

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

December 6, 2006

The City Council of the City of Grand Junction convened into regular session on the 6th day of December 2006, at 7:04 p.m. in the City Auditorium. Those present were Councilmembers Teresa Coons, Gregg Palmer, Jim Spehar, Doug Thomason and President of the Council Jim Doody. Absent were Councilmembers Bonnie Beckstein and Bruce Hill. Also present were City Manager David Varley, City Attorney John Shaver, and Deputy City Clerk Debbie Kemp.

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

Proclamations / Recognitions

Proclaiming December 18, 2006 as "International Day of the Migrant" in the City of Grand Junction

Certificate of Appointments

To the Parks and Recreation Advisory Board

Jack Scott and Reford Theobald were present to receive their certificates for the Parks and Recreation Advisory Board.

To the Housing Authority

Ora Lee was present to receive her certificate for the Grand Junction Housing Authority Board.

Citizen Comments

Pastor Jim Hale addressed City Council regarding his mission in Contamana, Peru. He had some souvenirs to show City Council. He thanked the City Council for providing the Proclamation which he took to Peru with him. The people of Peru were very appreciative of the Proclamation. He spoke about the Shipibo people. He thanked Council for the book that the City provided about visions of the 21st Century in Grand Junction and the Grand Valley and said the Mayor in Contamana was really impressed with the book. He said medical supplies and money were provided to the Shipibo people from various businesses in the Grand Junction area.

CONSENT CALENDAR

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

It was moved by Councilmember Spehar, seconded by Councilmember Thomason and carried by roll call vote to approve Consent Calendar Items #1 through #12 with the exception of item #7 to be continued to December 20, 2006 City Council Meeting and Councilmember Coons abstaining from item #3.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the November 13, 2006 Workshop, the Minutes of the Special Session November 10, 2006, the Minutes of the November 15, 2006 Regular Meeting, and the Minutes of the Special Session November 22, 2006

2. **North Avenue Corridor Master Plan, Phase One**

Contract with the professional design and planning firm, EDAW, to conduct a study of North Avenue, and prepare Phase One of a Corridor Master Plan.

Action: Authorize the Purchasing Division to Enter into a Contract with EDAW to Study and Complete the North Avenue Corridor Master Plan, Phase One, in an Amount not to Exceed the Budget of \$100,000

3. **Setting a Hearing on Rezoning Property Owned by St. Mary's Hospital, Located at 2440 N. 11th Street** [File #RZ-2006-232]

Introduction of a proposed ordinance to rezone Lot 3R, Wellington Business Park Replat (1.80 acres), located at 2440 N. 11th Street from B-1, Neighborhood Business to PD, Planned Development.

Proposed Ordinance Rezoning Lot 3R, Wellington Business Park Replat to PD, Planned Development, and Establishing Standards for the Planned Development (PD) Zone District for Property Owned by St. Mary's Hospital, Located at 2440 N. 11th Street

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

4. **Setting a Hearing on Zoning the Mahan Manor Annexation, Located at 2855 UnawEEP Avenue** [File #ANX-2006-277]

Request to zone the 10.34 acre Mahan Manor Annexation, located at 2855 UnawEEP Avenue to RSF-4 (Residential Single Family, 4 du/ac).

Proposed Ordinance Zoning the Mahan Manor Annexation to RSF-4, Located at 2855 UnawEEP Avenue

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

5. **Contract for Website Marketing Services for the Visitor and Convention Bureau**

This is the second year of a 5 year annually renewable contract with Miles Media Group to provide website maintenance and advertising services to the VCB.

Action: Authorize the City Manager to Sign a Contract with Miles Media Group, Sarasota, Florida, in the Amount of \$115,000 for the Period of January 1 – December 31, 2007 for Website Marketing Services

6. **Contract for Advertising Services for the Visitor and Convention Bureau**

This is the second year of 5 year annually renewable contact with Hill & Company Integrated Marketing and Advertising to provide advertising services to the VCB.

Action: Authorize the City Manager to Sign a Contract with Hill & Company Integrated Marketing and Advertising in the Amount of \$325,000 for the Period of January 1 – December 31, 2007 for Advertising Services

7. **Visitor and Convention Bureau Bylaws**

Adopt bylaws for the Grand Junction Visitor and Convention Bureau.

Action: Approve and Adopt the Visitor and Convention Bureau Bylaws as Recommended by the VCB Board of Directors

8. **Setting a Hearing on Zoning the Calfrac Annexation, Location 489 30 Road**
[File #ANX-2006-283]

Request to zone the 32.92 acre Calfrac Annexation, located at 489 30 Road to I-1 (Light Industrial) and RMF-8 (Residential Multi Family 8 du/ac).

Proposed Ordinance Zoning the Calfrac Annexation to I-1 and RMF-8, Located at 489 30 Road

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

9. **Setting a Hearing for the Apple Acres Annexation, Located at 3025 E Road**
[File #ANX-2006-302]

Request to annex 8.84 acres, located at 3025 E Road. The Apple Acres Annexation consists of one parcel.

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

Resolution No. 147-06 – 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, Apple Acres Annexation, Located at 3025 E Road

Action: Adopt Resolution No. 147-06

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Apple Acres Annexation, Approximately 8.84 acres, Located at 3025 E Road

Action: Introduction of Proposed Ordinance and Set a Hearing for January 17, 2007

10. **Setting a Hearing to Adopt the 2006 Edition of the International Fire Code**

Adoption of an Ordinance for the 2006 edition of the International Fire Code which is part of the 2006 International Code, set currently being adopted by the City. Mesa County has or soon will be adopting the same code set.

Proposed Ordinance Adopting the 2006 Edition of the International Fire Code Prescribing Regulations Governing Conditions Hazardous to Life and Property from Fire or Explosions; Amending Certain Provisions in the Adopted Code; Amending Article III of Chapter 18 of the Code of Ordinances; and Amending All Ordinances in Conflict or Inconsistent Herewith

Action: Introduction of Proposed Ordinance and Set a Hearing for January 3, 2007

11. **Setting a Hearing to Adopt the 2006 International Building Codes and Related Fees**

The proposed ordinance would adopt the 2006 Code Editions of the International Building, Residential, Plumbing, Mechanical, Fuel Gas, Property Maintenance and Energy Conservation, plus the 2005 Edition of the National Electric Code as adopted by the State of Colorado. These codes regulate building construction.

Proposed Ordinance Adopting and Amending the Latest Edition of the International Building Code, the International Plumbing Code, the International Mechanical Code, the International Fuel Gas Code, the International Property Maintenance Code, the International Residential Code, the National Electric Code, and the International Energy Conservation Code to be Applied Throughout the City of Grand Junction with Certain Amendments Regulating the Erection, Construction, Enlargement, Alteration, Repair, Moving, Removal, Demolition, Conversion, Occupancy, Equipment, Use, Height, Area and Maintenance of all Buildings or Structures in the City of Grand Junction; and Repealing all other Ordinances and Parts of Ordinances in Conflict Herewith

Action: Introduction of Proposed Ordinance and Set a Hearing for January 3, 2007

12. **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. 15, 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 to January 3, 2007 City Council Meeting

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Air Quality Control Relative to Oil and Gas Development

Western Colorado Congress (WCC) presented the City Council with a request to support statewide air quality control regulations relative to oil and gas development at Monday night's workshop. The City Council will consider a resolution supporting the standards and the establishment of an air monitoring network for ozone on the Western Slope.

Mark Scofield with Western Colorado Congress summarized this item. He said rules will be made on oil and gas development regulations and the basic management practices will need to be made throughout the state. The cost should not be too expensive.

Kathy Hall, 663 Cordial Court, representing Colorado Oil & Gas Association and Colorado Petroleum Association, read the following statement from Colorado Oil & Gas Association into the record:

"Issue: Should statewide oil and gas emissions controls be "as stringent" as those being adopted pursuant to the Denver metro "Early Action Compact" ozone control program?

This is an "apples and oranges" situation. The Denver EAC is based on computer modeling specific to the Denver metro area -

- 1 – its topography; wind patterns and other weather conditions (such as "mixing" height in the atmosphere);
- 2 – sources of ozone forming emissions (fleet composition, vehicle miles traveled, stationary sources such as the breweries, Kodak plant, etc.);
- 3 – gasoline "RVP" (Denver is required to use lower evaporative gasoline, Grand Junction and the West Slope is not);
- 4 – the Front Range vehicle emission inspection program ("1M 240" - not required in Grand Junction or the West Slope); and,
- 5 – boundary conditions (what comes over the continental divide).

No simplistic comparison can be made between what this specific computer model predicts is necessary to keep Denver's ozone within EPA limits and appropriate emission control thresholds in Western Colorado.

The statewide emission control program proposed by the Air Quality Division, and supported by the oil and gas industry will result in emission reductions of 63%, in one fell swoop, beginning May 2008. This is a

dramatic drop in emissions, the control threshold parallels pending proposals in Utah and Wyoming.

This is not an issue of protection West Slope citizens' health any less than Denver residents. Ozone levels are not close to being in violation outside of Denver, and the EAC computer modeling cannot be applied to Western Colorado."

Ms. Hall also read the following statement into the record from Colorado Petroleum Association:

"Kathy: Here are some points to consider addressing tonight:

CPA supported from the outset the imposition of the statewide emission controls for condensate tanks, engines, and dehydrators.

We support the Air Pollution Control Division's proposal, which recognizes that these emission controls on oil and gas facilities are a first step. We carefully negotiated the elements of the proposal, with both sides working in good faith to recognize both the opportunities and limitations of the industry installing these emissions controls onto oil and gas equipment for the first time. We fully expect that additional controls will be adopted, but first we need to understand what the air quality problems are by studying actual monitoring data, rather than just guessing!

Second, the industry is committed to working with local governments, as well as state and federal agencies to secure additional sources of funding to add to the monitoring network so that we can all see if the western slope indeed has an ozone problem.

Finally, lets remember that the Denver area ozone situation is far different than the western slope's - there have been actual violations of the ozone standard, and that there are many contributors as well as many tools be using to solve that problem. Comparing Denver's ozone situation to Grand Junction's is like comparing apples and oranges. For example, does the western slope want to employ all of the other tools we use to control ozone in Denver such as a vehicle emissions program?"

Chris Clark, an industry representative, stated that the City shouldn't get wrapped up in comparing Grand Junction's air with Denver's air. He said the industry would like to see management practices that are science-based and science-driven.

Councilmember Palmer stated that he learned more Monday night than he ever wanted to know about all of this. He found it was interesting and said the criteria should be statewide rather than in separate metro or western slope areas. He said the resolution makes the most amount of sense and said the City of Grand Junction needs to monitor this area's air quality. He is in favor of this resolution.

Councilmember Spehar agrees with Councilmember Palmer. He said it would be appropriate to take the best step and not just the first step that the City needs to be concerned about monitoring equipment. He said possible funding ideas could include joining with other communities in the valley for grants through appropriate sources.

Councilmember Coons stated that the resolution signifies the industries' approach to the situation. She supports the resolution on ozone monitoring equipment.

President of the Council Doody found Monday night's discussion very interesting. He said the City needs a baseline to start monitoring the area and said currently Grand Junction's biggest problem is automobiles.

Resolution No. 159-06 – A Resolution to Protect Colorado's Air from Oil and Gas Production Emissions

Councilmember Thomason moved to adopt Resolution No. 159-06. Councilmember Spehar seconded the motion. Motion carried by roll call vote.

Conduct a Hearing on an Appeal of a Planning Commission Decision of a Conditional Use Permit for Canyon View Car Wash, Located at 2258 Broadway [File #CUP-2003-024]

On August 22, 2006, the Planning Commission approved a Conditional Use Permit for Canyon View Car Wash proposed to be located at 2258 Broadway. The City received one (1) letter of appeal from the Bluffs West Estates Property Owners Association regarding this decision. This appeal is per Section 2.18 E. of the Zoning and Development Code which specifies that the City Council is the appellant body of the Planning Commission.

Councilmember Thomason recused himself from discussion because he is part of the Bluffs West Estates Property Owners Association. He left the dais and the room.

City Attorney Shaver addressed the particulars of the appeal. He said there will be no testimonies taken and the City Council will review the records that were provided. Mr. Shaver said Community Development failed to provide Council with a certified

document of the record, but Mr. Shaver assured City Council that the record was provided without missing items.

He advised Council not to substitute whether or not they agree with the Planning Commission's decision but just determine if the Planning Commission failed in their decision.

Councilmember Palmer asked Attorney Shaver if a supermajority vote is required. Mr. Shaver said it is not.

Councilmember Palmer stated that he reviewed the record to ensure that all meeting guidelines had been followed. He found that the Planning Commission did follow the hearing with no faults. He supports the manner with which the decision was made.

Councilmember Coons stated that after reviewing the many documents and hearings, she agrees with Councilmember Palmer and feels the hearings were held appropriately.

Councilmember Spehar agreed and said the action of the Planning Commission was not inconsistent with the Code. He feels the decision should stand.

Council President Doody said it seems to be consistent with other Planning Commission meetings held.

Councilmember Spehar moved to deny the request of appeal of the Planning Commission's decision of a conditional use permit for Canyon View Car Wash. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Councilmember Thomason returned to the meeting.

Public Hearing – 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.

The public hearing was opened at 7:47 p.m.

Ron Lappi, Administrative Services and Finance Director, reviewed this item. He pointed out that \$868,000 is a transfer to the TIF Debt Service for debt and \$2.4 million will transfer to the Sales Tax CIP Fund for partial funding of several street projects.

Councilmember Palmer questioned if the Equipment Fund 402 showing personnel costs. Mr. Lappi said that Equipment Fund 402 is for shops and personnel costs are for the Staff to maintain the equipment.

There were no public comments.

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

Council President Doody asked about Funds 105 and 110. Mr. Lappi said that Fund 105 is for park expansion funds and is used for park improvements around the City. Fund 110 is the lottery fund (also known as the Conservation Trust Fund) and is required by the State to be a separate fund.

Ordinance No. 3993 – An Ordinance Making Supplemental Appropriations to the 2006 Budget of the City of Grand Junction

Councilmember Palmer moved to adopt Ordinance No. 3993 on Second Reading and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Levying Property Taxes for the Year 2006 for Collection in the Year 2007

The resolutions set the mill levies of the City of Grand Junction (City), Ridges Metropolitan District #1, and the Downtown Development Authority (DDA). The City and DDA mill levies are for operations, the Ridges levy is for debt service only. The City is also establishing a temporary credit mill levy for the General Fund for the purpose of refunding revenue collected in 2005 in excess of the limitations set forth in the Tabor Amendment, Article X, Section 20 of the Colorado Constitution. The temporary credit is pursuant to CRS 39-5-121 (SB 93-255).

Ron Lappi, Administrative Services and Finance Director, reviewed this item. He said in the Staff report it indicates four different levies. He explained each of the four different levies.

Councilmember Coons asked why the City has to pay off bond debt for the Ridges Metropolitan District. Mr. Lappi explained that the City refinanced their large debt when the City took over the Ridges Metropolitan District. The bond debt will be paid in 2013.

- a. Resolution No. 148-06 – A Resolution Levying Taxes for the Year 2006 in the City of Grand Junction, Colorado
- b. Resolution No. 149-06 – A Resolution Levying Temporary Credit Taxes for the Year 2006 in the City of Grand Junction, Colorado
- c. Resolution No. 150-06 – A Resolution Levying Taxes for the Year 2006 in the Downtown Development Authority

- d. Resolution No. 151-06 – A Resolution Levying Taxes for the Year 2006 in the Ridges Metropolitan District #1

Councilmember Palmer moved to adopt Resolution Nos. 148-06, 149-06, 150-06, and 151-06. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing – 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 \$187,200,214. Although not a planned expenditure, an additional \$2,175,000 is appropriated as an emergency reserve in the General Fund pursuant to Article X, Section 20 of the Colorado Constitution.

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

Ron Lappi, Administrative Services and Finance Director, reviewed this item. He said it is always larger than the actual budget because of duplication of various funds appropriated for. The appropriation includes the mill levies that are approved and the City Manager's salary.

Councilmember Coons clarified that the project for the parking off of 12th Street by the college and the hospice structure project for their in-house facility were added in.

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

Ordinance No. 3994 – An 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

Councilmember Spehar moved to adopt Ordinance No. 3994 on Second Reading and ordered it published. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

Setting Utility Rates for 2007

Adoption of Utility Rates, effective January 1, 2007.

Greg Trainor, Public Works and Utilities Operations Manager, reviewed this item. He said services provided to the citizens are taken very seriously and the community has expressed strong support for the utility rates. Mr. Trainor said the rates have been modest and well adjusted. The water fund is proposing a 5% increase in revenue to replace additional water lines and said the rate is adjusted by a block rate. He said there are different brackets of water usage that charge different rates. The average consumer will see a decrease in their water bill and an approximate .35 cent increase per month for sewer. Mr. Trainor said a Plant Investment Fee (PIF) is being increased due to a study showing the need for additional PIF funds. He said solid waste is proposed to go up 8% a month. When the Ridges were taken into the City they were provided irrigation and their rate had gone down. He said a 5% increase is being proposed.

Councilmember Coons asked what the average rate increase for utilities will be. Mr. Trainor said about .50 cents per month.

Council President Doody asked Mr. Trainor to talk about the free trash pick up the City provides in the spring. Mr. Trainor referred to the program called "Spring Clean Up" and advised the Streets Department picks up trash as it is set out on streets by the City residents. Mr. Trainor said the City also provides a leaf pick up program in the fall.

Resolution No. 152-06 – A Resolution Adopting Utility Rates for Water, Wastewater, and Solid Waste Services Effective January 1, 2007

Councilmember Thomason moved to adopt Resolution No. 152-06. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Economic Development Financial Participation Agreements

Agreements for the Business Incubator Center and the Grand Junction Economic Partnership regarding the expenditure of City funding for the fiscal year 2007. The agreements for both of those agencies detail the budget, goals, policies, and performance measures, as well as reporting requirements.

Sheryl Trent, Assistant to the City Manager, reviewed this item. She recommended that both of these agreements be adopted. She said this was done last year and the City does contracts annually with both of these economic agencies. Ms. Trent said each of the agreements will be the same dollar amount as last year. She said the City does require an action plan or a vision/goal plan from both of those organizations and said there are strict performance measurements that are enforced which require a review of their audit each year. She said all requirements and measures have been met.

Councilmember Palmer asked about how the money would be spent through the Grand Junction Economic Partnership (GJEP). Ms. Trent said the City has a unique relationship with all of the different economic partnerships, which are all funded differently. She said the funds are there to help with operational funds, travel for their staff to represent the Grand Junction area, advertising, and marketing. Councilmember Palmer stated that he is not comfortable with the funds being used as operational funds. He understands the funds being used for advertising and marketing but not for operational funds. Ms. Trent said the City is a funding partner of GJEP and the City does have a place on their board of directors as an active member and participant. She said that is the funding mechanism of how GJEP uses all of the funds from their funding partners which is a financial contribution and what they do with that financial contribution is from the scope of their services.

Councilmember Coons asked to hear from the representative from GJEP.

Ann Driggers, President of GJEP, reviewed where the funds are being distributed.

Councilmember Coons questioned how their system works with all of their funding partners. Ms. Driggers said 75% of their funding comes from the private sector and has since 1984. However, GJEP does have similar agreements with the Town of Palisade, the City of Fruita and Mesa County. She said there are no restrictions on any of the funds that GJEP receives and they like to organize their programs as they see need and not be restricted and limited to spend the funds a certain way.

Councilmember Palmer questioned how GJEP paid their personnel prior to the City agreeing to help with the \$40,000 a year ago. Ms. Driggers said they received funding from the private sector.

Councilmember Spehar said he understands Councilmember Palmer's concerns but feels the City is lucky to be partners with an organization like this. He is comfortable with this expenditure and the way it is structured.

Rick Taggart, 2673 Dahlia Court, a Board Member for GJEP, wanted to review some of the concerns that Councilmember Palmer has. He reviewed the personnel cost issue and said that Ms. Driggers has spent a lot of time working on the CBI project.

Councilmember Palmer stated he wanted to voice his concerns regarding the operational costs.

Councilmember Spehar moved to authorize the City Manager to sign the Financial Participation Agreement with the Business Incubator in the amount of \$40,000. Councilmember Thomason seconded the motion. Motion carried.

Councilmember Spehar moved to authorize the City Manager to sign the Financial Participation Agreement with Grand Junction Economic Partnership in the amount of \$100,000. Councilmember Coons seconded the motion. Motion carried.

Councilmember Coons thanked both organizations for their contributions to the City.

Public Hearing – Hall 22 Road Commercial Annexation, Located at 778 22 Road [File #GPA-2006-240]

Request to annex 52.15 acres, located at 778 22 Road. The Hall 22 Road Commercial Annexation consists of 2 parcels.

The public hearing was opened at 8:34 p.m.

Kathy Portner, Assistant Community Development Director, reviewed this item. She said a Growth Plan Amendment will come to the City Council in January 2007. Ms. Portner said this meets all criteria and Staff recommends approval.

Doug Colaric said he is appearing on behalf of the petitioners and owners of the 52 acre site. He said they agreed with the Staff's comments.

There were no public comments.

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

a. Accepting Petition

Resolution No. 153-06 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Hall 22 Road Commercial Annexation, Located at 778 22 Road and Including a Portion of the 22 Road Right-of-Way is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3995 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hall 22 Road Commercial Annexation, Approximately 52.15 Acres, Located at 778 22 Road Including a Portion of the 22 Road Right-of-Way

Councilmember Palmer moved to adopt Resolution No. 153-06 and Ordinance No. 3995 on Second Reading and ordered them published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

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

Request to annex and zone 1 acre, located at Grand Valley Canal west of 29 ½ Road and north of D ¼ Road, to CSR (Community Services and Recreation). The Pear Park School No. 3 Annexation consists of 2 parcels.

The public hearing was opened at 8:39 p.m.

Kathy Portner, Assistant Community Development Director, reviewed this item. She said the strip of land being discussed is known as the Mesa County ditch. She said half of this land through a boundary discrepancy was not originally attached to the property and was not annexed. Ms. Portner said the City is the owner of the entire strip of land. She reviewed the future land use designation and the proposed zoning is CSR to match the rest of the City owned property to the south. Ms. Portner said Staff finds this property meets the requirements for annexation and meets the criteria for zoning.

There were no public comments.

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

a. Accepting Petition

Resolution No. 154-06 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Pear Park School No. 3 Annexation, Located at Grand Valley Canal West of 29 ½ Road and North of D ¼ Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 3996 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, the Pear Park School No. 3 Annexation, Approximately 1.00 Acre, Located at Grand Valley Canal West of 29 ½ Road and North of D ¼ Road

c. Zoning Ordinance

Ordinance No. 3997 – An 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

Councilmember Coons moved to adopt Resolution No. 154-06 and Ordinance Nos. 3996 and 3997 on Second Reading and ordered them published. Councilmember Spehar seconded the motion. Motion carried by roll call vote.

Public Hearing – Becerra Annexation and Zoning, Located at 244 28 ½ Road [File #ANX-2006-256]

Request to annex and zone 1.5 acres, located at 244 28 ½ Road, to RSF-4 (Residential Single Family 4 du/ac). The Becerra Annexation consists of one parcel and is a three part serial annexation.

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

Adam Olsen, Associate Planner, reviewed this item. He described the location, the site, the current use, the Future Land Use Designation and the Surrounding Land Use Designations. He identified the requested zoning and the zoning for the surrounding properties. He said Staff finds that the request meets the criteria of the Zoning and Development Code and the criteria of the Growth Plan. Mr. Olsen said the Planning Commission recommends approval.

There were no public comments.

The public hearing was closed at 8:47 p.m.

a. Accepting Petition

Resolution No. 155-06 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Becerra Annexation, Located at 244 28 ½ Road Including a Portion of the 28 ½ Road Right of Way is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 3998 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Becerra Annexation No. 1, Approximately 0.01 Acres, Located Within the 28 ½ Road Right-of-Way

Ordinance No. 3999 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Becerra Annexation No. 2, Approximately 0.20 acres, Located Within the 28 ½ Road Right of Way

Ordinance No. 4000 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Becerra Annexation No. 3, Approximately 1.29 Acres, Located at 244 28 ½ Road

c. Zoning Ordinance

Ordinance No. 4001 – An Ordinance Zoning the Becerra Annexation to RSF-4, Located at 244 28 ½ Road

Councilmember Spehar moved to adopt Resolution No. 155-06 and Ordinance Nos. 3998, 3999, 4000 on Second Reading and ordered them published. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

Councilmember Spehar moved to adopt Ordinance No. 4001 on Second Reading and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing – Humphrey Annexation and Zoning, Located at 412 30 ¼ Road
[File #ANX-2006-260]

Request to annex and zone 10.43 acres, located at 412 30 ¼ Road, to RMF-8 (Residential Multi Family 8 du/ac). The Humphrey Annexation consists of one parcel and is a three part serial annexation.

The public hearing was opened at 8:48 p.m.

Adam Olsen, Associate Planner, reviewed this item. He described the location, the site, the current use, the Future Land Use Designation and the Surrounding Land Use Designations. He identified the requested zoning and the zoning for the surrounding properties. He said Staff finds that the request meets the criteria of the Zoning and Development Code and the criteria of the Growth Plan. Mr. Olsen said the Planning Commission recommends approval.

Cliff Anson, 2185 Quail Court, stated that he works with the developer and was present to answer any questions.

There were no public comments.

The public hearing was closed at 8:52 p.m.

a. Accepting Petition

Resolution No. 156-06 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Humphrey Annexation, Located at 412 30 ¼ Road Right-of-Way is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 4002 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Humphrey Annexation No. 1, Approximately .10 Acres, Located Within the 30 ¼ Road Right-of-Way

Ordinance No. 4003 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Humphrey Annexation No. 2, Approximately .98 Acres, Located Within the 30 ¼ Road Right-of-Way

Ordinance No. 4004 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Humphrey Annexation No. 3, Approximately 9.35 Acres, Located at 412 30 ¼ Road

c. Zoning Ordinance

Ordinance No. 4005 – An Ordinance Zoning the Humphrey Annexation to RMF-8, Located at 412 30 ¼ Road

Councilmember Palmer moved to adopt Resolution No. 156-06 and Ordinance Nos. 4002, 4003, 4004, and 4005 on Second Reading and ordered them published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing – Pacheco-Woodbring Annexation, Located at 2814 C ¾ Road [File #GPA-2006-248]

Request to annex 10.13 acres, located at 2814 C ¾ Road. The Pacheco-Woodbring Annexation consists of one parcel.

The public hearing was opened at 8:53 p.m.

Ken Kovalchik, Senior Planner, reviewed this item. He said at the first reading there was a Growth Plan Amendment and since then that Growth Plan Amendment has been withdrawn because of some the issues involved with the request. Mr. Kovalchik said Staff finds the request meets annexation criteria and recommends approval.

There were no public comments.

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

a. Accepting Petition

Resolution No. 157-06 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Pacheco-Woodbring Annexation, Located at 2814 C $\frac{3}{4}$ Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4006 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado Pacheco-Woodbring Annexation, Approximately 10.13 Acres, Located at 2814 C $\frac{3}{4}$ Road

Councilmember Palmer moved to adopt Resolution No. 157-06 and Ordinance No. 4006 on Second Reading and ordered them published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Thomason asked how often are annexation maps updated. Ms. Trent said that the GIS will update the maps in about two weeks. She said a map can be created in just a few days.

Councilmember Palmer questioned if there is a map that shows the 201 boundary lines. Ms. Trent said yes there is. City Manager David Varley stated that it is very important that the GIS update the maps as soon as possible with new annexations and zonings.

Council President Doody stated that tomorrow is the 65th anniversary of the Pearl Harbor bombing and thanked all WWII veterans.

Adjournment

The meeting adjourned at 9:00 p.m.

Debbie Kemp, CMC
Deputy City Clerk