

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

**October 1, 2007**

The City Council of the City of Grand Junction convened into regular session on the 1<sup>st</sup> day of October 2007 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Gregg Palmer, Doug Thomason, Linda Romer Todd, and Council President Jim Doody. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and Deputy City Clerk Debbie Kemp.

Council President Jim Doody called the meeting to order. Councilmember Coons led in the Pledge of Allegiance. The audience remained standing for the invocation by Reverend Michael Torphy, Religious Science Spiritual Center.

**Proclamations**

Proclaiming October 3, 2007 as “ENERGY STAR Change a Light Day” in the City of Grand Junction

Proclaiming October 6, 2007 as “Oktoberfest Day” in the City of Grand Junction

Proclaiming the Week of October 7 through October 13, 2007 as “Fire Prevention Week” in the City of Grand Junction

Proclaiming the Week of October 8 through October 12, 2007 as “National 4-H Week” in the City of Grand Junction

Proclaiming October, 2007 as “Drug Endangered Children’s Awareness Month” in the City of Grand Junction

**Council Comments**

Councilmember Beckstein spoke on behalf of the Grand Valley Regional Transportation Committee (GVRTC), which oversees transportation in the Grand Valley. GVRTC would like to get the word out on how dangerous it is for pedestrians, and automobiles to be involved in an accident with a train. There is a 20% more likely chance to be involved in a collision with a train than another automobile. The GVRTC would like the public and the school system to let kids know what is involved in train collisions, and how serious they are. Nearly all crashes happen when a train is going less than 30 miles per hour. At 55 miles per hour it would take the length of 18 football fields for a train to stop.

Councilmember Thomason stated that on Tuesday, September 25, 2007, there was an official celebration for the completion of the installation of the turf at Stoker Stadium. JUCO, the City, Mesa State College, and the School District were supporters of the turf.

A few members of the Denver Broncos football team came to Grand Junction for the celebration, and it was a great day. He thanked everyone who participated in the celebration.

### **Citizen Comments**

There were none.

### **CONSENT CALENDAR**

Councilmember Hill read the items on the Consent Calendar. Councilmember Hill then moved to approve the Consent Calendar. It was seconded by Councilmember Palmer and carried by roll call vote to approve the Consent Items #1 through #4.

1. **Minutes of Previous Meetings**

*Action: Approve the Minutes of the Special Meeting of September 13, 2007, and the Minutes of the September 17, 2007 and the September 19, 2007 Regular Meetings*

2. **Change to City Council Meeting Schedule**

The City's Code of Ordinances, Sec. 2-26, requires the meeting schedule be determined by resolution. Resolution No. 01-07 set the meeting schedule for the year 2007. With the change to the meeting schedule to include Mondays as regular meetings, it is necessary to amend that schedule.

Resolution No. 137-07 – A Resolution of the City of Grand Junction Amending the Meeting Schedule for the Grand Junction City Council

*Action: Adopt Resolution No. 137-07*

3. **Whiskey River Parking and Sign Revocable Permit Located within the 28 ¼ Road Right-of-Way**

Request for a Revocable Permit to allow 10 existing parking spaces and an existing free standing sign to exist within the 28 ¼ Road right-of-way.

Resolution No. 138-07 – A Resolution Concerning the Issuance of a Revocable Permit to Boyd Holdings, Inc.

*Action: Adopt Resolution No. 138-07*

4. **Professional Services Contract for the Completion of a Sewer Basin Study in Conjunction with the City of Grand Junction Comprehensive Plan**

This study will provide decision-making tools for staff and policy makers when evaluating land use alternatives and relative impacts to the Persigo Sewer System.

*Action: Authorize the City Manager to Sign a Professional Services Contract for the Completion of a Comprehensive Sewer Basin Study with Black and Veatch for an Amount Not to Exceed \$119,660*

**ITEMS NEEDING INDIVIDUAL CONSIDERATION**

**Public Hearing—Rezoning Sunpointe North Subdivision (Proposed Ruby Ranch Subdivision) Located on the Southwest Corner of 26 Road and G ½ Road** [File #PP-2007-058]

A request to rezone the subject property from R-2 (Residential—2 units per acre) to R-4 (Residential—4 units per acre), to be in compliance with the Growth Plan.

The public hearing opened at 7:31 p.m.

Greg Moberg, Planning Services Supervisor, reviewed this item. He stated that the property is bound on the west by the Grand Valley Highline Canal with Blue Heron Meadows Subdivision on the other side of the canal. G ½ Road is north and 26 Road is located to the east of the subject property. Jacobson's Pond Subdivision is across 26 Road to the east. Directly south is 2.7 acres of vacant land. The County zoning was RSF-2. The Future Land Use Map designated this area to develop in the Residential Medium category of 4 to 8 dwelling units per acre. The request is consistent with Future Land Use Plan and the Growth Plan. Public facilities and services are available or will be made available. The rezone criteria in Section 2.6.A of the Zoning and Development Code have all been met. The Planning Commission as well as Staff recommends approval.

Keith Ellers of Ciavonne, Roberts, and Associates, representing the applicant, was present, had nothing to add, but was available for questions.

There were no public comments.

The public hearing was closed at 7:36 p.m.

City Attorney Shaver advised that Councilmember Beckstein has disclosed with past occurrences that Ciavonne, Roberts, and Associates is a client of her employer, but that the relationship will not affect her ability to review the item without bias. City Councilmembers were in agreement.

Councilmember Palmer commented about the layout for the entrance to the property, and stated it will work out well.

Ordinance No. 4118—An Ordinance Rezoning 8.42 Acres of Land Located on the Southwest Corner of 26 Road and G ½ Road from R-2 to R-4 (Sunpointe North Subdivision)

Councilmember Palmer moved to adopt Ordinance No. 4118 and ordered it published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

**Public Hearing—Vacating Lujan Circle Right-of-Way and Utility Easements Shown on the Sunpointe North Subdivision Plat** [File #PP-2007-058]

Located near the southwest corner of 26 Road and G ½ Road, Lujan Circle is a dedicated yet not constructed right-of-way with a couple of utility easements shown on the Sunpointe North Subdivision plat. The request to vacate the right-of-way and utility easements is subject to approval and recordation of a final plat that is compliant with the Zoning and Development Code for the future Ruby Ranch Subdivision.

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

Greg Moberg, Planning Services Supervisor, reviewed this item. He stated that the subdivision is located adjacent to the Grand Valley Highline Canal on the west with Blue Heron Meadows Subdivision on the other side of the canal. G ½ Road is north and 26 Road is located to the east of the subject property. Jacobson's Pond Subdivision is across 26 Road to the east. Directly south is 2.7 acres of vacant land. The subdivision was approved in 1984. The Sunpointe North Subdivision Plat consists of nine lots. The proposed new road alignment will allow for better neighborhood interconnectivity. Trail connections will be made per the Urban Trails Master Plan. The request is consistent with goals and policies of the Growth Plan and the North Central Valley Plan. All criteria for vacations of public rights-of-way and easements found in Section 2.11.c of the Zoning and Development Code have been met. The Planning Commission as well as Staff recommends approval.

Keith Ellers of Ciavonne, Roberts, and Associates, representing the applicant, added that putting the new proposal together is wiping the slate clean to allow a new start from a fresh outlook.

There were no public comments.

The public hearing was closed at 7:43 p.m.

Ordinance No. 4119—An Ordinance Vacating Undeveloped Right-of-Way Known as Lujan Circle and Several Drainage, Irrigation and Utility Easements as Shown on the Sunpointe North Subdivision Plat Located at the Southwest Corner of 26 Road and G ½ Road

Councilmember Hill moved to adopt Ordinance No. 4119 and ordered it published. Councilmember Coons 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 7:44 p.m.

Debbie Kemp, CMC  
Deputy City Clerk