is also requesting three deviations: the hospital would be an allowed use and not subject to a Conditional Use Permit; the maximum height shall not exceed 245'; and a Conditional Use Permit will not be required for buildings that exceed 30,000 sq. ft. Mr. Peterson also thanked Mr. Jenkins and his staff along with St. Mary's Hospital on behalf of himself and City staff for the great working relationship and said he looks forward to continuing that into the future.

Diane Schwenke, 529 Greenbelt, spoke on behalf of the Chamber of Commerce as its Executive Director. St. Mary's is a key economic development driver; Grand Junction is a regional hub with the draws of Mesa State College and St. Mary's Hospital.

There were no other public comments.

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

Councilmember Spehar applauded the applicant for a thorough and complete presentation and stated he has worked with St. Mary's in the past and looks forward to working with them in the future.

Councilmember Hill also applauded the applicant for working with the community when there was an uproar with the entry and the neighborhood in the past. He also appreciated they have recognized their need for parking and investing in a third party for inspections to maintain their high standards.

Councilmember Palmer echoed Councilmember Hill's comments and was very comfortable with the project.

Councilmember Beckstein thanked the applicant and gave her appreciation again for when she first came onto the City Council, the staff of St. Mary's met with her individually and explained the project and updates.

Council President Doody recognized three things about Grand Junction when people talk about the community: St. Mary's Hospital being a regional hub, Mesa State College, and Walker Field Airport.

Ordinance No. 3992 – An Ordinance Approving the Master Plan 2005 for St. Mary's Hospital and Environs Located at 2635 North 7th Street and Re-Establishing Standards for the Planned Development (PD) Zone District for Property Owned by St. Mary's Hospital

Councilmember Spehar moved to adopt Ordinance No. 3992 on Second Reading and ordered it published. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

Conduct a Hearing on an Appeal of a Planning Commission Decision to Deny the Pinnacle Ridge Preliminary Plan, Located Northeast of Monument Road and Mariposa Drive [File #PP-2005-226] **Continued from Nov. 1, 2006** – Item moved to the Consent Agenda

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 8:50 p.m.

Juanita Peterson, CMC
Deputy City Clerk