

GRAND JUNCTION CITY COUNCIL

MINUTES OF THE REGULAR MEETING

October 3, 2018

The City Council of the City of Grand Junction convened into regular session on the 3rd day of October 2018 at 6:00 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Phyllis Norris, Duke Wortmann and Council President Barbara Traylor Smith. Councilmember Rick Taggart was 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. The Grand Junction Fire Department Honor Guard led the Pledge of Allegiance which was followed by an invocation by Pastor David Crowley of The Gathering.

Presentation- Fire Department Personnel Recognition

Grand Junction Fire Department (GJFD) employees, Fire Inspector/Investigator Brian Gies, EMS Officer Brian Lurvey and Firefighter Jason Wytulka were recognized by District Attorney Dan Rubinstein of the Mesa County District Attorney's Office for their contribution and assistance in solving an attempted arson/attempted murder case and GJFD Chief Ken Watkins also recognized them with a GJFD *Letter of Excellence*.

Proclamation - Proclaiming October 7 - 13, 2018 as Fire Prevention Week in the City of Grand Junction

Councilmember Wortmann read the proclamation. GJFD Chief Watkins and Community Outreach Specialist Dirk Clingman accepted the proclamation.

Certificate of Appointment - To the Commission on Arts and Culture

Councilmember Boeschstein presented Dean Harris with his Certificate of Appointment to the Commission on Arts and Culture for a partial term ending February 2020.

Citizens Comments

Dennis Simpson spoke on a City "land swap" and the 2019 budget.

Bruce Lohmiller spoke about the Partners Program, Violence Reports and Conditional Use Permits.

City Manager Report

City Manager Caton credited the firefighters for their excellent service and acknowledged recent City retirees, Grand Junction Police Department (GJPD) Commanders, Tim Grimsley, Andy Martinez, Bob Russell and Community Development Senior Planner Lori Bowers.

Council Reports

Councilmember Kennedy attended the Grand Junction Economic Partnership Board retreat and recognized local Boy Scout Troop #384 and Colorado Mesa University students at the meeting.

Councilmember Norris remembered the recent City retirees from the GJPD and said she attended the Downtown Development and Grand Junction Housing Authorities meetings and worked with Councilmember Taggart on the Municipal Court Functions Ordinance. She noted City Manager Caton and City Attorney Shaver reviewed the ordinance along with Interim Judge Dan Robinson and Front Range magistrate Kristin Brown who also gave recommendations. Councilmember Norris thanked all of those involved and announced the Municipal Court Functions Ordinance, Regular Agenda Item 5.a.i., would be moved to the Consent Agenda for consideration at the November 7th meeting.

Councilmember McArthur did not give a report.

Councilmember Wortmann attended a Grand Valley Catholic Outreach tour and lunch, a Parks Improvement Advisory Board (PIAB) meeting and GJPD Commander Bob Russell's Retirement Ceremony.

Councilmember Boeschstein went to a Business Incubator meeting and noted there are more bikes in the Netherlands than cars.

Council President Traylor Smith lauded recent PIAB improvement projects and planned to attend the Centennial Celebration of the Wayne N. Aspinall Federal Building.

Consent Agenda

Councilmember Kennedy moved to move Regular Agenda item 5.a.i. to the Consent Agenda for consideration at the November 7, 2018 City Council Meeting and adopt Consent Agenda items #1 - #5.a.i. Councilmember Wortmann seconded the motion. Motion passed unanimously by voice vote.

1. **Approval of Minutes**
 - a. Summary of the September 17, 2018 Workshop
 - b. Minutes of the September 19, 2018 Regular Meeting
2. **Set Public Hearings**
 - a. Quasijudicial
 - i. Introduce an Ordinance for 1) A Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High and Residential Medium and Residential Medium Low on Approximately 30 Acres Located within the Twenty Three Park Plaza Filing No. One Replat Located on the NW Corner of 23 Road and I-70; 2) Rezone and Zone of Annexation to Planned Development (PD) with Default Zones of R-5, R-8 and R-24 and B-1 and an Outline Development Plan (ODP) for Mixed Use Development on Approximately 70 acres, Located on the NW Corner of 23 Road and I-70 and Including 789 23 Road, and Set a Public Hearing for October 17, 2018, and

Introduce an Ordinance for a Vacation of Rights-of-Way and Easement Vacations for the Property Known as Twenty Three Park Plaza Filing No. One Replat Consisting of 30.85 Acres, and Set a Public Hearing for October 17, 2018
3. **Contracts**
 - a. Construction Contract for the 2018 Sewer Line Replacement Project Phase
 - b. 2018 CDBG Subrecipient Agreements between STRiVE and HopeWest and the City of Grand Junction
 - c. Contract for Grand Junction Horizon Drive Crosswalks Project
4. **Resolutions**
 - a. A Resolution Issuing a Revocable Permit to Breckenridge Ale House GJ, LLC for Existing Fencing, Masonry Wall, and Landscaping and New Signage within the Public Right-of-Way Adjacent to 2531 N 12th Street
5. **Public Hearings**
 - a. Legislative
 - i. An Ordinance Describing the Functions of the Municipal Court –
Moved to November 7, 2018

An Ordinance Rezoning Lot 1, Rooted Gypsy Farms Subdivision, from R-R (Residential Rural) to R-E (Residential Estate), Located at 2575 G Road

Applicant Mark Beckner requested a rezone of 2.03 acres of property located at 2575 G Road (future address of 2476 Tahoe Drive) from R-R (Residential Rural) to R-E

(Residential Estate). The purpose of the rezone request is for the property to conform with the required minimum lot size of a Simple Subdivision once it is approved and recorded. The R-R (Residential Rural) has a minimum lot size of five acres, while the minimum lot size for R-E (Residential Estate) is one acre. Since the subject lot will be 1.921 acres, in order for it to conform with the required minimum lot size of the Zoning and Development Code, it should be rezoned to the R-E zone district designation. The proposed zoning of R-E meets the Comprehensive Plan Future Land Use Map, which designated the property as Residential Low (0.5 - 2 dwelling units per acre).

Senior Planner Lori Bowers reviewed the details of the request.

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

There were no public comments.

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

Council discussion included property access and water and sewer services.

Councilmember Kennedy moved to adopt Ordinance No. 4819, an Ordinance zoning Lot 1, Rooted Gypsy Farms Subdivision to R-E (Residential Estate), located at 2575 G Road on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried unanimously by roll call vote.

An Ordinance Rezoning Timberline Bank Property from C-1 (Light Commercial) to M-U (Mixed Use), Located at 649 Market Street

The Applicant Timberline Bank requested a rezone of an 8.27-acre parcel of land located at 649 Market Street from C-1 (Light Commercial) to the M-U (Mixed Use) zone district in anticipation of future commercial development. The requested M-U zone district is consistent with the Comprehensive Plan Future Land Use designation of Village Center for the property.

Senior Planner Scott Peterson reviewed the details of the request.

Project representative Kim Kirk provided property history and outlined Timberline Bank's proposed use.

Discussion ensued regarding the legality of the request since Timberline Bank does not own the property, M-U zoning requirements, property access and traffic concerns.

The public hearing was opened at 7:05 p.m.

There were no public comments.

The public hearing was closed at 7:05 p.m.

Councilmember Wortmann moved to adopt Ordinance No. 4820, an Ordinance rezoning Timberline Bank property from C-1 (Light Commercial) to M-U (Mixed Use), located at 649 Market Street on final passage and ordered final publication in pamphlet form. Councilmember McArthur seconded the motion. Motion carried unanimously by roll call vote.

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

The Applicant Chronos Property, LLC requested a rezone to Planned Development (PD) with an R-8 (Residential - 8 du/ac) default zone district as well as the approval of an Outline Development Plan (ODP) for Elevation 4591, a residential subdivision. The proposed plan is for the development of 16 single-family detached lots with one additional lot proposed for a two-family attached dwelling unit for a total of 18 dwelling units on 3.23 acres. The Outline Development Plan establishes specific performance standards the development will be required to meet through each development phase, as authorized by Section 21.02.150 (b) of the Zoning and Development Code. The project is located at 2524 F ½ Road.

Senior Planner Scott Peterson reviewed the details of the request and compared the previous and current proposed ODP.

Applicant representatives Lisa Cox and Robert Jones, II from Vortex Engineering & Architecture, Inc. provided additional information.

Discussion included street access, parking, the ground water drainage plan, additional criteria required with an ODP, proposed maximum structure height, proposed street width, Comprehensive Plan considerations and the applicant's response to address transitional development concerns.

The public hearing was opened at 8:01 p.m.

Speaking against the rezone were Ross Barefoot, Debbie Roberts, Ray Campbell, Nadine Stoneburner, John Mangold and Dan Schern.

The public hearing was closed at 8:31 p.m.

Mr. Jones responded to some of the concerns expressed during the public hearing.

Councilmember McArthur moved to adopt Ordinance No. 4821, 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 on final passage and ordered final publication in pamphlet form.

Councilmember Boeschstein seconded the motion. Motion carried four to two with Councilmembers Norris and Kennedy voting NO.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:57 p.m.

Wanda Winkelmann, MMC
City Clerk