

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

**December 3, 2007**

The City Council of the City of Grand Junction convened into regular session on the 3<sup>rd</sup> day of December 2007 at 7:02 p.m. in the City Auditorium. Those present were, Councilmembers Teresa Coons, Bruce Hill, Gregg Palmer, Doug Thomason, Linda Romer Todd, and Council President Pro Tem Bonnie Beckstein. Absent was Council President Jim Doody. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Pro Tem Bonnie Beckstein called the meeting to order. Councilmember Todd led in the Pledge of Allegiance. The audience remained standing for the invocation by David Eisner of Congregation Ohr Shalom

**Proclamations**

Proclaiming December 13, 2007 as "Mesa State College Alumni Day" in the City of Grand Junction

Proclaiming December 15, 2007 as "Bill of Rights Day" in the City of Grand Junction

**Council Comments**

Councilmember Hill attended the Annual El Pomar Foundation Award presentation in Colorado Springs honoring local non-profits in the State of Colorado. The three local non-profits that made it to the finals were Mountains to Mesa, Girls on the Run, and Grand Junction's Hilltop, who won the top honors in their category.

**Citizen Comments**

There were none.

**Presentations**

City Youth Council (CYC) —Introduce New Members, and Update Council on their Recent Retreat

Shandie Case, Council Youth Mayor, and a Junior at Grand Junction High School, had the members of the City Youth Council that were in attendance introduce themselves. Ellen Garcia, Vice Mayor, and a Junior at Central High School is in her 2<sup>nd</sup> year on the Youth Council. Brea LaBonte, Secretary, and a Junior at Grand Junction High School is in her 3<sup>rd</sup> year on the Youth Council. Rebecca Cackler, is a Junior at Grand Junction High School, and this is her 1<sup>st</sup> year on the Youth Council. Hudson Hawks, a Sophomore at Fruita Monument High School is in his 2<sup>nd</sup> year on the Youth Council,

and Baylee Ragar, from Grand Junction High School, is in her 3<sup>rd</sup> year on the Youth Council. The names of the absent CYC members who could not attend, due to an Honor Society function, were listed.

Youth Mayor Case showed pictures from the retreat in Glenwood Springs. They were involved in team building and communication skills training. They also had an Assets for Youth training program that talked about youth needs, what youth from the community are looking for, and what will help youth succeed in Grand Junction. The CYC participated in the chip game for the Comprehensive Plan. The objectives they set up are: for the CYC to have more interaction with the City Council to support the opinion of the youth; and to provide youth with more activities and opportunities in City government and in Grand Junction overall. The CYC developed a new Code of Conduct and are going to complete a service project.

Youth Mayor Case described the new elements of their annual dance and the events they will be doing this year. The events include a dodge ball tournament, an 8<sup>th</sup> grade graduation party, and participation in Colorado Close-Up. She revealed the results from an extensive survey CYC did finding that CYC needs to be more known to the youth in the community, focus on more activities for teens, represent more teen's opinions, and publicize more effectively throughout the schools. In addition, there is a need for more input and interaction from the City Council.

Councilmember Thomason asked why there will not be a New Year's Eve party this year. Youth Mayor Case stated that they found in training that if an event is hosted three times, and the results are not optimum, then they should go in another direction. This year they decided to divide the events into separate age activities, such as an 8<sup>th</sup> grade graduation party, and then an event geared for high school students.

Councilmember Hill said more conversation and connectivity with the City Council was a welcomed idea. There are a variety of committees where individual CYC members could be paired with a City Councilmember, in addition to participating in workshops. He would be happy to bring a CYC member to any of the committee meetings.

Councilmember Todd likes to see the CYC focus in on those things that were just suggested by Councilmember Hill, and get more involved in Constitution Day for example.

Councilmember Coons stated she will look at the CYC assets review information distributed. She asked if CYC has thought about getting involved with younger kids too. Youth Mayor Case said the Youth Council has discussed it, and they have found that it seems like the older age group needs more help than the younger group.

Councilmember Coons asked what separates the Grand Junction Youth Council, and the Mesa County Teen Leadership Commission, and do the two groups work together on anything. Youth Mayor Case said they have attended meetings together, but have not been able to make the link together. She does agree that it is a good idea to get involved with them.

Councilmember Beckstein thanked the CYC for all their work, and lauded what they have put together, commending both the members and their parents for supporting the City Youth Council.

### **CONSENT CALENDAR**

Councilmember Hill read the items on the Consent Calendar, and 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 November 19, 2007 and the November 21, 2007 Regular Meetings*

2. **Setting a Hearing on Zoning the Davis Annexation, Located at 488 23 Road**  
[File # ANX-2007-297]

Request to zone the 1.55 acre Davis Annexation, located at 488 23 Road, to R-2 (Residential 2 du/ac).

Proposed Ordinance Zoning the Davis Annexation to R-2, Located at 488 23 Road

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

3. **Setting a Hearing on the Zoning the Cooper-Tucker Annexation, Located at 2825 D Road** [File #ANX-2007-289]

Request to zone the 11.47 acre Cooper-Tucker Annexation, located at 2825 D Road, to I-1 (Light Industrial).

Proposed Ordinance Zoning the Cooper-Tucker Annexation to I-1 (Light Industrial), Located at 2825 D Road

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

4. **Setting a Hearing on Zoning the Krummel Annexation, Located at 2953 Highway 50** [File #ANX-2007-294]

Request to zone the 1.74 acre Krummel Annexation, located at 2953 Highway 50, to R-4 (Residential, 4 units per acre). The Krummel Annexation consists of one parcel and is located on the south side of Highway 50 directly west of Buena Vista Drive on Orchard Mesa.

Proposed Ordinance Zoning the Krummel Annexation to R-4 (Residential, 4 units per acre), Located at 2953 Highway 50

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

#### ITEMS NEEDING INDIVIDUAL CONSIDERATION

**Public Hearing—Zoning the Ingle Annexation, Located at 436 Clear Creek Drive** [File #ANX-2007-269]

Request to zone the 5.90 acre Ingle Annexation, located at 436 Clear Creek Drive, to R-5 (Residential, 5 units per acre).

The public hearing opened at 7:34 p.m.

Faye Hall, Associate Planner, reviewed this item. She described the request and the location. She then entered the staff report and the attachments into the record. The Planning Commission recommended approval. The applicant was not present.

There were no public comments.

The public hearing was closed at 7:35 p.m.

Ordinance No. 4151—An Ordinance Zoning the Ingle Annexation to R-5 (Residential, 5 Units Per Acre), Located at 436 Clear Creek Drive

Councilmember Palmer moved to adopt Ordinance No. 4151, and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

**North Avenue Corridor Plan, Phase One** [File #PLN-2007-322]

A resolution adopting the North Avenue Corridor Plan, a plan for the future development and redevelopment of the North Avenue Corridor, a 3 mile section from 12<sup>th</sup> Street to the I-70 Business Loop.

Kathy Portner, Neighborhood Services Manager, reviewed this item. She stated that this part of North Avenue is Phase One. The purpose is to sustain and revitalize the corridor. The Plan addresses market, financial, regulatory, physical, and political aspects of the corridor. The preferred alternative identifies areas of the corridor that would be opportunities for a variety of uses: at the west end of the college for student related uses, moving to the east with Senior Housing, grocery and neighborhood retail, residential and multifamily, office uses, mixed use, and government function, and the last sector a regional, retail type of use. Ms. Portner said that parcel assemblage may be needed for the implementation of additional uses.

Ms. Portner said there is a need to improve the sidewalk network as it is sporadic and in disrepair. There is a need to upgrade the median where it exists, as well as improved landscaping, and a number of other improvement elements. The formation of a Business Improvement District is one idea that was suggested. Just what the City's role should be in the redevelopment is yet to be determined. Regarding the larger retail sites, especially those that lose their tenants, it might create an opportunity for redevelopment with housing which existing zoning would allow for, but it is a matter of directing those possibilities.

Ms. Portner advised that the Plan meets the goals and policies of the existing Growth Plan, and meets the criteria for a Corridor Plan in the Zoning and Development Code. She recommended adoption of the Plan.

Councilmember Hill asked what adopting this plan would allow. Ms. Portner said it sets a course of action, and it is not advocating any other action, except perhaps an overlay zone. The Growth Plan works with this Plan.

Councilmember Coons asked if there would be an opportunity to use low water plantings. Ms. Portner replied yes.

Councilmember Palmer said he had heard from a business owner asking about traffic flow and signage, and asked why North Avenue is being singled out. Councilmember Palmer's response was to make North Avenue something unique. Ms. Portner agreed.

Ms. Portner stated that it was hard to walk along North Avenue, and sections will look different because some buildings are up to the right-of-way line. There will need to be transportation improvements, but in no way do they want to restrict the flow of traffic.

Tim Moore, Public Works and Planning Director, said North Avenue is actually a State Highway right now, and they will be working on doing an exchange with Colorado Department of Transportation (CDOT) once the Riverside Parkway is completed. CDOT's purpose is traffic flow and medians do play a role in traffic control.

Councilmember Hill asked regarding traffic signal coordination, what is the City's Master Plan for fiber to all signals.

Mr. Moore said that there is a contract with CDOT to manage all signals on North Avenue. There is fiber optic already installed between 1<sup>st</sup> and 12<sup>th</sup> Streets on North Avenue.

Councilmember Palmer asked how are changes, such as signage, going to be handled and will existing signs, etc., be grandfathered in. Mr. Moore said that grandfathering is an option; however, there might be a way to devise a timeline for compliance after discussion with owners and policy-makers.

City Attorney Shaver said that amortization is a good tool to use, as well as an overlay zone, as there may be different issues to address in the various sections of the corridor.

Councilmember Todd was concerned about making a decision without enough public input. She asked what percentage of owner participation was there at the two open houses. Ms. Portner stated at the first open house the number was close to 200, which she found to be surprisingly high; however, the second open house was not as well attended.

Councilmember Todd would still like to provide an opportunity for more community involvement, and find a balance between the upgrades required, and the cost to the owners. Ms. Portner said that will be the process for implementation, as they need to have local business owners be cheerleaders for the Plan.

Councilmember Hill said he was glad to hear there is interest in the Plan. He agrees the Plan does need a cheerleader. He said the City can lay the groundwork but the Owners' Association needs to further it and come to the policy-makers with ideas. He said there are a lot of good elements in the Plan. Regarding regulatory requirements, there is a need to have some sensitivity to comments from the public, and he has heard very optimistic responses to the Plan. He also commented that the City needs to identify the hospital on North Avenue as the VA Hospital.

Councilmember Palmer said he has heard the Plan is very timely, and the owners know their market share is dwindling, but find change scary. There is a need for an association, and the City can sit down with the owners along the corridor and find ways to help. The timing is great to recognize the needs now, and not 20 years from now. He is very comfortable with this Plan.

Councilmember Coons likes focusing on the west end, and would like Mesa College and the student population to be active in their ideas regarding the growth in and around the area even though this phase ends at 12<sup>th</sup> Street.

Councilmember Beckstein was in agreement for blending both phases to complement Mesa State's plans, by having student and facility involvement to bring enterprise they need on the west side and eliminate the need to commute east.

Councilmember Todd asked if the association should be in place first before the plan. Ms. Portner said it was important to have the plan first as it provides the market data, and what the possibilities are, and then the association can focus on the course of action.

Laurie Kadrich, City Manager, added that a plan is a tool for economic development to help the community see a professional study, and a needs assessment for that corridor could give newcomers an idea of what could be developed along that corridor.

Councilmember Hill said he is optimistic about North Avenue, mainly due to 29 Road and the development in the Pear Park area. It may be the adjustment needed for that market area. He believes that the City is ahead of the curve on this one. He asked if Phase II is in the budget, or is there a funding time line.

Ms. Portner said that some funds were put into the 2008 Budget, but pieces of Phase II are falling into place with Mesa State College's Plan, and the Downtown Plan. These plans will help build the base for Phase II.

Councilmember Hill said the City may be able to get the full corridor done, and that the College is very interested in being a part of the Plan.

Councilmember Todd said she is supporting the Plan, but wants to see the business owners encouraged to be participants, and does not want to put even one owner out of business. She wants it to be the business owners who buy into the Plan, rather than the City being the impetus for the Plan.

Councilmember Palmer would like to see more opportunity for housing, and more of a neighborhood created. He said most business owners know that they need to invest in their businesses, and he supports the City providing the opportunity for owners to buy into the Plan. He is very supportive of this Plan.

Councilmember Hill reiterated it is up to the City to assist in the implementation, and he looks forward to the future success of the Plan.

Councilmember Beckstein said she has seen a lot of changes, and can visualize what can be done with an association. She would like to see North Avenue brought back to life.

Resolution No. 174-07—A Resolution Adopting the North Avenue Corridor Plan as a Part of the Grand Junction Growth Plan

Councilmember Coons moved to adopt Resolution 174-07. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.

Council President Pro Tem Beckstein welcomed the students from the AP Government class in attendance.

**Other Business**

There was none.

**Adjournment**

The meeting adjourned at 8:29 p.m.

Stephanie Tuin, MMC  
City Clerk