

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

May 16, 2018

The City Council of the City of Grand Junction convened into regular session on the 16th day of May 2018 at 6:00 p.m. Those present were Councilmembers Bennett Boeschstein, Duncan McArthur, Phyllis Norris, Duke Wortmann, Chris Kennedy, Rick Taggart, and Council President Barbara Traylor Smith. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Wanda Winkelmann.

Council President Traylor Smith called the meeting to order. Councilmember Kennedy led the Pledge of Allegiance which was followed by a moment of silence.

Proclamations

Proclaiming May 16, 2018 as "VA 2K" Day in the City of Grand Junction

Councilmember Kennedy read the proclamation. Shawn Montgomery, Public Affairs Officer for Grand Junction Veterans Affairs Health Care System, was present to accept the proclamation. Mr. Montgomery introduced those with him and spoke of the event that took place earlier that day. Five hundred dollars were raised for homeless veterans during the event.

Proclaiming May 19, 2018 as Kids to Parks Day in the City of Grand Junction

Councilmember Wortmann read the proclamation. Rob Schoeber, Director of Parks and Recreation for the City of Grand Junction, was present to accept the proclamation and spoke of improvements being made to local parks (such as Hawthorne Park).

Proclaiming May 19, 2018 as Colorado Public Lands Day in the City of Grand Junction

Councilmember Boeschstein read the proclamation. Scott Braden was present to accept the proclamation. He thanked Council for the proclamation and invited everyone to Colorado Public Lands Day events to be held on May 19, 2018.

Proclaiming May 20, 2018 as Emergency Medical Services Week in the City of Grand Junction

Councilmember McArthur read the proclamation. Ken Watkins, Fire Chief, was present to accept the proclamation. He thanked Council for the proclamation and introduced those that were with him. He spoke of the activities that will be taking place the week of Emergency Medical Services week.

Proclaiming June 2018 as Toastmasters Month in the City of Grand Junction

Councilmember Norris read the proclamation. Debbie Kemp, Treasurer of Talk of the Town Toastmasters, was present to accept the proclamation. She thanked Council for the proclamation and introduced those with her. She spoke of the organization and invited everyone to visit one of the meetings.

Certificates of Appointment – Horizon Drive Association Business Improvement District

Councilmember Boeschstein announced the appointment of Darshann Ruckman to the Horizon Drive Association Business Improvement District with a term ending April 2022.

Citizens Comments

Bruce Lohmiller spoke about the Grand Junction Housing Authority Board approaching him to serve on the Board and his intent to do so. He spoke about homelessness in Grand Junction and some possible solutions.

Presentation

Council President Traylor Smith presented Councilmember Taggart with a plaque of appreciation for his service of one year as Mayor.

Council Reports

Councilmember Taggart noted he has been out of town.

Councilmember Kennedy submitted the Grand Junction Economic Partnership report.

Councilmember Norris spoke of the Transportation Commission from Denver and how impressive their presence was in the City.

Councilmember McArthur attended the Pathway Family Shelter campaign kickoff on May 11th which will help families who are currently in the Homeward Bound shelter. On May 14th he attended the Police Week Flag Ceremony to honor fallen officers and on May 15th he attended the Western Colorado Children's Water Festival at Colorado Mesa University (CMU).

Councilmember Wortmann attended many meetings and shortened his report in the interest of time.

Councilmember Boeschstein attended the Urban Trails Committee meeting as well as the Music Festival on May 8th. He attended the Western Colorado Children's Water Festival at CMU on May 15th.

Council President Traylor Smith several many councilmembers were able to attend the Colorado Municipal League Spring Outreach presentation and spoke of the City's Annual Adopted Budget which is available online.

Consent Agenda

Councilmember Boeschstein moved to adopt the Consent Agenda items #1 - #5. Councilmember Wortmann seconded the motion. Motion carried by unanimous roll call vote.

Public Hearing - Consider Funding the 2018 Community Development Block Grant Program Year Including Amendments to Action Plans for Previous Program Years, and Set a Public Hearing for Adoption of the 2018 Annual Action Plan for June 18, 2018

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2018 Program Year. The City will receive \$457,189 (\$32,189 more than estimated) for the 2018 Program Year beginning on September 1, 2018. In addition, Council will consider amendments to the Action Plans from prior program years to utilize a total of \$7,839 remaining funds to be allocated with the 2018 funds for a total allocation amount of \$465,028.

Kristen Ashbeck, Senior Planner, presented the item. Ms. Ashbeck gave a brief history and mission of the CDBG Program. She outlined the CDBG Annual Action Plan as well as the proposed funding for 2018 by services, and capital that City Council is considering. Ms. Ashbeck shared the 2018 Program Year Schedule.

The public hearing was opened at 6:46 p.m.

Chris Muller thanked Council for their support of organizations that provide services to our community.

Greg Moore, Homeward Bound, thanked Council for their support and their consideration.

Tanya Stucke, Executive Director of Arc Mesa County, thanked Council for their support and consideration.

The public Hearing was closed at 6:49 p.m.

Councilmember Kennedy said he was thankful for the opportunity to get to help local organizations through these funding allocations and how important it is to support organizations that serve our community. He said although they were unable to fulfill all the requests, City Council helped as many organizations as they could.

Councilmember Boeschstein concurred with Councilmember Kennedy and hopes the program will continue.

Councilmember Boeschstein moved to approve the proposed funding requests and set a public hearing for adoption of the 2018 Annual Action Plan for June 18, 2018. Councilmember Kennedy seconded the motion. Motion carried by unanimous roll call vote.

Public Hearing - Resolution Accepting a Petition for the Annexation and Ordinances Annexing and Zoning the Tallman Annexation R8 (Residential with a Maximum Density of 8 Units per Acre) and C2 (Heavy Commercial), Located at 2734 B 1/4 Road and 2723 Highway 50

Joyce Luster has requested annexation of her 5.197 acres located on two parcels at 2734 B ¼ Road and 2723 Highway 50. The proposed annexation has no right-of-way and currently has residential uses. The owner is requesting annexation to apply for a major subdivision consisting of five lots, creating parcels for each of the five existing residential buildings (4 single-family and one duplex) on the property at 2734 B ¼ Road; and for future development of the property at 2723 Highway 50, which will constitute "annexable development" and as such, will be required to annex in accordance with the Persigo Agreement. This annexation will create an enclave of 22 parcels of land of approximately 23 acres. Pursuant to State Statutes, enclaves may be annexed after three years of being enclaved and pursuant to the Persigo Agreement, must be annexed within five years.

The applicant is requesting zoning of R-8 (Residential, 8 dwelling units per acre) for 1.41 acres located at 2734 B ¼ Road and a C-2 (Heavy Commercial) for 3.79 acres located at 2723 Highway 50. The proposed zoning is consistent with the Comprehensive Plan Future Land Use Map.

Dave Thornton, Principal Planner, presented the item by noting the location, surrounding areas, Future Land Use Map, and zoning of the property.

The public hearing was opened at 7:03 p.m.

There were no public comments.

The public hearing was closed at 7:03 p.m.

Councilmember Norris asked about the cost of the annexation. Mr. Thornton referred her to the staff report that outlined the information. City Manager Caton spoke to this question and the Persigo Agreement regulations in regards to this property as well as the enclave it would create if annexed and outlined the costs the City would take on regarding road improvements, infrastructure, and police and fire services.

Councilmember Boeschstein emphasized the importance of the County contributing to the costs of such annexations.

Councilmember McArthur said he is familiar with the property and its surroundings, believes they have done a wonderful job with this development, and feels the applicant should not be penalized.

Councilmember Kennedy believes these annexations will benefit the City in the long run and hopes to work with the County to better the Persigo Agreement since City of Grand Junction residents are also County residents.

Council President Traylor Smith said the Persigo Agreement issues need to be resolved.

Councilmember McArthur moved to adopt Resolution No. 30-18 - A Resolution accepting a petition for the annexation of lands to the City of Grand Junction, Colorado, making certain findings and determining that property known as the Tallman Annexation, located at 2734 B ¼ Road and 2723 US Highway 50 is eligible for annexation, Ordinance No. 4797 - An Ordinance annexing territory to the City of Grand Junction, Colorado, Tallman Annexation, approximately 5.197 acres, located at 2734 B ¼ Road and 2723 Hwy 50, and Ordinance No. 4798 - An Ordinance zoning the Tallman Annexation to R-8 (Residential with a maximum density of 8 units per acre) and C-2 (Heavy Commercial), located at 2734 B ¼ Road and 2723 Highway 50 on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by unanimous roll call vote.

Public Hearing - An Ordinance Amending the Comprehensive Plan Future Land Use Map Designation to Estate and Rezoning to R2 du/ac) 37 Acres, Located at 2064 South Broadway

The City owns 80 acres at 2064 South Broadway across from the Tiara Rado Golf Course. Approximately half of the property is used for the existing driving range and irrigation ponds. The City intends to sell 37 acres of the unused property for purposes of future development and is requesting to change the Future Land Use Map designation from "Park" to "Estate" and rezone the property from CSR (Community Services and Recreation) to R-2 (Residential, 2 du/acre).

Kathy Portner, Community Development Manager, presented the item which included the property's location, Future Land Use Map, and zoning. Staff found the rezone is consistent with the Comprehensive Plan.

The public hearing was opened at 7:24 p.m.

Speaking against the ordinance were area residents and property owners Mike Anton (2111 Desert Hills Road), Jake Brown (2067 E ½ Road), Steve Voytilla (2099 and 2097 Desert Hills Road), Tom Abbott (Desert Hills Road), Calvin Prochnow (524 South Broadway), Mark Brown, Luis Ludington (2101 Desert Hills Road), Greg Bagburth, Dave Maddox (497 Desert Hills Court), Kathleen E. Conway, Patrick Green (2045 South Broadway), Paul Brown (2067 E ½ Road), Clifford Neste (522 South Broadway), and Diana Curtis (2063 E ½ Road).

Eric Berry spoke in favor of the ordinance.

The public hearing was closed at 7:59 p.m.

Councilmember Kennedy thanked everyone for their comments. He asked City Manager Caton if there is a downward golfing trend in the area. City Manager Caton said there is. Councilmember Kennedy said requests such as these pose a conundrum. Council wants to accommodate influx of population to all areas of Grand Junction, but not at the expense of the current residents. Councilmember Kennedy asked if there are future plans to develop this property as a park. City Manager Caton said when the property was purchased in the 80's, they considered adding nine more holes to Tiara Rado Golf Course; due to property lines and the property to the east, which the City does not own, this is not possible. Demand does not support adding nine more holes and he doesn't foresee that changing in the near future. Councilmember Kennedy asked about the R-2 vs R-1 zoning and feasibility of selling and developing. City Manager Caton spoke to the appropriate land use and recommended the land be rezoned as R-2. Ms. Portner said the park would be rezoned as "estate" and explained the Comprehensive Plan allowances for zoning the property with the "estate" designation.

Councilmember Norris doesn't believe the City should compete with the three public golf courses in Grand Junction. She doesn't feel it is a good place for a park and doesn't believe the R-2 designation is appropriate.

Councilmember Taggart said he is uncomfortable with an R-2 designation and he would like to see the City "sit" on the property until the Redlands develops further. The City does not have money to develop that area as a park.

Councilmember Wortmann said the economic reality is things need to be built. He is not in favor of the current plan and will support the Comprehensive Plan, but he would

like to see this land develop in the future. He believes development is necessary for growth.

Councilmember Boeschstein doesn't believe the plan needs to be changed. He asked City Manager Caton who the petitioner is, and Mr. Caton stated it is the City. Councilmember Boeschstein said he heard many good reasons why the Comprehensive Plan should remain the same, but none of why it should be changed.

Councilmember McArthur asked if Council could change the zone to R-1. City Attorney Shaver said Council would have to agree to amend the Comprehensive Plan, and if they did, also set a zone. Anything less than an R-2 zone would be okay, more than this would require re-notice and have another public hearing. The property is not going to be utilized under the current zone. R-2 is consistent with the surrounding areas and it is realistic for the City to sit on it for ten years. Councilmember McArthur could support an R-2 zone for this property.

Councilmember Kennedy asked about the potential to amend the Comprehensive Plan and table the rezoning. City Attorney Shaver said Council has flexibility, although there may not be a lot of utility in doing so since the actions go hand-in-hand. City Attorney Shaver suggested "estate" with R-1 may be the best solution at this time.

Council President Traylor Smith asked for more clarification on the zoning. Ms. Portner reviewed some maps and addressed her question.

Councilmember McArthur moved to adopt Ordinance 4799 - An Ordinance amending the Comprehensive Plan Future Land Use Map Designation to estate and rezoning to R-1 (Residential, 1 du/ac) 37 acres located at 2064 South Broadway on final passage and ordered final publication in pamphlet form. Councilmember Kennedy seconded the motion. Motion carried by roll call vote with Councilmember Taggart voting NO.

A break was taken at 8:31 p.m.

The meeting was called back to order at 8:37 p.m.

Public Hearing - A Resolution Accepting a Petition for the Annexation and Ordinances Annexing and Zoning the York Annexation I1 Industrial), Located at 2122 H Road

The Applicants, Dale and Cindy York, requested annexation of their 5.943 acres located at 2122 H Road. The annexation will include 196.07 lineal feet of the developed H Road which is not currently dedicated as right-of-way. The property is being used as a large lot single-family residence. The owners requested annexation for future development of the property for outdoor storage, which will constitute "Annexable Development" and, as such, will be required to be annexed in accordance with the

Persigo Agreement. The Applicants are requesting zoning of I-1 (Light Industrial) for the property. The proposed zoning is consistent with the Comprehensive Plan Future Land Use Map.

Kathy Portner, Community Development Manager presented the item including the location, Future Land Use Map, and the zoning of the property and the surrounding areas.

The public hearing was opened at 8:41 p.m.

There were no public comments.

The public hearing was closed at 8:41 p.m.

Councilmember Kennedy moved to adopt Resolution No. 31-18 - A Resolution accepting a petition for the Annexation of Lands to the City of Grand Junction, Colorado, making certain findings, and determining that property known as the York Annexation, located at 2122 H Road, is eligible for annexation, Ordinance No. 4800 - An Ordinance annexing territory to the City of Grand Junction, Colorado, York Annexation, approximately 5.943 Acres, located at 2122 H Road, and Ordinance No. 4801 - An Ordinance zoning the York Annexation to I-1 (Light Industrial) on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 8:44 p.m.

Wanda Winkelmann, MMC
City Clerk