

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

November 3, 2008

The City Council of the City of Grand Junction convened into regular session on the 3rd day of November 2008 at 7:03 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Jim Doody, Bruce Hill, Doug Thomason, Linda Romer Todd, and Council President Gregg Palmer. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Palmer called the meeting to order. Councilmember Beckstein lead in the Pledge of Allegiance.

Father Edmundo Valera, St. Joseph's Catholic Church, led the invocation.

Proclamations/Recognitions

Proclaiming the Month of November, 2008 as "Hospice and Palliative Care Month" in the City of Grand Junction

Proclaiming November 11, 2008 as "A Salute to All Veterans 2008" in the City of Grand Junction

Appointments

Councilmember Coons moved to appoint Timothy Hudner for a five year term expiring October, 2013 to the Grand Junction Housing Authority. Councilmember Hill seconded the motion. Motion carried.

Councilmember Hill moved to appoint Patrick Carlow, Lynn Pavelka-Zarkesh, and Mark Abbott to four year terms expiring October, 2012, and Ebe Eslami to a one year term, expiring October, 2009 to the Grand Junction Planning Commission. Councilmember Beckstein seconded the motion. Motion carried.

Council Comments

Councilmember Coons noted the number of qualified applicants for the volunteer boards and how outstanding they are. She thanked those in the community who volunteer to serve.

Councilmember Doody announced there will be ceremony at the Vietnam Veterans War Memorial for the Veteran's Day featuring new sound system that has been installed at the memorial. On November 14th, the All Services Military Ball will be held; Janice Nark will be the keynote speaker.

Citizen Comments

There were none.

City Council/City Manager Meeting Schedule Review

City Manager Kadrich reviewed the meeting schedule for the next two months. The November City-County meeting has been canceled. The next workshop in November, there will be discussion on the Comprehensive Plan. In December, some time will be set aside to work on the Work Plan for 2009.

Councilmember Coons asked for mention of the afternoon Budget Workshop. City Manager Kadrich stated the time and place as being Wednesday November 5th at Two Rivers Convention Center at 11:30 a.m.

Councilmember Hill asked if, the day following the next workshop, November 18, Tuesday, is there an additional Comprehensive Plan roundtable? Public Works and Planning Director Tim Moore explained that on Tuesday it will be a continued discussion with Staff and the City Council. Councilmember Hill mentioned that the Plan at some point needs to be synchronized with the Planning Commission. City Manager Kadrich noted there are still seven or eight policy decisions to be made on the Plan, which may take more than one meeting.

City Manager Kadrich then referred to the item on the Wednesday agenda regarding the gentlemen's club. Both Administration and City Council have received a number of public comments. She noted that Wednesday night will be City Council reviewing the Planning Commission decision. Some citizens have expressed a desire to testify on Wednesday night; however that item on the Wednesday agenda will be a review of the record, not a night to receive testimony. That is not to say there will not be a future public hearing, but City Manager Kadrich wanted the listening audience to be aware that testimony will not be taken on Wednesday.

Council President Palmer restated that information in order to have clarification. Councilmember Coons restated that there will be no additional testimony.

CONSENT CALENDAR

Council President Palmer noted that Staff received a request from Robert Armantrout to remove Item #2 from the Consent Calendar.

City Attorney Shaver stated in speaking with Mr. Armantrout, the petitioner asked that the item be continued to the first meeting in December.

Councilmember Todd read the Consent Calendar, and then moved to approve the Consent Calendar items #1 and #3 through #11, with item #2 being moved to the first

meeting in December. Councilmember Thomason seconded the motion. The motion carried by roll call vote.

1. **Minutes of Previous Meetings**

Action: Approve the Minutes of the October 13, 2008 and the October 15, 2008, Regular Meetings

2. **Armantrout Exclusion Request from the Horizon Drive Association Business Improvement District**

The City received a request from Robert and Yvonne Armantrout asking for exclusion from the Horizon Drive Association Business Improvement District (HDABID) for property they own at 751 Horizon Court. The matter was referred to the HDABID board who, after conducting a hearing, recommended denial.

Action: Continued to December 1, 2008

3. **Contract to Purchase Property at 310 S. 7th Street**

City staff has negotiated with the owner of 310 S. 7th Street, JoAnn Mills, for purchase of the property. The negotiations have been successful and a purchase contract for \$167,000.00 has been signed by both parties.

Resolution No. 135-08—A Resolution Ratifying the Contract to Purchase Real Property Located at 310 S. 7th Street, Grand Junction

Action: Adopt Resolution No. 135-08

4. **Ratify Lease Agreement with Pikes Peak Television, Inc. (KJCT)**

The City owns real property on Grand Mesa, known as the Sommerville Ranch, which has been used, leased and occupied by various television and broadcasting entities since 1978 to operate television and radio transmitting equipment and facilities. The City and the current tenant, Pikes Peak Television, Inc. wish to update their current Lease Agreement and renew the lease for subsequent terms.

Resolution No. 136-08—A Resolution Authorizing and Ratifying a New Lease Agreement Between the City of Grand Junction and Pikes Peak Television, Inc.

Action: Adopt Resolution No. 136-08

5. **Setting a Hearing on Inclusion of Grand Valley Catholic Outreach Property Located at 217 White Avenue into Downtown Development Authority Boundaries**

The Grand Valley Catholic Outreach has requested inclusion into the Downtown Development Authority in order to consolidate their holdings under the requirements of Mesa County into one property. The DDA Board of Directors has approved this request, which is now submitted for consideration by the City Council.

Proposed Ordinance of the City Council of Grand Junction, Colorado Approving Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Property at 217 White Avenue owned by the Grand Valley Catholic Outreach

Action: Introduction of a Proposed Ordinance and Set a Hearing for November 17, 2008

6. **Revocable Permit—Redlands Mesa Restroom, Located at W. Ridges Blvd. and Lakeridge Drive** [File #RVP-2007-258]

Request for a Revocable Permit to allow a portion of a Redlands Mesa Golf Course restroom to remain partially within the City of Grand Junction owned property at Shadow Lake.

Resolution No. 137-08—A Resolution Concerning the Issuance of a Revocable Permit to Brightstar Golf Redlands Mesa LLC, a Delaware Limited Liability Company

Action: Adopt Resolution No. 137-08

7. **Setting a Hearing on Zoning the Allen Annexation, Located at 811 22 Road** [File #ANX-2008-258]

Request to zone the 5.97 acre Allen Annexation, located at 811 22 Road, to I-1 (Light Industrial).

Proposed Ordinance Zoning the Allen Annexation to I-1 (Light Industrial) Located at 811 22 Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for November 17, 2008

8. **Setting a Hearing on the Freedom Meadows Annexation, Located at 3118 E Road** [File #ANX-2008-290]

Request to annex 7.02 acres located at 3118 E Road known as Freedom Meadows. Freedom Meadows consists of 2 parcels.

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

Resolution No. 138-08—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, Freedom Meadows Annexation, Located at 3118 E Road

Action: Adopt Resolution No. 138-08

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Freedom Meadows Annexation, Approximately 7.02 Acres, Located at 3118 E Road

Action: Introduction of Proposed Ordinance and Set a Hearing for December 15, 2008

9. **Setting a Hearing on Proposed Amendments to the Submittal Standards for Improvements and Development (SSID)** [File #TAC-2008-295]

The City of Grand Junction proposes to amend the Submittal Standards for Improvements and Development (SSID) to reflect the statutory requirement for landscape plans to be stamped by a Landscape Architect licensed by the State of Colorado, pursuant to C.R.S. §12-45-101 *et seq.*

Proposed Ordinance Amending the Submittal Standards for Improvements and Development (SSID) to Require Landscape Plans to be Stamped by a Licensed Landscape Architect

Action: Introduction of a Proposed Ordinance and Set a Hearing for November 17, 2008

10. **Setting a Hearing on Provisions Regarding Growth Plan Amendments to be Reviewed Concurrently with Zoning Requests** [File #TAC-2007-307]

The City of Grand Junction adopted Ordinance No. 4140 on November 19, 2007 which contained a sunset clause that required Council to reconsider the provisions of the ordinance twelve (12) months from its adoption. Ordinance No. 4140 amended Section 2.5 (E) of the Zoning and Development Code to allow amendments to the Growth Plan and/or the Future Land Use Map more than twice each calendar year.

Proposed Ordinance Readopting the Provisions of Ordinance No. 4140 which Amended Section 2.5 of the Zoning and Development Code to Allow Amendments

to the Growth Plan and/or the Future Land Use Map More than Twice each Calendar Year

Action: Introduction of a Proposed Ordinance and Set a Hearing for November 17, 2008

11. **Subrecipient Contracts for Projects within the 2008 Community Development Block Grant (CDBG) Program Year** [File #CDBG-2008-04 and 2008-06]

The Subrecipient Contracts formalize the City's award of a total of \$230,400 to various non-profit organizations allocated from the City's 2008 CDBG Program as previously approved by Council.

Action: Authorize the City Manager to Sign the Subrecipient Contracts with the Riverside Task Force and the Center for Independence for the City's 2008 CDBG Program Year

***** END OF CONSENT CALENDAR *****

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

Public Hearing—Rezoning Property Located at 1211 Hermosa Avenue [File #RZ-2008-216]

Request to rezone .24 acres, located at 1211 Hermosa Avenue, from R-8 (Residential, 8 DU/Ac) zone district to RO (Residential Office) zone district.

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

Judith Rice, Associate Planner, presented this item. She described the request, the site and the location. She asked that the Staff Report and attachments be entered into the record. She stated the request meets the criteria in the Zoning and Development Code. The Planning Commission recommended approval on September 23, 2008. The representative is present but does not need to make a presentation.

Council President Palmer asked about the RO designation and the parking requirement for that designation in a residential area. Ms. Rice said the applicant would have to meet the parking requirements for that zoning; they have alley access so they may be able to meet the requirements that way.

There were no public comments.

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

Councilmember Hill, being familiar with the neighborhood, agreed that the original zoning was not in error but he does believe the review criteria have been met. The structure in question could act as a buffer to the residential, and further east, there is some mixed uses. Hilltop has offices there; there is also a school and a nursing home in that neighborhood. He believes the criteria have been met and it will be a nice transition to the neighborhood.

Councilmember Coons agreed.

Ordinance No. 4302—An Ordinance Rezoning the Property Known as 1211 Hermosa Avenue from R-8 (Residential 8 DU/Ac) to RO (Residential Office), Located at 1211 Hermosa Avenue

Councilmember Todd moved to adopt Ordinance No. 4302 and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Council President Palmer reminded everyone to vote the following day, Election Day.

Adjournment

The meeting was adjourned at 7:33 p.m.

Stephanie Tuin, MMC
City Clerk