

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

June 2, 2008

The City Council of the City of Grand Junction convened into regular session on the 2nd day of June 2008 at 7:01 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Jim Doody, Bruce Hill, Doug Thomason, Linda Romer Todd, and Council President Gregg Palmer. Councilmember Teresa Coons was absent. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and Deputy City Clerk Debbie Kemp.

Council President Palmer called the meeting to order. Councilmember Thomason led in the Pledge of Allegiance. Invocation was given by Pastor Mike MacFarlane, New Day Ministries.

Council Comments

Council President Palmer said that on Memorial Day, he went to the Veterans Cemetery with Councilmember Doody for a ceremony that paid homage to those that have given the ultimate sacrifice protecting constitutional rights and freedom. He found it to be very inspiring.

Council President Palmer said he also attended JUCO Baseball the rest of the weekend and he thanked Councilmember Thomason for his participation and contribution to JUCO as a member of the Lions Club. He also thanked Councilmember Hill for all of his hard work for JUCO.

Councilmember Hill thanked Council President Palmer and said he would also like to thank Jamie Hamilton for acknowledging the City of Grand Junction and the local area Chamber of Commerce who have been co-sponsors of JUCO since day one.

Councilmember Todd asked about comments during JUCO with reference to the recycle program the City started. City Manager Kadrich stated that the report from Darren Starr, committee member for JUCO and also lead supervisor for recycling, sanitation, and streets was extremely positive. The tonnage of recycling and the numbers of volunteers far surpassed what was planned. She stated that a report on this will be forthcoming.

Citizen Comments

There was none

CONSENT CALENDAR

Councilmember Todd 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 7.

1. Minutes of Previous Meetings

Action: Approve the Joint Persigo Meeting Minutes of the April 30, 2008 Meeting, the May 19, 2008 and the May 21, 2008 Regular Meetings and the Minutes of the May 21, 2008 Special Session

2. Airport Improvement Program Grants at Grand Junction Regional Airport

AIP-35 is for resurfacing of Runway 11/29 in preparation of a total rebuild in eight to ten years. The project will remove and replace approximately 2 inches of the runway surface and then grooved. The grant amount is \$5,301,595.00. The second grant, AIP-36 is for funding of a Master Plan study for the airport. The grant amount is \$391,980.00. The Supplemental Co-sponsorship Agreement is required by the FAA as part of the grant acceptance by the City.

Action: Authorize the Mayor to Sign FAA AIP-35 Grant for a Runway Rehabilitation and AIP-36 for a Master Plan Study at Grand Junction Regional Airport and Authorize the City Manager to Sign the Supplemental Co-sponsorship Agreements for AIP-35 and AIP-36

3. Setting a Hearing on the Houghton Annexation, Located at 2964 D Road [File #ANX-2008-120]

Request to annex 4.02 acres, located at 2964 D Road. The Houghton Annexation consists of 1 parcel.

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

Resolution No. 73-08—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, Houghton Annexation, Located at 2964 D Road

Action: Adopt Resolution No. 73-08

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Houghton Annexation, Approximately 4.02 Acres, Located at 2964 D Road

Action: Introduction of Proposed Ordinance and Set a Hearing for July 14, 2008

4. Setting a Hearing on the Phillips-Ford Annexation, Located at 2894 Orchard Avenue [File #ANX-2008-117]

Request to annex 0.53 acres, located at 2894 Orchard Avenue. The Phillips-Ford Annexation consists of 1 parcel and a portion of adjacent Orchard Avenue right-of-way.

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

Resolution No. 74-08—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, Phillips-Ford Annexation, Located at 2894 Orchard Avenue, Including a Portion of the Orchard Avenue Right-of-Way

Action: Adopt Resolution No. 74-08

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Phillips-Ford Annexation, Approximately 0.53 Acres, Located at 2894 Orchard Avenue, Including a Portion of Orchard Avenue Right-of-Way

Action: Introduction of Proposed Ordinance and Set a Hearing for July 14, 2008

5. Setting a Hearing on the Pioneer Meadows Annexation, Located at 3126 and 3134 E Road [File #ANX-2008-078]

Request to annex 9.24 acres, located at 3126 and 3134 E Road. The Pioneer Meadows Annexation consists of two parcels and a portion of the E Road Right-of-way.

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

Resolution No. 75-08—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, Pioneer Meadows Annexation, Located at 3126 and 3134 E Road Including a Portion of the E Road Right-of-Way

Action: Adopt Resolution No. 75-08

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Pioneer Meadows Annexation, Approximately 9.24 Acres, Located at 3126 and 3134 E Road Including a Portion of the E Road Right-of-Way

Action: Introduction of Proposed Ordinance and Set a Hearing for July 14, 2008

6. Setting a Hearing on Zoning the Burnett Annexation, Located at 2846 ½ C Road [File #ANX-2008-099]

Request to zone the 1.09 acre Burnett Annexation, located at 2846 ½ C Road, to R-4 (Residential 4-du/ac).

Proposed Ordinance Zoning the Burnett Annexation to R-4 (Residential 4-Du/Ac), Located at 2846 ½ C Road

Action: Introduction of Proposed Ordinance and Set a Hearing for June 16, 2008

7. Setting a Hearing on Zoning the Simon Annexation, Located at 3076 and 3080 F ½ Road [File # ANX-2008-106]

Request to zone the 6.30 acre Simon Annexation, located at 3076 and 3080 F ½ Road to R-2 (Residential 2-du/ac).

Proposed Ordinance Zoning the Simon Annexation to R-2 (Residential 2-Du/Ac), Located at 3076 and 3080 F ½ Road

Action: Introduction of Proposed Ordinance and Set a Hearing for June 16, 2008

ITEMS NEEDING INDIVIDUAL CONSIDERATION**Public Hearing—Andy's Liquor Mart Growth Plan Amendment** [File #GPA-2008-058]

Request adoption of a resolution to amend the Growth Plan Future Land Use Map for property known as 145 Belford Avenue, 925 N. 2nd Street, and 927 N. 2nd Street from Residential High (12+ du/ac) to Commercial.

The public hearing was opened at 7:11 p.m.

Brian Rusche, Senior Planner, reviewed this item. He requested that the Staff report and attachments be entered into the record. He described the site, and the current uses. He noted the surrounding uses and zoning. He stated that the request meets all of the criteria of the Zoning and Development Code for an amendment to the Growth Plan and reviewed that criteria. Mr. Rusche said that the request is consistent with the goals and policies of the Growth Plan. He advised that this area is part of the North Avenue Corridor Plan. Staff and Planning Commission recommend approval.

Council President Palmer asked Mr. Rusche if, under the 2.5.C of the Zoning and Development Code, all the criteria need to be met. Mr. Rusche replied that if the City Council finds that there was an error in the Growth Plan, then no additional criteria need to be considered. However, if there is no error, then the rest of the criteria need to be met.

The applicant was present but had nothing to add.

The public hearing was closed at 7:17 p.m.

Councilmember Hill advised Mr. Rusche that he did a nice job on the presentation and showing that it is about future land use. However, he disagrees with Mr. Rusche on the analysis on the error in the Growth Plan; just because there is residential there, it is not necessarily the foundation of future land use. He does, however, find that all of the other criteria in 2.5.C were met.

Council President Palmer asked who's cost would it be for the alley to be paved. Mr. Rusche said if the applicant needs to use the alley for access, then it would be at their expense to pave it. If they don't plan to use the alley, then they are asked to sign a document to participate in a future alley improvement district.

Resolution No. 76-08—A Resolution Amending the Growth Plan of the City of Grand Junction to Designate Approximately 0.324 Acres Located at 145 Belford Avenue and 925 and 927 North Second Street, Known as the Andy's Liquor Mart Growth Plan Amendment, from Residential High (12+ Du/Ac) to Commercial

Councilmember Hill moved to adopt Resolution No. 76-08. 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 was adjourned at 7:21 p.m.

Debbie Kemp, CMC
Deputy City Clerk