

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

October 17, 2018

The City Council of the City of Grand Junction convened into regular session on the 17th day of October 2018 at 6:00 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Phyllis Norris, Rick Taggart, Duke Wortmann and Council President Barbara Traylor Smith. Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Wanda Winkelmann and City Records Manager Debbie Kemp.

Council President Traylor Smith called the meeting to order. Scout Troop 383 led the Pledge of Allegiance which was followed by an invocation by Senior Pastor Chalane Coit, Vineyard Community Church.

Presentations

Colorado Lottery Starburst Award Presentation for Las Colonias Park Amphitheater

Parks and Recreation Director Rob Schoeber explained how proceeds from Colorado Lottery ticket sales have benefited the City's parks through the Conservation Trust Fund and the Great Outdoors Colorado Fund and then highlighted Phase I of Las Colonias and Phase II of the Amphitheater at Las Colonias. Mr. Schoeber introduced Colin Waters from the Colorado Lottery to present the Starburst Award to the City and provide some details on the Colorado Lottery.

Proclamations

Proclaiming October 2018 as Conflict Resolution Month in the City of Grand Junction

Councilmember Kennedy read the proclamation. Annette Ferriole of Peacemaking Resource accepted the proclamation.

Proclaiming October 15 - 19, 2018 as Irlen Syndrome Awareness Week in the City of Grand Junction

Councilmember McArthur read the proclamation. Learning Associates of the Grand Valley Irlen Clinic Director Jeannie Dunn accepted the proclamation.

Proclaiming October 20, 2018 as Community Streets Day in the City of Grand Junction

Councilmember Boeschstein read the proclamation. Kristin Heumann, David Lehmann, and other members of the Urban Trails Committee accepted the proclamation.

Proclaiming October 24, 2018 as Tenth Circuit Court of Appeals Day in the City of Grand Junction

Councilmember Taggart read the proclamation. Attorney Jeff Hurd, Director of the Grand Junction Ireland Stapleton Firm branch, accepted the proclamation.

Citizens Comments

Bruce Lohmiller spoke about the Veterans Art Center having difficulty paying their mortgage, how others can help, an Education Class to be implemented in schools and what he believes are inappropriate campaign ads.

City Manager Report

City Manager Caton reported seven new police officers were sworn in earlier today and, due to the retirement of several Commanders, three new commanders were also sworn in. He lauded the City employee support for the United Way campaign.

Council Reports

Councilmember Norris attended the badge pinning ceremony.

Councilmember McArthur attended a Colorado Water Congress meeting, the Senior Life Expo, the Colorado Municipal League District meeting in Collbran and voted and delivered his general election ballot. He also mentioned he was wearing pink on behalf of Breast Cancer Awareness Month.

Council President Traylor Smith mentioned she is also wearing pink for Breast Cancer Awareness Month.

Consent Agenda

Councilmember Kennedy moved to adopt Consent Agenda items #1 - #2.

Councilmember Boeschstein seconded the motion. Motion carried by roll call vote with Councilmember Taggart voting NO and Councilmembers Kennedy and Wortmann voting NO on Item 2.e.

1. Approval of Minutes

- a. Summary of the October 1, 2018 Workshop
- b. Minutes of the October 3, 2018 Regular Meeting

2. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Request to the State Board of the Great Outdoors Colorado Trust Fund for Completion of the River Recreation Feature at Las Colonias Park
- b. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Peace Officer Mental Health Grant
- c. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Gray and Black Market Marijuana Enforcement Program
- d. A Resolution Opposing November Ballot Issue "Amendment 74"
- e. A Resolution Supporting November Ballot Issue "Proposition 109"
- f. A Resolution Supporting November Ballot Issue "Proposition 110"
- g. A Resolution Opposing November Ballot Issue "Proposition 112"

Ordinances Regarding Twenty Three Park Plaza – Mosaic Project

The Applicants, Club Deal 113/114 Park Plaza and Grand Junction Limited Partnership, are requesting multiple actions on the 70 +/- acre site located at the southwest corner of H and 23 Roads, bordered by H Road on the north, 23 Road on the east, Interstate 70 on the south and Bookcliff Ranches Subdivision on the west. These actions include a Comprehensive Plan amendment, Rezone and Zone of Annexation to Planned Development with an Outline Development Plan (ODP) including right-of-way and easement vacations. The purpose of the request is to rezone the property to Planned Development (PD) with an ODP to accommodate a higher density/intensity in anticipation of future mixed-use of single-family residential, multi-family residential and neighborhood business land uses.

Dave Thornton, Principal Planner, reviewed the multiple requests comprising this item and noted the Planning Commission found all criteria had been met and recommended approval.

Discussion ensued regarding the proposed density to that of similar projects, zoning of the surrounding properties, the Persigo 201 Boundary and the Public Benefit requirement.

Douglas Gilliland, owner of the property, described the project in detail.

Project Architect Ted Ciavonne, Ciavonne, Roberts, and Associates, summarized the development.

Councilmember Boeschstein disclosed he previously worked with the developer but no longer has any connections.

Staff explained the difference between a straight rezone versus a Planned Development.

President of the Council Traylor Smith called for a break at 8:02 p.m.

The meeting resumed at 8:12 p.m.

The public hearing opened at 8:12 p.m.

Public comments against the request were made by Paula DeGroat and Paula Creasy.

Mr. Ciavonne addressed concerns by explaining the proposed density versus straight zone density under the Growth Plan, ingress and egress and the proposed trail system.

The public hearing closed at 8:35 p.m.

There was further discussion concerning density, underdeveloped areas, zoning maximums, density transitions, allocated growth as addressed in the Comprehensive Plan, the neighborhood meeting, the development phases and possible buffers.

Mark Austin, Austin Civil Group, Inc., addressed drainage and retention facilities.

Councilmember Wortmann moved to adopt Ordinance No. 4822 – an Ordinance amending the Comprehensive Plan Future Land Use Map Designation to Residential High, Residential Medium and Residential Medium Low and a Zone of Annexation and Rezoning to PD (Planned Development) with an ODP (Outline Development Plan) and default zones of R-5 (Residential - 5 du/ac), R-8 (Residential - 8 du/ac), R-24 (Residential - 24 du/ac) and B-1 (Neighborhood Business) for the Mosaic Planned Development on approximately 70 acres, located at 789 23 Road and property south to I-70 between 23 Road and Bookcliff Ranches Subdivision on final passage and ordered final publication in pamphlet form, and adopt Ordinance No. 4823 – an Ordinance vacating all rights-of-way and easements within the Twenty Three Park Plaza Filing No. One Replat Subdivision on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein seconded the motion. The motion carried with Councilmembers Norris and Taggart voting NO.

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

The Applicant, Fossil Trace Holdings LLC, is requesting a rezone of Lot 3, Rump Subdivision (8.41 acres), located at 465 Meadows Way from the R-R (Residential - Rural) to the R-1 (Residential - 1 du/ac) zone district for the purpose of future subdivision development. City Council reviewed and approved the proposed rezone to R-1 for this property on August 1, 2018. However, after passage of the ordinance, staff discovered a flaw in the written notice that was required to be mailed to surrounding property owners. Therefore, in order to ensure due process, a new public hearing with City Council was conducted on September 19th after completion of notice, as required by the GJMC.

Senior Planner Scott Peterson detailed the request, neighborhood concerns and noted the Planning Commission recommended approval.

Applicant Kevin Bray presented information regarding the process and said if the request is approved neighborhood concerns would be addressed and that four of five criteria for the proposal had been met.

The public hearing opened at 9:10 p.m.

Public comments against the rezone were made by Jane Wilding, John Cassity, Jerold Saef, Kim Gage, Rick Wilding, John Flanagan, Tisha Cassity, Sam Stirlen, Miranda Smith, Andrew Smith, Tim Donovan, Jean Deberry, Tony Walters, Don Krueger and Kira Funderburk.

Derek Irick, Colorado Mesa University student, stated the item is for a rezone, not a subdivision development.

The public hearing closed at 9:48 p.m.

Mr. Bray addressed concerns expressed during public comment.

Discussion ensued regarding water concerns, if the Army Corp of Engineers had been made aware of the request, the definition of cluster areas, preserving open and environmentally safe property, if the property should be classified as wetlands which would allow for certain protections, and the development versus the rezone process.

Councilmember McArthur 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 carried with Councilmembers Boeschstein and Wortmann voting NO.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 10:09 p.m.

Wanda Winkelmann, MMC
City Clerk