

Grand Junction City Council
Minutes of the Regular Meeting
March 20, 2024

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 20th day of March 2024 at 5:30 p.m. Those present were Councilmembers Randall Reitz, Dennis Simpson, Scott Beilfuss, Cody Kennedy, Jason Nguyen, Council President Pro Tem Abe Herman, and Council President Anna Stout.

Also present were City Manager Greg Caton, City Attorney John Shaver, Planning Supervisor Niki Galehouse, Principal Planner David Thornton, Senior Planner Jessica Johnsen, City Clerk Amy Phillips, and Deputy City Clerks Selestina Sandoval and Krystle Koehler.

Council President Stout called the meeting to order. Councilmember Nguyen led the Pledge of Allegiance, followed by a moment of silence.

Proclamation

Proclaiming March 31, 2024 as César Chávez Day

Councilmember Beilfuss read the proclamation, and Treasurer of Cesar Chavez Celebration Committee Maria Luiza Perez-Chavez accepted the proclamation.

Proclaiming March 2024 National Intellectual and Developmental Disabilities Awareness Month

Council President Pro Tem Herman read the proclamation, and Mosaic in Western Colorado Community Relations Manager Brandon Cummings accepted the proclamation.

Appointments

To the Forestry Board

Councilmember Kennedy moved, and Councilmember Reitz seconded to appoint Mollie Freilicher to a partial term ending November 30, 2024. Motion carried by unanimous voice vote.

To the Urban Trails Committee

Councilmember Nguyen moved, and Councilmember Simpson seconded to reappoint Brent Starnes to a full-term ending June 30, 2027, and Kristen Burnham to partial term ending June 30, 2026, and appoint Julia Wildman to a partial term ending June 30, 2025. Motion carried by unanimous voice vote.

Public Comments

Dessa Loughman from CO Weedery expressed her concern regarding the Marijuana Requirements.

Ricki Howie, Rob Scribner, Carol Ward, Kim Wise, Donald Hackley, Patrick Hackley, Karen Hackley, Rhonda Bates, Daniel Moore, Mercedes Borman, Renee Fujair, Sandra Geer, Mariann Taigman, Ellen Toma, Kevin Kne, Thomas Horan, Marty Smith, David Nelson, Jesse Miltier, Janet Magoon, Dana Vazquez, Chelsea Cruz, and Alexander Lyon all expressed their concern that the Orchard Mesa Pool may be closed.

Laurie Buniger and Darla Klausner expressed their concern via email that the Orchard Mesa Pool may be closed.

City Manager Report

City Manager Greg Caton had Kyle Thomas from DA Davidson, the City's Bond Underwriter, give council an update on the recent Bond issuance. City Manager Greg Caton had no additional report.

Board and Commission Liaison Reports

Councilmember Simpson gave an update on the Business Incubator Center.

Councilmember Kennedy gave an update regarding the Grand Junction Economic Partnership's event on April 16th.

Councilmember Reitz shared an update about the City and County working group along with Councilmember Kennedy regarding the I-70 interchange.

Council President Stout shared updates regarding the Associated Governments of Northwest Colorado, Visit Grand Junction, and the Persigo Agreement.

CONSENT AGENDA

1. Approval of Minutes

- a. Minutes of the March 4, 2024 Special Meeting
- b. Summary of the March 4, 2024 Workshop
- c. Minutes of the March 6, 2024 Special Meeting

d. Minutes of the March 6, 2024 Regular Meeting

2. Set Public Hearings

a. Legislative

- i. Introduction of an Ordinance Amending Ordinance No. 5064 and Sections 5.13.013 and 5.13.029 of the Grand Junction Municipal Code Regarding Certain Marijuana Business Security Requirements and Setting a Public Hearing for April 3, 2024
- ii. Introduction of an Ordinance Amending Various Sections of the Grand Junction Municipal Code (GJMC) on Sales and Use Tax by Amending GJMC Related to Vendor Fees and Setting a Public Hearing for April 3, 2024

b. Quasi-judicial

- i. Introduction of an Ordinance for a Comprehensive Plan Amendment for 4.23 Acres from Commercial to Residential Medium (5.5 to 12 du/ac) and Rezone from Mixed Use Neighborhood (MU- 1) to RM-8 (Residential Medium - 8 du/ac) of 4.23 Acres, Located at 2152 Broadway and 2155 Monument Lane and Setting a Public Hearing for April 3, 2024
- ii. Introduction of an Ordinance Zoning Approximately 3.744 Acres from County RSF-R (Residential Single Family Rural) to RM-8 (Residential Medium – 8 du/ac) for the Fire Station No. 7 Annexation, Located at 2351 H Road, and Setting a Public Hearing for April 3, 2024
- iii. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Five Star Annexation of 0.11 Acres, Located East of the Northern End of Allyce Avenue, and Setting a Public Hearing for May 1, 2024

3. Resolutions

- a. A Resolution to Submit a Congressionally Directed Spending (CDS) Request for the Persigo Phase 1 Wastewater Treatment Plant Expansion Project. – **This item was withdrawn by staff.**

Councilmember Nguyen moved, and Councilmember Simpson seconded to adopt Consent Agenda Items 1 and 2 (items 3.a. withdrawn). Motion carried by unanimous voice vote.

Regular Agenda

An Ordinance Amending Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Relating to Withdrawn Applications, Public Notice Requirements, Planned Developments, Adding a Use for Public Parking, Accessory Dwelling Unit (ADU) Standards, Drive-Through Facility Standards, and Fence Standards; Introduction of an Ordinance Amending Title 25 24 Road Corridor Design Standards Regarding Alternate Streets Requests for Widths of Pedestrian Walks; Introduction of an Ordinance Amending Title 22, Title 23, Title 24, Title 25, Title 26, and Title 27 to Update Zone District Titles to Reflect Revisions in the Adoption of the 2023 Zoning & Development Code

When the Zoning & Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff identified several items that were amended, which inadvertently conflict with standard practice or could use additional clarification. The proposed amendments address eight sections of the Code and add applicable definitions as needed. In addition, there is an amendment proposed that updates all references to legacy zone districts to new zone districts as adopted in the 2023 Zoning & Development Code.

Planning Supervisor Niki Galehouse presented this item.

Conversation ensued regarding fence height for deer and the allowed national standard of six feet.

The public hearing opened at 7:21 pm.

There were no public comments.

The public hearing closed at 7:21 pm.

Councilmember Reitz moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5205, an ordinance amending Title 21 Zoning and Development Code of the Grand Junction Municipal Code. Motion carried by unanimous roll call vote.

Councilmember Simpson moved, and Council Pro Tem Herman seconded to adopt Ordinance No. 5206, an ordinance amending Title 25 Zoning and Development Code of the Grand Junction Municipal Code. Motion carried by unanimous roll call vote.

Councilmember Kennedy moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5207, an ordinance amending Title 22, Title 23, Title 24, Title 25, Title 26, and Title 27 Zoning and Development Code of the Grand Junction Municipal Code. Motion carried by unanimous roll call vote.

An Ordinance Rezoning 7.11 Acres from R-4 (Residential - 4 du/ac) to R-24 (Residential – 24 du/ac), Located at 2651 Stacy Drive -Continued from February 21, 2024

The owner, Ken Co, LLC with Applicant, Aspire Residential, requested a rezone of R-4 (Residential – 4 du/ac) to R-24 (Residential – 24 du/ac) for property consisting of 7.11-acres located at 2651 Stacy Drive, in anticipation of future multi-family residential development. The requested R-24 zone district would be consistent with the Land Use Map designation of Mixed Use established for the property.

Principal Planner David Thornton and Mark Austin with Austin Civil Group on behalf of John Garza with Aspire Residential presented this item.

Council asked to see the future land use map.

The public hearing opened at 7:39 pm.

There were no public comments.

The public hearing closed at 7:39 pm.

Council Pro Tem Herman moved, and Councilmember Kennedy seconded to adopt Ordinance No. 5200, an ordinance rezoning approximately 7.11 acres located at 2651 Stacy Drive from R-4 (Residential - 4 du/ac) to R-24 (Residential – 24 du/ac), City file number RZN-2024.12, on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

An Ordinance Zoning Approximately 4.06 Acres from R-8 (Residential 8 du/ac) to MU-2 (Mixed Use) Located at 640 24 ½ Road

The Applicant, Royce Carville, requested a rezone to MU-2 (Mixed Use Light Commercial) for approximately 4.06 acres of land located at 640 24 ½ Road. The zone district of MU-2 is consistent with the Mixed-Use Land Use category of the Comprehensive Plan. The application was filed and reviewed prior to the new Zoning and Development Code adoption and is being evaluated under the 2010 Zoning and Development Code. The zoning district names are updated as the new code is now effective.

Senior Planner Jessica Johnsen presented this item.

The public hearing opened at 7:45 pm.

There were no public comments.

The public hearing closed at 7:45 pm.

Councilmember Nguyen moved, and Council Pro Tem Herman seconded to adopt Ordinance No. 5208, an ordinance to rezone 4.06 acres from RM-8 (Residential Medium – 8 du/ac) to MU-2 (Mixed Use Light Commercial) located at 640 24 1/2 Road

on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Other Business

Council took a break at 7:46 pm and resumed at 7:54 pm.

Discussion and Possible Action Regarding Selection Process for City Manager

Naming Roger Tinklenberg as a finalist for the Interim City Manager role, naming this finalist does not preclude Council from considering additional candidates.

Councilmember Reitz moved, and Council Pro Tem Herman seconded to name Roger Tinklenberg as a finalist for the Interim City Manager position. Motion carried unanimously by voice vote.

Council discussed recruitment proposals from Raftelis, GMP Consultants, CPS HR Consultants, and CBNA Consulting.

Council Pro Tem Herman moved, and Councilmember Nguyen seconded to move forward with Raftelis regarding City Manager Recruitment. Motion carried by roll call vote 4-3, with Councilmembers Simpson, Beilfuss and Kennedy voting in opposition.

Non-Scheduled Comments

Council President Stout stated Liz Zajkowski signed up for public comments, but GoToWebinar had an outage and people were unable to attend online, Council received Liz's comment via email.

Christopher Michael Bickford appreciated that National Intellectual and Development Disabilities Awareness Month was recognized.

Adjournment

Meeting adjourned at 8:21 pm.

Amy Phillips, CMC
City Clerk

