GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

August 7, 2019

Call to Order, Pledge of Allegiance, Invocation

The City Council of the City of Grand Junction convened into regular session on the 7th day of August, 2019 at 6:00 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout and Council President Pro Tem Duke Wortmann. Council President 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 Pro Tem Wortmann called the meeting to order. Isabella and Siena Miller led the Pledge of Allegiance which was followed by an invocation by Grace Bible Church Elder Tom Rau.

Presentations

Progress Overview for The Center for Living Your Best from Christy Whitney, HopeWest

HopeWest President and CEO Christy Whitney provided an update on The Center for Living Your Best Project.

Presentation from Kevin Barclay, National Alliance on Mental Illness

National Alliance on Mental Illness Western Slope President Kevin Barclay provided information on the "It's OK...to not be OK" program to help de-stigmatize mental illness and reduce suicide rates.

Proclamations

Proclaiming August 9, 2019 as Coworking Day in the City of Grand Junction

Councilmember Andrews read the proclamation. Proximity Space Community Space Manager Julia Sundstrom accepted the proclamation.

Appointments

Appointment to the Grand Junction Regional Airport Authority Board

Councilmember McDaniel moved to ratify the appointment of Linde Marshall to the At large

seat on the Grand Junction Regional Airport Authority Board for a partial term ending February 2021. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

Appointment to One Riverfront

Councilmember Norris moved to appoint Dave Bastian and reappoint Elaine Heath and Catherine Ventling to One Riverfront for three year terms expiring July 2022. Councilmember McDaniel seconded the motion. Motion carried by unanimous voice vote.

Citizen Comments

Ricki Howie spoke about the El Paso shootings.

Bruce Lohmiller said local sex education classes will soon be available and encouraged people to report online manifestos.

Ed Kowalski talked about free speech.

Randy Spydell spoke about ranked choice voting.

City Manager Report

City Manager Caton reported the Grand Junction Police Department hosted the 35th Annual National Night Out with officers taking part in 13 neighborhood block parties with approximately 500 citizens.

Council Reports

Councilmember Stout attended the following conference and meetings: Sister City International Conference, Commission on Arts and Culture and Downtown Development Authority Board meetings.

Councilmember Andrews thanked Council and staff for his warm welcome.

Councilmember Norris is very encouraged by all of the events being held in Grand Junction.

CONSENT AGENDA

Councilmember Norris moved to adopt Consent Agenda items #1 - #3. Councilmember McDaniel seconded the motion. Motion carried by unanimous voice vote.

1. **Approval of Minutes**

    a. Summary of the July 15, 2019 Workshop

b. Minutes of the July 17, 2019 Special Meeting

c. Minutes of the July 17, 2019 Regular Meeting

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance for Supplemental Appropriation for the Acquisition of Real Property and Setting of a Public Hearing for August 21, 2019

b. Quasi-judicial

i. Consider a Request by Steven W. and Susan L. Miller to Zone Approximately 14.69 Acres from County RSF-R (Residential Single Family Rural, 1 du/5 ac) to City R-8 (Residential – 8 du/ac) for 11.69 Acres and City C-1 (Light Commercial) for 3 Acres for the Two Ponies Annexation, Located at 3095 D ½ Road

ii. Consider a Request by Gato Development, LLC to Zone 5.72 Acres from County RMF-8 (Residential Multi Family – 8 du/ac) to City R-8 (Residential 8 du/ac) for the Townhomes at River Park Annexation, Located at 3178 D Road

3. Contracts

a. Approve Contract for Remodel of the Communications Center Administrative Area

REGULAR AGENDA

Consider a Request by SLB Enterprises LLC, for a Comprehensive Plan Amendment from Industrial and Commercial/Industrial Future Land Use Designations to a Commercial Future Land Use Designation and a Rezone from I-1 (Light Industrial) and I-O (Industrial/Office) to C-1 (Light Commercial) for Three Properties Having a Total of 12.2 Acres and Located North of the Colorado River, South of C ½ Road and Directly East of Las Colonias Park

The Applicant, SLB Enterprises, LLC, requested: 1) an amendment to the Comprehensive Plan on a 7.23-acre parcel located at 347 27 ½ Road from its current Future Land Use designation of Industrial to Commercial/Industrial; 2) an amendment to the Comprehensive Plan on 5.15 acres for two parcels from Commercial/Industrial to Commercial located at 2757

C ½ Road and the unaddressed parcel adjacent to the west; and 3) a rezone on the 7.23 acres from Industrial (I-1) to Light Commercial (C-1) and a rezone on the 5.15 acres from Industrial/Office Park (I-O) to Light Commercial (C-1). The proposed changes are intended to provide for future development, particularly for mixed use projects that would optimize the properties' location along the Colorado River and to Las Colonias Park and Business Park. The current zone districts (I-1 and I-0) do not allow for residential and some tourist oriented uses.

Principle Planner Dave Thornton presented the item.

Discussion included clarification that the property can be rezoned since it was not developed after voter's approved the current zoning and that it is to be sold.

Ted Chiavonne of Chiavonne, Roberts and Associates represented the applicant and reviewed the proposed zoning requests.

The public hearing opened at 7:01 p.m.

Bennett Boeschenstein spoke in favor of the item and submitted flood plain information for the property to the City Clerk.

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

Councilmember Stout moved to adopt Ordinance No. 4864, an ordinance amending the Comprehensive Plan Future Land Use Map Designation to Commercial and a rezone to C- 1 (light commercial) for approximately 12.38 acres located at 347 27 ½ Road, a vacant property adjacent to the East, and 2757 C ½ Road on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

Resolution to Vacate Four Separate Public Utility, Drainage and Sanitary Sewer Easements and Ordinance to Vacate Portion of the W Indian Creek Drive Right-of-Way and Temporary Turnaround Identified in the Pepper Tree Filing No. Three Subdivision Plat, Located at the South End of W Indian Creek Drive

The Applicant, Ronald Vincent, requested vacation of portions of public right-of-way, a temporary turn around and vacation of four separate publicly dedicated utility, drainage and sanitary sewer easements located within and/or abutting the proposed Pepper Ridge Subdivision. These easements and rights-of-way were granted for the purpose of serving the Pepper Tree Subdivision which was platted and developed in 1982. Mr. Vincent is also in a plan review process to develop a residential subdivision adjacent to Pepper Tree Subdivision which is proposed to create 25 single-family attached dwelling units and lots on a total of 3.31 acres in an existing R-8 (Residential – 8 du/ac) zone district. The new development will account for any drainage and utilities that would otherwise have been included in the

easements if not vacated.

Senior Planner Scott Peterson presented the item.

Kim Kerk of Land Consulting and Development, LLC represented the applicant and noted the applicant understands and is able to meet all the conditions of approval.

The public hearing opened at 7:15 p.m.

There were no public comments.

The public hearing closed at 7:15 p.m.

Councilmember Andrews moved to adopt Ordinance No. 4865, an ordinance vacating a portion of the West Indian Creek Drive right-of-way and a temporary turnaround identified within the Pepper Tree Filing No. Three Subdivision Plat, located at the south end of West Indian Creek Drive on final passage and ordered final publication in pamphlet form and adopt Resolution No. 47-19, a resolution vacating portions of utility, drainage and sanitary sewer easements, located within the proposed Pepper Ridge Subdivision, located at the south end of West Indian Creek Drive. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Resolution Authorizing and Ratifying a Contract with Winters Avenue, LLC for the Purchase of Property

The City of Grand Junction was approached by Doug Jones a member of Winters Avenue, LLC inquiring if the City had an interest in purchasing the property located at 1441 Winters Avenue. This parcel is located west of Riverside Parkway and the Las Colonias Business Park and north of Las Colonias Park; with the development of the Las Colonias Parks, this parcel has future economic development potential. Terms were negotiated with Winters Avenue, LLC through the City Manager and the City Attorney.

City Attorney Shaver presented the item.

Discussion included how environmental phases would be included in the contract, that lease terms would include tenant conditions and the purpose of the purchase would be to enhance the future sale of neighboring City property (which are included in the Las Colonias deed) for future economic development.

Councilmember Stout moved to adopt Resolution No. 48-19, a resolution authorizing and ratifying the City Manager's actions in offering to purchase the property located at 1441 Winters Avenue. Councilmember Andrews seconded the motion. Motion carried by roll call vote with Councilmembers Norris and Pe'a voting NO.

Non-Scheduled Citizens & Visitors

Mary Jo Caldon suggested the Consent Agenda be read into the record prior to Council voting and then asked to where local mill tailings are removed. Councilmember Andrews reviewed the mill tailing removal process that ends with them being stored at the Cheney disposal site.

Other Business

There was none.

Adjournment

The meeting adjourned at 7:31 p.m.

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Wanda Winkelmann, MMC
City Clerk