GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

September 4, 2019

Call to Order, Pledge of Allegiance, Invocation

The City Council of the City of Grand Junction convened into regular session on the 4th day of September, 2019 at 6:00 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout, Duke Wortmann and Council President Rick Taggart. Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Wanda Winkelmann and Deputy City Clerk Janet Harrell.

Council President Taggart called the meeting to order. Student Kai Richardson led the Pledge of Allegiance which was followed by an invocation by Baha'i Faith member Chris Cholas.

Presentations

District 51 Bond Presentation: Building our Kid's Future - Dan Prinster

St. Mary's Business Development Vice President Dan Prinster presented "Building our Kid's Future" about Mesa County Valley School District 51's bond measure.

Proclamations

Proclaiming September 7, 2019 as Sister City Day in the City of Grand Junction

Councilmember Stout read the proclamation. Dr. Chris Hoppe accepted the proclamation.

Proclaiming September 13 - October 15, 2019 as Hispanic Heritage Month in the City of Grand Junction

Councilmember Wortmann read the proclamation. Hispanic Heritage Month Chair Sonia Gutierrez accepted the proclamation.

Proclaiming September 17 - 23, 2019 as Constitution Week in the City of Grand Junction

Councilmember Andrews read the proclamation. Mount Garfield Chapter - Daughters of the American Revolution Regent Deana Znamenacek accepted the proclamation.

Appointments

To One Riverfront

Councilmember Norris moved to appoint Lewis Patterson to One Riverfront for a three-year term expiring July 2022. Councilmember Wortmann seconded the motion. Motion carried by unanimous voice vote.

Citizen Comments

Kevin Bray introduced students from the Colorado Mesa University Real Estate course and described some class topics.

Bruce Lohmiller spoke on the Point of Light certificate he received, his interaction with a local broadcasting station and air compression power.

Randy Spydell spoke about ranked choice voting.

Elliot Van Meter, Mikaela Sullivan and Currey Ventling spoke on the Foundation for Cultural Exchange.

Liliana Flanigan, Sarah Shrader and Suzanne Foster Porter spoke about School District 51's bond measure.

City Manager Report

City Manager Greg Caton did not give a report.

Council Reports

Councilmember Stout noted the Commission on Arts and Culture is coordinating events for National Arts and Humanities Month during October and commended the Grand Junction Police Department on their service.

CONSENT AGENDA

Councilmember Wortmann moved to adopt Consent Agenda items #1 - # 5. Councilmember McDaniel seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

a. Summary of the August 19, 2019 Workshop

b. Minutes of the August 21, 2019 Regular Meeting

c. Summary of the August 22, 2019 Joint DDA Workshop

2. Set Public Hearings

a. Legislative

i. An Ordinance Amending Ordinance No. 4861 to Change the Name of the Grand Junction Dos Rios General Improvement District to the City of Grand Junction Dos Rios General Improvement District and Set a Public Hearing for September 18, 2019

b. Quasi-judicial

i. Introduction of an Ordinance to Rezone the Community Pod 5 from Mixed Use (MU) to Planned Development (PD) and Approve an Outline Development Plan (ODP) for Approximately 39.25 Acres at 2372 G Road and Set a Public Hearing for September 18, 2019

3. Contracts

a. Authorize the City Manager to Enter into a Community Solar Garden Subscription Agreement with Oak Leaf Energy Partners

b. Contract for Assessment, Repair and Maintenance Services for the Solar Farm at the Persigo Wastewater Treatment Plant

4. Resolutions

a. Assignment of the City's 2019 Private Activity Bond Allocation to Colorado Housing and Finance Authority

5. Other Action Items

a. Ratification of Adopted Resolutions Concerning the November 2019 Special Election

REGULAR AGENDA

An Ordinance 1) Amending the Comprehensive Plan from Park to Residential Medium, Retaining the Mixed Use Corridor Designation along Patterson Road; and 2) Rezoning from CSR (Community Services and Recreation) to R-8 (Residential Medium) and MXOC (Mixed Use Opportunity Corridor) for Two Properties with a Total of 18.433 Acres, Located at 2980 and 2982 Patterson Road (Currently Known as the Burkey Park Property)

The Applicant, the City of Grand Junction, requested multiple actions on two vacant properties that total 18.433 acres, located at 2980 and 2982 Patterson Road, currently known as Burkey Park. The proposed actions are: 1) amend the Comprehensive Plan from Park to Residential Medium, retaining the Mixed Use Corridor Designation along Patterson Road; and 2) rezone the properties from Community Services and Recreation (CSR) to MXOC (Mixed Use Opportunity Corridor) along the 4.0 acres of Patterson Road frontage which encompasses area of both parcels and R-8 (Residential 8 units per acre) for the remaining 14.433 acres of the 2982 Patterson Road property.

The proposed changes are intended to expand options for future private development, particularly for mixed use projects that would optimize the properties' location along the Patterson Road Mixed Use Corridor. The City is reviewing a concurrent application to subdivide the property which would plat the parcels into two lots that correspond to the areas in which these zone districts are being considered.

Principle Planner Kristin Ashbeck presented this item.

The public hearing opened at 7:17 p.m.

The following spoke against this item: Mary Combs, Kevin Carson, Eric Farslow, Lauren Ratzloff, Steve Moore, Cindie Downs, Ron Teck, Federico Vargas, William Springer, Weston Witt, Sherryl Buckley, Paula Emmert, Keith Rose, Darren Jowers, Garrett Pierce, Derrick Jowers, Marilyn Richardson and Shane Page.

The public hearing closed at 7:57 p.m.

Council discussion included the area sewer service provider, an R-8 zone typically results in a net density of 5.5 du/ac, more development flexibility would be available without a rezone, a park could still be developed with rezone, professional recommendation was to rezone prior to sale, zoning establishes bulk standards (e.g. lot sizes, setbacks, etc.) not development, the non-restricted Youth Corp Great Outdoors Colorado grant funds, a Mattchet Park shelter/pavilion would be built from Burkey Park sale proceeds, ¾ access options (no eastbound exit), residential street congestion, public safety and other available zoning options.

Councilmember McDaniel moved to adopt Ordinance No. 4871, an ordinance amending the Comprehensive Plan Future Land Use Map Designation to Residential Medium retaining the Mixed Use Corridor for the property known as Burkey Park on 18.433 acres, located at 2980 and 2982 Patterson Road on final passage and ordered final publication in pamphlet form. Councilmember Stout seconded the motion. Motion carried by unanimous roll call vote.

Councilmember Wortmann moved to adopt Ordinance No. 4871, an ordinance rezoning to R-5 (Residential 5 units per acre) and MXOC (Mixed Use Opportunity Corridor) for the property known as Burkey Park on 18.433 acres, located at 2980 and 2982 Patterson Road on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Council took a break at 8:25 p.m.

The meeting resumed at 8:35 p.m.

A Resolution Accepting the Petition for Annexation of 3.557 Acres of Land and Ordinances Annexing and Zoning the Kiser Annexation to R-2 (Residential - 2 du/ac), Located at 136 Vista Grande Road

Applicants Stan and Judy Kiser requested annexation and zone of annexation to R-2 (Residential – 2 du/ac) for the Kiser Annexation located at 136 Vista Grande Road. The approximately 2.887 acre parcel is located in the Redlands at the intersection of Vista Grande Road and S. San Miguel Drive, north of Broadway (Hwy 340) and has a Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac). The total area requested for annexation is 3.557 acres which includes 0.67 acres of the adjacent S. San Miguel Drive right-of-way. The subject property currently contains a single-family detached house along with various accessory structures. The owners requested annexation in conformance with the requested R-2 zone district in anticipation of a future residential subdivision development in order to subdivide their property to create one additional lot and construct another single-family detached home in the near future, which constitutes "annexable development" and as such is required to annex in accordance with the Persigo Agreement between Mesa County and the City of Grand Junction.

Senior Planner Scott Peterson presented this item.

The public hearing opened at 8:43 p.m.

There were no public comments.

The public hearing closed at 8:43 p.m.

Council discussed the current sewer service provider.

Councilmember Stout moved to adopt Resolution No. 58-19, a resolution accepting a petition for the annexation of lands to the City of Grand Junction, Colorado, making certain findings, and determining that property known as the Kiser Annexation, located at 136 Vista Grande Road is eligible for annexation, Ordinance No. 4872, an ordinance annexing territory to the City of Grand Junction, Colorado, Kiser Annexation, approximately 3.557 acres, located at 136 Vista Grande Road on final passage and ordered final publication in pamphlet form and Ordinance No. 4873, an ordinance zoning the Kiser Annexation to R-2 (Residential - 2 du/ac), located at 136 Vista Grande Road, on final passage and ordered final publication in pamphlet form. Councilmember Wortmann seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Placing a Charter Amendment Concerning the Authorized Length of Leases on the Election Ballot for the Special Municipal Election

The purpose of this item is to place a Charter amendment on the November ballot concerning the leasing of property in and near Las Colonias.

City Attorney John Shaver presented this item.

The public hearing opened at 8:46 p.m.

Dennis Simpson requested Council clarify with staff the provisions of this proposed amendment, noted the Las Colonias Development Corporation (Corporation) governs the business park and the State and Federal Governments have authority regarding the sale of this property.

Janet Johnson said a similar ballot question did not pass in the previous election and expressed concern regarding the ground water.

The public hearing closed at 8:50 p.m.

Discussion included how the Corporation (a Colorado not for profit corporation) was set up and operates, this item is not to be a conveyance, this ballot question is not the same as the previous ballot question regarding leases, environmental considerations regarding Las Colonias are detailed in the master lease covenants and do not preclude development, and that banks prefer lengthy business leases.

Councilmember Wortmann moved to adopt Ordinance No. 4874, an ordinance placing a Charter amendment to change the authorized length of leases of certain public property from twenty-five up to ninety-nine years on the election ballot for the Special Municipal Election to be held the 5th day of November, 2019 on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

Janet Johnson spoke in support of building a new Grand Junction High School and asked Council to work with Mesa County Valley School District 51, the Department of Energy and the Colorado Department of Public Health and Environment to remove the mill tailings there.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:00 p.m.

Wanda Winkelmann, MMC
City Clerk