

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

**November 1, 2010**

The City Council of the City of Grand Junction convened into regular session on the 1st day of November, 2010 at 7:02 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Bruce Hill, Tom Kenyon, Gregg Palmer, Bill Pitts, Sam Susuras, and Council President Teresa Coons. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Coons called the meeting to order. Councilmember Hill led the Pledge of Allegiance followed by Invocation by Pastor Ron Lee, New Vision Assembly of God Church.

**Proclamations**

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

Proclaiming the Friday after Thanksgiving as "Blue Band Friday" in the City of Grand Junction

Proclaiming November as "National Runaway Prevention Month" in the City of Grand Junction

Proclaiming November 11<sup>th</sup> as "A Salute to All Veterans 2010" in the City of Grand Junction

Proclaiming November as "Pancreatic Cancer Awareness Month" in the City of Grand Junction

**Appointments**

Councilmember Susuras moved to re-appoint Kamie Long and appoint Shirley Nilsen for three year terms to expire November 2013, appoint Teddy Hildebrant as the alternate member for a three year term to expire November 2013, and appoint Steve Watson to an unexpired term to until November 2012, all to the Forestry Board. Councilmember Hill seconded the motion. Motion carried.

Councilmember Kenyon moved to appoint Stacy Kolegas to the Riverfront Commission for an unexpired term until July 2012. Councilmember Palmer seconded the motion. Motion carried.

Councilmember Hill moved to appoint Lyn Benoit to the Planning Commission and appoint Gregory Williams as 1<sup>st</sup> alternate to the Planning Commission/Zoning Board of Appeals for terms to expire October 2013. Councilmember Susuras seconded the motion. Motion carried.

### **Certificates of Appointments**

Christian Mueller was present to receive his Certificate of Appointment to the Grand Junction Housing Authority.

### **Council Comments**

Councilmember Palmer said it is ironic that the Council is recognizing citizens serving the community and cancer awareness in proclamations this evening because he only knows a few eight year old girls and one is Delaney, an eight year old girl who was just diagnosed with cancer. The Grand Mesa Little League and a large group of parents just had a fundraiser for Delaney and raised \$7,000. He expressed his appreciation to the community as the community repeatedly comes together and he thinks this is great.

Councilmember Susuras said he is very gratified and excited at the quality of applicants that are received to serve on the volunteer boards.

### **Citizen Comments**

There were none.

## **CONSENT CALENDAR**

Councilmember Pitts moved for acceptance and approval and then read the Consent Calendar Items #1 through #2. Councilmember Hill seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

*Action: Approve the Minutes of the October 18, 2010 Regular Meeting*

2. **Setting a Hearing on the CB&G Rezone, Located at 531 Maldonado Street**  
[File #RZ-2010-114]

Request to amend Comprehensive Plan from Residential Medium (4 – 8 du/ac) to Commercial and rezone 2.38 +/- acres located at 531 Maldonado Street from R-8, (Residential – 8 du/ac) to C-1, (Light Commercial) zone district in anticipation of future commercial development.

Proposed Ordinance Amending the Comprehensive Plan from Residential Medium (4-8 DU/AC) to Commercial and Rezoning from R-8 (Residential – 8 DU/AC) to C-1 (Light Commercial) for the CB & G Rezone, Located at 531 Maldonado Street

*Action: Introduction of a Proposed Ordinance and Set a Hearing for November 15, 2010*

## ITEMS NEEDING INDIVIDUAL CONSIDERATION

### **Free Holiday Parking Downtown**

The Downtown Partnership and Development Authority have requested free parking in the downtown area again this year during the holiday shopping season. City Staff recommends Free Holiday Parking in all of downtown, including the first floor of the Rood Avenue parking structure, with the exception of government office areas and shared revenue lots.

Jodi Romero, Financial Operations Manager, presented this item on behalf of the Downtown Development Authority and the Downtown Partnership. She explained that this is the same request received last year from the downtown merchants to provide free parking for the holiday season. The free meters will be marked with the red Season Greetings bags.

Councilmember Beckstein was pleased it was coming forward again as it will boost downtown shopping.

Councilmember Pitts moved to authorize vacating parking enforcement at all designated, downtown, metered spaces and signed parking from Thanksgiving to New Year's Day, except loading, no parking, handicapped, and unbagged meter spaces surrounding government offices and in shared revenue lots. Free metered spaces will be clearly designated by covering the meters with the well-known "Seasons Greetings-Free Parking" red plastic bag. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

### **Public Hearing - Bookcliff Vet Rezone, Located at 564 29 Road** [File #RZ-2010-118]

A request to rezone 2.071 acres, located at 564 29 Road, from R-8 (Residential – 8 dwelling units per acre) to MXG-3 (Mixed Use General Form District – 3 stories).

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

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. He noted that this is a request for mixed use on a site previously used

by a veterinary clinic. The site is just south of Graff Dairy. In February, the City and the County adopted the Comprehensive Plan. The concept of mixed use opportunity corridor was introduced and one such corridor is along 29 Road. The intent is to allow mixed use. (When the Zoning and Development was subsequently adopted, a new zone district called a Form District was created.) The property is currently designated residential medium. The opportunity corridor is considered an overlay district. The property has been vacant for over three years. The existing commercial use has been abandoned. The request is for mixed use with a maximum of three stories. The possible types of uses are a variety. The Planner and the Planning Commission find that the requests meet the criteria of the Zoning and Development Code. Two additional criteria are required for the mixed form use – that it meet the intent of the Comprehensive Plan and that it be compatible with the surrounding uses. There is already commercial in the area. This is the first form district request. There was no opposition at the Planning Commission meeting.

Councilmember Palmer asked if there are other form districts with additional stories. Mr. Rusche said there is a five and eight story option. However in this area, two stories is the tallest building. That is why three stories is considered the maximum.

Councilmember Palmer asked about the criteria of mixed use when putting such a building in a residential area.

Mr. Rusche said 29 Road is appropriate due to the improvements to 29 Road making it a primary connector in the community. During the Comprehensive Plan discussions, this neighborhood in particular was targeted for such additional opportunities. There is a minimum depth of 150 feet. This is an alternative to a higher impact or corridor commercial zoning.

Public Works and Planning Director Tim Moore listed all the corridors that were identified for this type of development.

Councilmember Palmer voiced concern about curb cuts and more activity. He asked if there is an attempt to balance those curb cuts and the traffic.

Public Works and Planning Director Moore said they will be watching that and applying the TEDs standards and there may be issues that have to be balanced.

Councilmember Pitts asked if there is a restriction of three stories to that area or can that be expanded. Mr. Rusche said this zoning is limited to three stories. Additional stories would require a rezone.

City Manager Kadrach clarified if another applicant came forward and asked for more stories, the answer is yes they could request that, especially if this building is built to three stories because then there would be compatibility.

The applicant, Dale Beede, 2682 Amber Way, stated the rezone started because an accounting firm wanted to lease space in the existing building. There are no pending development plans. He complimented the professionalism of Planner Brian Rusche.

There were no public comments.

The public hearing was closed at 7:50 p.m.

Councilmember Hill complimented Mr. Rusche on his presentation and interpretation of this request. He said this is what was intended, flexibility in these corridors. He will support the rezone request.

Councilmember Pitts said he is excited about the mixed use proposal. The idea that a mixed use could be used on this corridor is great. He will support it.

Councilmember Palmer asked about MXG and the number of stories. Mr. Rusche said the MX applies to the mixed use and there are a wide variety of uses. The G implies the form, in this case general. The third part is the number of stories and that is the maximum 3, 5, or 8.

Councilmember Palmer noted, in the past, Council has been careful about mixing commercial and residential. This type of zoning encourages it, so this is a new concept. Sometimes residents object to commercial in a residential area.

Councilmember Susuras said the Planning Commission recommended approval and that 29 Road is identified as an opportunity corridor.

Ordinance No. 4442—An Ordinance Rezoning the Property Located at 564 29 Road (Bookcliff Vet) from R-8 (Residential-8 Dwellings Units per Acre) to MXG-3 (Mixed Use General Form District-3 Stories)

Councilmember Kenyon moved to approve Ordinance No. 4442 and ordered it published. Councilmember Hill seconded the motion.

Councilmember Beckstein said she is gratified that this example is coming forward as it meets the Council's goal of having neighborhood services to help mitigate cross town traffic.

Motion carried by roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

There was none.

**Adjournment**

The meeting adjourned at 7:59 p.m.

Stephanie Tuin, MMC  
City Clerk