

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

**April 4, 2012**

The City Council of the City of Grand Junction convened into regular session on the 4<sup>th</sup> day of April, 2012 at 7:00 p.m. in the Mesa County Public Hearing Room. Those present were Councilmembers Bennett Boeschstein, Teresa Coons, Jim Doody, Laura Luke, Bill Pitts, Sam Susuras, and Council President Tom Kenyon. Also present were Acting City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Kenyon called the meeting to order. He asked Eagle Scout Jordan Jones, his brother Nathan Jones, and his Troop #388 to come forward and lead the Pledge of Allegiance. It was followed by an invocation by Pastor Dan Wilkie, First Congregational Church.

**Proclamations**

Proclaiming the Week of Sunday, April 15 through Sunday, April 22, 2012 as "Days of Remembrance" in the City of Grand Junction

Proclaiming April 16, 2012 as "National Healthcare Decisions Day" in the City of Grand Junction

Proclaiming April, 2012 as "Month of the Young Child" in the City of Grand Junction

Proclaiming April, 2012 as "Child Abuse Prevention Month" in the City of Grand Junction

**Appointments**

**To the Horizon Drive Association Business Improvement District**

Councilmember Doody moved to reappoint Chuck Keller and Bill Milius for four year terms expiring April 2016 and appoint Jay Moss for a two year term expiring April 2014, all to the Horizon Drive Association Business Improvement District. Councilmember Susuras seconded the motion. Motion carried.

**To the Commission on Arts and Culture**

Councilmember Pitts moved to reappoint Dr. Gisela Flanigan for a three year term expiring February 2015 and appoint Judy Dyrud, Elizabeth Nelson, and Miranda Ashman for three year terms expiring February 2015, all to the Commission on Arts and Culture. Councilmember Luke seconded the motion. Motion carried.

### **Council Comments**

Councilmember Boeschstein attended the Bureau of Land Management outdoor conference held at the Mesa County Old Courthouse. April 28<sup>th</sup> is the Outdoor Heritage Days in Palisade which is a big Riverfront event at Riverbend Park. The end of April is the Fat Tire Festival in Fruita. There are lots of events related to the Riverfront going on this time of year and it is the 25<sup>th</sup> anniversary of the Riverfront Commission.

Council President Kenyon added that there are lots of activities for kids at the Heritage Days in the Riverbend Park in Palisade.

Councilmember Doody said he attended the Suicide Prevention Summit meeting last weekend at Two Rivers Convention Center that was hosted by Mesa County and led by Commissioner Janet Rowland and Dr. Jeff Kerr from Mesa County Health Department. There were 44 completed suicides in Mesa County last year. Mesa County is one of the highest in the nation and the highest in the State for suicides. The Coalition is trying to reduce those numbers.

### **Citizen Comments**

There were none.

### **CONSENT CALENDAR**

Councilmember Susuras moved to approve the Consent Calendar items #1-9 and then read the Consent Calendar. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

*Action: Approve the Minutes of the March 20, 2012 Special Session and the March 21, 2012 Regular Meeting*

2. **Setting a Hearing on Rezoning Fourteen Properties on the South Side of I-70B between S. 17<sup>th</sup> Street and 28 Road along E. Main Street** [File #RZN-2011-1322]

A City initiated request to rezone fourteen parcels totaling 17.268 acres from a C-2 (General Commercial) to an I-1 (Light Industrial) zone district.

Proposed Ordinance Rezoning Properties Located on the South Side of I-70B between S. 17<sup>th</sup> Street and 28 Road Along E. Main Street from a C-2 (General Commercial) to an I-1 (Light Industrial) Zone District

*Action: Introduction of a Proposed Ordinance and Set a Hearing for May 2, 2012*

3. **Setting a Hearing on Rezoning Two Properties Located at 637/681 Railroad Boulevard and 2225 River Road** [File #RZN-2011-1331]

A City initiated request to rezone 6.769 acres, located at 637/681 Railroad Boulevard and 2225 River Road from I-2 (General Industrial) to I-1 (Light Industrial) zone district.

Proposed Ordinance Rezoning Two Properties Located at 637/681 Railroad Boulevard and 2225 River Road from I-2 (General Industrial) to I-1 (Light Industrial)

*Action: Introduction of a Proposed Ordinance and Set a Hearing for May 2, 2012*

4. **Setting a Hearing on Rezoning One Property Located at 2189 River Road** [File #RZN-2011-1326]

A City initiated request to rezone one property located at 2189 River Road from I-2, (General Industrial) to I-1, (Light Industrial) zone district.

Proposed Ordinance Rezoning One Property from I-2, (General Industrial) to I-1, (Light Industrial), Located at 2189 River Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for May 2, 2012*

5. **Sole Source Purchase of Public Safety Building Audio Video Systems**

This request is to award a sole source contract to All Sound Designs for the purchase and installation of the Audio Video (A/V) systems in the Public Safety Building. All Sound Designs is currently working on the A/V solution for the City Hall Auditorium and this sole source will insure a system compatible. The system will provide enhanced display of automated systems, data, video, audio, and Geographic Information System (GIS) interactive maps for use in support of critical police, training, investigations, and incident management.

*Action: Authorize the City Purchasing Division to Enter into a Contract with All Sound Designs of Grand Junction, CO for the Public Safety Building Audio Video Systems in the Amount of \$300,000*

6. **Purchase of Aggregate and Road Material for Streets Division for 2012**

This request is for the purchase of ¼” and ⅜” aggregate for the City’s Streets Division for 2012. This aggregate will be used as chips for the 2012 Chip Seal project.

*Action: Authorize the Streets Division to Enter into a Contract with Whitewater Building Materials to Provide Aggregate and Road Materials for the Streets Division for an Estimated Amount of \$55,800*

7. **Purchase Crew Cab Dump Truck for Streets Division**

This request is for the purchase of a scheduled equipment replacement of a Crew Cab Dump Truck for the Streets and Storm Water divisions.

*Action: Authorize the City Purchasing Division to Purchase a 2012 Ford F550 Crew Cab Dump Truck from Western Slope Auto in an Amount of \$50,152*

8. **Dump Truck Rentals with Drivers for the City Spring Cleanup Program 2012**

This request is for the award of a contract for the rental of dump trucks with drivers to haul debris and refuse to designated collection sites as part of the City’s Annual Spring Cleanup Program for 2012.

*Action: Authorize the Purchasing Division to Enter into a Contract with Colorado West Contracting, Inc. to Provide Thirteen Dump Trucks with Drivers for the Duration of the Two Weeks for the City Spring Cleanup Program, for an Estimated Amount of \$65,000*

9. **Contract for the 2012 Sewer Line Replacement Project**

This request is to award a construction contract for the sewer line replacement project in the Panorama Subdivision, the Formay Subdivision, and an existing line that will serve the new Fire Administration building. This annual program replaces aging sewer lines that have surpassed their design life. In all, a total of 12,800 lineal feet of sewer main line will be replaced as part of this project. As a result of the bids received, Staff recommends adding additional work that will allow the replacement of the entire Panorama Subdivision.

*Action: Authorize the City Purchasing Division to Enter into a Contract with MA Concrete Construction, Inc. of Grand Junction, CO for the 2012 Sewer Line Replacement Project for the Bid Amount of \$623,754.91 and an Extension of Unit Prices for an Additional \$315,475 for a Total Estimated Contract Amount of \$939,229.91*

## **ITEMS NEEDING INDIVIDUAL CONSIDERATION**

### **Fees and Charges for Lincoln Park Tower**

The new facilities at the stadium complex requires a City Council approved set of fees and charges in order to begin booking the facilities to Parks Improvement Advisory Board (PIAB) partners and other general community users. The anticipated date of completion for the facilities is May 8, 2012, with the first major event planned on May 12<sup>th</sup>.

Rob Schoeber, Parks and Recreation Director, presented this item. He showed slides of what the stadium is looking like in the process of construction. He said that the concession and restroom facilities will be underneath the bleacher seating. He explained that the second open air level is spectator seating primarily designated for ADA (handicapped) seating. The third level (first level with windows) is the Press level for game operations, scorekeeping, announcers, and press and media. The top level is a hospitality suite. The Suplizio side of the field is getting very close to being done for baseball games.

Mr. Schoeber said that the Hospitality Suite is a multi-purpose room that will be available for rent for outside meetings, social events, parties, etc. Reservations will be handled through the Parks office beginning on April 16<sup>th</sup>. There will be a variety of room configurations available that will accommodate 30 to 110 people. There will state-of-the-art audio/visual equipment available.

Mr. Schoeber advised that there will be a wide variety of food and beverage options including alcohol beverage service through the City's liquor license.

Mr. Schroeber stated that the fees and charges schedule was presented to the Parks Improvement Advisory Board and the Parks and Recreation Advisory Board. They want the fees and charges to be very fair for the community so that the facility can be heavily used. He provided an overview of the fees and charges.

He announced other play dates coming up: April 20<sup>th</sup> Colorado Mesa University will begin their Weekend Home Stand; April 27<sup>th</sup> will be Colorado Mesa University's attendance night (little league night), which will also finish their Home Stand; and May 1<sup>st</sup> through May 5<sup>th</sup>, District 51 High Schools will all play at least one game at Suplizio before the end of

their season. He commended the work of FCI Constructors, Inc., for staying on and ahead of schedule to be ready for JUCO and allow these other games to be moved to Suplizio. Some other dates he mentioned are May 23<sup>rd</sup>, a Community Open House sponsored by JUCO, which he invited everyone from the community to take this opportunity to check out the new facility. Then May 26<sup>th</sup> through June 2<sup>nd</sup> is the JUCO tournament and there are a variety of ticket packages available. June 23<sup>rd</sup> the Grand Junction Rockies will make their home debut.

Mr. Schoeber showed a rendition of the completed field and the locker room building which will be the home of the Grand Junction Rockies administrative offices.

Council President Kenyon complimented Mr. Schoeber for his oversight on this project and bringing it in on time and under budget. He noted that some local kids will be able to try out the field first. He invited the community to attend JUCO games. He acknowledged the number of innovative things have been done to save money.

Councilmember Coons thanked Mr. Schoeber and everyone involved.

Resolution No. 14-12—A Resolution Adopting Fees and Charges for the Lincoln Park Tower through the Parks and Recreation Department

Councilmember Pitts moved to adopt Resolution No. 14-12. Councilmember Susuras seconded the motion.

Councilmember Doody inquired if the fees and charges will be reviewed within the next year. Mr. Schoeber said yes, after this first season, the fees and charges will be reviewed and reevaluated.

Motion carried by roll call vote.

**Public Hearing—Annexation and Zoning of the Sturgeon Electric Enclave, Located at 2775 Riverside Parkway** [File #ANX-2011-1314]

A request to annex 2.375 acres of enclaved property, located at 2775 Riverside Parkway, and to zone the annexation, consisting of one parcel, to an I-1 (Light Industrial) zone district.

The public hearing was opened at 7:44 p.m.

Tim Moore, Public Works and Planning Director, introduced this item.

Brian Rusche, Senior Planner, presented this item. He described the request, the location, the current zoning, and the current use as well as the structures on the property. The Comprehensive Plan designates this property as industrial. The proposal is in compliance with the annexation requirement in State law and the zoning being requested is in compliance with the Zoning and Development Code and the Comprehensive Plan. The Planning Commission recommends approval.

Councilmember Luke asked how many of the surrounding properties will remain I-2. Mr. Rusche pointed out that the property in question is surrounded by I-1, however there is a few properties in the area that will remain I-2.

Councilmember Susuras asked about the initiation of the request. Mr. Rusche said it is a City initiated request as the Persigo Agreement with the County mandates annexation of enclaves after five years of the property being enclaved. The owners did not object.

There were no public comments.

The public hearing was closed at 7:49 p.m.

Councilmember Doody thanked Mr. Rusche for the explanation of the annexation of the enclaves through the Persigo Agreement.

**a. Annexation Ordinance**

Ordinance No. 4515—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Sturgeon Electric Enclave Annexation, Located at 2775 Riverside Parkway, Consisting of Approximately 2.375 Acres

**b. Zoning Ordinance**

Ordinance No. 4516—An Ordinance Zoning the Sturgeon Electric Enclave Annexation to I-1 (Light Industrial), Located at 2775 Riverside Parkway

Councilmember Susuras moved to adopt Ordinance Nos. 4515 and 4516 and ordered them published in pamphlet form. Councilmember Coons seconded the motion. Motion carried by roll call vote.

**Public Hearing—Rezone One Parcel Located at 3015 D Road [File #RZN-2011-1151]**

A City initiated request to rezone approximately 4.952 acres, located at 3015 D Road, from an R-E (Residential Estate) to an R-8 (Residential 8 dwelling units/acre) zone district.

The public hearing was opened at 7:51 p.m.

Tim Moore, Public Works and Planning Director, introduced this item and the following two items on the agenda. These three items deal with rezoning to bring the zoning and the Comprehensive Plan in harmony with each other. They all come forward with a recommendation for approval from the Planning Commission.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. He also described the current use and ownership. A spiritual assembly is an allowed use in all residential zone districts. Mr. Rusche described the surrounding zone districts. He reiterated that the Planning Commission forwarded a recommendation of approval. The request does meet the criteria of the Grand Junction Municipal Code and the goals and policies of the Comprehensive Plan.

Councilmember Susuras asked if the property is owned by a church and, although vacant, could a church be built on the property? Mr. Rusche responded affirmatively.

There were no public comments.

The public hearing was closed at 7:55 p.m.

Ordinance No. 4517—An Ordinance Rezoning Property Located at 3015 D Road from an R-E (Residential Estate) to an R-8 (Residential 8 Dwelling Units/Acre) Zone District

Councilmember Coons moved to adopt Ordinance No. 4517 and ordered it published in pamphlet form. Councilmember Luke seconded the motion. Motion carried by roll call vote.

**Public Hearing—Rezone Eight Parcels, Located at 2608 and 2612 G Road; 719, 721, 725, 726 26 Road, and One Unaddressed Lot Directly North of 725 26 Road** [File #RZN-2012-1219]

A City initiated request to rezone eight parcels, totaling 42.79 acres, located at 2608 and 2612 G Road; 719, 721, 725, 726 26 Road; and one lot directly north of 725 26 Road from R-2 (Residential – 2 units per acre) to R-4 (Residential – 4 units per acre) zone district.

The public hearing was opened at 7:56 p.m.

Lori V. Bowers, Senior Planner, presented this item. She described the sites, the locations, and the request which is City initiated. The area is designated as Area 4. Ms. Bowers described each site and the annexation that brought the properties into the City.



The owners were adamant that they wanted to retain their existing County Zoning but were advised their properties would have to be rezoned to further develop. Some subdivisions were brought forward but only one was actually platted. The proposal meets Goal 3 of the Comprehensive Plan. The request will bring the zoning into conformance with the zoning and the Future Land Use designation. The existing zone of R-2 is not consistent with the Comprehensive Plan and was not in conformance with the Growth Plan at the time of annexation. Property owners were notified. Staff received three phone calls, two were in favor and one just wanted information. The Planning Commission forwarded a recommendation of approval. The requested zone is consistent with the goals and policies of the Comprehensive Plan and it meets the criteria of the Grand Junction Municipal Code. Ms. Bowers entered her Staff Report and attachments into the record.

There were no public comments.

The public hearing was closed at 8:02 p.m.

Ordinance No. 4518—An Ordinance Rezoning 8 Parcels from R-2 (Residential – 2 Units per Acre) to R-4 (Residential – 4 Units per Acre), Located at 2608 and 2612 G Road; 719, 720, 721, 725, 726 26 Road; and an Unaddressed Parcel Number 2701-344-00-022 (Directly North of 725 26 Road) from R-2 (Residential – 2 Units per Acre) to R-4 (Residential – 4 Units per Acre) Zone District

Councilmember Susuras moved to adopt Ordinance No. 4518 and ordered it published in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

**Public Hearing—Rezone Fourteen Properties Located South and West of the G Road and 24 ½ Road Intersection** [File #RZN-2011-1216]

A City initiated request to rezone approximately 64 acres, located south and west of the G Road and 24 ½ Road intersection, from R-12 (Residential 12 dwellings/ acre) zone district to R-24 (Residential 24 dwellings/acre) zone district.

The public hearing was opened at 8:03 p.m.

Senta Costello, Senior Planner, presented this item. It is a City initiated rezone request. She described the sites, the locations, and the request. It is the Blue Polygon Area known as Area 6. The request will bring the zoning into conformance with the Future Land Use designations which is Residential Medium and Residential Medium High. The current zonings do not meet those designations. She spoke to the existing uses and how they will align with the proposed zoning. The Planning Commission forwarded a

recommendation of approval. There have been a few calls from surrounding property owners and they were more curious about what was going on.

Councilmember Pitts asked why the properties in between the two sections are not included. Ms. Costello explained those properties requested a Growth Plan Amendment and have already been rezoned and are in conformance with the Comprehensive Plan.

Councilmember Boeschstein asked what type of units can be built here, will they be high rise? Ms. Costello advised the intent is to allow for mixed use development and the maximum height will be 72 feet and six stories. She pointed out the existing commercial in the neighborhood. Open space will be required for the development.

Councilmember Boeschstein asked if the development will have to install sidewalks along 24 ½ Road. Ms. Costello said they would probably build them under their Transportation Capacity Payment funds, and the City would reimburse for the construction.

Councilmember Boeschstein said that Minneapolis-St.Paul has graphics that show what these types of units would look like. Those graphics would help at the neighborhood meetings. He is in favor of density and said it makes sense in this area.

Councilmember Pitts asked about the denser area to the east. Ms. Costello said that is the Brookwillow Subdivision which has a mix of housing and has an overall density of 9.7 units per acre. She described where the various housing types are located within the subdivision.

Councilmember Susuras asked about any comments from neighbors. Ms. Costello said the ones she spoke to, some of the neighbors, they did not express opposition. The property owners did not contact her.

Councilmember Doody asked about the 24 Road Corridor Guidelines and if it required 20% residential. City Attorney Shaver said that 24 Road Guidelines have some very specific criteria but that only affects to the depth of those lots (as he pointed out) which would have the 24 Road Mixed Use designation.

Councilmember Luke asked about the distance used for notification to the surrounding property owners. Ms. Costello said it is 500 feet from any property line for property owners and out to 1,000 feet of any Homeowners Association.

There were no public comments.

The public hearing was closed at 8:15 p.m.

Ordinance No. 4519—An Ordinance Rezoning 14 Properties from R-12 (Residential 12 Dwellings/Acre) to R-24 (Residential 24 Dwellings/Acre), Located South and West of the G Road and 24 ½ Road Intersection

Councilmember Susuras moved to adopt Ordinance No. 4519 and ordered it published in pamphlet form. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

**Public Hearing—Rezone 201 Properties Located Generally East of N. 22<sup>nd</sup> Street and West of 28 Road, Between Grand and Hill Avenues** [File #RZN-2011-1212]

A City initiated request to rezone 201 properties located generally east of N. 22<sup>nd</sup> Street and west of 28 Road, between Grand and Hill Avenues from R-8, (Residential – 8 du/ac) to R-12, (Residential – 12 du/ac).

The public hearing was opened at 8:17 p.m.

Tim Moore, Public Works and Planning Director, introduced this item. He advised that when the Comprehensive Plan was initially brought forward the density in this area was, in Council's opinion, too high. Therefore, a change was made to the Comprehensive Plan and is now before the City Council for a zone change. The Planning Commission has forwarded a recommendation of denial for the request. A super majority will be required to overturn that recommendation.

Scott D. Peterson, Senior Planner, presented this item. The item is a request from the City. He described the site, the location, and the request. Mr. Peterson noted the Planning Commission recommended denial at their February 14<sup>th</sup> meeting. The request will bring the zoning into conformance with the zoning and the Future Land Use designation. Mr. Peterson briefly described the history of the density designation and the current request for zoning. The City Council changed the Comprehensive Plan for the area last fall. Notification of owners and surrounding property owners were accomplished but only about ten people attended the open house. The sentiment among those was to leave the zoning as is since the area is already built out. 32% of the area is rental property. The properties are currently zoned R-8 which is at the low end of that Comprehensive Plan designation. City Staff is requesting an increase to R-12 to be in the middle of the allowed zoning in the land use designation. The requested rezone meets goals 3, 4, and 5 of the Comprehensive Plan. The change will prepare the neighborhood for future additional development as the market dictates. City Staff feels this rezone will provide a better transition for the zoning to the east and west. Mr. Peterson showed photographs of possible ways the property owners could increase density on their property including alley houses. Combining properties would allow attached units for increased density. Existing alley access could allow accessory units or a second home.

Mr. Peterson described the various services and retail establishments within walking distance of this area which is another reason to allow for higher density. During work sessions in developing the Comprehensive Plan, this area was identified for increased density. Density at R-16 was considered too high, with R-12 identified as a better fit.

Mr. Peterson presented his findings that the request is consistent with goals and policies of the Comprehensive Plan and the criteria of the Zoning and Development Code have been met.

He reiterated the Planning Commission recommended denial as the area is already built out. There are some multi-family units in the area already.

Councilmember Susuras asked if there were any open houses. Mr. Peterson said there was in December and about ten people showed up. The general sentiment was to leave the zoning as is, not all of those who commented live in the area.

Councilmember Susuras asked about the condition of the existing homes. Mr. Peterson said it is an older area and some homes could use some tender loving care.

Councilmember Boeschstein questioned the point of rezoning the area to a higher density. The property is built out and it would take demolishing units to increase the density. He said higher density could happen just to the east (alkali flats across 28 Road). He did not think it made sense. He asked about the status of alkali flats. Mr. Peterson said the Planning Manager has been in conversations with the owners.

Mr. Peterson said the rezone would allow property owners to make small incremental increases in the future. Accessory dwelling units are allowed but the maximum square footage would be 700 square feet. The increased zoning would allow a bigger option.

Councilmember Coons noted she lives in the same neighborhood as the multifamily unit on the corner of 7<sup>th</sup> and Teller and that is very nice. In her neighborhood there are several alley houses. She asked if all the renditions would be allowed in the current zoning. Mr. Peterson pointed out which ones would be allowed in the R-8 zone. They would be limited to 700 square feet. The rest would not be allowed under R-8. A four-plex would require the higher density and two lots.

Councilmember Luke asked about the designation on the alkali flats. Mr. Peterson said they are to be rezoned but there are conversations ongoing with the owners

Public Works and Planning Director Moore said last year the representatives of the alkali flats owners came before the City Council and asked that the City not make a change right now, they asked for more time to work on some ideas.

City Attorney John Shaver said he has spoken with their attorney and how the property might be split up to be equitable.

Councilmember Luke asked if the R-12 is the Staff recommendation. Mr. Moore said that is correct.

Mr. Moore added that the alkali flats may come forward as commercial or residential, it is not for sure.

Tim Cunningham, 567 N. 24<sup>th</sup> Street, said he has discussed this with the Staff. The properties in the area are wider and not as shallow. 68% are owner occupied. The area is fully developed and the homes are being well-maintained in general and the neighborhood has improved in the last five years. The alley behind him has been concreted; that has helped. He has alley access and has a storage trailer back there. He has narrow front and back yards. He doesn't think the properties lend themselves to the increase. It is a very pleasant neighborhood. Under R-12, a single family home is not allowed so his home would be out of conformance. The Planning Commission voted unanimously to deny the change. Six lots equal an acre. There are some homes where the garage has been converted into an extra room of the main house. There are a few that have converted the garage to an apartment. He is against the raise in zoning. Two of the retail centers mentioned are basically empty now (Eastgate and Teller Arms).

Council President Kenyon asked about the impact to the current homeowners. City Attorney Shaver said there would be no impact unless there was a significant loss and it was not reconstructed within a year.

There were no other public comments.

The public hearing was closed at 8:55 p.m.

Councilmember Susuras listed all the reasons against with only one reason to rezone which is the Comprehensive Plan. He will vote no.

Councilmember Pitts echoed Councilmember Susuras. He has read all the comments from the Planning Commission. Those that showed up were few and he wondered why the area should be rezoned. He cannot support a change.

Councilmember Coons said she is torn by this issue. She understands the debates about what this area may become in the future. The idea behind higher density in the City Center is to prevent sprawl due to the proximity to services. It is a long range plan. In many ways it does make sense to plan for the future. On the other hand, if property owners don't want to change, why do it. She said they do need to continue to think long term.

Councilmember Doody said he used to live in the neighborhood. He agreed with the visionary piece, a good transition to the salt flats. He doesn't think there will be an impact to the neighborhood with this change. He will support the Staff recommendation. He does appreciate the work of the Planning Commission.

Councilmember Luke is also very familiar with the neighborhood. It is all about perspective. The residents have done a good job of maintaining the neighborhood. She respects the Staff and their work. She would have liked to have seen more support of the request. Due to the opposition, she will vote no.

Councilmember Boeschstein said the alkali flats are the opportunity for more density. He did not agree with destroying an existing neighborhood.

Ordinance No. 4520—An Ordinance Rezoning 201 Properties from R-8, (Residential – 8 DU/Ac) to R-12, (Residential – 12 DU/Ac), Generally Located East of N. 22<sup>nd</sup> Street and West of 28 Road, between Grand and Hill Avenues

Councilmember Susuras moved to adopt Ordinance No. 4519 and ordered it published in pamphlet form. Councilmember Pitts seconded the motion.

Council President Kenyon said the action will not destroy the neighborhood and it is likely they will see almost nothing change to the neighborhood. The Council's desire was to have more density in this area. He sees the Planning Commission's perspective but the Comprehensive Plan is about what the City is going to do in the future, therefore, he would support Staff's recommendation.

Motion failed with Councilmembers Boeschstein, Luke, Pitts, and Susuras voting NO.

### **Support of Current Lottery Funds Distribution**

A resolution supporting the current distribution formula for lottery funds which is 50% to the Great Outdoors Colorado (GOCO) Trust Fund, 40% to the Conservation Trust Fund, and 10% to the Colorado Division of Parks and Wildlife.

Council President Kenyon explained the reason for this coming forward. In the current legislation, there is legislation that could change the distribution formula of Great Outdoors of Colorado and the Trust Fund. City Council understands the benefits of Great Outdoors of Colorado and the tremendous opportunities and improvements that it has brought to the community of Mesa County. They have been a wonderful partner helping with so many areas within the City and Mesa County.

Resolution No. 15-12—A Resolution to Protect the Current Lottery Distribution Formula

Councilmember Pitts moved to adopt Resolution No. 15-12. Councilmember Luke 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 9:11 p.m.

Stephanie Tuin, MMC  
City Clerk