

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

**March 7, 2007**

The City Council of the City of Grand Junction convened into regular session on the 7<sup>th</sup> day of March 2007, at 7:01 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 City Manager David Varley, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Doody called the meeting to order. Councilmember Beckstein led in the pledge of allegiance. The audience remained standing for the invocation by Pastor Bob Litsheim, Director of SCRAM Ministries.

**Citizen Comments**

There were none.

**CONSENT CALENDAR**

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

It was moved by Councilmember Thomason, seconded by Councilmember Coons and carried by roll call vote to approve Consent Calendar items #1 through #13.

1. **Minutes of Previous Meeting**

*Action: Approve the Minutes of the February 21, 2007 Regular Meeting*

2. **Appointment of a Designated Voter for the City to Cast a Vote in the Upcoming Special Election**

The City Council has called a Special Election to allow additional debt financing of the Grand Junction Downtown Development Authority (DDA) to be repaid with the revenues derived from Tax Increment Financing (TIF). The City owns several properties in the DDA and is entitled to cast a ballot in the Special Election; however, because only natural persons can vote, the City must designate a representative to vote.

Resolution No. 34-07 - A Resolution Appointing a Designated Voter for the City of Grand Junction to Cast a Vote in the Special Election Scheduled April 3, 2007 Regarding Tax Increment Financing Debt

*Action: Adopt Resolution No. 34-07*

3. **Mesa County Animal Services Agreement**

The City of Grand Junction has an ongoing, annually renewable agreement with Mesa County for the control of dogs within the City limits. The City pays the county a percentage of the Animal Services budget based upon the City's percentage of total calls for service. The City's share of the budget for 2007 is 39.5% which equals to \$242,348. Payments are made to the County on a quarterly basis.

*Action: Authorize the Mayor to Sign the Animal Control Services Agreement with Mesa County in the Amount of \$242,348*

4. **Setting a Hearing on Zoning and Development Code Text Amendments Regarding Various Development Standards and Issues** [File #TAC-2007-006]

The City of Grand Junction requests approval to amend various sections and to add new sections to the Zoning and Development Code that pertain to Nonconforming Uses/Structures/Sites, Drive-through retail establishments, Zoning of annexed property, Residential zone designations, Lot size and setbacks for lots abutting tracts, Growth Plan Amendments and requests to rezone to Planned Development (PD).

Proposed Ordinance Amending Various Sections and Adding New Sections to the Zoning and Development Code to Address Issues with Nonconforming Structures and Sites, Drive-Through Retail Establishments, Zoning of Annexed Property, Residential Zone Designations, Alternative Surfacing of Vehicular Traffic Areas, Lot Size, Width and Setbacks for Lots Abutting Tracts, and Growth Plan Amendments with Planned Development Rezone Requests

*Action: Introduction of Proposed Ordinances and Set a Hearing for March 21, 2007*

5. **Setting a Hearing on Zoning the Cimarron Mesa Enclaves No. 1-4 Annexation, Located at 246, 248, 250, 256, 268 26 1/4 Road, 272 Linden Avenue, 2677 and 2685 S Highway 50** [File #ANX-2007-019]

Request to zone the Cimarron Mesa Enclaves No. 1-4 Annexation RSF-2, RSF-4, and C-1. The enclaves consist of 9 parcels of land and encompass 21.65 acres of land.

Proposed Ordinance Zoning the Cimarron Mesa Enclave No. 1 Annexation to RSF-4 Located at 269 26 1/4 Road

Proposed Ordinance Zoning the Cimarron Mesa Enclave No. 2 Annexation to RSF-4 Located at 256 26 ¼ Road

Proposed Ordinance Zoning the Cimarron Mesa Enclave No. 3 Annexation to RSF-2 and RSF-4 Located at 246, 248, and 250 26 ¼ Road

Proposed Ordinance Zoning the Cimarron Mesa Enclave No. 4 Annexation to C-1 Located at 272 Linden Avenue, 2677 and 2685 S. Highway 50

*Action: Introduction of Proposed Ordinances and Set a Hearing for March 21, 2007*

6. **Setting a Hearing on Zoning the Dyer/Green/Ottenburg Annexation, Located at 2981, 2991, 2993 and 2995 B Road** [File #ANX-2007-008]

Request to zone the 18.68 acre Dyer/Green/Ottenburg Annexation, located at 2981, 2991, 2993 and 2995 B Road, to RSF-4 (Residential Single Family 4 units per acre). This request for zoning includes four parcels east of the Mesa View Elementary School which currently have the County zoning of RSF-R.

Proposed Ordinance Zoning the Dyer/Green/Ottenburg Annexation to RSF-4 Located at 2981, 2991, 2993, and 2995 B Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for April 4, 2007*

7. **Setting a Hearing on Zoning the Home Lumber Annexation, Located at 2771, 2773 and 2779 D Road** [File #ANX-2006-360]

Request to zone the 15.79 acre Home Lumber Annexation, located at 2771, 2773 and 2779 D Road to I-1 (Light Industrial). This request for zoning includes three parcels which are currently zoned I-2 in the County.

Proposed Ordinance Zoning the Home Lumber Annexation to I-1 Located at 2771, 2773, and 2779 D Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for April 4, 2007*

8. **Setting a Hearing on Zoning the Wexford Annexation, Located at 2949 and 2953 D ½ Road** [File # ANX-2006-324]

Request to zone the 14.46 acre Wexford Annexation, located at 2949 and 2953 D ½ Road, to RMF-8 (Residential Multi Family 8 du/ac).

Proposed Ordinance Zoning the Wexford Annexation to RMF-8 Located at 2949 and 2953 D ½ Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for March 21, 2007*

9. **Setting a Hearing on Zoning the Heron's Nest Annexation, Located at 3125 D Road** [File #ANX-2006-350]

Request to zone the 9.43 acre Heron's Nest Annexation, located at 3125 D Road, to RSF-4 (Residential Single Family 4 du/ac).

Proposed Ordinance Zoning the Heron's Nest Annexation to RSF-4 Located at 3125 D Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for March 21, 2007*

10. **Setting a Hearing on the Morning View Annexation, Located at 2961, 2967 and 2973 D Road** [File #ANX-2007-018]

Request to annex 34.37 acres, located at 2961, 2967 and 2973 D Road. The Morning View Annexation consists of three parcels.

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

Resolution No. 35-07 – 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, Morning View Annexation Located at 2961, 2967, and 2973 D Road

*Action: Adopt Resolution No. 35-07*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Morning View Annexation, Approximately 34.37 Acres, Located at 2961, 2967 and 2973 D Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for April 18, 2007*

11. **Setting a Hearing on Knight and Durmas Annexation, Located at 842 21 ½ Road** [File #ANX-2007-023]

Request to annex 2.84 acres, located at 842 21 ½ Road. The Knight and Durmas Annexation consists of one parcel and is a two part serial annexation.

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

Resolution No. 36-07 – 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, Knight and Durmas Annexation Located at 842 21 ½ Road

*Action: Adopt Resolution No. 36-07*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Knight and Durmas Annexation No. 1, Approximately 1.42 Acres, Located at 842 21 ½ Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Knight and Durmas Annexation No. 2, Approximately 1.42 Acres, Located at 842 21 ½ Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for April 18, 2007*

12. **Setting a Hearing on the Brady Trucking Annexation, Located at 356 27 ½ Road** [File #ANX-2007-035]

Request to annex 4.22 acres, located at 356 27 ½ Road. The Brady Trucking Annexation consists of one parcel.

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

Resolution No. 37-07 – 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, the Brady Trucking Annexation, Located at 356 27 ½ Road

Action: Adopt Resolution No. 37-07

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, the Brady Trucking Annexation, Approximately 4.22 Acres, Located at 356 27 ½ Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for April 18, 2007

13. **Setting a Hearing on the Promontory Annexation, Located at the end of Sierra Vista Road** [File #ANX-2006-280]

Request to annex 5.88 acres, located at the end of Sierra Vista Road on Orchard Mesa. The Promontory Annexation consists of one vacant parcel, including a portion of B Road, Clymer Drive, and Sierra Vista Road right-of-way, and is a four part serial annexation.

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

Resolution No. 38-07 – 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, the Promontory Annexation, Located at the East End of Sierra Vista Road, Including a Portion of B Road, Clymer Drive and Sierra Vista Road Right-of-Way

Action: Adopt Resolution No. 38-07

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, the Promontory Annexation No. 1, Approximately .01 Acres, a Portion of B Road Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, the Promontory Annexation No. 2, Approximately .12 Acres, a Portion of B Road and Clymer Drive Rights-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, the Promontory Annexation No. 3, Approximately .31 Acres, a Portion of B Road, Clymer Drive and Sierra Vista Road Rights-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, the Promontory Annexation No. 4, Approximately 5.44 Acres, Located at the East End of Sierra Vista Road, Including a Portion of B Road, Clymer Drive and Sierra Vista Road Rights-of-Way

*Action: Introduction of a Proposed Ordinance and Set a Hearing for April 18, 2007*

## **ITEMS NEEDING INDIVIDUAL CONSIDERATION**

### **Purchase of a Police Patrol In-Car Video System**

Allow the purchase of an in-car video system for marked Police Patrol vehicles. This request is for 32 video systems. Currently, there are 30 vehicles in the fleet. With the addition of the Street Crimes Unit, two more marked units will be added, bringing the total to 32 marked units in the fleet for 2007.

Bob Russell, Police Commander, reviewed this item. He explained the reason for the request, and stated that it will capture events during and after an officer contacts individuals. The research showed this brand to be the best product available and it will integrate with the TAC Net system. It will reduce the amount of equipment needed in the cabs of the police vehicles. He noted that a grant for the equipment was awarded in the amount of \$98,723; an additional \$47,677 is needed to acquire the product

Councilmember Palmer asked if there is additional equipment needed for the product. Commander Russell said an additional server will be needed and will cost about \$30,000. That is not included in this request. That server will have other functions as well.

Councilmember Hill pointed out that this technology will improve public safety. He asked Commander Russell to give examples of that improvement. Commander Russell described several examples of the benefits including that the video will provide training materials, citizen demeanor will be improved, professionalism of the officers, i.e. ensuring integrity and documenting such, assistance in prosecution and for officers' safety. The public is starting to expect police cars to have in-car video.

Councilmember Thomason asked if such videos are admissible in court. Commander Russell said that it depends on how the video was taken and how the interview was conducted as well as all other court rules that apply. City Attorney Shaver added that the chain of custody is also of consideration. Audio is also recorded.

Councilmember Coons asked if the officers are required to tell the individual that an in-car video is in use. Commander Russell stated that, in Colorado, a notice is not required for

the video but the laws vary from State to State. However, when an individual is told, many times they modify their behavior.

Councilmember Palmer asked about the cost per vehicle. Commander Russell said that the cost is about \$4,570 per vehicle.

Councilmember Palmer moved to authorize the Purchasing Division to purchase the in-car video system from Integrian, Inc. (the unit manufacturer) in Morrisville, NC in the amount of \$146,400. Councilmember Thomason seconded the motion. Motion carried.

### **Acquisition of Grand Mesa Reservoir No. 1**

Proposal for the Water Enterprise Fund to acquire Grand Mesa Reservoir #1 (GMR#1), from the Grand Mesa Reservoir Company, and to consolidate all of the City's Grand Mesa Reservoir Company shares of water into GMR#1.

Terry Franklin, Water Services Manager, reviewed this item. Negotiations took place in 2005 with the Grand Mesa Reservoir Company. An offer was made and the deal fell through. The Company has now approached the City and asked for the offer again. The City owns 22% of the Company. Acquisition will allow the City to file a more senior water right and add additional acre feet to the City's supplies.

Councilmember Spehar noted it was a good deal two years ago and still is. The Council consensus was that it was a good deal.

Councilmember Spehar moved to authorize the City Manager to sign an agreement with Grand Mesa Reservoir Company to acquire Grand Mesa Reservoir #1 (GMR#1), from the Grand Mesa Reservoir Company, and to consolidate the City's Grand Mesa Reservoir Company shares of water into GMR#1. Councilmember Beckstein seconded the motion. Motion carried.

### **Funding Recommendations for Arts and Cultural Events and Projects**

Commission on Arts and Culture recommendations to the City Council for grants to support arts and cultural events, projects, and programs in Grand Junction.

Doug Clary, Chair of the Commission on Arts and Culture, displayed the list of recommendations for awards to the various arts and cultural agencies. Every request was funded to some degree; only a few could be fully funded. Allison Sarmo, Cultural Arts Coordinator, noted that the Commission is so grateful to have these funds to "incubate" these events which can then stand on their own in the future.

Councilmember Coons noted that all the grants are for specific events, none are for operating funds.

Councilmember Hill moved to approve recommendations from the Commission on Arts and Culture for grant funding. Councilmember Coons seconded the motion. Motion carried.

### **Purchase of Integrated Wireless Radio System**

The project will provide an integrated Wireless Radio System to support mobile, high speed, secure network access for City vehicles, including Police, Fire, EMS, Public Works, Planning, and Administration. The implementation has been broken into multiple phases for budgeting purposes. The selected vendor will be used for all phases.

Jim Finlayson, Information Systems Manager, reviewed this item. He described the system being proposed, noting it is simpler and more affordable than many of the systems looked at. There is potential to expand the wireless system outside the City limits. The research shows it to be a good solution. It will be used by police officers on the scene, pulling up photos and other background information. For the fire department, particularly in the ambulance, reports can be completed in transit and reports can be sent to the hospital before the patient arrives. For the fire fighting side, firefighters can pull up photos of buildings and the neighborhood. It will also be helpful to engineers in the field. The request was not budgeted as it was not available when the budget was developed. The bulk of the cost will be in the next budget cycle. The amount being requested is to launch the first phase.

Councilmember Palmer asked what the cost will be per vehicle. Mr. Finlayson said \$3,300 per vehicle. Councilmember Palmer asked about the rest of the request. Mr. Finlayson stated that is for the ancillary equipment to run the system.

Councilmember Spehar asked if this is likely to expand outside the City limits. Mr. Finlayson said that it probably will but even with this phase there will still be connectivity in the outer areas, just lower bandwidth so not as much capability.

Councilmember Palmer asked about the County changing systems. Mr. Finlayson explained how that would be compatible. Councilmember Palmer asked if there will be more cost in future phases. Mr. Finlayson stated that for the future phases there will be additional costs. Councilmember Palmer asked what the total dollar amount is for all phases. Mr. Finlayson said that it would be somewhere between \$500,000 to \$600,000 for up to 100 vehicles and may go beyond the City limits itself.

Councilmember Coons asked about the compatibility with the County network. Mr. Finlayson said that this will actually improve the compatibility. Councilmember Coons

asked about the software compatibility. Mr. Finlayson stated that it does not affect software. The City has access to the County system, and this will give the County better access to the City system.

Councilmember Palmer asked about the budget for this since it was an unexpected expenditure. Ron Lappi, Administrative Services and Finance Director, stated that they are asking for approval of the pilot project, and then will come back later in the year to Council for the supplemental budget appropriation to appropriate from the IS fund, which has the funds. He said that \$3,600 for each vehicle cost will be expensed out through the general fund. The cost of the backbone system will come from IS.

Councilmember Hill clarified that it is up to each individual department to decide the number of vehicles to be included and use their budget to pay for the system.

Councilmember Palmer asked what the urgency is; why not wait till next budget cycle? Mr. Lappi said that the users are excited; they have been working on it for 9 months. They were originally looking at \$2 million for just the City network. The safety aspect in the ambulances alone makes it urgent.

Councilmember Spehar clarified that each department will decide how many vehicles they want this in, but the backbone is out of the IS fund. He doesn't mind considering this out of the budget cycle because there are processes in place that allow for this.

Mr. Lappi advised that this might be partially reimbursed by the E-911 board; it will be a good use of their funds, as it will help the whole valley.

Councilmember Coons asked if the State Patrol be able to use the system. Mr. Finlayson said it probably would not be worth the cost because it would only be available to them within the valley range. They probably are currently using cellular technology. He stated that this is one of the urgent reasons for the request. The City is currently struggling with the problems with cell phone technology; it is very problematic in this valley.

Councilmember Palmer asked if it puts a burden on dispatch. Mr. Finlayson stated that it relieves dispatch from the burden. They are hoping to be able to send the in-car video back to the station so the Commander can see what is happening via high speed networking.

Councilmember Coons moved to authorize the City Purchasing Division to award the integrated wireless radio system project to Twin Eagle Consulting, L.L.C., Lake George, CO for a total price of \$176,650.50. Councilmember Spehar seconded the motion. Motion carried.

**Construction Contract for 2007 Concrete Repair for Street Overlays**

The 2007 Concrete Repair for Street Overlays includes replacement of hazardous or damaged sections of concrete curb and gutter, sidewalk and drainage pans that are adjacent to streets scheduled to be overlaid with asphalt pavement this summer.

Tim Moore, Public Works and Planning Director, reviewed this item. This is the annual project in anticipation of the overlay project annually. There are thirteen areas that have some problems that need repair before the paving can happen. There were four bidders with Reyes Construction, Inc. being the low bidder. Some areas are to bring handicap accessible ramps up to Code.

Councilmember Spehar expressed the City's efforts in addressing these issues annually so the maintenance is ongoing and not deferred. Councilmember Palmer agreed.

Councilmember Palmer moved to authorize the City Manager to sign a construction contract for the 2007 concrete repair for street overlays with Reyes Construction, Inc. in the amount of \$386,113. Councilmember Beckstein seconded the motion. Motion carried.

**Construction Contract for 2007 Water Line Replacement Project**

Award of a Construction Contract to Sorter Construction, Inc. in the amount of \$304,049 for the 2007 Water Line Replacement Project.

Tim Moore, Public Works and Planning Director, reviewed this item. This is the first of two upgrades to the water system. This project is in Orchard Mesa, Santa Clara and LaVeta, where there have been some leaks. Two bids were received. Sorter Construction was the low bidder.

Councilmember Coons asked about the leakage and the impact on some flooding in Orchard Mesa. Mr. Moore advised that situation was a different area.

Councilmember Beckstein moved to authorize the City Manager to sign a construction contract for the 2007 Water Line Replacement Project with Sorter Construction, Inc. in the amount of \$304,049. Councilmember Coons seconded the motion. Motion carried.

**Construction Contract for Patterson Road Retaining Wall Repair**

The Patterson Road Retaining Wall repair consists of repairing the stucco surface on the concrete retaining wall located along the north side of Patterson Road, adjacent to

Willowbrook Subdivision. The repair work will take place on the north (residents') side of the retaining wall.

Tim Moore, Public Works and Planning Director, reviewed this item. This project is maintenance work that has been put off and needs to be done. Graffiti and accidents damaged the south side and that repair was done. Now the north side needs repair. Three bids were received and Vista Paving was the low bidder. Traffic control won't be an issue.

Council President Doody asked how often repairs are needed. Mr. Moore said this wall was installed in 1986 and has not ever been repaired.

Councilmember Thomason asked about the disparity in the low bid and the next highest. Mr. Moore said that was discussed and Staff is comfortable with the low bid.

Councilmember Palmer moved to authorize the City Manager to sign a construction contact for the Patterson Road retaining wall repair with Vista Paving Inc., in the amount of \$51,136.50. Councilmember Beckstein seconded the motion. Motion carried.

### **Memorandum of Understanding with Mesa County and School District #51 for Pear Park Elementary Bicycle/Pedestrian Access Improvements**

The proposed Memorandum of Understanding with Mesa County and School District #51 covers the purchase of a property on the southeastern corner of the school property and construction of a bicycle/pedestrian path to reduce the walking route to school by 2,000 feet for kids that live south and east of the school.

Tim Moore, Public Works and Planning Director, reviewed this item. The MOU is in response to an accident that happened on January 11<sup>th</sup>. An elementary student was struck by a vehicle and brought the awareness to the forefront of the situation. A meeting was held following that accident and ideas were developed to improve pedestrian safety. Some shoulder improvements have been made but a more direct connection from the neighborhoods is needed. Mesa County found a property that could serve as a corridor to make a more direct and safer route. An offer was made on the property which has a house on it and the offer was accepted. The City along with the School District is proposing partnering on that purchase and the construction of the new path. City and County limits are a patchwork in that area which is why the City is a partner in the MOU.

Councilmember Palmer praised the three entities for coming together so quickly and finding a solution. The property being purchased is exactly in the right place.

Councilmember Coons agreed and thanked the neighborhood for coming together too.

Councilmember Spehar agreed and added that these issues should be considered when annexations are done and the patchwork situation that occurs in the annexation methods.

Councilmember Hill asked if there was an opportunity to get the same value for less. Mr. Moore said the lot is narrow and the safety and visibility of the path were considerations to ensure it would be a comfortable and safe route for the users and their parents.

Council President Doody asked about the School District's ability to plan for this in advance. Mr. Moore said the School District is in a better position now and those conversations have taken place.

Councilmember Thomason moved to authorize the Mayor to sign a Memorandum of Understanding with Mesa County and School District #51 for Pear Park Elementary Pedestrian Improvements. Councilmember Coons seconded the motion. Motion carried.

Councilmember Hill said he voted in favor in the spirit of safety for the kids and cooperation with the other entities but hopes less expensive methods can be explored.

Council President Doody called for a recess at 8:20 p.m.

The meeting was called back to session at 8:30 p.m.

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

Request to zone the 52.15 acre Hall 22 Road Commercial Annexation, located at 778 22 Road, to I-1 (Light Industrial).

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

David Thornton, Principal Planner, reviewed this item. He described the site, noting the property has already been annexed. He identified the surrounding existing zoning and the surrounding uses. The request meets the rezone criteria and the Planning Commission recommended approval.

Doug Colaric, representing the applicant, said this is the third in a series of steps taken with this property. First, the property had to be included in the 201 sewer service boundary. Then a Growth Plan Amendment occurred. The surrounding properties are industrial in nature. He concurred with all Staff's comments.

There were no public comments.

The public hearing was closed at 8:35 p.m.

Councilmember Hill noted that Council has seen this property a number of times and he feels the zoning fits.

Councilmember Spehar agrees with the location being near the interstate and the interchange.

Ordinance No. 4037 – An Ordinance Zoning the Hall 22 Road Commercial Annexation to I-1, Located at 778 22 Road

Councilmember Spehar moved to adopt Ordinance No. 4037 on Second Reading and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

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

Request to zone the 14.27 acre Kelley Annexation, located at 849 21 ½ Road, to I-1 (Light Industrial).

The public hearing was opened at 8:38 p.m.

David Thornton, Principal Planner, reviewed this item. Like the previous item, the property went through annexation, a Growth Plan Amendment, and now zoning. It was just added to the 201 sewer service boundary a little over a year ago. He described the site, the Land Use Designation, and the previous County zoning. It is adjacent to the Job Site property and other surrounding properties are industrial/commercial properties. The request meets the zoning criteria and the Planning Commission recommended approval.

Brian Bray, the applicant, 880 26 ½ Road, reviewed the main points covered by Mr. Thornton. He noted there is a huge need for industrial property in Grand Junction.

There were no public comments.

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

Ordinance No. 4038 – An Ordinance Zoning the Kelley Annexation to I-1 Located at 849 21 ½ Road

Councilmember Coons moved to adopt Ordinance No. 4038 on Second Reading and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

**Public Hearing – Rezoning Property Located at 641 Horizon Drive** [File #PFP-2006-296]

Request approval of a rezone of 8.76 acres located at 641 Horizon Drive from RSF-1 (Residential Single Family 1 du/ac) to RSF-4 (Residential Single Family 4 du/ac). If approved, the applicant is proposing a 4 lot single-family subdivision on 1 acre of land. The remaining acreage will remain in its current use as a church. The applicant has submitted a preliminary/final plan in conjunction with the rezone application. The preliminary plan will be presented to the Planning Commission upon approval of the rezone.

The public hearing was opened at 8:42 p.m.

Ken Kovalchik, Senior Planner, reviewed this item. He noted that a preliminary/final plan is being reviewed in conjunction with this request. He described the site and the surrounding uses. He noted the site is designated as residential medium. The surrounding areas are both residential low and residential medium, with some Planned Development sites to the south. Planning Commission found that the request did meet the rezone criteria and forwarded a recommendation for approval.

Councilmember Beckstein advised that she is a member of that church and asked if that is a conflict. City Attorney Shaver said her mere membership is not a problem. He asked if she is on the board or has any financial involvement. Councilmember Beckstein said she does not. Mr. Shaver said he does not see a conflict.

Loren Ennis, 2307 E ½ Road, representing the applicant, said the applicant felt four units per acre would fit better than the eight.

There were no public comments.

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

Councilmember Hill said he had not seen this type of a request before where the property is adjacent to a church. He asked how that works with the Code. City Attorney Shaver said a plan will still be forthcoming; this is just the first step so that issues will be reviewed. He stated that nothing prohibits residential next to a church. Councilmember Hill asked if the remainder of the property could go to residential at some point. City Attorney Shaver said yes but it will be developed by City standards.

Councilmember Palmer said he is very comfortable with taking an open area and putting it to a good use.

Councilmember Hill stated that there are a number of natural and manmade barriers that create the transition for the requested zoning so he would not have a problem with the higher density. However, he would have liked to have seen a request for RMF-8.

Councilmember Spehar agreed, this location would have been a good place for higher density.

Ordinance No. 4039 – An Ordinance Rezoning the Logan Creek Subdivision from RSF-1 to RSF-4, Located at 641 Horizon Drive

Councilmember Palmer moved to adopt Ordinance No. 4039 on Second Reading and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

**Public Hearing – Vacation of Public Rights-of-Way, El Poso Neighborhood – Portions of Peach Street, West Ouray Avenue, West Grand Avenue, and Various Alleys** [File #VR-2006-354]

Request to vacate 1.829 acres of various rights-of-way within the El Poso neighborhood.

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

Senta L. Costello, Associate Planner, reviewed this item. She described the improvements that were made to the streets, curb, gutter, and sidewalks. Prior to those improvements, excess right-of-way was obtained and now that the improvements are completed, the excess right-of-way is no longer needed and the request is to return those properties to the adjacent property owners. Easements are being retained as needed. One property will be landlocked but an access easement is being retained.

There were no public comments.

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

Ordinance No. 4040 – An Ordinance Vacating Rights-of-Way Within the El Poso Neighborhood Including Portions of Peach Street, West Ouray Avenue, West Grand Avenue, and Various Alleys

Councilmember Coons moved to adopt Ordinance No. 4040 on Second Reading and ordered it published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

**Public Hearing – Zoning and Development Code Text Amendments Regarding Sign Package Permits** [File #TAC-2007-006]

The City of Grand Junction proposes revisions to the Zoning and Development Code to allow any site or sites that function as one site through the sharing of access and/or parking to be considered for a sign package by receiving approval from the Planning Commission.

The public hearing was opened at 8:57 p.m.

Lisa Cox, Planning Manager, reviewed this item. She described the challenge for developments in a straight zone where there is shared access or parking, there is no opportunity for those developers to aggregate their signage. The change in the Zoning and Development Code will allow that application process. Ms. Cox listed a number of benefits to the proposed change to the Code. Encouraging joint access on corridors where there are many access points is one main benefit. The Planning Commission reviewed the request and recommends approval. She detailed the changes for the Council.

Councilmember Coons asked how that will be handled with new ownership. Ms. Cox said a new application can be made, but it will need approval from the Planning Commission.

Councilmember Spehar asked if that changes the maximum sign size. Ms. Cox says it does not affect the formula.

Councilmember Hill asked Ms. Cox to relate that to an example. Ms. Cox used the Home Depot and PetSmart as examples. Councilmember Hill asked for clarification that no more signage is allowed but just packaged and allocated. Ms. Cox replied that it is voluntary, not mandated.

Ms. Cox noted that if approved, a resolution will be brought forward establishing the fee.

Councilmember Spehar thought it was appropriate and supported the change.

There were no public comments.

The public hearing was closed at 9:08 p.m.

Ordinance No. 4041 – An Ordinance Amending Sections 1.12 and 4.2, Tables 2.1 and 2.3, and Adding Section 2.21 of the Zoning and Development Code, Sign Regulations, to Allow for Sign Permits as a Separate Application

Councilmember Thomason moved to adopt Ordinance No. 4041 on Second Reading and ordered it published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

There was none.

**Adjournment**

The meeting adjourned at 9:10 p.m.

Stephanie Tuin, MMC  
City Clerk