

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

September 19, 2018

The City Council of the City of Grand Junction convened into regular session on the 19th day of September 2018 at 6:00 p.m. Those present were Councilmembers Chris Kennedy, Phyllis Norris, Rick Taggart, Duke Wortmann and Council President Barbara Traylor Smith. Councilmembers Bennett Boeschstein and Duncan McArthur were absent. Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Wanda Winkelmann and Deputy City Clerk Janet Harrell.

Council President Traylor Smith called the meeting to order. Councilmember Wortmann led the Pledge of Allegiance which was followed by an invocation by Michael Denna, Pastor of Providence Reformed Evangelical Church.

Certificates of Appointment

To the Commission on Arts and Culture

Councilmember Kennedy presented Mark Marino with his Certificate of Appointment to the Commission on Arts and Culture for a term ending February 2021.

To the Grand Junction Housing Authority

Councilmember Norris presented Scott Proper with his Certificate of Appointment to the Grand Junction Housing Authority for a partial term ending October 2019.

To the Urban Trails Committee

Councilmember Taggart presented David Lehmann with his Certificate of Appointment for a term ending June 2021 and Devon Balet with his Certificate of Appointment for a partial term ending June 2020 to the Urban Trails Committee.

Citizens Comments

Bruce Lohmiller spoke on Conditional Use Permits, alternative energy and school violence.

Ed Kowalski spoke about public safety.

City Manager Report

City Manager Caton gave an update on how and where the Grand Junction Fire Department is helping with wildfires.

Council Reports

Councilmember Wortmann said he had been on vacation.

Councilmember Norris attended the Grand Junction Fire Department 9-11 Ceremony, a water forum and a presentation by a State demographer.

Councilmember Taggart did not give a report.

Councilmember Kennedy spoke on personal experiences regarding diversity.

Council President Traylor Smith did not give a report.

Consent Agenda

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

1. Approval of Minutes

- a. Minutes of the September 5, 2018 Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduce an Ordinance Rezoning Lot 1, Rooted Gypsy Farms Subdivision, From R-R (Residential Rural) to R-E (Residential Estate), Located at 2575 G Road, and Set a Public Hearing for October 3, 2018
 - ii. Introduce an Ordinance Rezoning Timberline Bank Property from C-1 (Light Commercial) to M-U (Mixed Use), Located at 649 Market Street, and Set a Public Hearing for October 3, 2018

- iii. Introduce an Ordinance Rezoning Elevation 4591 to PD (Planned Development) with a Default Zone of R-8 (Residential, 8 du/ac) and an Outline Development Plan for 18 Residential Units on 3.23 Acres, Located at 2524 F ½ Road and Set a Public Hearing for October 3, 2018

3. Contracts

- a. A Resolution Authorizing Agreement with CDOT for Traffic Maintenance
- b. Contract for Lewis Wash Bridge Replacement
- c. 2018 CDBG Sub Recipient Agreements between the Counseling and Education Center, The Arc Mesa County, St. Mary's Hospital Foundation Gray Gourmet Program and Mesa Youth Services dba Mesa County Partners and the City of Grand Junction
- d. Health Services Agreement with Marathon Health, LLC

4. Resolutions

- a. Resolution Vacating a Public Utility Easement on Property Located at 2410 Blue Heron Road
- b. Resolution Issuing a Revocable Permit to Allow for the Encroachment of an Existing Garage in the Bookcliff Avenue Right-of-Way Along the East Side of the Property Located at 300 Cedar Court
- c. Resolution Authorizing a Telecommunication Facility at Columbine Park

A Resolution Regarding a 2019 Ballot Question(s) Regarding a Community Center

PLACE (People for Local Activities and Community Enrichment) is committed to achieving its goal of having a Community Center in Grand Junction before the year 2025 and has pledged to initiate, for the 2019 City election, the ballot question(s) necessary to support its construction and operation. At the City Council work session on July 16th, PLACE asked the City Council to refer a question(s) to the April 2019 election rather than PLACE taking up the initiative petition process for a ballot question. PLACE indicated to the City Council that its initiative campaign would be for/include a question to raise the City's sales tax.

Parks and Recreation Director Rob Schoeber provided background on the outreach PLACE coordinated.

Discussion included the proposed tax increase, scope of the project(s), Council priorities, the intent of the resolution and financing.

Councilmember Wortmann moved to adopt Resolution No. 62-18, a Resolution regarding a 2019 ballot question(s) for a community center at Matchett Park.

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

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 (Continued from August 15, 2018)

Initiated by the Community Development Director, 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 provided background and detail on the proposed amendments.

The public hearing was opened at 6:49 p.m.

There were no public comments.

The public hearing was closed at 6:50 p.m.

Councilmember Kennedy moved to adopt 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 on final passage and ordered final publication in pamphlet form. Councilmember Taggart seconded the motion. Motion carried unanimously by roll call vote.

An Ordinance Rescinding Ordinance No. 4810 Regarding the Fossil Trace Rezone

Ordinance No. 4810 rezoning an 8.41 acre property owned by Fossil Trace, LLC which was adopted on August 1, 2018 and would become effective on September 2, 2018. This Ordinance approved the rezone of the property from Residential-Rural to

Residential-1. After passage of the ordinance staff discovered a flaw in the written notice that was required to be mailed to surrounding property owners. In order to ensure due process, a new public hearing with City Council needs to be conducted again after completion of notice, as required by the Grand Junction Municipal Code.

Senior Planner Scott Peterson further explained the reason for the rescission request and City Attorney Shaver provided information on the process.

The public hearing was opened at 6:53 p.m.

There were no public comments.

The public hearing was closed at 6:54 p.m.

Councilmember Taggart moved to adopt Ordinance No. 4816, an Ordinance rescinding and repealing Ordinance No. 4810, an Ordinance rezoning the property at 465 Meadows Way known as Fossil Trace on final passage and ordered final publication in pamphlet form. Councilmember Kennedy seconded the motion. Motion carried unanimously by roll call vote.

An Ordinance Rezoning the Fossil Trace Holdings, LLC Property from R-R (Residential – Rural) to R-1 (Residential - 1 du/ac), Located at 465 Meadows Way

As previously explained, a new public hearing is being conducted after completion of the notice as required by the Grand Junction Municipal Code. As this is a new hearing and new information may be introduced, the findings and decision made at the August 1st hearing may be different.

Senior Planner Scott Peterson detailed the request and neighborhood concerns.

Applicant representative Kevin Bray presented additional information regarding the request process.

The public hearing was opened at 7:14 p.m.

Public comments against the rezone were made by Janey Wilding, Andrew Smith, John Cassidy, Rick Wilding, Valerie Samii, John Flanagan, Kim Gage, Pat Gage, Douglas Close, Don Krueger proxy for Jerold Saef, Tony Walters, Chris Taggart (no relation to Councilmember Taggart), Joseph Funderburk, Jean Deberry, Sam Stirlen and Tim Donovan.

The public hearing was closed at 7:58 p.m.

Applicant representative Kevin Bray addressed concerns expressed during public comment.

Discussion included concerns regarding the Clean Water Act, raising water tables, the Planning Commission's decision, the cluster provision, elements of a possible subdivision review, adhering to the rezoning process, the current zoning density, how much of the area could be developed, safety considerations specifically related to speed limits, transportation capacity limits, ingress/egress possibilities if the property is developed and the development approval process for subdivisions.

Councilmember Taggart moved to adopt Ordinance No. 4817 - an Ordinance rezoning the Fossil Trace Holdings, LLC property from R-R (Residential - Rural) to the R-1 (Residential - 1 du/ac), located at 465 Meadows Way on final passage and ordered final publication in pamphlet form. Councilmember Kennedy seconded the motion. Motion failed with Councilmembers Norris and Wortmann voting NO.

Councilmember Kennedy moved to reconsider Ordinance No. 4817 with the full Council since only five were present. Councilmember Wortmann seconded the motion. Motion carried unanimously by roll call vote.

Non-Scheduled Citizens & Visitors

Patsy Patton thanked Council for their work and said the Matchett Park property was intended to be a park by Dr. Kenneth Matchett, Jr.

Beau Flores, Colorado Mesa University Student Trustee, commented on the City government process and Councilmember Kennedy's report.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:30 p.m.

Wanda Winkelmann, MMC
City Clerk