

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

**October 3, 2007**

The City Council of the City of Grand Junction convened into regular session on the 3<sup>rd</sup> day of October 2007 at 7:05 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 Hill led in the Pledge of Allegiance.

**Citizen Comments**

Carl Mitchell, 582 Grand View Court, stated that in August 2006 Ashbury Heights Cache LLC filed an application for a PUD with the Planning Department that included a request for a vacation of a right-of-way easement, rezone, and a subdivision plat. It was signed by Joe Leo as President of the Falls 2004 Homeowner's Association. Mr. Mitchell stated that Mr. Leo did not have any authority to sign because Section 2.11 of the Code requires ownership of the property. He requests that the applicant Ashbury Heights Cache LLC be removed from the petition for the vacation of the right-of-way easement.

Council President Doody advised Mr. Mitchell that a meeting is being set-up with City Attorney John Shaver, Public Works and Planning Director Tim Moore, and Planning Manager Lisa Cox in the near future to address this issue.

Council President Doody recognized County Commissioner Janet Rowland and Mesa County District Attorney Pete Hautzinger for being present in the audience.

**Council Recognitions**

Recognition of Outstanding Citizens for their Lifesaving Efforts

Joe Stevens, Parks and Recreation Director, recited a story that happened on September 17, 2007 at the Senior Recreation Center involving a homeless man. The story was an example of the good efforts people put forth to help others during difficult times.

Police Chief Gardner spoke, and thanked the people for helping someone in distress. Fire Chief Watkins echoed Chief Gardner's words, and thanked the citizens for stepping in.

Parks and Recreation Director Stevens recognized Emily Wright, a Parks and Recreation Department employee, who was present in the audience for all her hard work at the Senior Recreation Center.

Certificates of recognition were presented by Parks and Recreation Director Stevens to Al LeFebre, Mary Stewart, Virginia Dodd, Ralph Piland, and Greta Piland as outstanding citizens in their community for their lifesaving efforts.

### **CONSENT CALENDAR**

Councilmember Coons read the items on the Consent Calendar noting that regarding Item #2, the Brady South Zoning, the first reading is being continued to October 17, 2007, and she made a motion to approve the Consent Calendar. It was seconded by Councilmember Hill, and carried by roll call vote to approve the Consent Items #1 through #4, with item #2 being continued to October 17<sup>th</sup>.

1. **Setting a Hearing on Zoning the Gentry Annexation, Located at 805 22 Road**  
[File #ANX-2007-215]

Request to zone the 8.46 acre Gentry Annexation, located at 805 22 Road, to I-1 (Light Industrial). The property is located on the Northwest corner of H Road and 22 Road.

Proposed Ordinance Zoning the Gentry Annexation to I-1 (Light Industrial) Located at 805 22 Road

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

2. **Setting a Hearing on Zoning the Brady South Annexation, Located at 347 and 348 27 ½ Road and 2757 C ½ Road** [File #GPA-2007-051] – Continued from September 19, 2007

SLB Enterprises, LLC, owners of the properties located at 347 and 348 27 ½ Road and 2757 C ½ Road are requesting zoning of the properties from County Heavy Industrial (I-2) to Light Industrial (I-1) and Industrial Office Park (I-O). Planning Commission heard the request at its September 11, 2007 meeting and recommended approval of the Industrial/Office Park (I-O) zoning for all three parcels.

Proposed Ordinance Zoning the Brady South Annexation to Industrial/Office Park (I-O) Zone District, Located at 347 and 348 27 ½ Road and 2757 C ½ Road

*Action: Continued to October 17, 2007*

3. **Setting a Hearing on Zoning the Ute Water Annexation, Located at 825 22 Road** [File #ANX-2007-220]

Request to zone the 47.86 acre Ute Water Annexation, located at 825 22 Road, to I-1 (Light Industrial).

Proposed Ordinance Zoning the Ute Water Annexation to I-1 (Light Industrial)  
Located at 825 22 Road

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

4. **Sundance Village Easement Vacation, Located at 2464 Thunder Mountain Drive** [File #VE-2007-233]

Vacation of a portion of a multi-purpose, drainage, and irrigation easement located underneath an existing garage in Sundance Village Phase 1.

Resolution No. 139-07—A Resolution Vacating a Multi-Purpose, Drainage, and Irrigation Easement in Sundance Village Phase I, Located at 2464 Thunder Mountain Drive

*Action: Adopt Resolution No. 139-07*

**ITEMS NEEDING INDIVIDUAL CONSIDERATION**

**COPS Grant for Mesa County Meth Task Force**

The Grand Junction Police Department has applied for, and been awarded a \$449,777 Grant from the United States Department of Justice, COPS Office. The grant was applied for on behalf of the Mesa County Meth Task Force with support of the DA's office, Mesa County Sheriff's Office Meth Task Force, and Mesa State College.

Troy Smith, Deputy Chief of Police, reviewed this item. He talked about the process of the grant, and the many who contributed towards its receipt. The grant will be used to build upon community outreach. It is a reimbursable grant in that the money has to be spent first, and then reimbursed. The plan is to use \$199,000 of the money to pay for a new, dedicated Meth Prosecutor for the District Attorney's Office. He asked City Council to accept the grant, and requested that authority be given to the City Manager to disburse the funds.

Councilmember Coons noted that there were members of the Executive Committee for the Meth Task Force present in the audience to support this proposal.

Councilmember Palmer stated that he appreciated the efforts of the Grand Junction Police Department, Mesa County, and the District Attorney's Office, and thanked everyone who participated.

Councilmember Hill thanked everyone involved in the participation of this grant, and stated that it helps our community.

Council President Doody acknowledged the fine example of partnership within the community. He recognized Deputy Chief Troy Smith for all his hard work.

Councilmember Palmer moved to authorize the City Manager to accept the grant award of \$449,777, and disburse the funds in accordance with the grant proposal. Councilmember Beckstein seconded the motion. Motion carried.

### **Public Hearing—Expand Designated Outdoor Dining Downtown**

Some restaurant owners in the downtown area would like to expand their businesses to include sidewalk dining. This necessitates amending Chapter 32, Article III of the City Code of Ordinances, which regulates commercial use of public rights-of-way in the downtown area.

The public hearing opened at 7:33 p.m.

John Shaver, City Attorney, reviewed this item. It will increase the area of authority in the downtown area for sidewalk dining in the downtown area, specifically on the new, redesigned 7<sup>th</sup> Street, and ultimately on the new, redesigned Colorado Avenue. He stated that sidewalk dining has been a significant success for the downtown.

Councilmember Coons asked if the new dining establishments would be covered by the same rules and regulations as the current ones. City Attorney Shaver replied that they would need to secure pieces of the right-of-way for the use of the sidewalk as the existing establishments had to do.

Councilmember Hill commented that the outdoor dining has created a good vibrancy for the downtown area. He is very excited to see this expand.

Councilmember Palmer stated that outdoor dining has been a success for the downtown area, and to include the Colorado Avenue project will even make it better. There is a new sense of ambiance downtown, and a sense of vitality.

The public hearing was closed at 7:37 p.m.

Ordinance No. 4120—An Ordinance Amending Chapter 32, Article III City Code of Ordinances, Regulating Commercial Use of Public Right-of-Way in Downtown Area, To Revise Designated Downtown Areas for Sidewalk Dining

Councilmember Todd moved to adopt Ordinance No. 4120, and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

**Public Hearing—Rowell Rezone, Located at 2593 G Road** [File #RZ-2007-048]

Request to rezone 1.06 acres, located at 2593 G Road, from R-1 (Residential—1 du/ac) to R-2 (Residential—2 du/ac).

The public hearing opened at 7:39 p.m.

Ronnie Edwards, Associate Planner, reviewed this item. She described the location and the site. She said the subject property was annexed in August of 2000 with the G Road South Enclave, and was zoned RSF-1 with the annexation, equivalent to the existing Mesa County Zoning. The Future Growth Plan designation for this property, and adjacent parcels is Residential Low (1/2 - 2 ac/du). Properties in the area have developed residentially, consistent with the Growth Plan and Future Land Use Map. The adjacent property to the west was rezoned in April of 2006 from R-1 to R-2, and is currently being reviewed for a subdivision. The R-2 Zone does support the Future Land Use Map, and the goals and policies of the Growth Plan. Planning Commission recommends approval of the requested zoning because it is consistent with the Growth Plan, and the Code.

There were no public comments.

The public hearing was closed at 7:41 p.m.

Ordinance No. 4121—An Ordinance Rezoning a Parcel of Land from Residential—One Unit Per Acre (R-1) to Residential—Two Units Per Acre (R-2), Located at 2593 G Road (Rowell Rezone)

Councilmember Thomason moved to adopt Ordinance No. 4120, and ordered it published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

Councilmember Todd wanted to remind the public of the upcoming meetings on October 16<sup>th</sup>, 17<sup>th</sup>, and 18<sup>th</sup> for the open public forum for the Comprehensive Plan, and would like for the public to participate in the vision for the community. There will be ads in the newspapers to advise the public of the locations of the meetings.

**Adjournment**

The meeting adjourned at 7:43 p.m.

Debbie Kemp, CMC  
Deputy City Clerk