

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

**June 3, 2009**

The City Council of the City of Grand Junction convened into regular session on the 3<sup>rd</sup> day of June 2009 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Tom Kenyon, Gregg Palmer, Bill Pitts, and Linda Romer Todd. Councilmembers Bonnie Beckstein, Teresa Coons, and Council President Bruce Hill were absent. Also present were City Manager Laurie Kadrach, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Immediate Past and Acting Council President Gregg Palmer called the meeting to order. Isaac Bair of Boy Scout Troop 363 led in the Pledge of Allegiance.

Boy Scout Troop 363 was in attendance for their citizenship merit badge. Those in attendance came to the podium and introduced themselves.

**Citizen Comments**

There were none.

**CONSENT CALENDAR**

Councilmember Kenyon read items on the Consent Calendar, and then moved to approve items #1 through #2. Councilmember Todd seconded the motion. Motion carried by roll call vote.

1. **Setting a Hearing for the Bella Dimora Property Subdivision/Zoning Amendment, Located at Patterson Road, Grand Falls Drive and Valentino Way** [File #PP-2007-304]

A request for approval to amend and zone property located at Patterson Road, Grand Falls Drive and Valentino Way in The Legends and Legends East Subdivisions to PD, (Planned Development) with a default zone of R-8, (Residential – 8 du/ac) by approval of the Preliminary Development Plan as a Planned Development containing 114 dwelling units on 13.87 +/- acres.

Proposed Ordinance Amending the Existing Planned Development Zone by Including Additional Land with a Rezone of the Additional Land to Planned Development and Amending the Preliminary Plan with a Default R-8 (Residential – 8 DU/Ac) Zone District for the Development of 114 Dwelling Units for the Bella Dimora Subdivision, Located South of Patterson Road, North of Grand Falls Drive and Valentino Way

*Action: Introduction of a Proposed Ordinance and Set a Hearing for June 29, 2009*

2. **Setting a Hearing Amending the Code to Require 4” Sewer Line to Each Unit of a Multi Unit Structure or Multiple Units on a Property**

City Staff would like to coordinate sewer line requirements for multi residential unit structures and properties with multiple residential units with those required by special districts in the area. Amending the City’s Code will provide consistency to City residents and give Planning and Development review Staff more guidance and support of the requirements.

Proposed Ordinance Amending Section 38-35, Article II of Chapter 38 of the Grand Junction Code of Ordinances Pertaining to Sewer Line Connections

*Action: Introduction of a Proposed Ordinance and Set a Hearing for June 15, 2009*

### **ITEMS NEEDING INDIVIDUAL CONSIDERATION**

#### **Public Hearing—Amendments to the Code Regarding Wastewater and Industrial Pretreatment Programs**

The U.S. Environmental Protection Agency (USEPA) conducted an audit of the City’s industrial pretreatment program in July of 2008. The resulting audit report included recommendations and some required actions. Staff prepared and submitted amendments to the Code in February, 2009, to incorporate some of the changes required by the EPA audit. The EPA has requested some supplemental changes to the Code because of an oversight by the EPA during the audit.

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

John Shaver, City Attorney, presented this item. He described the reason for the periodic amendments that follow the audits of the industrial pre-treatment program by the EPA. All the discharges from the Persigo Wastewater Treatment Plant are regulated by the EPA. The audit was very favorable. The ordinance changes some references to the Code of Federal Regulations and makes some changes to the pre-treatment permit. The changes are important but will not impact the operation significantly.

There were no public comments.

The public hearing was closed at 7:08 p.m.

Ordinance No. 4358—An Ordinance Amending Portions of Article II of Chapter 38 of the Grand Junction Code of Ordinances Pertaining to Pretreatment Regulations, to Incorporate Required Changes to the City’s Legal Authority Requested by the United States Environmental Protection Agency through an Audit

Councilmember Kenyon moved to approve Ordinance No. 4358 and ordered it published. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

There was none.

**Adjournment**

The meeting was adjourned at 7:09 p.m.

Stephanie Tuin, MMC  
City Clerk