

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

August 15, 2018

The City Council of the City of Grand Junction convened into regular session on the 15th day of August 2018 at 6:00 p.m. Those present were Councilmembers Bennett Boeschstein, Duncan McArthur, Phyllis Norris, Rick Taggart, Duke Wortmann, and Council President Barbara Traylor Smith. Councilmember Chris Kennedy arrived at 6:31 p.m. 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 Wortmann led the Pledge of Allegiance which was followed by an invocation by Eric Turner, Pastor of Liberty Baptist Church of Grand Junction.

Presentations - July Yard of the Month Winner

Parks Maintenance Supervisor Randy Coleman presented the July Yard of the Month award to Georgann Jouflas, 743 Wedge Drive, Grand Junction, CO 81506.

Appointments - To the Horizon Drive Association Business Improvement District

Councilmember Boeschstein moved to appoint Cameron Reece to the Horizon Drive Association Business Improvement District for a partial term ending April 2022. Councilmember Norris seconded the motion. Motion carried unanimously by voice vote.

Appointments - To the Parks and Recreation Advisory Board

Councilmember Wortmann moved to reappoint Gary Schroen and Marc Litzen to the Grand Junction Parks and Recreation Advisory Board for terms ending June 2021. Councilmember Boeschstein seconded the motion. Motion carried unanimously by voice vote.

Certificates of Appointment

Councilmember Norris presented Josh Niernberg and Maria Rainsdon with their Certificates of Appointment to the Grand Junction Downtown Development Authority/Downtown Grand Junction Business Improvement District (DDA/BID) for terms ending June 2022.

Citizen Comments

Andrey Krieves thanked City Council for their vision and information regarding the Community Center.

Bruce Lohmiller spoke about the C.A.S.A. (Court Appointed Special Advocates) program, Operation Revamp and Whole Lives Training.

Richard Swingle commented on the August 13, 2018 City Council Workshop.

City Manager Report

City Manager Caton reported the City received a \$1 million Department of Local Affairs grant. The Grand Junction Fire Department Wildland Team was recently deployed to Medford, Oregon to help with the Miles and Sugar Pine fires.

Council Reports

Councilmember McArthur attended a 5-2-1 Drainage Authority board meeting, the University of Colorado Student Celebration, the Colorado State University Research Center groundbreaking on Orchard Mesa, and the AGNC (Associated Governments of Northwest Colorado) Economic Development Summit and board meeting.

Councilmember Wortmann commented on the August 13, 2018 City Council Workshop items. He noted staff was directed to move forward with a resolution for Matchett Park and to provide information on the importance of first responder services.

Councilmember Boeschstein agreed with Councilmember Wortmann that the Workshop discussion was good. He said he is in favor of the Community Center at Matchett Park and that community centers deter crime. Councilmember Boeschstein attended meetings for Urban Trails, the Business Incubator, and Museum of the West.

Councilmember Norris attended the DDA/BID and Las Colonias Development Corporation meetings. She noted the purpose of Workshops is for staff to educate Council in order for the best direction to be given and that infrastructure projects are planned about ten years out.

Councilmember Taggart attended Grand Junction Regional Airport meetings regarding adoption of updated minimum standards and public/private partnerships.

Council President Traylor Smith said funding for first responders is a priority and asked Council to give input to the City Manager regarding ballot language. She attended the Colorado Strategic Action Planning Group on Aging presentation and invited citizens to attend the following: the Board of County Commissioners and Mesa County Veterans

Services Vietnam Veteran Recognition, Coffee with the City Manager, and the Colorado Mesa University Convocation Ceremony.

Consent Agenda

Councilmember Boeschstein moved to adopt items #1 - #4 on the Consent Agenda. Councilmember Norris seconded the motion. Motion passed unanimously by voice vote.

1. Approval of Minutes

- a. Summary of the July 30, 2018 Workshop
- b. Minutes of the August 1, 2018 Regular Meeting

2. Continue Public Hearings

- a. Legislative
 - i. An Ordinance Amending the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Establishing Voting Procedures of the Planning Commission and to Simplify, Clarify and Better Organize the Text Describing the Authority of the Zoning and Development Decision-Making Bodies and Setting a Public Hearing for September 5, 2018

3. Contracts

- a. Contract for Las Colonias Business Park Project Phase 2

4. Resolutions

- a. Resolution Authorizing a Telecommunication Facility at Fire Station #4, Located at 2884 B 1/2 Road
- b. A Resolution Vacating a Sanitary Sewer Easement on School District 51's Dual Immersion Academy School Property, Located at 552 West Main Street
- c. A Resolution Amending the 2018 City Council Meeting Schedule
- d. Resolution Authorizing the City Manager to Accept Three Grant Offers and Sign the Co-Sponsorship Agreements for the Airport

Public Hearing - An Ordinance Amending Section 24.12.140, 24.12.160, 24.12.170, and 24.12.180 of the Greater Downtown Overlay (Title 24 of the Grand Junction Municipal Code) Regarding Design Guidelines and Standards in the Greater Downtown Transitional and Residential Area

This request is to amend sections of the Greater Downtown Overlay to revise design standards and guidelines for the Residential and Transitional areas. In general, these revisions include creating more consistent language for defining terms, to remove specific requirements for pitched roofs, and to remove the term “residential” from architectural references in the Transitional Area.

Community Development Director Tamra Allen reviewed the proposed amendments.

The public hearing opened at 6:44 p.m.

Elizabeth Rowen spoke against the amendments.

The public hearing closed at 6:47 p.m.

City Council discussed the overlay location, DDA input, the timeline, and noted that some of the definitions/standards are ambiguous and/or inconsistent.

City Manager Caton said the emphasis for the amendments were for residential areas.

Councilmember Kennedy moved to table Ordinance No. 4812 - an Ordinance amending parts of the Downtown Overlay (Title 24 of the Grand Junction Municipal Code) regarding policies, standards and guidelines of the residential and transitional areas pending definition clarity and DDA input. Councilmember McArthur seconded the motion. Motion carried unanimously by roll call vote.

Public Hearing - An Ordinance Amending Section 21.04.030(h), 21.10.020, 21.04.010 and 21.06.050 (Title 21 of the Grand Junction Municipal Code) Allowing and Regulating Short Term Rentals and Incorporating Bed and Breakfasts as Short Term Rentals

This request is to amend sections of the of the Zoning and Development Code allowing and regulating Short Term Rentals and incorporating Bed and Breakfast as a Short Term Rental. Despite the presence and growing supply of short-term rentals, the Grand Junction Municipal Code (GJMC) only allows these uses in commercially zoned areas and does not allow for these uses in residentially zoned areas. Most short term rentals are currently operating in zone districts that do not allow this use; however, the City has not actively pursued enforcement of code violations of these units. Because of the uniqueness of this use, most communities have found short term rentals fall outside of the traditional definitions of Lodging and thus warrant their own unique definition and in many cases their own standards.

Council President Traylor Smith and Councilmember Kennedy disclosed private interests in short term rentals.

Community Development Director Tamra Allen reviewed the proposed amendments.

The public hearing opened at 7:08 p.m.

Richard Swingle requested individual Homeowner's Associations (HOA) be granted the ability to approve or deny short term rentals.

Elizabeth Rowen supported the ordinance.

The public hearing closed at 7:12 p.m.

City Council discussion included concerns that end users were not specifically invited to be a part of the Working Group, whether the ordinance included single room as well as full house rentals, HOA covenant infractions, short term rentals being considered a commercial use, who will determine occupancy limits and be required to inspect and enforce the stipulations, if and where occupancy limits will be posted, what the implementation timeline is and what level of enforcement will be used.

City Manager Caton said the City is looking into an agreement with Airbnb and this ordinance would allow and regulate these rentals.

Councilmember Wortmann moved to adopt Ordinance No. 4813 - an Ordinance amending Section 21.04.030(h), 21.10.020, 21.04.010 and 21.06.050 of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) allowing and regulating Short Term Rentals and incorporating Bed and Breakfasts as Short Term Rentals on final passage and ordered final publication in pamphlet form.

Councilmember Boeschstein seconded the motion. Motion carried unanimously by roll call vote.

Public Hearing - An Ordinance Rezoning the River Walk Subdivision from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac), Located at 3125 D Road

The applicant, 3125 D Road, LLC requested a rezone of a 9.37-acre parcel of land located at 3125 D Road from R-4 (Residential - 4 du/ac) to the R-8 (Residential - 8 du/ac) zone district for the purpose of future residential subdivision development. The requested R-8 zone district is consistent with the Comprehensive Plan Future Land Use designation for the property of Residential Medium (4 - 8 du/ac).

Senior Planner Scott D. Peterson presented the item.

City Council expressed concerns the 100-year flood plan was not considered, that River Trail subdivision residents are not permitted direct access to Riverfront Trail, and that the staff report does not include neighborhood meeting information.

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

There were no public comments.

The public hearing closed at 7:45 p.m.

Councilmember Kennedy moved to adopt Ordinance No. 4814 - an Ordinance rezoning the River Walk Subdivision from R-4 (Residential - 4 du/ac) to the R-8 (Residential - 8 du/ac) zone district, located at 3125 D Road on final passage and ordered final publication in pamphlet form. Councilmember Boeschenstein seconded the motion. Motion carried unanimously by roll call vote.

Non-Scheduled Citizens & Visitors

Richard Swingle commented the City/County working relationship is not robust, but there are a lot of community entities that could help reduce City expenses.

Other Business

There was none.

Adjournment

The meeting adjourned at 7:48 p.m.

Wanda Winkelmann, MMC
City Clerk