

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

July 1, 2009

The City Council of the City of Grand Junction convened into regular session on the 1st day of July, 2009 at 7:02 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Tom Kenyon, Gregg Palmer, Bill Pitts, Linda Romer Todd, and Council President Bruce Hill. Also present were City Manager Laurie Kadrach, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Hill called the meeting to order. Representatives from Boy Scout Troop 383 led in the Pledge of Allegiance.

Council President Hill then recognized another troop present, Boy Scout Troop 386.

Certificates of Appointment

Dwain Watson was present to receive his certificate for appointment to the Grand Junction Regional Airport Authority.

Citizen Comments

Regarding the N. 7th Street Historic District

Jodie Behrman, 107 Park Drive, said she is an attorney representing several residents on 7th Street. She referred to two letters that were sent to the City. She summarized her concerns that the Plan for the District and the rezoning that was based on that Plan covered the uses in the District and the City has applied that Plan to every proposal that has come forward since then. The City has now changed its tactics stating the Plan was not formally adopted and have substituted R-8 zoning which allows a bed and breakfast as a use by right. She then identified a number of other uses that are uses by right. The City's Legislative Committee met, discussed this and did not forward the matter to City Council. This situation denies her clients' rights and due process. She asked that this be corrected.

Pat Olson, 445 N. 7th Street, said 25 years ago he helped put the Historic District together. The majority of the structures in the District have the same uses they had when they were built. As stated in the registration of the District, the District is the largest most intact residential neighborhood between Salt Lake City and Denver. He agreed that houses in the District, and in that price range, are difficult to sell, especially in the current market. He asked the City Council to review what was being presented as they believe the original Plan should remain in place.

Kathy Jordan, 440 N. 7th Street, reviewed the process she went through to downzone the District. She referred to a letter from Mark Achen, former City Manager, to Karl Metzner, Planning Director, commending him for the solution of coming up with the Plan. She is sure the Plan was part of the ordinance that rezoned the District. She also referred to a letter from Public Works and Planning Director Tim Moore that states the PR zoning would go forward. The residents trusted what they were told by City Planning Staff. Then when the matter came before the City Council they were told there would be no public hearing and they could not be heard. They were perplexed and shocked. She asked that City Council reconsider the matter.

Sharon Snyder, 639 N. 7th Street, reviewed her history of purchasing her home and how she became a part of the neighborhood and how the daycare came to be in that area. She asked the City Council take time for this decision.

Sherri De Rose, 604 N. 7th Street, said she and her husband have lived in Grand Junction all their lives and have lived in the Historical District for nine years. The application for the Bed and Breakfast does not impact the District. It will retain the historical aspect of the home and will also allow visitors an opportunity to stay in the Historical District. There are over 200 bed and breakfasts in historical districts. She asked the City Council to allow the application to go through the process.

Gordon Nicholson, 726 Ouray Avenue, said when he and his wife were looking for a home they looked for an area that was purely residential. There was not a home in the District available so they bought adjacent to it. Since the federal registration, none of the structures have changed use (25 years). The sole purpose of the down zone in 1984 was to protect the uses at that time. He referred to the letter from Tim Moore, Public Works and Planning Director, which contradicts what they are being told now. Allowing the bed and breakfast will devalue the District and make it less desirable.

Tom Watson, 417 N. 7th Street, said it is not entirely true to say the houses have not changed uses. Their house was a dental office and it was a boarding house in the past. He said he does not have a problem with having a bed and breakfast in the District. They have had company with several vehicles and it was not an impact to the neighborhood.

Steve Brown, 812 Chipeta Avenue, felt the property owners should have the opportunity to do what they choose. It will not adversely affect the neighborhood, and may add to the appeal. It is an intriguing idea. The consensus of the neighbors he spoke to is that they are not against this.

Other Citizen Comments

Dianna Chadwant, homeless, had a suggestion on another subject. In Amarillo, Texas where she lived was an area that was a ghetto. The City took over the houses in this area

similar to the ones along Pitkin Avenue and renewed them. It is now a tourist attraction. There are lots of skilled workers among the homeless. She said rents are out of control here and that contributes to the homeless problem.

Mallory Rice, 425 N. 17th Street, read a call to action plan written by a group recently formed. She listed a number of deficiencies in the community that need to change to save lives and demanded “no more deaths” on the streets of Grand Junction. She referred to a number of petty offenses that are enforced which impact the homeless. She called to service folks to organize and demand their rights. The first general meeting will be held next Tuesday, July 7th, at 10:00 a.m. in Whitman Park.

Jacob Richards, 629 Ouray Avenue, works with the homeless and has for a long time. The people he has met at the homeless shelter were nothing that he expected. He referred to a publication he wrote that he provided the City Councilmembers in their mailboxes and asked the City Council to read it. He asked the City to keep the restrooms open in the winter to provide a legal place for the homeless to go to the bathroom. He listed the illegal activities that the homeless are subject to are just human functions.

City Manager’s Report

The City Manager’s Report was deferred to the end of the meeting.

CONSENT CALENDAR

There were no items for the Consent Calendar.

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Contract for City Center Catalyst Project Development Plan

Contract award for the preparation and presentation of a City Center Catalyst Project Development Plan, for approximately 8-9 acres of public and privately-owned land, located at Grand Avenue and 5th Street.

Kathy Portner, Neighborhood Services Manager, introduced this item and deferred it to Heidi Ham, DDA Executive Director.

DDA Director Ham reviewed the previous presentation on the Downtown Master Plan. When that was being discussed, the property owners for this area around the library approached them about collaborating on the catalyst project. This has provided the opportunity for the City Center Catalyst Project. It could be separate from the Master Plan if need be. The plan is to bring the revised Downtown Plan to the City Council in early

August. The Catalyst has credible value on its own, but also fits in with the Comprehensive Plan.

Kathy Portner, Neighborhood Services Manager, advised they have gone back with the Downtown Plan and spoke with many of the neighbors. They had a neighborhood meeting on March 24th, and 30 people attended. They distributed a survey to those interested and received about fifty back. They now have a good idea of what is important to those respondents. They had an open house June 24th where 15 people attended relative to the Seventh Street Historic District. A survey was distributed at that meeting relative to the Overlay District. Those are due back by July 15th. They plan to take that back to the neighborhood in August. Recommendation for the 7th Street Historic District will also go before the Historic Preservation Board for recommendation. The Plan can come back to the City Council sooner than the Overlay District if desired by the City Council.

Ms. Portner then proceeded to the presentation of the City Center the City Center Catalyst Project.

Council President Hill asked if they are asking for action tonight on the previous items. Ms. Portner said she would like direction on those items she identified.

Councilmember Coons said she would like to see the Plan in a workshop setting. Neighborhood Services Manager Kathy Portner said that would be September or October to include the Overlay Plan. Otherwise it could be sooner.

Councilmember Kenyon said this is new to him. He would like to see more information.

Council President Hill said there is a need for a workshop setting for just the Plan and some direction can be provided on the other pieces at that time.

Neighborhood Services Manager Kathy Portner said the item for consideration tonight is to hire a consultant to help the City look at the library block, the block to the north of the library and the Assembly of God block which is being purchased by a private investment company. The contract would be entirely funded by grants, CDBG and a New Energy Communities grant. She identified all the partners for the project. They are looking at a more urban type of development that will transition into the residential neighborhood. Ms. Portner described the selection process and how the recommended consultant was selected. All the partners participated in the selection process and unanimously recommended PUMA. Ms. Portner then described the schedule if the contract is approved. She mentioned that several of the partners for the project were in attendance.

Councilmember Pitts asked for confirmation about the purchase of the church property. Ms. Portner said it is under contract.

Council President Hill advised there are several catalyst proposals in the Downtown Plan but this is the only one that had an area identified and partners slated.

Councilmember Coons moved to authorize the City Purchasing Division to enter into a contract with Progressive Urban Management Associates (P.U.M.A.) in the amount of \$200,000 to complete the City Center Catalyst Project Development Plan.

Councilmember Todd seconded the motion. Motion carried by roll call vote with Councilmember Kenyon voting NO.

Certificate of Appointment

Lenna Watson was present to receive her certificate of appointment for her reappointment to the Parks and Recreation Advisory Board.

City Managers Report

The City Manager's Report was deferred with the City Manager offering to provide it in written form and present it at the next Council meeting.

Non-Scheduled Citizens & Visitors

Beth Laveley, 629 Ouray Avenue, told the Council about the work they have been doing in the last three days, talking to the homeless about the issue of panhandling. They have spoken to over 2,000 people. She asked about who is complaining now that she has seen the overwhelming support. They will continue to open lines of communication. She reiterated the invitation to the meeting on July 7th.

Other Business

There was none.

Adjourn to Workshop

The City Council adjourned into Workshop Session at 8:06 p.m.

Stephanie Tuin, MMC
City Clerk