

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

April 14, 2008

The City Council of the City of Grand Junction convened into regular session on the 14th day of April 2008 at 7:05 p.m. in the City Auditorium. Those present were Councilmembers Bruce Hill, Gregg Palmer, Doug Thomason, Linda Romer Todd, and Council President Jim Doody. Councilmembers Bonnie Beckstein and Teresa Coons were absent. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Doody called the meeting to order. Councilmember Palmer led in the Pledge of Allegiance. Invocation was given by Jim Hale, Spirit of Life Christian Fellowship.

Proclamations

Proclaiming April as “Alcohol Awareness Month” in the City of Grand Junction

Proclaiming April as “Child Abuse Prevention Month” in the City of Grand Junction

Proclaiming April as “Month of the Young Child” in the City of Grand Junction

Proclaiming April 14, 2008 as “Habitat Building Colorado Day” in the City of Grand Junction

Council Comments

There were none.

Citizen Comments

Jim Hale, Spirit of Life Christian Fellowship, 3795 G 3/10 Road, Palisade, informed City Council about the upcoming Sharefest event and also that National Day of Prayer is May 1st this year. He explained what will be happening in conjunction with the Sharefest event which involves 25 different churches reaching out to help others especially seniors and shut-ins. Arc All Mighty is the website with a password of sharefestgj to log on and see what is happening and where help is needed.

There will be two local observances of National Day of Prayer on Thursday, May 1st. One on the courthouse steps at 12:15 p.m. and the other will be at the First Nazarene Church at 7:00 p.m.

CONSENT CALENDAR

Councilmember Thomason read the items on the Consent Calendar, and then moved to approve the Consent Calendar. It was seconded by Councilmember Hill, and carried by roll call vote to approve Consent Items #1 through #14.

1. Minutes of Previous Meetings

Action: Approve the Minutes of the March 31, 2008, and the April 2, 2008, Regular Meetings

2. Contracts for Spring Cleanup Program

This approval request is for the award of contracts for the rental of dump trucks with drivers to haul debris and refuse to designated collection sites; and rental and hauling of roll-off containers to carry debris and refuse from designated collection sites to the Mesa County Landfill, as part of the City's Annual Spring Cleanup Program for 2008.

Action: Authorize the Purchasing Division to enter into contracts with J & K Trucking, LLC to provide thirteen (13) dump trucks with drivers for an estimated amount of \$82,550; and Waste Management of Colorado to provide the rental and hauling of twelve (12) roll-off containers, for an estimated amount of \$75,250, to complete the duration of the two week City Spring Cleanup Program

3. Contract for Outsourced Printing and Copying

Approval request for two contract awards for the City of Grand Junction outsourced printing and copying requirements.

Action: Authorize the City Purchasing Division to Award the Printing/Copying Contracts to CopyCopy and Peczuh Printing

4. Rescinding the Mersman Annexation, Located at 3037 D Road [File #ANX-2007-356]

Staff requests that the City Council formally rescind the Mersman Annexation petition presented to City Council on January 14, 2008 and continued (as per request) at the February 20, 2008 meeting. The annexation involved the Mersman property located at 3037 D Road.

Resolution No. 36-08—A Resolution Rescinding Resolution No. 04-08 Concerning a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, and Releasing Land Use Control, Mersman Annexation, Located at 3037 D Road

Action: Adopt Resolution No. 36-08

5. **Setting a Hearing to Rezone the Trail Side Subdivision, Located at 381 31 5/8 Road** [File #PP-2007-321]

A request to rezone 9.15 acres, located at 381 31 5/8 Road, from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac).

Proposed Ordinance Rezoning the Property known as the Trail Side Subdivision to R-5 (Residential 5 du/ac), Located at 381 5/8 Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 5, 2008

6. **Setting a Hearing on the Vacation of Public Right-of-Way, South 6' of Second Avenue West of South 9th Street** [File #VR-2007-316]

Request to vacate the south 6' of the Second Avenue right-of-way west of S. 9th Street.

Proposed Ordinance Vacating the South 6' of Right-of-Way for Second Avenue, Located West of South 9th Street

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 5, 2008

7. **Setting a Hearing Zoning the Carter-Page Annexation, Located at 2793 D Road** [File #ANX-2008-046]

Request to zone the 6.29 acre Carter-Page Annexation, located at 2793 D Road, to I-2 (General Industrial).

Proposed Ordinance Zoning the Carter-Page Annexation to I-2 (General Industrial), Located at 2793 D Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 5, 2008

8. **Setting a Hearing Zoning the Prather Annexation, Located at 243 29 Road** [File #ANX-2008-048]

Request to zone the 0.55 acre Prather Annexation, located at 243 29 Road, to R-4 (Residential 4 du/ac).

Proposed Ordinance Zoning the Prather Annexation to R-4, (Residential 4 du/ac), Located at 243 29 Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 5, 2008

9. **Setting a Hearing Zoning the Willow Wood Village Annexation, Located at 3147 E Road** [File#ANX-2008-033]

Request to zone the 7.94 acre Willow Wood Village Annexation, Located at 3147 E Road, to R-8 (Residential 8 du/ac).

Proposed Ordinance Zoning the Willow Wood Village Annexation to R-8 (Residential 8 du/ac), Located at 3147 E Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 5, 2008

10. **Setting a Hearing Zoning the Summers Annexation, Located at 2144 Broadway** [File #ANX-2008-028]

Request to zone the 0.90 acre Summers Annexation, located at 2144 Broadway, to B-1 (Neighborhood Business).

Proposed Ordinance Zoning the Summers Annexation to B-1 (Neighborhood Business), Located at 2144 Broadway

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 5, 2008

11. **Vacation of Easements in the Glens at Canyon View Subdivision Now Known as Sundance Village, Located at 2459 F ¼ Road** [File #FP-2007-078]

Request to vacate two sanitary sewer easements, three multi-purpose easements and one drainage easement that were dedicated as part of the Glens at Canyon View Subdivision, now known as the proposed Sundance Village.

Resolution No. 48-08—A Resolution Vacating Various Utility/Drainage Easements within Block 2 of the Glens at Canyon View, Phase I, Property Located at 2459 F ¼ Road

Action: Adopt Resolution No. 48-08

12. **Setting a Hearing Zoning the Lambert Annexation, Located at 2813 C ¾ Road** [File#ANX-2008-045]

Request to zone the 10.14 acre Lambert Annexation, located at 2813 C ¾ Road, to I-1 (Light Industrial) and includes a portion of the C ¾ Road Right-of-Way

Proposed Ordinance Zoning the Lambert Annexation to I-1 (Light Industrial), Located at 2813 C ¾ Road and a Portion of the C ¾ Road Right-of-Way.

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 5, 2008

13. **Setting a Hearing on the Thorson Annexation, Located at 2972 D Road** [File #ANX-2008-071]

Request to annex 0.81 acres, located at 2972 D Road. The Thorson Annexation consists of 1 parcel and a portion of the adjacent D Road right-of-way.

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

Resolution No. 49-08—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, Thorson Annexation, Located at 2972 D Road, Including a Portion of the D Road Right-of-Way

Action: Adopt Resolution No. 49-08

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, the Thorson Annexation, Approximately 0.81 Acres, Located at 2972 D Road, Including a Portion of the D Road Right-of-Way

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 19, 2008

14. **Installation of Art at Duck Pond and Sherwood Parks**

Through a competitive process open to Mesa County artists, the Commission on Arts and Culture has selected, and recommends commissioning, local artists Vinje Lawson and Lylamae Chedsey to create ceramic tile murals for the new restroom buildings at Sherwood Park and Duck Pond Park through the 1% for the Arts Program.

Action: Approve Selection of the Artists and Artwork for the Two Park Restroom Projects

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing - ThreeP Development Annexation and Zoning, Located at 519 30 Road [File #ANX-2008-019]

Request to annex and zone 1.66 acres, located at 519 30 Road, to B-1 (Neighborhood Business). The ThreeP Development Annexation consists of 1 parcel and includes a portion of the 30 Road right-of-way.

The public hearing was opened at 7:30 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She described the site and the location. She asked that the Staff report and the attachments be entered into the record. The request meets the Zoning and Development Code criteria. The Planning Commission recommended approval. The applicant was present to answer questions.

There were no public comments.

The public hearing was closed at 7:32 p.m.

Councilmember Palmer noted that this is a nice opportunity for an infill project.

a. Accepting Petition

Resolution No. 50-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as ThreeP Development Annexations, Located at 519 30 Road Including a Portion of the 30 Road Right-of-Way is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4213—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, ThreeP Development Annexation, Approximately 1.66 acres, Located at 519 30 Road Including a Portion of the 30 Road Right-of-Way

c. Zoning Ordinance

Ordinance No. 4214—An Ordinance Zoning the ThreeP Development Annexation to B-1, (Neighborhood Business), Located at 519 30 Road.

Councilmember Palmer moved to adopt Resolution No. 50-08, and adopt Ordinance Nos. 4213 and 4214, and ordered them published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Public Hearing - Schuckman Annexation and Zoning, Located at 231 28 ½ Road
[File #ANX-2008-018]

Request to annex and zone 0.87 acres, located at 231 28 ½ Road, to R-8 (Residential 8 du/ac). The Schuckman Annexation consists of 1 parcel, includes a portion of the 28 ½ Road right-of-way, and is a 3 part annexation.

Senta L. Costello, Associate Planner, advised the Schuckman's are present and are asking that their hearing be continued to May 5th. The City Council, noting the number of hearing items already scheduled for May 5th asked if May 19th would work for the Schuckman's.

Russ Shuckman, 829 West Main Street, the applicant, said he preferred the May 19th date for the continuance.

a. Accepting Petition

Resolution No. 51-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Schuckman Annexations No. 1, 2, 3, Located at 231 28 ½ Road Including a Portion of the 28 ½ Road Right-of-Way is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 4215—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Schuckman Annexation No. 1, Approximately 0.02 acres, Located within the 28 ½ Road Right-of-Way

Ordinance No. 4216—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Schuckman Annexation No. 2, Approximately 0.08 acres, Located within the 28 ½ Road Right-of-Way

Ordinance No. 4217—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Schuckman Annexation No. 3, Approximately 0.77 acres, Located at 231 28 ½ Road and Including a Portion of the 28 ½ Road Right-of-Way

c. Zoning Ordinance

Ordinance No. 4218—An Ordinance Zoning the Schuckman Annexation to R-8, (Residential 8 du/ac), Located at 231 28 ½ Road

Councilmember Hill moved to continue the public hearing and the consideration of adopting Resolution No. 51-08 and Ordinance Nos. 4215, 4216, and 4217 to May 19th. Councilmember Todd seconded the motion. Motion carried.

Public Hearing - Martin Annexation and Zoning, Located at 2107 H Road [File #ANX-2008-017]

Request to annex and zone 2.95 acres, located at 2107 H Road, to I-1 (Light Industrial). The Martin Annexation consists of 1 parcel.

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

Justin T. Kopfman, Associate Planner, reviewed this item. He described the site and the location. He asked that the Staff report and the attachments be entered into the record. He stated the requests do meet the criteria of the Zoning and Development Code and recommended approval. The applicant was present but did not wish to speak.

There were no public comments.

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

a. Accepting Petition

Resolution No. 52-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Martin Annexation, Located at 2107 H Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4219—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Martin Annexation, Approximately 2.95 acres, Located at 2107 H Road

c. Zoning Ordinance

Ordinance No. 4220—An Ordinance Zoning the Martin Annexation to I-1, (Light Industrial), Located at 2107 H Road.

Councilmember Todd moved to adopt Resolution No. 52-08, and adopt Ordinance Nos. 4219 and 4220, and ordered them published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

City Manager Laurie Kadrich highlighted the luncheon meeting with the School Board and Superintendent. She saw many opportunities for additional partnerships that will save taxpayer dollars.

Council President Doody said when he attended the groundbreaking for the Chipeta School site, those partnerships were mentioned and it was evident that not many communities have that benefit.

Councilmember Hill was pleased that the discussion about the selection of school sites and ensuring that infrastructure can be provided.

Councilmember Todd said such meetings like that one are promising for the future in the partnerships and relationships that can be developed.

City Manager Laurie Kadrich advised she is leaving for vacation and Deputy City Manager Rich Englehart will be able to assist them with any issue while she is away.

Adjournment

The meeting adjourned at 7:43 p.m.

Stephanie Tuin, MMC
City Clerk