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**GRAND JUNCTION CITY COUNCIL  
MONDAY, MAY 13, 2024  
WORKSHOP, 5:30 PM  
FIRE DEPARTMENT TRAINING ROOM  
625 UTE AVENUE**

**1. Discussion Topics**

- a. Whitman Design Update
- b. Interim Housing
  - Land Use Code - Work Group Recommendation
  - Project Moxie
- c. Park Rules

**2. City Council Communication**

An unstructured time for Councilmembers to discuss current matters, share ideas for possible future consideration by Council, and provide information from board & commission participation.

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*What is the purpose of a Workshop?*

The purpose of the Workshop is to facilitate City Council discussion through analyzing information, studying issues, and clarifying problems. The less formal setting of the Workshop promotes conversation regarding items and topics that may be considered at a future City Council meeting.

*How can I provide my input about a topic on tonight's Workshop agenda?*

Individuals wishing to provide input about Workshop topics can:

- 1. Send input by emailing a City Council member ([Council email addresses](#)) or call one or more members of City Council (970-244-1504)

2. Provide information to the City Manager ([citymanager@gjcity.org](mailto:citymanager@gjcity.org)) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.

3. Attend a Regular Council Meeting (generally held the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month at 5:30 p.m. at City Hall) and provide comments during “Public Comments.”

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**Grand Junction City Council**

**Workshop Session**

**Item #1.a.**

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**Meeting Date:** May 13, 2024  
**Presented By:** Ken Sherbenou, Parks and Recreation Director  
**Department:** Parks and Recreation  
**Submitted By:** Ken Sherbenou

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**Information**

**SUBJECT:**

Whitman Design Update

**EXECUTIVE SUMMARY:**

Design for the renovation of Whitman Park is progressing. The selected design team, led by DTJ Design, is facilitating the public process that will drive the resultant schematic design. The first round of the in-person public process occurred on April 1 and 2. Along with that productive round of public meetings, a survey was sent and posted to [EngageGJ.org](http://EngageGJ.org) and 940 were completed. This reflects a tremendous amount of community interest in the future design of Whitman and informs the evolving design. DTJ does not start any design work until after hearing a significant amount of input from the community, which has been achieved. Three concepts will be presented to the community in the next round of public engagement that will begin with the Council workshop and include focus groups with all individuals who have expressed an interest in this project, various stakeholders, the Parks and Recreation Advisory Board (PRAB) and a community-wide public meeting. Following the presentation of the three concept designs, a singular design will be selected to progress to the schematic level of design. This will include renovation cost estimates as well.

**BACKGROUND OR DETAILED INFORMATION:**

The Whitman Park renovation is a project in the Parks, Recreation and Open Space (PROS) Master Plan. A Request For Proposals (RFP) was issued following the 2024 budget approval that included \$150,000 for the design of Whitman Park. After the evaluation of proposals and interviews, the design team, led by DTJ, was chosen as the consultant. On April 1 and 2, the first phase of public engagement included a Council workshop, focus groups, and a community forum. Anyone who had approached the City about Whitman was invited to the public meeting held on April 2. A recording of the April 1 presentation was posted on [EngageGJ.org](http://EngageGJ.org) so community members who missed the in-person meeting could still view the presentation and provide additional feedback

through the survey.

This first phase of in-person meetings focused on engaging the community to understand what is most needed and desired regarding the future of the park. This was done through image voting to help outline priorities, the testing of previous input and ideas from the PROS plan, including previous concept designs, and the presentation of examples from communities across Colorado and beyond. Response at these meetings was informative but what is helping the most in the emerging design is the 940 survey responses received. Although not statistically valid, this survey was widely circulated and had a high response rate, indicating strong engagement. Since the survey closed, DTJ and their sub-consultants have been pouring through the data to identify themes and to capture the majority of opinions that the community has provided.

The May 13 and 14 engagement sessions will present this data in summary. Public input has driven the creation of three separate concept designs. Attendees at the listening sessions and community conversations the City held this winter, fall, and spring usually included significant presence from community members with strong opinions on the future of Whitman Park. In these meetings, most attendees were either associated with a non-profit service provider or a downtown business owner. DTJ and their public engagement experts, CivicBrand, recommended additional public feedback methods, such as the survey, to help identify the most representative community opinion possible. This holistic approach to public engagement that is being taken by the consultant team is proving to be successful given the substantial response to the survey.

Now the survey phase is complete, the May 13 and 14 engagement sessions are intended for a preferred concept to emerge from any of the three, from a blending of two or even a combination of all three. The plan is to then take this preferred concept and further refine the design to progress it from the concept level to the more in-depth schematic level. This will include cost estimates for construction. This opinion of probable cost will include completing the design and requisite engineering as well as all costs to construct.

PRAB is expected to make a recommendation at the end of this process to City Council regarding this project following several meetings with the designers, including the special PRAB meeting on May 14.

**FISCAL IMPACT:**

The design fees for DTJ and their consultant team are included in the 2024 budget.

**SUGGESTED ACTION:**

For discussion purposes only.

**Attachments**

None





**Grand Junction City Council**

**Workshop Session**

**Item #1.b.**

**Meeting Date:** May 13, 2024

**Presented By:** Niki Galehouse, Planning Supervisor, Elizabeth Garvin

**Department:** Community Development

**Submitted By:** Niki Galehouse, Planning Supervisor

**Information**

**SUBJECT:**

Land Use Code - Work Group Recommendation

**EXECUTIVE SUMMARY:**

As part of the Unhoused Needs Assessment, the community has identified that interim housing in the form of temporary shelter may serve as an important part of the housing continuum and is generally not a land use or structure allowed under today’s Zoning & Development Code. An Interim Housing strategy has two primary components - regulations and programming. The current City Zoning & Development Code does not contemplate Interim Housing as a use. Before the City can delve into programming, which includes considerations related to funding, location, and day-to-day site operations, regulations must be established so the use category (which will be defined by and through the regulations) may be considered.

**BACKGROUND OR DETAILED INFORMATION:**

**Interim Housing Work Group Recommendation**

As part of the Unhoused Needs Assessment, the community has identified that interim housing in the form of temporary shelter may serve as an important part of the housing continuum and is generally not a land use or structure allowed under today’s Zoning & Development Code. An Interim Housing strategy has two primary components - regulations and programming. The current City Zoning & Development Code does not contemplate Interim Housing as a use. Before the City can delve into programming, which includes considerations related to funding, location, and day-to-day site operations, regulations must be established so the use category (which will be defined by and through the regulations) may be considered.

It is important to note that “transitional housing” has evolved as a term to identify the programmatic goals and supportive services designed to act as a bridge between temporary and permanent housing. This term is not generally related to a specific

housing type and can include anything from typical “brick and mortar” multifamily housing facilities to safe camping areas. The term “interim housing” is now being utilized by many government agencies and the housing sector to identify shelter types like sanctioned camping, safe parking, and temporary shelters that often are not permanent facilities and that often either don’t meet or are not required to meet building codes for permanent residential use. Interim housing may or may not have transitional programmatic services. Due to the evolution of terminology and because “brick and mortar” facilities are already allowed under the City’s Zoning & Development Code, the City will be using the term “interim housing.”

During the adoption of the 2023 Zoning & Development Code, the Development Code Committee identified that the topic of interim housing warranted more extensive community input and discussion for more detailed recommendations to be made. At the City Council Workshop on December 4, 2023, City Council agreed that interim housing be considered urgently. As such, staff contracted with Clarion Associates (“Clarion”) to facilitate the process and provide recommendations. Clarion has experience in developing regulations on this subject with other communities.

Staff and Clarion recommended a working group be formed to provide direct input and offer insight into Grand Junction's needs and preferences in addressing this topic. Members of the working group have been playing a critical role in discussing and developing any land use changes that may result, serving as a sounding board that reflects a diverse set of perspectives. This group comprises 20 members, varying from nonprofit, financial, development, and community backgrounds.

### **Interim Housing Work Group (IHWG)**

Since January 16, 2024, the Interim Housing Work Group (IHWG) has met seven times. The IHWG discussed many aspects of the issues and reviewed five case study communities for best practices and code language. From there, the IHWG drafted regulations by working through fourteen major issues:

- Definitions
- Zone district appropriateness
- Buffers
- Transportation to support services
- Permitted shelter types
- Setbacks and internal spacing
- Screening
- Sanitary facilities and waste disposal
- Site amenities
- Vehicle parking and bicycle storage
- Occupancy limits
- Operational entities and on-site management
- Management plan; and
- Procedure for approval.

## Public Outreach

In April, Community Development gathered public input about a possible interim housing use(s) within City limits. Information was added to EngageGJ.org, a virtual meeting was held on April 10, 2024, an in-person open house took place at the Lincoln Park Barn on April 18, 2024, and City Staff was present at Southwest ArborFest with information and demonstration models. City Staff also conducted outreach with the unhoused population at the Resource Center on May 1, 2024.

Event	Date	Participation
Virtual Meeting	April 10, 2024	97
Open House	April 18, 2024	116
ArborFest Booth	April 27, 2024	184
Resource Center	May 1, 2024	30

At the April 18th open house seven boards were displayed allowing for public input using dot stickers and comment sticky notes. The detail of responses is attached to this agenda item. Of note the question was asked "should Grand Junction allow interim shelter sites?" to which the response, out of 62 participants, was 82 percent yes (41) or yes, but only in certain areas (10). It was also asked "should Grand Junction allow interim parking sites?" to which the response, out of 65 participants, was 72 percent yes (36) or yes but only in certain areas (11).

## Overview of Draft Regulations

The draft regulations address interim housing as two use types – Interim Shelter Sites, which would allow temporary structures for shelter, and Interim Parking Sites, which would allow temporary, overnight parking. Both uses are proposed to require a Conditional Use Permit in Mixed-Used, Commercial, Industrial, and Public zone districts. Interim Parking Sites are not allowed on vacant properties. They are not permitted in residential zone districts.

The draft regulations provide standards for setbacks, spacing of individual units, provision of sanitary facilities, waste disposal, and vehicle parking for the Interim Shelter Sites. A significant portion of the use-specific standards for interim housing is dedicated to the operations of the site. These requirements include the type of organization that may operate one of these sites, a requirement for continuous on-site management by a trained staff member and the provision of a management plan. The management plan must include information about on-site management, staff training, pet allowances, resident intake screening, fire safety and emergency access, evacuation plans, a resident code of conduct agreement, lights out and quiet hours, and security measures.

### *Interim Shelter Site Requirements*

The draft regulations provide for a maximum of 40 shelters per site, with a minimum of 150 square feet per shelter and 10 feet of spacing required between shelter units. The number of shelter units may be increased after six months of successful operation, as



defined by the regulations. An Interim Shelter Site must provide amenities including a designated smoking area, pet relief area, and sufficient community space to serve resident needs. Secure bicycle storage must be provided.

Individual units that may be used on an Interim Shelter Site must be provided by the managing entity and can include prefabricated shelters, man camps like those used in oil and gas field locations, and micro-shelters. These facilities are temporary and, as such, cannot be connected to water or sewer.

Interim Shelter Site managers would be required to provide support services, such as educational and job training or case management, on-site or have a plan to provide transportation for its residents.

*Interim Parking Site Requirements*

An Interim Parking Site is limited to a maximum of 40 spaces. Vehicles on the site must be operable, have required equipment as defined by law, and have a valid registration and insurance. The hours of operation for an Interim Parking Site are 6 p.m. and 8 p.m. unless it can be demonstrated that there is limited or no impact on the existing daytime parking use, if any. The site must provide amenities including a designated smoking area and pet relief area.

The draft regulations propose that Interim Shelter Sites and Interim Parking Sites are exempt from density requirements, as the shelters are not permanent dwelling units, lot coverage standards, landscaping requirements, site and structure development standards, and off-street parking standards, except where those are made specifically applicable.

The use-specific standards would be considered as part of the Conditional Use Permit (CUP) review criteria, in addition to those provided in GJMC 21.02.050(f), which include consistency with the Comprehensive Plan and the Zoning & Development Code, compatibility in scale and design with surrounding uses and consideration of adverse effects, availability of land in the zone district for principal uses, and capacity of the City's existing infrastructure. The CUP also allows for additional ease of enforcement should there be issues that arise with noncompliance with any of the required standards or nuisance to the surrounding neighborhood.

A CUP, if issued, would be for two years on initial approval, with the ability to request an extension from the City Council if the Site demonstrates need and/or a history of positive outcomes by the number of residents moved into permanent housing. A request for an extension must consider the existence and frequency of sustained Code Enforcement complaints, calls for service to Police and Fire, documentation of transitioning residents into long-term or stable housing, and other documentation as deemed necessary by the Director.

**Benefits and Concerns Regarding Interim Housing**

Interim housing provides shelter that may keep people opting to use it out of the

elements and in an ordered environment. Interim housing is different than traditional shelters, which are typically congregate, in that it provides a greater level of privacy and dignity with individual units as opposed to a common, congregate living environment. Interim housing also may allow families to stay together and for people to keep their pet(s). The privacy, dignity, and environment of interim housing may be a stepping stone to stability. Additionally, interim housing often comes with vital services designed to help people work toward a better condition. Services might include housing navigation, guiding people through the complex process of finding long-term accommodation, and access to behavioral and mental health resources. By offering a combination of physical safety and supportive services, interim housing offers a foundation that may aid people to rebuild their lives and work towards greater independence.

Interim housing, while providing critical shelter, presents several concerns that must be addressed to ensure safety and community harmony. Fire safety is a primary issue, particularly when using canvas structures, which is why the Grand Junction Fire Department recommends that tents not be considered for use on Interim Shelter Sites. Man camps, another unit type proposed by the draft regulations, are not supported by staff due to unresolved concerns around compliance with building regulations and fire codes.

There is concern around the Interim Parking Sites as a use. Since the vehicle is owned by the resident and not the managing entity, there is limited or no ability to inspect inside it. This could lead to increased incidences of contraband and potential crimes occurring on-site. Abandoned vehicles or those in violation of the rules may be difficult to remove from the property. There is also potential for vehicles to leak fluids, which can create an environmental hazard. These issues combined can also create dangerous fire conditions, which have the potential to spread rapidly through the site. Staff recommends careful consideration of the regulations surrounding this use.

Additionally, interim housing located near residential areas can raise safety and security concerns. It requires skilled management and 24/7 on-site supervision to maintain order and prevent unauthorized access. Controlled entry protocols are also necessary to avoid disruptions and safeguard residents. Moreover, placing interim housing in proximity to established neighborhoods has the potential to lead to increased criminal and nuisance activity within the surrounding area. This impact necessitates a thorough assessment of potential sites and collaboration with local police to ensure a safe environment for both interim housing residents and the broader community. The IHWG heard this feedback from the public and from the Police Department and adjusted their recommendation to remove the proposed use from residential zone districts.

**FISCAL IMPACT:**

There is no fiscal impact associated with this request.

**SUGGESTED ACTION:**

Discussion and direction to staff.

**Attachments**

- 1. IHWG Recommendation Summary
- 2. IHWG Recommendation Draft Regulations
- 3. IH Open House Boards
- 4. IH Public Comment 05.08.24

**Grand Junction is in the process of drafting Interim Shelter Site and Interim Parking Site Regulations to provide temporary housing options for individuals without homes.** These regulations will allow the City to review and decide on private applications for interim shelter and interim parking sites. These draft regulations do not apply to any specific locations and the City must have the regulations adopted prior to receiving and considering applications.

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**Purpose:** Allow the City to review and decide on an application from an experienced service provider for either a temporary interim shelter site or a temporary interim parking site for use by people experiencing homelessness.

**Description:** Interim shelter sites have small, private sleeping units provided by the organization running the site, and interim parking sites have parking spaces for overnight use by people living in their vehicles and on-site management while the site is open. Interim shelter and parking sites have 24/7 management and there are limitations on the total number of site residents.

**Applicants:** Organizations with private funding, experience in providing housing services, and who can show they are able to meet City site management and personnel training requirements. The regulations do not make the City responsible for funding or managing sites.

**Potential Locations:** In mixed-use and nonresidential areas on a lot owned or used by the sponsoring organization. Interim parking sites may not be located on vacant lots.

**Timeframe:** Interim shelter sites and interim parking sites are classified as temporary uses. Sites can be approved for up to two years. Approvals can be extended if the site has been well run, has had limited police or fire calls, and residents are being moved into more permanent housing.

**Interim Shelter Site Layout Details:** Maximum 40 shelters per site, minimum 150 square feet per shelter and 10 feet of spacing required between units. The number of shelter units may be increased after 6 months of successful operation. The site must be secured and screened.

**Interim Parking Site Layout Details:** Maximum 40 spaces per site on an existing parking lot, all vehicles require valid registration. Site operation is limited to the hours between 6:00 p.m. and 8:00 a.m. with all vehicles removed at the end of operation each day. Daytime operations may be considered if there are limited or no impact to the existing parking use. The site must be secured and screened.

**Sanitary Services and Facilities:** All sites must provide services according to a sanitation plan. Interim shelter sites require adequate connection to public water and sewer systems.

**Violations:** The approval for any site may be revoked by the City if there are problems meeting the approval requirements. If the approval is revoked, the site will need to be removed.

**Approval Process:** Initial approval for both interim shelter sites and interim parking sites will require a public hearing.

**Grand Junction  
Draft Interim Shelter Site Regulations  
Z&DC Update 2024**

**City Council Workshop Draft**

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### Note to Grand Junction Community Members:

This is the draft version of the interim shelter site and interim parking site standards including edits from the April Interim Housing Work Group meeting and April/May community outreach meetings.

## Chapter 21.04 Use Standards

### Proposed Definitions

#### E

##### **Emergency Shelter, Permanent (current Z&DC)**

A facility providing basic services that may include food; personal hygiene support; information and referrals; employment, mail, and telephone services; including overnight sleeping accommodations, to people with limited financial resources, including people who are experiencing homelessness.

##### **Emergency Shelter, Temporary (current Z&DC)**

A temporary facility that provides relief or assistance services to the public, including those experiencing homelessness, or to provide services related to the administration or management of such relief or assistance services in times of natural disaster or other emergency circumstances.

#### I

##### **Interim Parking Site**

Legally established off-street parking lots that provide, without charge, parking spaces in a safe and secure place for the temporary parking of automobiles or recreational vehicles used by people experiencing homelessness.

### **Interim Shelter Site**

A location on a lot for the temporary residential occupancy of multiple relocatable temporary structures for people experiencing homelessness. An interim shelter site may include other temporary structures that contain sanitary facilities and support services including administration, security, food preparation and eating areas, or other communal amenities.

## **M**

### **Man Camp**

Interim shelter sites installed, maintained, and managed by a single entity that provides temporary lodging.

### **Managing Entity**

The person or group of persons or entity responsible for the management of an interim shelter site.

### **Micro-Shelter**

A moveable and typically modular shelter with an internal area of less than 400 sf that is designed to be installed quickly and affordably. Micro-shelters are not pre-fitted with beds, electricity, or heating and air conditioning.

## **P**

### **Prefabricated Shelter**

A relocatable structure made from aluminum and composite panels or other durable materials that is prefabricated off-site and shipped to the end user. Prefabricated shelters are pre-fitted with a variety of features including, but not limited to beds, outlets, heating and air conditioning, and storage space.

## **Q**

### **Quasi-Governmental Entity**

An entity specifically created by a government to assist in providing public services; a quasi-governmental entity may be subject to governmental oversight but is managed privately.

## **R**

### **Recreational Vehicle (current Z&DC)**

All vehicles, with or without motor power, designed, converted, or used to provide temporary living quarters that include four or more of the following permanently installed facilities: cooking, refrigeration or ice box, self-contained toilet, heating and/or air conditioning, potable water supply system including faucet and sink, separate 110-to-125-volt electrical power supply and/or LP gas supply. Recreational vehicles shall also include the following: all watercraft subject to registration by the State of Colorado, all motorcycles, minibikes, all-terrain vehicles (ATVs), go-carts and similar vehicles with motive power that are prohibited from operating on a public street by the State of Colorado. All other vehicles and crafts designed to carry one or more adults used primarily for recreational purposes that are prohibited from operating on a public street by the State of Colorado, all trailers designed or used to carry any recreational vehicle described herein.

S

**Support Services for Interim Shelter Sites**

Support services for interim shelter sites include, but are not limited to, healthcare facilities, mental and behavioral services, educational and job training, case management, and other similar uses.

**21.04.020 PRINCIPAL USE TABLE**

(e) Use Table (excerpt)

Table 21.04-1: Principal Use Table																				
A= Allowed Use C= Conditional Use																				
Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use Stds
<b>Temporary Uses</b>																				
Emergency Shelter, Temporary	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
<b>Interim Shelter Site<sup>1</sup></b>											C	C	C	C	C	C	C	C	C	21.04.050 (b)
<b>Interim Parking Site</b>											C	C	C	C	C	C	C	C	C	21.04.050 (b)

21.04.030 (numbering placeholder)

21.04.040 (numbering placeholder)

**21.04.050 TEMPORARY USES AND STRUCTURES**

(a) Purpose<sup>2</sup>

The purpose of this section is to allow for a use to locate within the City on an occasional, temporary, or seasonal basis in accordance with this Code.

<sup>1</sup> IHWG update: GJMC **Error! Reference source not found.**, Location, below.

<sup>2</sup> Current provision.



**(b) Interim Shelter Site and Interim Parking Site**

**(1) Purpose**

- (i) These standards allow for and encourage the creation of temporary housing for people experiencing homelessness or are at risk of becoming homeless. Interim shelter sites are intended to provide a stable and safe living option for people that may not be able to or are not prepared to move into other temporary, semi-permanent, or permanent housing.
- (ii) These standards allow for the creation of interim parking sites to support temporary vehicle living.
- (iii) These standards are intended to promote the public health, safety, and welfare of residents within the site and surrounding area.

**(2) Standards Applicable to Both Interim Shelter and Interim Parking Sites**

**(i) Mixed-Use and Nonresidential Zone Districts**

Sites may be located as follows, provided they are designed to meet these use-specific requirements:

- (A) Interim parking sites shall be located on the same property as the existing principal use, including nonconforming uses.
- (B) Interim shelter sites shall either be located on the same property as the existing principal use, including nonconforming uses, or may be allowed on properties without a principal use.

**(ii) Setbacks**

All structures and vehicles on an interim shelter or interim parking site shall meet the required principal structure setbacks. The Planning Commission may allow a lesser setback if it determines there is sufficient fencing, vegetation, topographic variation, or other site conditions that block the view of the site from abutting properties.

**(iii) Spacing**

- (A) All shelters on an interim shelter site shall be separated by a minimum of 10 feet.
- (B) Interim parking sites shall meet the TEDS (GJMC Title 29) parking design requirements.

**(iv) Screening**

An interim shelter or interim parking site shall be secured and screened on all sides as required for the zone district in which the site is located.

**(v) Sanitary Facilities**

- (A) Interim shelter sites shall maintain adequate connections to public water and sewer systems as specified in TEDS (GJMC Title 29). Interim parking sites are exempt from this requirement.
- (B) The application for interim shelter or interim parking site approval shall include a sanitation plan that specifies the number, location, and hours of accessibility of

toilet, drinking water, handwashing stations, and shower facilities. These facilities may be located in a permanent structure on the site provided access is available at all times the interim shelter or interim parking site is in use.

**(vi) Waste Disposal**

- (A) Spillage, overflow, drainage, or wastewater from sanitary facilities and potable water sources shall be discharged to approved drains or otherwise designed to prevent impoundment of water, creation of mud holes, or other nuisance conditions.
- (B) Durable, water-tight, easily cleanable refuse containers, sufficient to contain all refuse from the site, shall be provided. Safe needle disposal containers (sharps containers) shall be provided. Provision of recycling containers for separation of plastic, glass, metal, and aluminum containers is recommended.
- (C) The storage of junk, waste, discarded, or salvaged materials, or items customarily associated with indoor use (e.g., upholstered furniture or indoor appliances), is prohibited.

**(vii) Vehicle Parking<sup>3</sup>**

- (A) A minimum of two off-street parking spaces shall be provided for each 40 shelter sites. All parking spaces shall be designed in accordance with GJMC 21.08.010(e). Interim parking sites are exempt from this requirement.
- (B) If the interim shelter or interim parking site is located on the same lot as an existing principal use, the required parking for the principal use may be reduced if the property owner can demonstrate that the displacement of parking spaces will not cause significant off-site traffic or result in insufficient parking for the principal use, as determined by the Director.

**(viii) Operations**

- (A) The managing entity and residents of the site shall ensure compliance with all local and state regulations concerning, but not limited to, drinking water connections, solid waste disposal, human waste, and electrical systems.
- (B) A trained staff member shall be identified for each interim shelter site for continuous (24 hours per day/7 days per week/365 days per year) on-site management. An additional trained staff member for on-call assistance shall be provided for sites with an anticipated occupancy of more than 40 residents.
  - a. Persons acting as the on-site manager shall be awake while on shift to monitor the security of the site and be able to contact police and/or other emergency responders if the need arises.

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<sup>3</sup> Paragraph a. will be deleted and "Interim Shelter" will be added to Table 21.08-2: Minimum Off-Street Vehicle Requirements when the standards move into the adoption process.

- (C) All interim shelter and interim parking sites shall maintain a management plan. The management plan shall address all of the following factors:
- a. Provision of on-site management per GJMC 21.04.030(d)(5)(ii)(H)c. from a trained employee, employee of the interim shelter or interim parking site property owner, or volunteer during all hours of operation.
  - b. Staff training that meets City specifications.
  - c. Keeping of or prohibitions on household animals.
  - d. Intake screening of residents to ensure compatibility of services provided at the facility.
  - e. Transportation plan or on-site provision of transportation services.
  - f. Fire safety and emergency access plans.
  - g. Evacuation plan for the interim shelter or interim parking site.
  - h. Resident code of conduct agreement addressing acceptable conduct for residents both at the interim site and in the surrounding neighborhood.
  - i. Lights out and quiet hours.
  - j. Security measures.

**(3) Additional Standards for Interim Shelter Sites**

**(i) Shelter Types**

(A) Interim shelters may include any of the following types of units, all provided by the managing entity, subject to this section and the conditions of the site approval:

- a. Prefabricated shelters,
- b. Man camps, or
- c. Micro-shelters.

(B) Interim shelters shall not be connected to water or sewer and are not considered dwelling units.

**(ii) Bicycle Storage**

Secure bicycle storage, such as bicycle racks or an enclosed structure, shall be provided on-site and may be within a shared area on the site or provided for each of the designated shelter spaces. The managing entity shall provide a secure means of locking bicycles.

**(iii) Occupancy**

(A) A minimum of 150 square feet of area per space shall be required for any given shelter, provided that it meets all spacing, safety, health, and operational requirements in this section.

- (B) The maximum number of adult occupants per unit is two unless the managing entity provides units with a larger occupancy rating as certified by the manufacturer. Interim shelter sites that are designed for occupancy by adults and juveniles shall be identified as part of the site permit application.
- (C) The maximum number of units per interim shelter site is 40. An applicant may request an increase in the number of shelter units following six months of successful operation. Planning Commission will consider the review criteria in GJMC 21.04.050(c)(3)(iii) in determining the success of the operation and may approve the increase based on available space on the site and the ability to meet the requirement of this section.

**(iv) Site Amenities**

The following site amenities shall be provided:

- (A) One designated smoking area.
- (B) If pets are allowed on the site, one pet relief area.
- (C) Sufficient community space for the provision of meals or cooking, services, and gathering with other residents within an enclosed structure that meets fire, electrical, and health safety standards, and that may be located in a permanent structure on the site.

**(4) Additional Standards for Interim Parking Sites**

**(i) Shelter Types**

Interim parking sites may allow any of the following, subject to this section and the conditions of approval:

- (A) Motor vehicles with a valid registration and in lawful operation with all required equipment, or
- (B) Recreational vehicles under 25 feet long with a valid registration.

**(ii) Occupancy**

Interim parking sites shall be limited to a maximum of 40 spaces. Provision of parking for oversized vehicles such as RVs may reduce the total number of spaces available.

**(iii) Hours of Operation**

- (A) An interim parking site on a parking lot that is used to meet a minimum off-street parking requirement for an associated use may only operate between the hours of 6:00 p.m. and 8:00 a.m. All vehicles shall be removed at the end of operation each day.
- (B) An interim parking site on a parking lot that is not used to meet a minimum off-street parking requirement for an associated use may operate during daytime hours as specified in the site's conditions of approval.

**(iv) Site Amenities**

The following site amenities shall be provided:

- (A) One designated smoking area.
- (B) If pets are allowed on the site, one pet relief area.

**(5) Z&DC Exemptions**

Interim shelter and interim parking sites are temporary uses and are exempt from the following standards provided they are otherwise met by the principal use on the site or exempted by the principal use's nonconforming status:

- (i) Minimum or maximum density requirements;
- (ii) Lot coverage standards;
- (iii) Landscaping, buffering, and screening requirements except as provided in this section;
- (iv) Site and structure development standards except as provided in this section; and
- (v) Off-street parking requirements except as provided in this section.

**(c) Procedures**

**(1) Conditional Use Permit**

- (i) Interim shelter and interim parking sites shall be approved through a Conditional Use Permit in accordance with GJMC 21.02.050(f).
- (ii) Planning Commission decisions on the issuance of a Conditional Use Permit may be appealed to the City Council per GJMC 21.02.050(j).

**(2) Period of Validity**

The approval of an interim shelter or interim parking site may, pending compliance with all applicable standards, be valid for two years from the issue date of the Approval Letter and Planning Clearance.

**(3) Extensions of Approval**

- (i) Planning Commission may extend the term of an approval in the case of inclement weather, natural disaster, state or federal disaster, or other public emergency necessitates the continued use of the site.
- (ii) Planning Commission may extend the term of a Conditional Use Permit where there is an application for extension and a continuing need for the site is shown through continuous applications for residency and low to no vacancy rates, or
- (iii) Planning Commission will consider the following when reviewing a request for an extension:
  - (A) The number of life safety code complaints pursued by the Code Enforcement division on the subject property during the duration of the interim shelter or interim parking operation;
  - (B) The number and type of calls placed to police or fire that result in charges or arrest due to disruptions by on-site residents, not including personal medical incidents not caused by another resident;
  - (C) Documentation of the transitioning of residents into other long-term or more stable housing; and

(D) Other documentation related to the outcomes of residents, site conditions, and operations as deemed necessary based on experience in Grand Junction with interim shelter or parking sites by Planning Commission.

**(4) Expiration of Approval**

The approval for an interim shelter or interim parking site shall expire if the interim shelter or interim parking site:

- (i) Is voluntarily vacated prior to the expiration date, or
- (ii) Does not receive an extension.

**(5) Revocation**

An interim shelter or interim parking site that does not meet the standards and approval requirements of this subsection is subject to revocation of land use permit, abatement, prosecution and/or other enforcement as provided in the Code.

DRAFT

## Zoning & Development Code Full Use Table (included for reference only)

<b>Table 21.04-2: Principal Use Table</b> A= Allowed Use    C= Conditional Use For accessory use regulations, see <b>Error! Reference source not found.</b> in Section <b>Error! Reference source not found.</b>																				
Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Residential Uses																				
Household Living																				
Dwelling, Single-Family Detached	A	A	A	A	A	A	A				A								A	
Dwelling, Tiny Home	A	A	A		A	A	A				A								A	
Dwelling, Single-Family Attached			A		A	A	A	A			A								A	
Dwelling, Cottage Court					A	A	A	A	A	A	A	A								
Dwelling, Duplex				A	A	A	A	A			A									
Dwelling, Multifamily						A	A	A	A	A	A	A	A						A	
Manufactured Housing Community						A	A	A												<b>Error! Reference source not found.</b>
Group Living																				
Boarding or Rooming House							A	A	A	A	A	A	A							<b>Error! Reference source not found.</b>

**Table 21.04-2: Principal Use Table**

A= Allowed Use C= Conditional Use

For accessory use regulations, see **Error! Reference source not found.** in Section **Error! Reference source not found.**

Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards	
Fraternity or Sorority																			A	<b>Error! Reference source not found.</b>	
Group Living Facility, Small	A	A	A	A	A	A	A	A	A	A	A	C	A								<b>Error! Reference source not found.</b>
Group Living Facility, Large						A	A	A	A	A	A	A	A								<b>Error! Reference source not found.</b>
Group Living Facility, Unlimited								A	A	A	A	A	A								<b>Error! Reference source not found.</b>
<b>Public, Institutional, and Civic Uses</b>																					
Adult or Child Day Care																					
Day Care Center, Adult or Child	C	C	C	C	C	C	A	A	A	A	A	A	A	A	A				A		
Community and Cultural Facilities																					
Assembly, Community	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A		<b>Error! Reference</b>



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Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
																				source not found.
Assembly, Religious/Private Group	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A			A	Error! Reference source not found.
Community Corrections Facility																			C	Error! Reference source not found.
Crematory														A	A	A	A			
Funeral Home or Mortuary											A	A	A	A	A					
Government Service Facility												A	A	A					A	
Jail													C	C		C	C		C	
Meeting, Banquet, Event, or Conference Facility	C	C										A	A	A		C			A	
Safety Service Facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	
<b>Educational Facilities</b>																				
Boarding School								A	A	A	A	A	C						A	
College or University												A	A	A	A	A	A		A	

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Public or Private School	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	
Vocational, Technical, or Trade School											A	A	A	A		A	A			
Health Facilities																				
Hospital											C	A	C	C	C				C	
Medical or Dental Clinic										A	A	A	A	A	A	A				
Parks and Open Space																				
Cemetery	A	A	A	A	A	A	A	A	A	A	A	A	A	A				A	A	
Golf Course	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Golf Driving Range	A	A	A	A	C	C	C	C	C	C	A	A	A	A	A	A	A	A	A	A
Park, Lake, Reservoir, Other Open Space	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Commercial Uses																				
Adult Entertainment												A		A		A	A			<b>Error! Reference source not found.</b>
Agriculture and Animal																				

**Table 21.04-2: Principal Use Table**

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Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Animal Agriculture																C	C		C	<b>Error! Reference source not found.</b>
Animal Care, Boarding, or Sales, Indoor Operations Only	A										A	A	A	A	A	A				
Animal Care, Boarding, or Sales, Outdoor Operations	C											C		A	C	C				
Animal Clinic or Hospital											A	A	A	A		A			A	<b>Error! Reference source not found.</b>
Dairy Operations or Feedlot	C															C	C		C	<b>Error! Reference source not found.</b>
Farmers' Market										A	A	A	A	A				A	A	
Nursery or Greenhouse	C	C	C	C								A		A		A	C		C	
Pasture, Commercial	A	A	A	A												A	A			
Urban Agriculture	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

**Table 21.04-2: Principal Use Table**

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Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
<b>Food and Beverage</b>																				
Bar or Tavern											C	A	A	A	C	C				
Brewery, Distillery, or Winery	A										C	A	A	A	A	A	A		A	
Brewpub, Distillery Pub, or Limited Winery									C	C	A	A	A	A		A			A	
Food Service or Catering											A	A	A	A		A				
Mobile Food Vendor										A	A	A	A	A	A	A	A	A	A	<b>Error! Reference source not found.</b>
Mobile Food Vendor Court										C	A	A	A	A	A	A	A		A	<b>Error! Reference source not found.</b>
Restaurant									C	C	A	A	A	A	A	A			A	
<b>Lodging Facilities</b>																				
Emergency Shelter, Permanent												A		C						C
Hotel or Motel												A	A	A	A					
Resort Cabin and Lodge	C																	A	A	

**Table 21.04-2: Principal Use Table**

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Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards	
Short-Term Rental	A	A	A	A	A	A	A	A	A	A	A	A	A								<b>Error! Reference source not found.</b>
Office and Personal Services																					
Office									C	C	A	A	A	A	A	A				A	
Personal Service									C	C	A	A	A	A	C	A					
Recreation and Entertainment																					
Campground or Recreational Vehicle Park	C											A		A					A	A	<b>Error! Reference source not found.</b>
Indoor Entertainment and Recreation	A										A	A	A	A	A	A				A	
Outdoor Entertainment and Recreation	C											A		A	C	C				C	
Riding Academy, Roping, or Equestrian Area	C	C																		C	
Shooting Range, Indoor												C		C		C	C			C	

**Table 21.04-2: Principal Use Table**

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Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Shooting Range, Outdoor																C	C		C	
Swimming Pool, Community	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	
Zoo												C		C					C	
Retail Sales																				
Flea Market														A		A	A			<b>Error! Reference source not found.</b>
Manufactured Building Sales and Service														A		A				
Regulated Cannabis Store											A	A	A	A						<b>Error! Reference source not found.</b>
Retail Sales and Service, Small									C	C	A	A	A	A		A				
Retail Sales and Service, Medium												A	A	A		A				
Retail Sales and Service, Large												A		A		A	A			
Retail Sales and Service, Big Box												A		A		A	A			

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Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards	
Transportation																					
Airport or Heliport															C					C	
Helipad												C	C	C	C	C	C			C	
Parking Garage, Commercial											A	A		A	A	A	A			A	
Parking Lot, Commercial											A	A		A	A	A	A			A	
Transportation Depot												A	A	A	A	A	A			A	
Truck Stop														A		A	A				
Vehicles and Equipment																					
Vehicle Fleet Operations Center												A		A	A	A	A				
Vehicle Fuel Sales and Service Station											C	A	A	A	A	A	A				
Vehicle Impound Lot														C		C	C				<b>Error! Reference source not found.</b>
Vehicle Repair, Major														A	A	A	A				
Vehicle Repair, Minor												A		A	A	A	A				

**Table 21.04-2: Principal Use Table**

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Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Vehicle Sales, Rental and Leasing, Heavy														C		A				<b>Error! Reference source not found.</b>
Vehicle Sales, Rental and Leasing, Light												A		A		A				<b>Error! Reference source not found.</b>
Vehicle Wash											A	A	A	A	A	A	A			
<b>Industrial Uses</b>																				
Manufacturing and Processing																				
Industrial, Artisan											A	A	A	A		A	A			<b>Error! Reference source not found.</b>
Industrial, Light												A	A	A		A	A			
Industrial, Heavy														A	A	A	A			
Mining and Extraction	C	C													C	C	C		C	
Oil and Gas Drilling	C	C														C	C		C	
Storage, Wholesale, and Warehousing																				
Mini-Warehouse									C	C	C	A		A	A	A	A			<b>Error! Reference</b>



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Zone Districts	R-R	R-ER	R-IR	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards	
																					source not found.
Outdoor Storage, Commercial														A/C	A/C	A/C	A/C				Error! Reference source not found.
Wholesale or Warehouse	C											C		A	A	A	A				
Tele-communication																					
Facilities on Wireless Master Plan Priority Site When Developed in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Error! Reference source not found.
Temporary PWSF (e.g., COW)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Error! Reference source not found.
Co-Location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Error! Reference source not found.
Tower Replacement	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Error! Reference

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Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards		
																					source not found.	
Dual Purpose Facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Error! Reference source not found.	
DAS and Small Cell Facilities	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Error! Reference source not found.	
Base Station with Concealed Attached Antennas	A Except NOT allowed on structures the principal use of which is a single-family detached or attached dwelling, tiny home dwelling, duplex, group living (all), day care center, and multifamily dwellings of fewer than three stories.											A	A	A	A	A	A	A	A	A	Error! Reference source not found.	
Base Station with Non-Concealed Attached Antennas	C Except NOT allowed on structures the principal use of which is a single-family detached or attached dwelling, tiny home dwelling, duplex, group living (all), day care center, and multifamily dwellings of fewer than three stories.											A	C	A	A	A	A	A	A	A	A	Error! Reference source not found.
Tower, Concealed	C	C Except NOT allowed on any site or lot where the principal use is a single-family detached or attached, tiny home, or duplex dwelling.						C	C	C	C	C	C	C	C	C	C	C	C	C	C	Error! Reference source not found.

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Zone Districts	R-R	R-ER	R-1R	R-2R	RL-4	RL-5	RM-8	RM-12	RH-16	RH-24	MU-1	MU-2	MU-3	CG	I-OR	I-1	I-2	P-1	P-2	Use-Specific Standards
Tower, Non-Concealed												C	C	C		C	C	C	C	<b>Error! Reference source not found.</b>
Broadcast Tower																C	C			<b>Error! Reference source not found.</b>
Utility Uses																				
Utility Facility, Basic	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Utility Facility, Major															C	C	C	C		
Transmission Line	C	C	C	C	C	C	C	C	C	C	C	A/C	C	A/C	A/C	A/C	A/C	C	C	<b>Error! Reference source not found.</b>
Waste and Salvage																				
Composting Facility																C	C			
Junkyard or Salvage Yard																C	C			<b>Error! Reference source not found.</b>
Transfer Facility, Medical and Hazardous Waste																C	C			<b>Error! Reference source not found.</b>

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Transfer Facility, Solid Waste																C	C			
Recycling Collection Facility																C	C			
Recycling Collection Point											C	C	C	C	C	C	C	C	C	
Solid Waste Disposal or Processing Facility																C	C			
<b>Temporary Uses</b>																				
Emergency Shelter, Temporary	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
<u>Interim Shelter Site</u>											C	C	C	C	C	C	C	C	C	21.04.050(b)
<u>Interim Parking Site</u>											C	C	C	C	C	C	C	C	C	21.04.050(b)
Parking Lot, Temporary											A	A	A	A	A	A	A		A	<b>Error! Reference source not found.</b>
All Other											A	A	A	A		A	A	A	A	<b>Error! Reference source not found.</b>

# GJMC 21.02.050(f), Conditional Use Permit

## (f) Conditional Use Permit (CUP)

### (1) Purpose

The purpose of this section is to provide an opportunity for an applicant to request to use a property for an activity that normally is not permitted within a zone district because it could be detrimental to other permitted uses. A conditional use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A conditional use is not a use by right; it is one that is otherwise prohibited within a given zone district without approval of a Conditional Use Permit.

### (2) Applicability

This section shall apply to any use that is classified as a Conditional Use in \_\_\_\_\_, **Error! Reference source not found.**, or elsewhere in this Code.

### (3) Review Procedures, General

Applications for Conditional Use Permits shall meet the common review procedures for major development applications in GJMC

**Error! Reference source not found.**, with the following modifications:

- (i) Site plan review and approval (pursuant to GJMC **Error! Reference source not found.**) can occur either before or after the approval of a Conditional Use Permit by the Planning Commission. In either case, the applicant shall submit a site sketch showing sufficient detail to enable the Planning Commission to make findings on the Conditional Use Permit criteria and showing all site design features which are proposed or necessary to mitigate neighborhood impacts and/or enhance neighborhood compatibility.
- (ii) The Planning Commission can request additional information from the applicant if it deems the site sketch is insufficient to enable it to make a determination on the criteria. In any subsequent site plan review, the Director shall ensure and determine that all mitigating/enhancing site features approved or made conditions of approval by the Planning Commission are depicted on the approved site plan.

### Common Procedures for Major Development Applications

1

General Meeting or Pre-Application Meeting  
Sec. **Error! Reference source not found.**

2

Application Submittal & Review  
Sec. **Error! Reference source not found.**

3

Complete Applications with Changed Status  
Sec. **Error! Reference source not found.**

4

Public Notice | Sec. **Error! Reference source not found.**

5

Planning Commission Recommendation or Decision  
Sec. **Error! Reference source not found.**

6

City Council Decision  
Sec. **Error! Reference source not found.**

7

Post-Decision Actions  
Sec. **Error! Reference source not found.**

**(iii) Public Notice and Public Hearing Requirements**

The application shall be scheduled for a public hearing before the Planning Commission and shall be noticed pursuant to GJMC **Error! Reference source not found.**, unless the application is for a minor expansion or change of a Conditional Use Permit in accordance with GJMC 0, below.

**(iv) Review Criteria for Conditional Use Permits**

The Planning Commission shall review and decide on a Conditional Use Permit request in light of the following criteria:

- (A) The proposed use is consistent with the Comprehensive Plan and the purpose of the applicable zone district.
- (B) The proposed use complies with the requirements of this Code, including any use-specific standards for the use in GJMC 0.
- (C) The proposed use is of a scale and design and in a location that is compatible with surrounding uses and potential adverse effects of the use will be mitigated to the maximum extent practicable.
- (D) The proposed conditional use will not substantially diminish the availability of land for principal uses within the applicable zone district.
- (E) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development.

**(4) Review Procedures, Mining and Extraction**

- (i) Commercial extraction of mineral deposits shall not begin or occur until an excavation and land reclamation plan have been approved in writing by the Colorado Mined Land Reclamation Board. A plan approved as part of a Conditional Use Permit and/or a reclamation/development schedule being followed under previous regulations fulfills this requirement.
- (ii) Asphalt, cement and/or other batch plant operations shall be subject to Conditional Use Permit requirements.
- (iii) Upon approval, the excavation and reclamation plans shall be filed with the City and recorded with the Mesa County Clerk and Recorder. Any change in excavation or reclamation plan shall be prohibited unless amended through the Conditional Use Permit process.
- (iv) If the development schedule is not, met the Conditional Use Permit:
  - (A) May be revoked;
  - (B) The Director may grant a two-year extension per request;
  - (C) The Planning Commission shall have the power, after hearing, to revoke any Conditional Use Permit for any violation;

- (D) Upon at least 10 days' written notice to the owner, the Planning Commission may hold a hearing to determine the nature and extent of the alleged violation, and shall have the power, upon showing of good cause, to revoke the permit and the plan and to require reclamation of the land;
- (E) If not extended or revoked, a new application and extraction plan will need to be submitted and reviewed in the manner described in this subsection;
- (F) An extension request shall provide information in writing detailing the reasons for the request. The Director shall consider the stated reasons, as well as the extent conditions have changed in the area, if any, before granting an extension;
- (G) If a written request to extend the development schedule is submitted to the Director it shall include but not necessarily be limited to the factors and reasons for the requested extension. New conditions may be imposed as a part of the granting of an extension. New conditions, if any, may be appealed to the Planning Commission to be considered at a public hearing;
- (H) The Director may forward any extension request to the Planning Commission; and
- (I) Extension requests will be evaluated by the Director and/or Planning Commission on the same basis and with the same information as per the Conditional Use Permit process.
- (v) If the use has not operated or if no material has been extracted in accordance with the development schedule or any extension of the development schedule, the Conditional Use Permit shall expire.

**(5) Post-Decision Actions**

**(i) Major or Minor Change or Expansion**

If the applicant proposes to change or expand a structure or other feature of a site that is subject to a Conditional Use Permit, the Director shall determine whether the expansion/change is major or minor as follows:

**(A) Determination of Major or Minor Status**

- a.** A major expansion or change is one that:
  - 1. Affects, changes, removes, or eliminates a site feature or condition that was approved or imposed for the purpose of mitigating neighborhood impacts or enhancing neighborhood compatibility;
  - 2. Increases the intensity of the use, the off-site impacts such as noise, light or odor, or the hours of operation; and
  - 3. Results in a substantial change to the features shown on the site sketch which formed the basis of the Planning Commission's approval of the Conditional Use Permit.
- b.** All other expansion/changes shall be considered minor.

**(B) Application Process**

- a.** A major expansion/change shall be reviewed by the Planning Commission in accordance with the criteria for an original application for Conditional Use Permit.
- b.** A minor expansion/change shall be reviewed by the Director in accordance with the applicable site plan review criteria and conditions of the Conditional Use Permit.

**(ii) Amendment, Revocation, or Termination**

Conditional Use Permits may be amended, revoked, or terminated pursuant to GJMC **Error! Reference source not found..**

**(iii) Lapsing and Extension of Approvals**

A Conditional Use Permit approval shall remain valid until the property changes use or the use is abandoned and nonoperational for a period of 12 consecutive months.

DRAFT



April 18, 2024

Interim Housing Community Meeting

Public Comments

The following tables display the amount of sticker dots, representing a “vote”, each section got on the public feedback boards.

Directly below them are the comments written onto sticky notes expanding on their inputs.

-Note- Some comments also received sticker dots as “votes” to represent agreement with the statement. Each sticker dot on these comments are represented by a “ \* “.

### What types of interim housing types should be considered in Grand Junction?

	Tents (provided by managing entity)	Pallet Shelters	Micro-Shelters	Parking
In low-density residential districts, only if located on the same site as a civic use (e.g., a church)	18	21	15	18
In high- density residential districts, only if located on the same site as a civic us (e.g., a church)	15	15	15	14
In high-density residential districts	6	11	10	8
In nonresidential zoning districts	17	17	17	18

-Note- Some comments also received sticker dots as “votes” to represent agreement with the statement. Each sticker dot on these comments are represented by a “ \* “.

- Not only no but HELL NO!
- “Church” as civic use may be too restrictive. “Housing First”

- Whatever is practical, safe, and in close proximity to the resources needed by the unsheltered. \*\*
- The pallet shelter makes the most logical sense in terms of longevity, heat, A/C, and being all inclusive. It will withstand all types of weather. \*
- Helping the unhoused get into homes will make them tax payers!
- I would prefer you use our resources for the taxpayers – This is not for us!
- Are we helping people in our community only?
- Management needed to move forward to a permanent solution!
- Yes, people deserve to have safe places to exist, especially when there is no/little affordable housing. \*
- Our unsheltered neighbors need to weigh in as well. They still need to be near services just like any of us – grocery store, bus stop
- Workforce housing on Horizon Drive update
- Minimum wage and inflation make it really hard to stay in permanent housing. Different options are needed!
- YES!
- I say: No
- The unhoused are already our neighbors – we should treat them as such. \*\*\*
- Shipping containers or box cars. Metal is fireproof, easy to clean, harder to damage. Think : ½ sizes
- This is a wonderful a solution I support All options!
- This is a pipe dream, trying to shift responsibility to the private and philanthropic community and away from city responsibility
- LAS COLONIA PARK NORTH/EAST CORNER RIVERSIDE PARKWAY AND WINTERS AVEE. WITH NATURAL PRIVACY FENCING ALONG RIVERSIDE PARKWAY NON RESEDENTIAL CLOSE TO DOWNTOWN
- Parked vehicles need to be searched to ensure there are no drugs, weapons, NO mobile meth labs like we see everywhere in Denver
- Important to consider what our houseless neighbors need: proximity to resources? transportation hubs? All weather protection? Sanitation, etc?

**What is most important to you?**

	Dots	Comments
Safety	38	<ul style="list-style-type: none"> <li>- Safety for whom? The unhoused or the housed? **</li> <li>- Perceived safety is also important, by people using the housing and people using facilities nearby (ie schools, daycares)</li> <li>- Please follow Draft Interim Housing created by Interim Housing Workgroup</li> </ul>
Management	25	<ul style="list-style-type: none"> <li>- Concern that is mind springs goes under, what service providers will we have *</li> <li>- Safety for those needing shelter. Location so that they are near services. <u>Free bus passes!</u></li> <li>- I hope that there will be robust data collection and evaluation element, so the public can know if this idea(s) are doing what is intended/ i.e. is it working? are goals achieved?</li> </ul>
Funding	17	<ul style="list-style-type: none"> <li>- Toiletries bathrooms should be accessible</li> </ul>
Appearance	10	<ul style="list-style-type: none"> <li>- why not start a vacancy tax on non-residential use of residential property to fund housing shelters (STRs and 2<sup>nd</sup> homeowners)</li> </ul>
Location	18	
Other		<ul style="list-style-type: none"> <li>- No curfew no nightly check in time if a person is gone for 72 hours then give away their space currently if you are not at the shelter by 6pm then you can't go in It's January 10<sup>th</sup> it's 7pm your on sidewalk with nothing. you find sheets, blankets, plastic, cardboard, but if you leave it un-attended it is gone. are this is how and why camps are created</li> <li>- I hope the target population gets to share their opinion on the type of interim shelter chosen *</li> <li>- Dignity and shelter for our unhoused neighbors *</li> <li>- The solution needs to be <u>temporary</u>, <u>voluntary</u>, and there must be a strong, constant effort to get the residents <u>out</u> of the program. it <u>must not</u> be easy for someone who prefers by choice to be homeless. I'm all for helping those who are helping themselves.</li> <li>- Proximity to <u>resources</u> outreach programs, and <u>transportation</u> hubs are <u>important!</u> no more shuffling our houseless neighbors from park to park to...?</li> </ul>

**Should Grand Junction allow interim shelter sites?**

	Dots	Comments
Yes	41	<ul style="list-style-type: none"> <li>- Only when non-scrip drugs and weapon are 100% prohibited, drug testing and sobriety assistance required</li> <li>- I've know people to die before they got in housing, so this is a great need and priority. *</li> <li>- Stop shuffling our houseless neighbors from park to park to "par" to literally dodging traffic on I70B. Give them a space to <u>live</u> and let them be. Whitman park or figure something out.</li> <li>- interim shelters make a difference <u>NOW</u> not in 1-3 yrs.</li> <li>- <u>No Means – testing</u> house people, even if they aren't sober. Public safety will still improve *</li> <li>- Agree</li> </ul>
Yes, but only in certain areas	10	<ul style="list-style-type: none"> <li>- Yes!! 43% increase due to housing shortage and inflation. We have to help. If not in shelters, then where?</li> <li>- Yes, because we literally can't build <u>affordable</u> units fast enough *</li> <li>- We have 60+ churched in the valley... if 30 did the "Godly thing", this would be solved. WWJD?</li> <li>- Yes, people need safe places to live. Even if we started building tomorrow there won't be affordable homes for years</li> </ul>
No	11	<ul style="list-style-type: none"> <li>- Let them have Whitman park back. *****</li> <li>- We think you shouldn't provide this</li> </ul>

66% Yes, 82% Yes or Yes w/Conditions, 18% No

**Should interim shelter sites be allowed...**

	Dots	Comments
In low-density residential districts, only if located on the same site as a civic use (e.g., a church)	29	<ul style="list-style-type: none"> <li>- Please avoid lawsuits and allow churches to do their work</li> <li>- Central locations for housing, near resources</li> <li>- Wherever is practical, safe, and gives access to the necessary resources! **</li> <li>- Don't necessarily feel it needs to be on the same site as a provider.</li> <li>- If we don't do this are we saying that some citizens are better than others and discriminating against the economically disadvantaged *</li> <li>- Need central facility with emergency shelter, case management, dining, etc. <u>with</u> interim housing.</li> </ul>
In high-density residential districts, only if located on the same site as a civic use (e.g., a church)	28	<ul style="list-style-type: none"> <li>- Remember: The churches have to agree, and they also struggle to work together. City officials find answer first. Their job!</li> <li>- Only allowed if there is ZERO tolerance for non-prescribed drugs and weapons. residents need to be checked for sobriety.</li> <li>- Sobriety and rehab assistance for drug users to ensure they aren't using, distributing or manufacturing drugs</li> <li>- the appropriate location is where residents have access to services</li> <li>- ideal areas are those where 1. services can be provided efficiently</li> <li>- residents can participate in social norms</li> <li>- Our neighbors (housed or not) deserve a safe, stable place to call "home", regardless of what shape that takes. -proximity to resources</li> </ul>
In high-density residential districts	18	
In nonresidential zoning districts	31	
I so not support interim shelter sites in GJ	17	<ul style="list-style-type: none"> <li>- impact on property values</li> </ul>

**Should Grand Junction allow interim parking sites?**

	Dots	Comments
Yes	36	<ul style="list-style-type: none"> <li>- Yes, people need safe places to park w/ services.</li> <li>- Yes!!! Please provide those needed options.</li> <li>- We Cannot Ignore this problem These are all viable solutions *</li> </ul>
Yes, but only in certain areas	11	<ul style="list-style-type: none"> <li>- Yes – small shelter and tiny homes (workforce housing)</li> <li>- No</li> </ul>
No	18	<ul style="list-style-type: none"> <li>- IF YOU BUILD IT, THEY WILL COME... <u>IN DROVES</u></li> <li>- We have grown our unhoused over 200%!</li> <li>- I FEEL Like we are inviting Problems</li> </ul>

55% Yes, 72% Yes or Yes w/Conditions, 28% No

**Should interim parking sites be allowed...**

	Dots	Comments
In low-density residential districts, only if located on the same site as a civic use (e.g., a church)	23	
In high-density residential districts, only if located on the same site as a civic use (e.g., a church)	23	<ul style="list-style-type: none"> <li>- vehicles are unfortunately the only affordable option some have left</li> <li>- Possibly use the new rec center parking lot?</li> </ul>
In high-density residential districts	19	<ul style="list-style-type: none"> <li>- Cars are safe spaces for residents</li> <li>- Somewhere near downtown care, van, truck, etc. Far more humane than sidewalk park etc.</li> </ul>
In nonresidential zoning districts	24	
I so not support interim parking sites in GJ	14	

## Resolving my Concerns

Creating a Safety Plan	10	
Site is managed 24/7 by professional	30	
Utilities/Trash/Showers On-site	34	
Limits on Occupancy	2	
Having Fencing / Security Barriers	6	
Registration / Intake / Background Checks required	7	<ul style="list-style-type: none"> <li>- NO</li> <li>- <u>Zero</u> tolerance for weapons and non-prescribed drugs</li> </ul>
Site limits visitors	3	
Supportive Services (mental health, housing navigation, etc) MUST be provided	36	
Participant has behavioral expectations agreement	19	
Creating a Neighborhood Committee for addressing issues	8	<ul style="list-style-type: none"> <li>- From the people who live there</li> </ul>
Regular Site Inspections	14	
Regular reporting (calls for emergency, moves into		

permanent housing, services accessed)	9	
Direct Complaint Line to the Service Provider	3	- Denver reported 61% drop in service calls once an interim shelter went in. Shelter work!
Limited Site Location (example: less than 2 years)		- Fixed locations- why move sites after any period of time. Let providers have a lottery for the management of 3 or 4 locations in the city.
Limited terms of Stay (example: less than 1 year, unless making strides)	12	- People have died waiting for housing here. Limited stay is unreasonable. **
Other		<ul style="list-style-type: none"> <li>- Mental Health Resources *****</li> <li>- Make these people do their own lawn maintenance etc. Just putting them in a fancy jail cell with a cell phone creates LAZY! [deleted personal information]</li> <li>- My concern: ANYONE can houseless Golden Rule *</li> <li>- Agree, 0 drug tests. Sobriety does not equal right to shelter. *</li> <li>- Limit barriers for use, allow dogs, no drug tests *</li> <li>- The <u>least</u> city can do is provide trash containers and removal. and toilets with water!! <u>Also Free Bus Passes</u> **</li> <li>- Single units until screened for mental health barriers. Homeless need alone time. Family units? Heating? Vandalism costs? (reduce by design!)</li> <li>- How does this work in the long term and how do we know where the money is going?</li> <li>- Are these services for our community members</li> <li>- Why can't zoning be the same as a work- release or a jail?</li> <li>- All community concerns @ the issue are the same, and so are the zoning issues. It's the same diff. People that need a place to go , for a time.</li> <li>- Must have a board of directors of which the <u>majority</u> of them actually live on site (are homeless) say a board of 9, 4 council appointees, 5 residents</li> </ul>



## Interim Housing Virtual Meeting Comments - April 10, 2024

[Wednesday 6:48 PM] Gabby Hart (External)

[https://jamboard.google.com/d/1SpnBh\\_peAsrDcf3Li-qGn3mECKhNmBstSLBg96G1o-Y/viewer?f=2](https://jamboard.google.com/d/1SpnBh_peAsrDcf3Li-qGn3mECKhNmBstSLBg96G1o-Y/viewer?f=2)

Grand Junction Interim Housing Community Meeting - Google Jamboard

[Wednesday 6:49 PM] Leah Rice

Why aren't we using BLM land for these?

[Wednesday 6:49 PM] Leah Rice

Camp grounds?

[Wednesday 6:51 PM] Marilee Aust (External)

I see the votes, but not the sticky notes

[Wednesday 6:51 PM] Joyce

Not working

[Wednesday 6:51 PM] Marilee Aust (External)

Looks like we can see everyone moving the pages around the screen

[Wednesday 6:52 PM] Virginia Brown

The background is moving around, making the location of my vote not where I placed it

[Wednesday 6:52 PM] Marilee Aust (External)

Agreed to Virginia (same here)

[Wednesday 6:52 PM] Rebekah Mendrop (External)

This is horrible ineffective. I've been emailing Tamra

[Wednesday 6:52 PM] Leah Rice

My vote is no but can't put my dot.

[Wednesday 6:52 PM] Rebekah Mendrop (External)

I thought this was public comment. Where do we leave that?

[Wednesday 6:53 PM] Rebekah Mendrop (External)

Rebekah Mendrop, RE/MAX 4000 and AMGD chair

Support around interim housing. Yes. This allows things we're not comfortable with. We have emergency housing and we have transitional shelters. Why do we need anything more?!? These folks that are tent camping currently are doing so because they choose to. Not because they don't have other options.

This will reduce property values of surrounding areas. This will negatively affect the surrounding property uses - residential or commercial.

I need someone to work for me. But no one will.

Why can't we use staff resources in different ways. We need education and job growth not housing. This further promotes the unhoused situation by NOT making these folks get a job and get out of their situations.

We don't need housing work. We need education and motivation for these folks to be employed.

Who in the IHWG did you have from the property valuation sector?

Denver tent camping is NOT my ideal for grand junction. Is this yours?? For the record this is public comment and I do not want to be like Denver. This is not okay.

So are you considering tent camping at the new GJ rec center?

like 1

[Wednesday 6:53 PM] Cory Ward

Mine is no can't figure out the dot

[Wednesday 6:53 PM] Craig Stout

Can't work anything

[Wednesday 6:53 PM] Kpete923 (Guest)

My vote is NO but I can't post a sticky note\

[Wednesday 6:53 PM] CharlieQ (Guest)

Sorry. This has been a waste of time.

I empathize with what you are trying to do. But this is so out of sync with this community.

[Wednesday 6:53 PM] Julie Berg - Keller Williams Realtor

Isn't working for me either

[Wednesday 6:53 PM] Ashley Chambers

BLM land is for recreational use only and has very short limits to time able to stay on it.

[Wednesday 6:54 PM] Marilee Aust (External)

Yes; poll might be better

[Wednesday 6:54 PM] Rhonda Massey

NO big NO

[Wednesday 6:54 PM] Craig Stout

I vote no. More work needed.

[Wednesday 6:54 PM] William Rice

No

[Wednesday 6:54 PM] Andrea Hamilton (Guest)

Thank you for trying the Jamboard, I think it was a good idea but just didn't work in this format

[Wednesday 6:54 PM] Rhonda Massey

No

[Wednesday 6:54 PM] Kpete923 (Guest)

I live in north of G Road.

[Wednesday 6:55 PM] Toni L Heiden

no

[Wednesday 6:55 PM] Cory Ward

No I live on 26 rd

[Wednesday 6:55 PM] Kpete923 (Guest)

Why is this a City of Grand Junction responsibility?

[Wednesday 6:56 PM] Lisa Mullen

No across the board.

[Wednesday 6:56 PM] Craig Stout

I currently live in the Loma area. What do you have planned for outer areas than Grand Junction?

[Wednesday 6:56 PM] Rhonda Massey

you show these pretty painted houses but what doesn't show is the shopping carts and garbage and mess that will surround them.

[Wednesday 6:56 PM] William Rice

No across the board

[Wednesday 6:56 PM] Andrea Hamilton (Guest)

Yes, I would like to have both interim parking and interim shelter. I currently live near Chipeta and 20th

[Wednesday 6:56 PM] Marilee Aust (External)

"Maybe" to parking in very specific public areas -- a huge amount of work is needed before I could ever vote yes -- even just for parking

[Wednesday 6:56 PM] Sean Crocker

No at this time. More work and community involvement on the work group.

[Wednesday 6:56 PM] Leah Rice

I'm concerned that this is how the housing will work. Good idea... bad implementation.

No to all. Where do the cars go during the day? Where do the unhoused go during the non shelter hours?

[Wednesday 6:56 PM] Toni L Heiden

i live in the North area no to parking and intermit housing

[Wednesday 6:56 PM] Sandra Zoldowski

Who will be paying for these services?

[Wednesday 6:59 PM] Virginia Brown

I understand the need to be looking at these options. I feel the location of interim housing and camping to needs to be very carefully looked at It is not clear on the map as to WHERE you are looking due to differences in computer colors. The super light yellow colors on my screen are frequently R-4 housing. I know we have some large properties that are historically vacant that might be good for interim housing. I feel strongly that any location needs to have additional safety features, with 24/7 management. Additionally I would be very upset if there was a site that was just over my back fence line.

[Wednesday 6:59 PM] Marilee Aust (External)

Agree with Mr. Goodman above. Tax burden questions are huge.

I also understand that City of GJ currently does not have a zoning rule, regulation or requirement for any interim housing. This should be put up for a vote.

[Wednesday 7:00 PM] Marian Brosig

Undecided but I am aghast what a mess these homeless people have around their tents and the garbage they leave behind. How would this be taken care of if you had both the parking and the temporary shelters?

[Wednesday 7:00 PM] Kpete923 (Guest)

What communities are you talking about?

[Wednesday 7:00 PM] Virginia Brown

The link to the GIS map you are using should be shared, with what the areas your are looking adding a zoning layer to add interim housing/camping areas.

[Wednesday 7:00 PM] Ashley Chambers

Zoning map will be available on the Engage GJ platform.

[Wednesday 7:00 PM] Kaitlin Pettit, Toilet Equity

Kaitlin here from the local nonprofit Toilet Equity. Yes, this is a needed response to what the Grand Junction community is facing. If done in a regulated way such as described here, it would help alleviate some of the problematic side effects that others are noting throughout town. We have a dedicated and energetic group of nonprofits in town who would be able to help get a project like this off the ground and address some of the concerns others are sharing here.

[Wednesday 7:00 PM] Chamaine

Looking at sites that have reported success addresses issues of concern for the community

[Wednesday 7:01 PM] Andrea Hamilton (Guest)

One question I do have is whether there are any entities who are currently interested in managing these sites?

[Wednesday 7:01 PM] Craig Stout

Does Grand Junction currently have a site that they are looking at for interim housing or parking?

[Wednesday 7:01 PM] Kimberly Clemmer

No to interim housing and parking.

Agree with issues brought up about who is funding this, tax burden, etc.

[Wednesday 7:01 PM] Kelsay Heath (External)

How are all these people "surveying" these communities to know that it's working there? There is no true statistics. So you know.

[Wednesday 7:01 PM] Ian

What are we doing to reduce the population? I understand it's increasing but do we understand why and are we addressing that issue?

[Wednesday 7:02 PM] Marian Brosig

I believe that Delta had a temporary parking area and they closed it down within a year due to safety issues. Have you talked to them what went wrong??

[Wednesday 7:02 PM] Rhonda Massey

If a camper has to leave daily-who pays for that gas? who makes sure they are out of a lot by 8am daily???

[Wednesday 7:02 PM] Ashley Chambers

Ian, yes. We are working on all of those things concurrently. The cost of housing is the number one reason.

[Wednesday 7:03 PM] Hogan Peterson

I'm seeing a pretty significant number of commenters who have had to leave the meeting or been on and off multiple times, or unable to comment effectively because of this meeting format. Given the level of interest and range of comments and the technical difficulties this meeting really warrants a do-over to fairly create input opportunity. Maybe an additional comment session or workshop.

[Wednesday 7:03 PM] Toni L Heiden

the mental issues and drug use is big

like 1

[Wednesday 7:03 PM] Virginia Brown

I have serious concerns about tax burden for providing these services.

like 2

[Wednesday 7:03 PM] Sherrie Knez

Sherrie Knez, 31 Rd. There needs to be more Close to Central High School. There needs to be more specific rules on location and who the people are. With all the problems of illegal immigrants won't this bring more homeless rather than less along with crime. Needs to be very specific,

[Wednesday 7:03 PM] Kimberly Clemmer

I agree with Hogan.

[Wednesday 7:03 PM] Rhonda Massey

So many questions? Who is this staff that mans this? Who pays for ALL OF THIS????

like 1

[Wednesday 7:03 PM] cloverproperties@me.com (Guest)

Is the presentation you just ran available on line to view again?

[Wednesday 7:04 PM] Leah Rice

What is an email address that I can formally ask my questions and get clear answers?

[Wednesday 7:04 PM] Sean Crocker

Delta closed their interim housing after a year due to an large increase in crime and public safety issues.

like 2

[Wednesday 7:04 PM] Joyce

No to any interim housing--anywhere in Mesa County. We need to take care of our own homelessness. Interim housing is going to draw more!

like 1

[Wednesday 7:04 PM] Mary Thompson (External)  
North 261/2 and G

How will the unhoused qualify for these temporary homes? Where will they go after the 2 year limit?

[Wednesday 7:04 PM] Gabby Hart (External)

**cloverproperties@me.com (Guest)**

Is the presentation you just ran available on line to view again?

Yes, the presentation will be available on the EngageGJ page.

[Wednesday 7:04 PM] Kelsay Heath (External)

Please read the "assignments" and surveys. How can you get the data?

[Wednesday 7:08 PM] Betsy Smith

someone must be monitoring and screening comments

[Wednesday 7:08 PM] Rhonda Massey

NO NO NO to all of this and will our input actually matter? Is this pre decided no matter what we comment?

[Wednesday 7:09 PM] Ron A

No to this, quit dismissing what we see and know.

[Wednesday 7:09 PM] regina stout

I am wondering if there are support services that will be provided and required to participate in with the homeless who will be utilizing the interim housing? If we give them shelter that is only 1 step in the making sure these citizens dont remain homeless and we enable them to live in these shelters in perpetuity.

[Wednesday 7:10 PM] Paula Rohr

No on interim housing and no to parking. There needs to be a better way.

[Wednesday 7:10 PM] Virginia Brown

Churches will be sponsor of sites?

[Wednesday 7:10 PM] Ashley Chambers

Yes, Regina - that is part of the managed site format.

[Wednesday 7:10 PM] Leah Rice

Can the homeowners around those sites have a vote on that location  
like 1

[Wednesday 7:11 PM] Toni L Heiden

City Council is supposed to improve our community which I think is phenomenal. creating these interim housing and parking is going to downgrade our way of living.

like 3

[Wednesday 7:11 PM] regina stout

So where do the grants come from? Federal govt? Local or state govt or private funds?

[Wednesday 7:11 PM] Tamra Allen

Comments can be sent to [housing@gjcity.org](mailto:housing@gjcity.org) or at engagegj.org

[Wednesday 7:11 PM] Betsy Smith

Why does the council believe they can do it better than everyone else who has tried this? In a community where over 30% are already on some form of government assistance, it doesn't make sense that this council think they can do it better with such a smaller tax base

like 2

[Wednesday 7:11 PM] Gene

How will each person be vetted? I am concerned about registered sex offenders blending in with families that are being housed as well in these temporary locations.

like 2

[Wednesday 7:12 PM] Leah Rice

Will those sites that are responsible for management also be responsible for food for those staying there?

like 1

[Wednesday 7:12 PM] Ashley Chambers

Yes, that is correct Leah.

like 1 surprised 1

[Wednesday 7:13 PM] Ashley Chambers

More opportunities to provide comments through:[Interim Housing \(Alternative Housing Options\) | Engage GJ](#)



Interim Housing (Alternative Housing Options)

The City of Grand Junction will host two events to gather input from the community about interim housing. A virtual meeting will be held on Wednesday, April 10 at 6 p.m. and an open house is planned...

[Wednesday 7:14 PM] Ashley Chambers

And are welcome to attend the NEXT public meeting on the April 18th meeting.

[Wednesday 7:14 PM] Larry Craven

I agree with the If you build it, they will come. What are the stats from other cities? Anyone taking advantage of this should be required to go through mental, addiction and financial counseling. There should be NO drug or alcohol use on the property.

[Wednesday 7:14 PM] Leah Rice

Do the homeowners have a vote around those sites

[Wednesday 7:14 PM] Betsy Smith

Again, how in the world can this community afford to fund this? What will be taken over or defunded to make this happen? Especially when we don't have the money in the first place. Do not take money away from taxpayers who need programs to fund those who will drain the tax base.

[Wednesday 7:14 PM] Andrea Hamilton (Guest)

One question I have is there any procedure or process for proving mismanagement by any of the entities who are managing these sites? Not just for their neighbors, but by the people who are staying at these sites.

[Wednesday 7:14 PM] William Rice

What happen sanctuary city which we are not

like 3

[Wednesday 7:14 PM] Ashley Chambers

Yes, Andrea - there are some provisions in the drafted code.

[Wednesday 7:15 PM] Andrea Hamilton (Guest)

Excellent, glad to hear it. I look forward to more details Ashley

[Wednesday 7:15 PM] Leah Rice

What is the tax on EMS, mental facilities, er, etc? Will be hiring more ems to cover those areas and the influx of people coming

like 1

[Wednesday 7:15 PM] Ashley Chambers

I'm not able to answer all questions in the chat because they are coming so very fast. I apologize.



[Wednesday 7:15 PM] Ian

You said next meeting will be very similar to this one as far as content... can you guys have some supporting stats from some of the other successful AND failed sites that have already been through this?

[Wednesday 7:15 PM] Ashley Chambers

In sites we have explored, the strain on the system was reduced and call volume decreased.

[Wednesday 7:16 PM] Ashley Chambers

There are case study communities listed in Engage GJ with a lot of that information provided.

[Wednesday 7:36 PM] Ryan Goodman

Agreed, who's paying for the unaffordable housing that you are talking about...and the additional "next steps" with continued mental health services, job placement so they can keep their new housing...etc? who's paying for the infrastructure you propose? Security services at these sites? Healthcare? Transportation to and from medical facilities? So many unknowns! City cost for oversight and approval of applications? City costs for mitigation for noncompliance of policy at sights...

[Wednesday 7:36 PM] Leah Rice

What documentation will people need to stay? State issue ids

[Wednesday 7:37 PM] Gene

Thank you for hosting this meeting!

[Wednesday 7:37 PM] Ashley Chambers

Betsy, there are many sites that are working and working well. There are many that have not. This is a NEW form of housing that has been a learning process for all involved. As there have been unsuccessful attempts, we are learning from both to help make informed responsible recommendations.

[Wednesday 7:37 PM] Betsy Smith

There needs to be more information to the benchmarks that will determine the approval or disapproval of this proposal.

[Wednesday 7:37 PM] Ashley Chambers

The site management entity is responsible for all of those decisions and expenses.

[Wednesday 7:37 PM] Mary Thompson (External)

Thanks for hosting!

[Wednesday 7:38 PM] Betsy Smith

The city makes the decision to let those management entities in. That is what needs to be discussed in greater detail with the public.

[Wednesday 7:39 PM] Ashley Chambers

we agree betsy. That's part 2 of the continued process.



Hello,

Thank you for presenting the concept of Interim Housing to the public in an online forum on April 10, 2024. I appreciated the time, however the presenters took 50 minutes to present which left little time for questions and answers. In addition, the technology did not cooperate, but I appreciate the presenters staying on for 30 more minutes to allow for comments. Below are some of my comments since I will be out of town for tonight's open house.

1. After much discussion between my husband and I we are not sure all the questions have been addressed or will be addressed. I felt the presentation was very much limited to what the presenters wanted to present and appeared to be predetermined outcome to the zoning recoding.
2. I felt that the plan has not been thoroughly vetted. There was only 1 portion presented and it was limited in scope.
3. I am very concerned with the responsibilities of the private, NGO's or churches that choose to move forward on a special use permit if they are no support services to get people out of interim housing into permanent housing. That portion of the plan was not addressed until the question was asked. The answer was somewhat disappointing.
4. Delta's attempt at interim housing failed miserably. Denver and Aurora who are case studies for this project, are spending more money on the problem by moving the homeless around, (much like our shell game of moving them from Whitman to Emerson to interim). I don't think there are any positive case studies that really show the true picture of this problem. In addition, Denver just announced an \$8 million reduction in the police dept's budget to help the homeless with a total increase in funds from other depts totalling \$90 million. We don't have that kind of budget and the taxpayers of this City should not have to pay the price.
5. The fear of "if you build it, they will come" is very real. Very Real and I don't want this in my backyard.
6. When is the City going to document where and how our \$19 Million dollars spent, per the Housing Report 2023?
7. Finally, the presentation only addressed what the presenters and I am

8. Many folks in this county live paycheck to paycheck, it is not right for their dollars that are given to our City be spent on people that take and do not give. We need a more comprehensive plan that addresses the problem from all angles not just by destroying our landscape of our beautiful city.

Bottomline: I am not in favor of this proposal and would vote against it.

Thank you for your time,  
Regina Stout

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This email was sent from a contact form on [gjspeaks.org](http://gjspeaks.org)

**From:** Cheryl Conrod <[bconrod@gmail.com](mailto:bconrod@gmail.com)>  
**Sent:** Saturday, April 20, 2024 10:39 AM  
**To:** Ashley Chambers <[ashleyc@gjcity.org](mailto:ashleyc@gjcity.org)>; Sherry Price <[sherryp@gjcity.org](mailto:sherryp@gjcity.org)>  
**Subject:** Grand Junction Regional Center as homeless shelter

Dear Ms Price and Chambers,

I write this in response to Mr. Neiderkruger's frustrated call for response after the recent meeting at Lincoln Park Barn. I've lived in the Grand Valley since 2007 and have heard all the hemming and watched the chin scratching over local homeless issues. I've read about homeless camps being trashed and vandalized by police and people freezing to death and being murdered on the streets. I've helped at overflow shelter programs through local churches. I've watched homeless people being harassed and moved along while the community nibbles around the hole and misses the doughnut altogether.

Catholic Outreach construction can never keep up with the need for housing. "Affordable housing" in this day and age is a cruel pipe dream. This is all window dressing. Much as you would like it, our homeless residents are not going to disappear.

I have circulated this proposal for several years now, and I think it has the most merit of any I've seen. Please give it a serious look.

Yours,

Cheryl Conrod

### ***What to Do With the Regional Center***

Here's an idea to put the Grand Junction Regional Center to use after current residents are resettled and the facility closes. Create a city/county/charitable consortium that would run it as an all-inclusive facility for the homeless.

Here are some services and amenities such a campus could provide:

- \* Indoor overnight housing for homeless men, women and families
- \* Air conditioned day room for shelter from hot/cold/inclement weather
- \* Campground and/or tiny houses with central restroom/shower facilities for those who prefer to sleep outdoors or who keep pets
- \* Farm to grow fresh food for on-campus food services and the food bank
- \* Classes for lifelong learning, GED, job training and apprenticeship for maintenance and repair of the facility (perhaps Habitat for Humanity could help with this)
- \* AA and al anon meetings
- \* Mail, Internet and phone service
- \* Laundry facilities and lending library
- \* Small commissary-like shop with snacks and toiletries
- \* Move *Catholic Outreach* soup kitchen and thrift store to this campus
- \* Move *Homeward Bound* into this residential facility
- \* Move food bank into existing warehouse on campus
- \* Move animal shelter here. Volunteers could care for, socialize and exercise shelter animals.

- \* Host “Stand Down” and other veterans services
- \* Volunteer maintenance of Veterans Cemetery

Create a bus route to take residents downtown and to social/medical service providers in the morning and return to the facility in the afternoon. This would be partially funded by reducing extra downtown police patrols and partly through purchase of bus tokens by charitable organizations. Residents could earn tokens by working at the facility.

Advantages:

- \* Increased efficiency of social services through consolidation.
- \* Homeless population would find meaningful work through volunteer facility maintenance, repair, gardening and upkeep of Veterans’ Cemetery in exchange for bus tokens, sundries.
- \* Job training and a safe environment.
- \* Residents would not be denied access due to sobriety or pet companions
- \* More remote location would encourage homeless people away from downtown and North Avenue.
- \* Reduced presence of homeless downtown would make shopping and entertainment more attractive and safe. This is an answer to the NIMBY (not in my backyard) effect.

I know I speak from ignorance of the enormous amount of work and coordination among city and county agencies, charitable organizations and the religious community. I’m sure others in the social welfare field can think of many more possible uses for this facility. But I think a converted Regional Center would offer a fantastic opportunity for our community to consolidate, coordinate and improve the care we provide for our homeless population.

I can hear the “yeah, buts” already. Many of the buildings are in deplorable condition. I know this would require imaginative, creative organization and added funds. It would upset many settled groups and systems. But I hate to see the Grand Junction Regional Center sold off to some developer and razed for yet another (un)affordable housing project or a big box store.

Our community can do better than that.

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From: Jessica Meyer <[jessicameyergj@gmail.com](mailto:jessicameyergj@gmail.com)>  
Sent: Thursday, April 18, 2024 11:11 AM  
To: communications <[communications@gjcity.org](mailto:communications@gjcity.org)>  
Subject: [Grand Junction Speaks] Interim Housing Objection

<<https://gjspeaks.org>>

There are numerous reasons the idea of interim housing and tent camping will negatively impact our community. Decreased property values, overall general safety of our children and neighborhoods and communities, and overall general upkeep of our community to name just a few! Let's take a look at other communities this method has been adopted and you will find that it has not made one positive change/impact on those communities and cities. If this is seriously an idea that is danger of being passed I would ask our City Leaders to first open up the streets they live on, sidewalks they walk daily and parks they allow their children to play at and then have a discussion on the impact this will have on the rest of the community. We have people moving here everyday to get away from these kind of dangers in the bigger cities. There are numerous other ideas that should be explored before this even a thought.

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From: Patricia Heartsill <[pheartsill@gmail.com](mailto:pheartsill@gmail.com)>  
Sent: Wednesday, April 17, 2024 1:06 PM  
To: communications <[communications@gjcity.org](mailto:communications@gjcity.org)>  
Subject: [Grand Junction Speaks] Interim housing

<<https://gjspeaks.org>>

I have lived in my home downtown for almost 30 years. I live next door to the public library and the Unity Church. I own a business in Main Street downtown Grand Junction It has been more and more challenging to deal with homeless in my yard and in my business. Please, don't allow this program that will make it worse. My business has suffered terribly by the homeless bothering my customers and scaring paying customers away.

I fight everyday to keep homeless people out of my yard and from camping with huge piles of trash in front of my house and business.

My property value is declining everyday this problem is allowed in my neighborhood and now you propose to make it legal. You want to allow camping in front of my home and business... Will they be camping in front of your home and business too???

Just this morning lawn tools were stolen from my driveway. And we were outside when it happened. Allowing these people to legally "live" on the sidewalk by my home and driveway is invasive and scary. Please before you allow this proposal to go forward, consider how you would feel if you were in my place. I'm horrified and beg you not to move forward but instead look for alternative solutions.

Thank you

Patricia Heartsill  
[pheartsill@gmail.com](mailto:pheartsill@gmail.com)



From: Lana Malan <[lana.malanrealty@gmail.com](mailto:lana.malanrealty@gmail.com)>  
Sent: Tuesday, April 16, 2024 10:47 PM  
To: communications <[communications@gjcity.org](mailto:communications@gjcity.org)>  
Subject: [Grand Junction Speaks] Interim housing

<<https://gjspeaks.org>>

Our family is against this program. Placing these tents in our community will have negative impact on property values. When you work all your life and invest in rental property as part of your retirement and then a program like this will definitely affect getting renters and reduce property values. We visited cities that tried this (to name one - Tacoma) and the result was disaster. The trash around the tents was horrible. Homes around the area were vacated, many went into foreclosure and many were drug houses. A beautiful historic area was destroyed.

This is a bad idea

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From: Stephanie Jordan <[Stephjordangjre@gmail.com](mailto:Stephjordangjre@gmail.com)>  
Sent: Tuesday, April 16, 2024 8:40 PM  
To: communications <[communications@gjcity.org](mailto:communications@gjcity.org)>  
Subject: [Grand Junction Speaks] Interim Housing

<<https://gjspeaks.org>>

I do not want our community implicate this way of living and as a realtor and property manager/landlord I am also concerned with rents and the negative impacts on property values based on this implementation. I also ask the city to consider conducting meetings where we can all be more involved and have a say in what happens and in what locations we would all be willing to consider allowing this process to occur. I do not feel like this will be successful within our local area/community and it will cause negative aesthetics and distress to our community and the balance of lifestyle we are trying to achieve and strive to make it a highly desirable place to live and people want to move here and live here due to the way things are currently. This could impact our ability to maintain a desirable community and its still affordable "as-is" and we continue to maintain a healthy balance of living in various lifestyles and we already offered plenty of housing options to people of all income levels, so why do we need to go to this extreme and risk an uproar of uncertainties?

From: Niki Yenter <[Nyenter@gmail.com](mailto:Nyenter@gmail.com)>  
Sent: Tuesday, April 16, 2024 4:36 PM  
To: communications <[communications@gjcity.org](mailto:communications@gjcity.org)>  
Subject: [Grand Junction Speaks] Proposed interim housing

<<https://gjspeaks.org>>

Thank you for asking for input about the homeless issues in our city. I worry that we are creating an environment that encourages homelessness by handing over shelter and services. Many of the homeless are passing through GJ and other have no intention of returning to responsibilities. There will always be poor and mentally ill and we have services that help those that can not get out of that situation and for those that want to get out of the situation. We must stop trying to polish and corral and make comfortable those that are choosing this way of life. Look around at the people that are paying for these things...;they are people that when hungry, go to work. And when not able to work there is social security and services to help. When we give people free tents and continue to give give give we take away dignity that comes with contributing and we take away a desire and hope to make our lives better. People camping in the park are doing it, not because they have fallen on hard times, but due to addiction, illness and life choices. I have seen them craping in the downtown doorways and being higher than a kite and It will not benefit anyone to make a nice campsite unless you are looking to have woodstock in our neighborhoods.

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From: TERI FEENEY-STYERS <[REJUVENATIONREALESTATE@gmail.com](mailto:REJUVENATIONREALESTATE@gmail.com)>  
Sent: Tuesday, April 16, 2024 4:41 PM  
To: communications <[communications@gjcity.org](mailto:communications@gjcity.org)>  
Subject: [Grand Junction Speaks] CAMPING IN CITY LIMITS (INTERIM HOUSING)

<<https://gjspeaks.org>>

Currently the City of GJ ordinances do not allow a property owner to rent or otherwise house someone in a camper or RV on their property. I think you should change this ordinance. You could require the installation of a proper sewer dump and hook up to potable water (many homes already have this option for convenience). Then the burden of keeping a site clean would fall on the property owner. They would also benefit from potential rents. This type of living situation may involve an adult child, a senior family member, or an unknown tenant. The property owner could offer a camper/RV owned by them - or just a space rental for a person who has their own rig. The new ordinance should include restrictions for where the camper can be parked on the property. Perhaps you offer a "permit" similar to the STR permit. These self contained units (tiny house on wheels, motorhome, fifth wheels, trailers) are a cheap housing alternative. By dispersing the units onto individual lots the public impact is lessened.

From: Kaycee Keller <[kcelese87@gmail.com](mailto:kcelese87@gmail.com)>  
Sent: Tuesday, April 16, 2024 4:44 PM  
To: communications <[communications@gjcity.org](mailto:communications@gjcity.org)>  
Subject: [Grand Junction Speaks] [kcelese87@gmail.com](mailto:kcelese87@gmail.com)

<<https://gjspeaks.org>>

In regard to Interim Housing, I strongly disagree with this proposal- the design hasn't worked in other cities, and it will not work in ours. We do not want our community to be modeled after Denver/ Aurora... we choose to live here on the western slope away from the negative effects this proposal has brought to Denver and surrounding areas. In Denver, this implementation has caused negative impacts on property values, negative community aesthetics/ unsanitary conditions, an increase in criminal activity and a decrease in safety. As a Real Estate Agent and Property Manager, I strongly believe that this would have a detrimental effect on our community. Alternatively, the city needs to review other methods that could help encourage/promote those to seek economic stability and growth while still protecting our local community that we've all grown to love.

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**From:** Kaitlin Pettit <[kaitlin@toiletequity.org](mailto:kaitlin@toiletequity.org)>  
**Sent:** Wednesday, April 10, 2024 7:09 PM  
**To:** Housing <[housing@gjcity.org](mailto:housing@gjcity.org)>  
**Subject:** Thank you for the open meeting

Hi all,

Thank you for hosting the open comment meeting tonight. Your presentation was very thorough and informative, and I learned a lot. You all had a lot of composure and handled the open comment period very graciously, and I know how hard that can be. You are very brave and wonderful for opening up the discussion like that.

Thank you for taking the time to address each concern that was presented to you, and thank you for looking into this opportunity for Grand Junction. I hope it will be successful.

Please let me know if there's anything I or [Toilet Equity](#) can do to help, we are happy to work with any interim site to provide toilet access.

Thank you all so much for your patience tonight,  
Kaitlin

--

Kaitlin Pettit, PhD  
CEO, Toilet Equity  
She/her  
[toiletequity.org](http://toiletequity.org)



First, the decisions about "unhoused" resources, closing of parks, etc being made even before discussion with the public is unacceptable! A housing city employee told me at the meeting that went so badly (held at the hospitality room at Stocker Stadium) that the decision had already been made to put up the resource tent. This was decided without public and business input and should have never been allowed to happen. Another lie to the public is the idea came from the Zoning and Development Code Review Committee.

We already have a problem with "unhoused" people living in the foothills around the valley. They leave their trash and never clean up. What do you think they do when their sewer tanks are full in their RVs? They just dump sewage where they sit. In addition, people with RVs are not allowed to "camp" overnight in the Walmart parking lot. I would much rather have tourists stay in the parking lot than have people living in tents around the valley.

I am a housing provider. I have seen what people do to properties they do not own and how they lack respect for other people's property. Having "unhoused" people live anywhere would cause human feces to be anywhere they are allowed to live. It was made clear to the governor that we are not a sanctuary city. This should also include having people "camp" wherever they want. There are RV, state and national parks with paid camping available. Those facilities have plumbing to accommodate camping. In addition, private citizens are required to pay for the privilege of camping in state and national parks. Why would the city council consider allowing people to set up residence in a city park and not pay for that privilege? There will be additional cost for cleaning up after people including picking up trash (drug needles) and cleaning public restrooms.

**PUBLIC RESTROOMS!** We can't even keep local public restrooms open because of the "unhoused" vandalizing the public restrooms.

**SPLASH PAD!** We can't have a nice splash pad for children to play in because "unhoused" people bathe in it!

Seriously, those two last sentences alone should remind the city council that opening up public areas for unhoused to "camp" in is not a smart idea! We had nice bathroom facilities on 5th St. We had a fun splash pad that is now fenced

off.

I do not want to be driving my grandchildren around town and have them see people relieving themselves on private or public land. I have already witnessed this myself. A walk in downtown Denver should be all it takes to remind the city council that this is a bad, horrible idea.

Dena Watson  
Owner/Broker  
Freedom Property Management  
970-245-6411

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This email was sent from a contact form on [gjspeaks.org](http://gjspeaks.org)



For the love of God, do NOT pass this bill. It will turn our city in to the same mess Arvada and Denver are. I live in GJ to get rid of the problems associated with interim housing.

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This email was sent from a contact form on [gjspeaks.org](http://gjspeaks.org)

To Whom It May Concern:

I would like to express my comments regarding the Interim Housing, as we were limited in the amount of public comments accepted during the Public Outreach meeting.

First, we were not given the ability to disagree with the proposal. We were told where we wanted to put this zoning type. I fundamentally disagree with this and was not able to state as much as I could only place dots on a map. The dots indicate my agreement, and that is NOT what I intended with my attendance at the meeting.

Second, we were told that the initial idea came from the Zoning and Development Code Review Committee. I have checked with several members of that committee and that is not true.

Third, Denver / Aurora is the community we're modeling our community after in this proposal. I do not wish our community to look like that area. There are negative impacts on property values based on this implementation, in addition to negative aesthetics of the community.

Fourth, I have a tenant in a fourplex in Clifton that pays \$650 per month in rent - utilities included. In the eight months she's lived there, she's been late four months. If this type of zoning exists, why would she continue paying me rent? She would have no motivation to do so and would likely leave and live for free in one of these communities. She is not currently in the "unhoused" population, but something like this could encourage her to do so.

Finally, there are many other options for addressing this need that would encourage people to make choices to ensure their economic stability. I would love to see the City brainstorm with landlords such as myself who house the population most at risk for being unhoused. Could we offer classes for these folks when they are late on their payments? Could free classes offered by the City be part of the application process for some landlords?

I would encourage the City to review options that would not diminish property values and the aesthetics of our community.

Thank you

**From:** Jamie Stehman <[jstehman@bresnan.net](mailto:jstehman@bresnan.net)>  
**Sent:** Wednesday, April 17, 2024 7:35 PM  
**To:** Housing <[housing@gjcity.org](mailto:housing@gjcity.org)>  
**Subject:** Vote No on Interim Housing

I would encourage everyone of you to vote NO on the interim housing bill! This will not solve the problem but make it worse!

Have you discussed this with Chief of Police Matt Smith?

Have you discussed this with the local churches, business owners, golf courses, etc.?

All of the above are or service TAX PAYERS! I would bet that 90% of TAX PAYERS do NOT want this to happen!

It would simply spread out the homeless population and add crime to every different vacant land in this city!

And remember, if you vote this in, we will vote your butt out! Period....

Jamie Stehman

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**From:** Ed Krey <[Ed@lhhs.net](mailto:Ed@lhhs.net)>  
**Sent:** Thursday, April 18, 2024 4:02 PM  
**To:** **council@gjcity.org**; Housing <[housing@gjcity.org](mailto:housing@gjcity.org)>  
**Subject:** Interim housing code update

I am a resident of the City of Grand Junction. I am writing to express my deep concern for the proposed city code update regarding the "interim Housing" locations on residential and commercial lots in town that will have implications that reach far beyond helping people. ie: decreasing surrounding property values, increased crime etc. Currently there is NOTHING in the city code that will allow for sanctioned camping, temporary structures, RV parking etc.

This will definitely be a detriment to our city and create unintended Or maybe intended consequences. Please do not move forward with this drastic change.

Ed Krey



**From:** Kelsay Heath <[kheath@cbcprimeproperties.com](mailto:kheath@cbcprimeproperties.com)>  
**Sent:** Thursday, April 11, 2024 11:37 AM  
**To:** Housing <[housing@gjcity.org](mailto:housing@gjcity.org)>  
**Subject:** Interim Housing

Thank you for the presentation last night. Can I get the slides from yesterday? Or the maps you showed, I would like to gather all my information. As well as if you have the surveys/assessments the city has gathered for the unhoused. I will be at the next meeting as well, I appreciate you allowing us to discuss this as a community.

Thank you,

**From:** Hrhufnpuf <[hrhufnpuf@aol.com](mailto:hrhufnpuf@aol.com)>  
**Sent:** Wednesday, April 17, 2024 6:17 PM  
**To:** Council <[council@gjcity.org](mailto:council@gjcity.org)>  
**Cc:** Housing <[housing@gjcity.org](mailto:housing@gjcity.org)>  
**Subject:** Homeless housing plans

Your new proposal for housing homeless in Grand Junction is terrible for the people who actually pay taxes. These people do nothing for the community nor do they want to. Anything offered should have a moving forward target to achieve productive member of community that contributes and expulsion for those who don't.

Jackie Savage  
970-234-0340

Alli, 7 days ago

[Alert moderator](#)

I do not support these changes to the zoning code. This is not the only answer to our current situation and is costing the taxpayers an incredible amount of money to even look into this process. We do not need this zoning code update and I think it's clear that it is not a good fit for our community.

**REPLY**

Do you agree?  0  0



cg, 9 days ago

[Alert moderator](#)

As a representative government, it is imperative that you ensure you are acting per the will of the majority of the taxpayers you represent. This is too large of an issue not to be taken to the taxpayers to VOTE on.

**REPLY**

Do you agree?  2  0 [Hide reply \(1\)](#) 



Valanders, 3 days ago

Alert moderator

As a business owner that operates in the City of Grand Junction I certainly do not agree with "hot patches" that will not solve anything. It appears that the actual homeowners in the city will get the bill for the resources used to organize, permit and police this in the form of their taxes. Yes, I know there are "grants", but that is also taxpayers \$, just at the State or Federal level. As it is we have had equipment stolen from our yard, company vehicles and our back lot used as a bathroom. I absolutely do not think it is a good idea to implement policy's that we will pay for and encourage more of the same by rewarding the "nomad" lifestyle. The Catholic Outreach has been a huge support and they actually seem to do things that get those that need and WANT it back on their feet. They also have programs that hold the people needing help to some accountability. Perhaps the city should look at some of their programs before warehousing them (temporarily) around our city on vacant property or parking lots.

**REPLY**

Do you agree?  0  0 Hide reply (1) ^



DianeS, 6 days ago

Alert moderator

I attended the zoom meeting on April 10th and watched the Council Workshop on this issue. I am not unsympathetic to the plight of the homeless and actively support Catholic Outreach with regular donations. That said I have real questions about the need for a code amendment to address interim housing options. I think that City Council should develop a set of criteria to insure public safety, health and welfare. Then the Council should approve each submittal. Additionally, just like with marijuana retail outlets there should be an initial limit on locations (maybe 3?) until we see the viability and sustainability of this proposed solution which has had limited success, at best, in other cities. I am also really concerned that limited resources will be spent on temporary solutions rather than working toward affordable permanent housing.

**REPLY**

Do you agree?  1  0 Hide replies (2) ^





I am writing in opposition to the attempt to circumvent our existing Zoning Codes and process for seeking variances to them. Currently, almost anything sought regarding Interim Housing or extended Camping/Parking can be accomplished without creating a new code of "right by use". By applying for a Conditional Use Permit one can acknowledge the use is not allowed, provide the reasons why in the applied-for variance the exception should be allowed and have the proposed use reviewed by the departments (utilities, city services, fire/safety, traffic, et al) responsible for the health, safety and quality of life for all of our citizens to identify what the allowance would impact and how that impact must be mitigated before the out of code use can be allowed. Our Planning Dept staff and Planning Commission can respond with a knowledgeable review and a hearing for input from the neighboring properties and owners about the proposed use sought. That having been accomplished the City Council can then perform the role they were elected to fulfill on behalf of their constituencies and timely approve or deny the proposed use, or remand it back to Planning to address any concerns or issues needing rectified. There is no "up side" for anyone avoiding the zoning and codes we have in place, and the methodology for exceptions, not for the interim users nor our citizenry and business community.

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This email was sent from a contact form on [gjspeaks.org](http://gjspeaks.org)

Interim housing initiative



Teri Thomas <info@angelsinthemaking.com>

To Housing; Council



Thu 4/18

Retention Policy Default 2 Year Then Permanently Delete Mess Expires 4/18/2026

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

Good Morning,

I am writing this note as I am unable to make the open house at Lincoln Park barn tonight.

I am against the proposal being discussed as it does nothing to help the homeless situation. In my eyes it only makes it legal to squat in areas where they can not legally do so now. My business and my home would be downwardly effected by this. For me its a safety and sanitary concern. Loose dogs, as is common in homeless encampment is also a concern.

I am not insensitive to the homeless crisis but this solution is just a whitewash to "look the other way" rather than coming up with real solutions.

Have we proposed to some CMU students studying in the social sciences, urban growth and mental health be part of the solution? Could students work with our city government to creatively device a plan as part if their curriculums for graduation? Our government officials don't need to have all the answers. Can we work collectively with these young, brilliant, think outside of the box minds to devise a sustainable plan?

When we know better we do better. Let's do better!

Sincerely,

Teri Thomas  
Owner, Angels in the making  
21 yr resident of Grand Jct, CO

Interim Housing



Dead Cowboyz <craigman1962@gmail.com>

To Council



Wed 4/17

Retention Policy Default 2 Year Then Permanently Delete Messag Expires 4/17/2026

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

If you think this interim Housing proposal is a good idea..

Please by all means add the sidewalks around your home and business to the list of spaces that camping is allowed. If you approve this, that's exactly what you're doing to me. I live by the library and own a business on main St.

Stop this madness! It's horrifying to me and others in the areas you are proposing to turn into 3rd world country neighborhoods. My property value is already dropping because of the homeless, now you want to completely run my home and business into the toilet.

Don't let this happen. Look for reasonable solutions to the issue. Turning my home into the homeless campground is not an option.

Thank you  
Craig Heartsill  
[Craigman1962@gmail.com](mailto:Craigman1962@gmail.com)

## Code Change for Interim Housing



Jessica Holt <jrholt1978@hotmail.com>

To  Council;  Housing



Wed 4/17

Retention Policy Default 2 Year Then Permanently Del Expires 4/17/2026

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

I think we can all agree that the rise in homelessness in our Valley is concerning. Many places I use to feel safe are not longer safe, ie the Riverfront trail, Main Street, and even my grocery store (Redlands Safeway) where I have been followed to my car, and asked for money.

Interim housing is an AWFUL idea, and must not be passed. Property values will decrease for homeowners, & crime will increase to name a few concerns. As a homeowner and a mother, I do not want to have an encampment next to my home or anywhere close to my home.

DO NOT PASS THIS CODE CHANGE.

## Proposed interim housing



Cindy Amann <camannrealestate@gmail.com>

To  Council



Thu 4/18

Retention Policy Default 2 Year Then Permanently Delete Mess Expires 4/18/2026

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

This would be a huge mistake. It has not worked in other cities and I feel it is not a viable option for our community.

Cindy Amann

Right-click or tap and hold here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Internet.

[Click to see what your home is worth](#)

Interim Housing



Connie Tremblay <connie@connietremt  
To Council



Thu 4/18

Retention Policy Default 2 Year Then Permanently Del Expires 4/18/2026

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

I would encourage the City to review options that would not diminish property values and the aesthetics of our community.

Please listen to true residents that care about the people and not ideology that doesn't work in real life applications.



**CONNIE**  
BROKER & INSTRUCTOR  
THE VAN GUNDY GROUP

---

970-589-9468  
CONNIE@CONNIETREMBLAY.COM  
WWW.CONNIETREMBLAY.COM

NO to Homeless tent and parking areas in the City of Grand Junction



Paula Rohr <lomahillfarmcreations@gmail.com>  
To Council



Thu 4/18/2024 8:52 AM

Retention Policy Default 2 Year Then Permanently Delete Message (2 years) Expires 4/18/2026

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

Dear City Council,

We implore you to NOT go through with the proposal of Tent camping or parking for the homeless. This has not worked in the cities that the homeless committee used as examples. They only used these cities because they had numbers recorded and not success. The areas will be inundated with crime, drugs, and there is no way to go back from there. From what Grand Junction businesses are saying, when they make a call to the police for the homeless damaging or stealing things on their properties the police can't help them. Why put these sites near residential neighborhoods or churches? The police will not be able to do anything to help our citizens in this community.

I believe that the regional center would be a great place to house the homeless and homeless vehicles. The money that was spent for the homeless last year in our city was unbelievable on the committee's charts. This money could be used in a better way to remodel the regional center to get the homeless population out of the elements. This property has extensive grounds to be able to accomplish this. The soft top on Ute could then be transferred to this site when the transportation hub is ready to be constructed.

Insurance is a big issue in Colorado. I do not believe the insurance will cover churches when they become homeless sights. Also, will insurance insure a home near one of these sites. A lot to consider when insurance costs are on the rise and they are cancelling everywhere in the state of Colorado.

Please do not turn Grand Junction into Denver or California. The citizens voted you in to protect them.

Please VOTE NO!

Russ and Paula Rohr  
Concerned Citizens

Re: Hello



cheyenne Tharp-Etter <gracecheyenne@gmail.com>

To  Council;  Housing



Wed 4/17

Retention Policy Default 2 Year Then Permanently Delete Mess: Expires 4/17/2026

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

On Wed, Apr 17, 2024 at 8:49 PM cheyenne Tharp-Etter <[gracecheyenne@gmail.com](mailto:gracecheyenne@gmail.com)> wrote:

My name is Cheyenne Etter. My husband and I have lived here in Grand Junction for quite some time. We understand the city is trying to change the code that allows sanctioned camping and such in areas that as a local I would not be comfortable or feel safe if one gets set up near my house. I understand that the homeless is a growing problem but this is not the solution. You all drive the locals who call this valley home. Not to mention crime could increase. I urge the city to listen to our concerns. Thank you.

Homeless housing plans



Hrhufnpuf <hrhufnpuf@aol.com>

To  Council

Cc  Housing



Wed 4/17

Retention Policy Default 2 Year Then Permanently Delete Mess: Expires 4/17/2026

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

Your new proposal for housing homeless in Grand Junction is terrible for the people who actually pay taxes. These people do nothing for the community nor do they want to. Anything offered should have a moving forward target to achieve productive member of community that contributes and expulsion for those who don't.

Jackie Savage  
970-234-0340

[Sent from AOL on Android](#)



You have received a new comment on the Forum Topic, Interim Housing Code Draft on project Interim Housing (Alternative Housing Options) on your site,

I applaud the City housing team for doing the research and finding what appears to be some tested and proven options for helping our homeless population. I absolutely support citywide zoning changes for interim housing and parking. It's a great first step and I appreciate that if we get to the point of providing interim housing, it's a measurable option that can be implemented sooner and at a lower cost than some other long-term options.

Added by pingerfam

**From:** Rich Parker <[parkerspool@gmail.com](mailto:parkerspool@gmail.com)>  
**Sent:** Thursday, May 2, 2024 11:04 AM  
**To:** Ashley Chambers <[ashleyc@gjcity.org](mailto:ashleyc@gjcity.org)>  
**Subject:** Temporary shelters

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

Hello,

As a Grand Junction resident I would like to recommend the use of temporary shelters for unhoused individuals.

Thank you,

Rich Parker

**From:** Constance Combs <[combsconstance@gmail.com](mailto:combsconstance@gmail.com)>  
**Sent:** Thursday, May 2, 2024 11:06 AM  
**To:** Ashley Chambers <[ashleyc@gjcity.org](mailto:ashleyc@gjcity.org)>  
**Subject:** Support for zoning intervention for temporary unhoused shelters

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

Hi, Ashley. Thank you for receiving my email regarding the City's zoning code change to allow community organizations and service providers that work with the unhoused to set up temporary pallet shelters with 24/7 on-site management and to provide relief to the downtown area. I support the shelters being proposed as temporary and managed by our excellent service providers. It is wise for GJ to gain from Denver's experience, to improve on their temporary shelter models to start transitioning unhoused families and individuals in our community into more stable living situations.

I don't want to be counted among the silent community that without speaking out risks our losing this kind of shelter intervention as a lawful and affordable option to ensure the human right of shelter for all who need it - forthwith! Thanks for what you do!

Cheers,

Constance Combs

602-832-2984

**From:** Roy Brown <[60landslide78g@gmail.com](mailto:60landslide78g@gmail.com)>  
**Sent:** Tuesday, April 30, 2024 12:19 PM  
**To:** Council <[council@gjcity.org](mailto:council@gjcity.org)>  
**Subject:** Homeless Population

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

Homeward bound and the City of Grand Junction created their own homeless problem. Having lived in Pueblo and other cities without homeless services people on the street had the goal of coming to Grand Junction. Because they knew of homeless bound and other services. Also being homeless myself about 6 years ago for a couple of months until I got a place I noticed that there are several people on the streets that want to be there. They do not want to conform to rules and responsibility of having their own place. Also several homeless people have income which they prefer to spend on drugs and alcohol instead of helping themselves. They would love to have a place to live but only if it is free. There is more important things the city needs than financing the carefree lifestyle of the homeless population. Once again I reiterate that Grand Junction presented itself as a great place for the homeless to come to because of the city government and especially homeless bound.

Thank you for your consideration in reading this email and I wish you luck in solving this sad situation that is a huge blemish on our community.

Sincerely,

Roy L. Brown

-----Original Message-----

From: Alethea Moon <[nyaparry@gmail.com](mailto:nyaparry@gmail.com)>

Sent: Tuesday, April 30, 2024 2:18 PM

To: Housing <[housing@gjcity.org](mailto:housing@gjcity.org)>

Cc: Council <[council@gjcity.org](mailto:council@gjcity.org)>

Subject: Zoning codes

\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\*

Hello,

I support updating zoning codes to allow interim shelter and parking sites. Please do not let our most vulnerable neighbors down.

Sincerely,

Alethea Moon 81520

-----Original Message-----

From: Arlo Miller <[industrybased@gmail.com](mailto:industrybased@gmail.com)>

Sent: Tuesday, April 30, 2024 4:21 PM

To: Housing <[housing@gjcity.org](mailto:housing@gjcity.org)>

Subject: Interim housing

\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\*

I support interim housing in Grand junction. Tent encampments, parking sites, pallet houses, any of the above. Please honor the work that the interim housing working group did and pass the zoning changes they suggested!

Arlo Miller, 81501

**From:** Thomas McCloskey <[tmccloskey@bresnan.net](mailto:tmccloskey@bresnan.net)>  
**Sent:** Wednesday, May 1, 2024 10:34 AM  
**To:** Belinda White <[belindaw@gjcity.org](mailto:belindaw@gjcity.org)>  
**Cc:** 'tmccloskey' <[tmccloskey@bresnan.net](mailto:tmccloskey@bresnan.net)>  
**Subject:** Providing temporary shelters for our unhoused.

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

To the Mayor, City Council, and agencies engaged in helping the houseless in our community-

The city of Grand Junction is currently working on a zoning code change to allow the service providers that work with the unhoused to set up temporary pallet shelters with 24/7 on site management. I'm taking a moment to write a few words to our City Council and housing department, to express my concerns about the lack of shelter for our growing population of unhoused locals.

The shelters being proposed are temporary (1 to 2 years) and will be managed by staff (no unmanaged sites, like Delta tried). Denver has seen some amazing benefits from their projects, and we want to use and improve on their models to start transitioning our unhoused into more stable living situations so they can connect with resources, service providers, and get the help they need. The changes in code can be sunset limited if there is concern with ongoing expansion of this alteration of code which could degrade the building environment in our City.

If we don't do enough during this short-term crisis in affordable housing, there's a real risk that our inaction will eliminate temporary shelters as an option to address our unhoused (and it IS the most affordable option). I'm sharing my thoughts in the hope the city will start taking meaningful action to address the unhoused population. We simply can't continue the current situation and by default, just leave them unhoused and on the streets.

Thanks for your consideration and dedication to just housing and health care for your citizens, whether they have addresses or not.

Tom McCloskey

Redlands

**From:** [mhmok1@bresnan.net](mailto:mhmok1@bresnan.net) <[mhmok1@bresnan.net](mailto:mhmok1@bresnan.net)>

**Sent:** Wednesday, May 1, 2024 7:15 PM

**To:** Ashley Chambers <[ashleyc@gjcity.org](mailto:ashleyc@gjcity.org)>

**Subject:** Temporary pallet shelters

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

Ashley,

Wanted to let you know our entire family support the temporary pallet shelters 100%.

Having just found out about the program Tuesday afternoon, we were not able to rally others that we know that would support such a program!!

We will look at different areas where they might go as we haven't had time to do that.

Good luck,

Monique Morisseau M.D.

Martin O'Keeffe

Isabelle O'Keeffe

Jeanne O'Keeffe

You have received a new comment on the Forum Topic, Interim Housing Code Draft on project Interim Housing (Alternative Housing Options) on your site,

I strongly support citywide zoning changes for interim housing and parking. What those who disagree are missing is a full understanding and education of the factors in our culture and society that lead to homelessness, exacerbate it, reduce it and prevent it. This is something the housing team at the City does have a thorough understanding of and we should let them do their job. I applaud the housing team for providing case studies for how this has ACTUALLY worked and improved the housing situation and even reduced crime in other cities. Many commenters are making incorrect assumptions and have uneducated opinions regarding what really works to solve these types of problems. The people who don't want taxpayer money being used to provide shelter to the homeless are the same people who complain about homeless in the parks, camping, on the street or leaving trash everywhere. You can't have it both ways. They need somewhere to go. Despite inaccurate perceptions and wishful thinking, there are NOT ENOUGH shelters and spaces for homeless folks here. If you work in the field, you will see that there is actually a major shortage of resources. These are human beings we are talking about! Being homeless does not make someone a criminal. They are not going to be able to get back on their feet as you so demand until they have a safe place to keep their belongings and sleep at night. You try it. It's near impossible to do. You want it solved, this is how we do it. You can't just complain them away. At this point we are at step one of making changes. We're JUST changing the code. There is no reason not to simply allow ourselves the OPPORTUNITY to have these types of sites here. The funding, the providers, the mechanisms, the places...those will all appear in due time and nothing will be implemented without public input. The housing team has made that clear. What I would really like to see in addition to interim housing and parking sites is sanctioned camping areas. Those who will not or cannot function in an interim housing tiny home site will still need somewhere to go that is not a park or city street where they will be harassed. I would also like to see more traditional overnight shelters. I think we are missing a major opportunity and misusing what we already have by not having the Resource Center open at night when nighttime shelter is most needed. It has been stated that the Resource Center was meant to replace the park.... well, the park was open until 9 or 10. People cannot truck all of their belongings back and forth from the Resource Center to their camping area twice a day. If we want to reduce the number of people camping in parks and by the river, we need to give them a low barrier shelter or place to stay over night like the Resource Center. It's already there, why not get more use out of it? Why not maximize its benefit to this community?

Added by AshleyR

[Click here](#) to view the comment

*This comment is subject to moderation.*

-----Original Message-----

**From:** Angel Goodrich <angel.goodrich1@aol.com>  
**Sent:** Wednesday, May 1, 2024 6:46 AM  
**To:** Housing <housing@gjcity.org>; Council <council@gjcity.org>  
**Subject:** Zoning codes

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

I support updating the zoning codes to allow interim shelter and parking sites Angel Goodrich 81505

-----Original Message-----

**From:** JEANNE MARIE <pinkjeanne@msn.com>  
**Sent:** Tuesday, April 30, 2024 9:48 PM  
**To:** Council <council@gjcity.org>  
**Subject:** Interim housing

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

I support zoning and development codes to allow city wide interim housing and parking sites in Grand Junction.

Jeanne Marie  
[Pinkjeanne@msn.com](mailto:Pinkjeanne@msn.com)  
81520  
Sent from my iPad

**From:** Miranda Springer <my.aorta@gmail.com>  
**Sent:** Tuesday, April 30, 2024 12:09 PM  
**To:** Housing <housing@gjcity.org>; Council <council@gjcity.org>  
**Subject:** zoning codes

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

Hello, I support updating zoning codes to allow interim shelter and parking sites. Thank you!!

Miranda Springer, 81505

**From:** Alexis Bauer <[octopuscoffeeinc@gmail.com](mailto:octopuscoffeeinc@gmail.com)>

**Sent:** Wednesday, May 1, 2024 8:42 AM

**To:** Ashley Chambers <[ashleyc@gjcity.org](mailto:ashleyc@gjcity.org)>

**Subject:** Housing Concern

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

Hi Ashley,

I just wanted to write in and share how important it is to me that the interim shelter zoning code changes get adopted by the City. I believe it is terribly unfair to leave the unhoused on the streets for many reasons, not the worst of which is businesses struggle with coping with their impact.

Grand Junction has to make a meaningful, 24 hour, seven day a week response to the community's housing crisis. And they need to do it quickly to help impacted businesses who are struggling with their now overwhelmed neighborhoods - it goes without saying that the unhoused are not going to find a path back to a healthy living situation without help either. Pallet shelters are cheaper than brick and mortar, faster and would help so much.

The Resource Tent is a good start, but the lack of overnight capability leaves that area vulnerable to unsupervised unhoused populations and their belongings. Pallet shelters would greatly help that area and other areas by giving the unhoused somewhere for themselves and their belongings to be, safely. I think it's unreasonable to expect folks to find work and save up for first last and deposit without a stable base from which to operate - and I think that is why our unhoused population is growing, our few shelters are doing the best they can but they're not enough.

I am available for discussion with anyone who would like more help understanding how the unhoused impact businesses and how these shelters would help so much to lessen that impact.

Thank you for all you do,



Alexis Bauer

**From:** Carl Grey <[carlgrey521@gmail.com](mailto:carlgrey521@gmail.com)>  
**Sent:** Monday, April 29, 2024 8:49 PM  
**To:** Housing <[housing@gjcity.org](mailto:housing@gjcity.org)>; Council <[council@gjcity.org](mailto:council@gjcity.org)>  
**Subject:** Zoning Codes

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

To whomever it may concern,

I support updating zoning codes to allow interim shelter and parking sites.

Carl Posthumus  
Clifton, CO 81520

**From:** Z Stanek <[zsfstanek@gmail.com](mailto:zsfstanek@gmail.com)>  
**Sent:** Monday, April 29, 2024 4:44 PM  
**To:** Housing <[housing@gjcity.org](mailto:housing@gjcity.org)>; Council <[council@gjcity.org](mailto:council@gjcity.org)>  
**Subject:** Support for Updated Zoning Codes to Allow Interim Shelter and Parking Sites

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

Hello,

I am writing to show my support of updating zoning codes to allow interim shelter and parking sites. This is for the betterment of Mesa County residents, houseless or otherwise.

Thank you for your time,

Zoe Stanek

81504

**From:** Kerrigan Cooney <kerrigan4321@gmail.com>  
**Sent:** Monday, April 29, 2024 6:11 PM  
**To:** Council <council@gjcity.org>; Housing <housing@gjcity.org>  
**Subject:** Interim Shelter and Parking Zone Codes

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

I support updating zoning codes to allow interim shelter and parking sites.

-Kerrigan Cooney. Grand Junction, CO. 81506

**From:** Laura Houston <laurathebartendress@gmail.com>  
**Sent:** Monday, April 29, 2024 3:49 PM  
**To:** Housing <housing@gjcity.org>  
**Subject:** Interim housing

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

I fully support updating the codes to allow interim housing! This should have been thought about, voted on and implemented BEFORE the closure of whitman park.

Laura

Grand Junction Resident

**From:** Bryan Collings <collings.bryan@gmail.com>  
**Sent:** Monday, April 29, 2024 6:19 PM  
**To:** Ashley Chambers <ashleyc@gjcity.org>  
**Subject:** Please allow Temporary Shelters

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

Hello,

I wanted to reach out and express my thoughts on allowing temporary shelters to be allowed in the city to help get some of the local Unhoused off the streets.

I think we should make sure code allows temporary shelters, they seem to be a tool that works more often than not in getting people back into permanent housing. Other cities have done a lot of work on this, we can use and improve on their models to start transitioning our unhoused into more stable living situations so they can connect with resources, service providers, and get the help they need.

It won't be cheap, I'm sure, but showing up to ERs without the ability to pay, contact with police for things like trespass simply because they have nowhere to go, these are costs incurred by not providing shelter and also hugely expensive from what I understand.

Brick and mortar shelters can take 2-3 years to build but the temporary shelters are much faster to get up and running and should actually help address the problem, maybe shrink the Unhoused population instead of just move them around.

This is meaningful action.

Thank you for your time,

Bryan Collings

You have received a new comment on the Forum Topic, Interim Housing Public Feedback Session Recording April 10, 2024 on project Interim Housing (Alternative Housing Options) on your site,

The city should provide opportunity and not actual housing for those who are unhoused. No wasteful tiny homes or providing structures to occupy. The city should focus on a managed space that is approved for people to stay. Like a designated parking lot for those wanting to sleep in their cars. Provide overnight security patrol and Porta Potty's. Or the Tent opportunity if your without a car. I could see a managed space with

Porta Potty's of tent camping available in Red insulated Kodiak IceFishing tents. With the occupants required to purchase the tent. So they have some skin in the game. This way the camping area is clean and well organized. Not tarps, and walmart tents and garbage. This campsite should be a on a couple acres of land at the new Community Center development and Park. Showers can accessed at the community center or local gym membership like planet fitness.

Added by Fergman

[Click here](#) to view the comment

*This comment is subject to moderation.*

You have received a new comment on the Forum Topic, Interim Housing Draft Code - PowerPoint on project Interim Housing (Alternative Housing Options) on your site,

I agree, this should be voted on by the tax payers.

Added by GJcity2024

**From:** Karen Prather <[pkaren626@gmail.com](mailto:pkaren626@gmail.com)>  
**Sent:** Monday, April 29, 2024 2:16 PM  
**To:** Housing <[housing@gjcity.org](mailto:housing@gjcity.org)>  
**Subject:** Interim Housing Feedback

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

Hi there,

I received an email from Mutual Aid Partners asking to deliver feedback on the interim housing project. I'm not sure if there is a form I'm meant to use and I'm happy to do so. Please let me know if there is a better way to submit feedback. Otherwise, please see my feedback below.

I attended the open house at the Lincoln Park Barn a few weeks ago concerning housing support for unhoused individuals in the Grand Junction area. I know many friends that live in Denver and I follow a few pages that showcase the havoc and chaos that is perpetuated at the St. Francis Center and the Quebec Group funded "housing first" hotels and I hope that we take the failures of those

systems into consideration to plan an ideal solution for GJ residents and the unhoused community. Specifically, I think we need to address the following to make these resources succeed.

- **SAFE outdoor spaces:** Any free housing communities need to have systems in place to uphold a **zero tolerance policy for weapons, prescription and recreational drugs**. We cannot ask an addict to simply stop being addicted however, we have seen that housing first initiatives that are not accompanied by addiction treatment have dire outcomes for residents and the surrounding community.
- For example, records show that out of 10,000 households served by the St. Francis Day Shelter annually, only 7 exited to permanent or stable housing in 2023 and none so far in 2024. More people involved with the SFC died than moved onto permanent housing last year. In Grand Junction, we consider death a negative outcome and that is a reality of these services that we need to consider proactively rather than reactively as we are seeing the centers in Denver attempt to do.
- **Overdoses at encampments and in facilities:** we need to mandate and enforce zero tolerance for all drugs at these facilities and accurately record and communicate when these situations may occur. Addiction treatment needs to be mandatory for all residents and no use or sale of drugs should occur between residents. Even prescription drugs need to be verified to discourage circulation.
- **Mobile drug manufacturing:** Regular vehicle searches need to be complete for vehicles allowed to park in these areas. We cannot have mobile meth labs like we see in Denver.
- Colorado was recently voted the 4th most dangerous state by Forbes according to property crime, violent crime and chances of becoming a victim. For this reason we must have a **zero tolerance for weapons** and/or violence at these centers if we are to succeed with interim housing programs and we must ensure sufficient staffing so that residents are checked for weapons. We also need to consider *effective* security enforcement on site 24/7 at these facilities. Recently, I saw a viral video of a St. Francis security guard fully asleep while on duty. There are also countless stabbings, shootings and domestic disturbances at these kinds of facilities in Denver, including Overland, Renaissance Lofts and House1000 facilities, as well as areas surrounded by encampments in Denver, including the Sante Fe, Navajo, Colfax & Broadway, Kalamath & Lipan encampment areas. These statistics are recorded by Denver Police, we see almost 1000% increases in crime rates in these areas vs. further away from unhoused facilities and encampments. This kind of negligence cannot be tolerated at the Grand Junction facilities.
- If families and single unhoused individuals are residents we need to implement proper securities to ensure children are safe in these facilities. That means we need to check if people are on the SO list and provide alternatives for those individuals. Perhaps we consider separating sex offenders into alternative buildings. It seems many centers in Denver do not have safety regulations in place to protect unhoused children from being around dangerous individuals. This cannot be tolerated in the Grand Valley.
- **Fraud:** I recently read that the Crossroads Salvation Army program manager in Denver was fired for fraud and embezzlement. We need to do everything in our power to keep corrupt deals with development companies from infecting public services with this kind of fraud in Grand Junction. We cannot simply replicate the housing facilities in Denver because the evidence of these failing their community is abundant. We do not want GJ to turn out like Denver in these respects!

Thanks!

**From:** [prayercandle00@protonmail.com](mailto:prayercandle00@protonmail.com) <[prayercandle00@protonmail.com](mailto:prayercandle00@protonmail.com)>

**Sent:** Monday, April 29, 2024 1:53 PM

**To:** Housing <[housing@gjcity.org](mailto:housing@gjcity.org)>

**Subject:** Interim housing zoning codes

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

I support updating the zoning codes to allow interim shelter and parking sites. As housing costs across Colorado and the US get worse we need to find solutions for people in need of housing.

Dominic Arzapalo, resident of Clifton, CO.

While I appreciate the effort that is going into this process, I think that this is avoiding the real questions and challenges that this type of approach will need to address before anything like this would come to fruition: 1.) Location - I believe that it will be incredibly difficult to find a site for any significant amount of these uses, whether it is parking areas, tent villages, and/or pallet village. Finding sites that are a) available, b) suitable for such uses in terms of access to services, etc, and most significantly c) acceptable to and compatible with the surrounding area will be very challenging to say the least. 2) Cost - from what I have been able to determine through some research, building a pallet village with even a modest number of units (perhaps 40-50) will require a significant capital investment as well as a significant ongoing operational expense. Candidly, I believe that the zoning obstacles are the easy part to address. But finding suitable locations and earmarking funds for both one-time as well as ongoing expenses will be both significant and difficult to justify to the community at large, especially if public funding is proposed.

Added by bherman

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Brianna Dixon - Zip code: 81501

Optional comment:

Schoening  
I need a safe space for me - my puppy - and my husband to be able to feel safe and not get fucked with b/c Doctor Amos singled me out and told me that I can't have my dog w/ me @ the Amos Hangout House!!

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: heRoy Revele Zip code: 81509

Optional comment:

Fix the problem correctly  
please stop drinkin' alcohol

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Teika M. Roach Zip code: 81501

Optional comment:

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To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Shanna Locke Zip code: 81501

Optional comment: It ~~too~~ would be easier  
to find work IF I had a place  
to keep stuff



To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jeff Fraizer Zip code: 81501

Optional comment:

need a place because  
it's a better night to talk to  
real walls

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jason Banks Zip code: 81502

Optional comment: It is a big concern  
and much needed for the homeless  
community

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: LeelVon Baker Zip code: 81501

Optional comment: This County needs a camping space. I am almost 75yo old & having to pick up & move every other week. No campers are not leaving... Lets find a compromise.

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Amy Mascarenas Zip code: 81501

Optional comment: We would like to see the parking spaces for camps and RV's. LEGALLY! And the tiny houses

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Andree Avramov Zip code: 81502

Optional comment: The Homelessness problem  
is an issue that we have to have  
somewhere to go. It's ridiculous. I've  
lost so much including everything  
bathrooms, housing, laundry

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Kelly Merry Zip code: 81501

Optional comment: Need parking for  
poor disabled vets

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

5-22-17  
Name: Maureen Jaramila Keder Zip code: Herli 81501 Sheller

Optional comment: I want people to be safe  
I got upset w/ saying I mean no harm  
I would vote 2 help in any way I can  
Come See About Me. God Love You  
So do I My

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Stacey Banks Zip code: 81501

Optional comment: Much needed to help  
the homeless

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Gretchen Clark Zip code: 81501

Optional comment: Its important to allow  
the freedom to camp, park, feel safe and  
have access to clean & sanitary amenities.  
I am "all-in" for the these all-zoning  
ideas I would gladly volunteer some  
of my time to help progress this action.

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Misty Bunick Zip code: 81501

Optional comment: Don't feel safe due to police  
need more, as a large  
place place for family

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Huber Sterns Zip code: 81501

Optional comment: yes, please we need a space

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Maisie Meryhew Zip code: 81501

Optional comment: I 100% back and love the idea of having zoning and development codes allowed. Regardless there is always going to be homeless people ~~wherever~~ so why not have them in a designated spot? It would make things better

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jeremy Gander Zip code: 81501

Optional comment: This land is ours it  
should be free to camp  
Anywhere

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Ben Krueger Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: CHARLENE DALBY Zip code: 81501

Optional comment: Depending Housing and  
Parking for people with camping  
PLEASE.

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Dustin Lennep Zip code: 81503

Optional comment:



To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Cory Harvey Zip code: 81502

Optional comment:

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To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Roxanne Neal Zip code: 81501

Optional comment:

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To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jesse Smith Zip code: 81501

Optional comment: check into using gravel pit @  
valley down ...  
& White water heat range? ...

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Glenn Grouting Zip code: 81501

Optional comment: stop being the bull on Colo's Ass

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name:

Zip code:

Optional comment:

Please, ☀ shade,  
Restrooms & Water - please

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: CHRIS MONTGOMERY Zip code: 81502

Optional comment: Freedom means at exactly  
what it sounds like. But nowadays  
opposite seems to be true in a  
world of contradictions on half truths  
because if freedom not in you/land  
then it's not freedom at all

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jeff Prazler Zip code: 81501

Optional comment: Need a safe place  
w/ out GJPD Harassment

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Amber Sterns Zip code: 81501

Optional comment: hard w/ dog / having to  
fear my place of being kicked  
out

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Paul Parker

Zip code: 81501

Optional comment:

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Tanya Baker

Zip code: 81501

Optional comment: Tired of getting told  
by GSPD that BLM is where we  
belong, those in camper & trailer  
was told by BLM is not saying  
that BLM is the licensee

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Robert Surbangl Zip code: 81501

Optional comment:

There are roughly 3500 homeless in GJ.  
The buildings are another banded that doesn't  
work for everyone. You want something to help  
build something to house all the homeless in an  
interim bases. 2-3 months tops.

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: BEN OTTO Zip code:

Optional comment: 970-566-1882

OTTOMATIONS.UNLTD (A) GMAIL.COM

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Schawn Funk Zip code: \_\_\_\_\_

Optional comment:

You stole dogs,  
got ride of homes dogs,

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jennifer Sawlough Zip code: 81502

Optional comment: I am Homeless I need to

find some more resources and I  
don't know the future of GJ.

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Sean Jacobson Zip code: 81501

Optional comment: I, a U.S. Citizen and son of a  
Deceased Veteran of the U.S. Air Force have been  
harassed by the G.S. Police because of me being  
homeless. It would be nice and in line of the  
Declaration of Independence and U.S. Constitution of the  
G.S. Government which include's G.S. Police provide's  
Continues On Reverse



Kind and respectful interaction, unto me, and  
my fellow homeless people; and, that they  
would provide a section of empty ground  
- in the city, for me and my fellow homeless  
people, to set up tents, and to sleep, and  
not be harassed, and/or, uprooted, by the  
City Police, and/or, Megui County Sheriffs, and  
wasting ~~any~~ parking for people with RVs  
with full hook-ups, for Interim Housing Status,  
with all the same, as homeless people, and vice-versa.

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Bill Mullins

Zip code: 81501

Optional comment:

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To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Raven Cook

Zip code:

Optional comment:

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To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Daniel Marvel Zip code: 81504

Optional comment:

under the Colorado constitution we have the right not to be Harassed, we have the right to rest, and privacy as well as the right to live a free + Happy life guaranteed to us by the U.S. constitution "Law of the Land"

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Sheila Fletcher Zip code: 82511

Optional comment:

I want safe. No hassle

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Patricia Langstaff Zip code: 81501

Optional comment: Please allow people to  
camp at a safe place and sleep  
22....

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Michael Ritchie Zip code: 81503

Optional comment: Please allow sleep  
to happen!!

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Eugene Sebastian <sup>Schultz</sup> Zip code: 81501

Optional comment: I believe we have the human right to sleep safe from any vulnerable situation the right to rest law etc etc

God Bless

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Marc Nichols Zip code: 81501

Optional comment: It would be great to get more folks off the streets

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Brandon James Miller Zip code: 81510

Optional comment:

WE NEED SOMETHIN' Y'ALL!

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Adam B. Grill Zip code: 81501

Optional comment: I agree with this tremendously.

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: John Ira McLaughlin Zip code: 81503

Optional comment:

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To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Jeffrey MADOFF Zip code: 81501

Optional comment:

The paper tragedy vs #MADOFF

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To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: *John Thomas* (not for submission) Zip code: *81501*

Optional comment: *Helping homeless people feel secure and loved with "Amnesty"*

*Secure and loved with "Amnesty"*  
*Corner of 1st & Harrison Ave. All.*  
*forgot to add more credibility. ?*

*[Signature]*

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Zip code:

Optional comment: *A place safe either to park a vehicle or van or car overnight or day without "lego" way*

*being harassed by "lego" way*

*to park a vehicle or van or car overnight or day without "lego" way*



To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: JOHN CURLEY

Zip code: 81501

Optional comment:

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To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: MUNA

Zip code: 81501

Optional comment:

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To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Elizabeth Bailey Zip code: ALL

Optional comment: Homeless for 14 years, because  
couldn't find a job finally have one need a place to  
live for me this would give me the strength to keep  
climbing

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Brad Rouse Zip code: 81501

Optional comment: Storage would be beneficial as well.  
Always a worry of the few belongings I have without  
a place to keep them becomes a full time job that  
makes getting a job harder than needed to get out of the  
rout we are in.

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Briggs Savage

Zip code: 81501

Optional comment:

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To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Casandre Richs

Zip code: 81601

Optional comment:

I have residence in Provo, nicer than any ones here in Grand Junction. I came here to flee from Domestic Violence in Utah. Try as many kind people do for GRAND JUNCTION I VOUCH FOR HOMELESS

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name:

Zip code: 81502

Optional comment: We need homeless and fix costs  
quit digging bullshit holes in the street. Stop  
harassing the homeless. God is watching.

Aren

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Victoria Grassnik Zip code: 81501

Email: victoria-grassnik@men.com

Optional comment:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Shaylene Wood Zip code: 81501

Email: WoodShaylene@gmail.com

Optional comment:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: MARCA KRASIEKI Zip code: Grand

Email: Jhammer8@gmail.com Junction

Optional comment: Homeward  
Board

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Gwendolyn Kay McGowan Zip code: 99134

Email: irishlissie2@yahoo.com

Optional comment: PLEASE HELP PEOPLE

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: RUSSELL CAMPBELL Zip code: 81501

Email: CAMPBELL RUSSELL CAMPBELL

Optional comment: (YESS) I WANT TO BE ALL FOR THIS OR STOP BACK GROUND TAKES

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Lori Fitz Zip code:

Email:

Optional comment:

YES PARKING  
YES TINY HOMES

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Shannon Palmer Zip code: 81501

Email: ASHAWN PALMER@GMAIL.COM

Optional comment:

BEING WITHOUT A HOME  
DOES NOT MEAN YOUR  
WITHOUT A HEART.

Optional comment:

Email: Jordan Jennings@gmail.com

Name: Jordan Jennings Zip code: 81501

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

To: Grand Junction City Council and City of Grand Junction Housing Division

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow <sup>selective</sup> citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Susan Sargent Zip code: 81504

Email: sintegritysl@gmail.com

Optional comment:

"selective" - "citywide" is too open-ended.  
Obviously, in my opinion, appropriate housing  
couldn't be just anywhere.

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Michelle Funk Zip code: 81501

Email: Funkmichelle402@gmail.com

Optional comment: Need a safe place to keep your things, get courses if needed and get your dignity back jobs good family dogs

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Elijan Lewis Zip code: 81520

Email: elijanklewis@icloud.com

Optional comment: I believe that the unhoused needs a couple places to be. anyone can end up unhoused

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Allie Moberly Zip code: 81501

Email: Allie@Foundations4Life.net

Optional comment:



To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Dannette Keener Zip code: 81520

Email: dannette@amoscounseling.com

Optional comment:  
I believe that we as a community should support (all) of those in our community,

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Lori Murray Zip code:

Email:

Optional comment:  
GET A property (not) market's pet work skills helping each other. Stay on site, People CAN come in camp over skills, mechanics, cooking gardening under The people who live out on the streets to ruin it.

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Sharon Contreras Zip code: 81501

Email:

Optional comment:

Please help with R.V. Parking so I can get my life on track with a job/ home. It will give back stability.

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Cassandra Ricks "Mirade Why" Pro US Zip code: 84601 Pres, friend

Email: casandrarricks244@gmail.com / bipolarlady@gmail.com

Optional comment: I'm seeking presidential nominal bid  
Starting in 2024 and going forward until I'm elected as  
President. My platform is End Homelessness for the world,  
Give everyone in the world a home, free education & volunteer  
minimum hours per week. Pro Roe v. Wade, pro patriotism  
pro Pledge of Allegiance it want to recite or be thoughtful. I  
support homeless, poor, children, youth, disabled, parents, military

To: Grand Junction City Council and City of Grand Junction Housing Division

**YES!** I want zoning and development codes to allow citywide interim housing and parking sites in Grand Junction.

No, I do not support adapting zoning codes to allow citywide interim housing and parking sites in Grand Junction.

Name: Sean Glen Anderson Zip code: 81501

Email: seanxxk@protonmail.com

Optional comment: Capital... to wherever  
of... the... as  
the...  
justice...

## MEMORANDUM

**DATE:** May 8, 2024

**TO:** Grand Junction City Council and Andrea Phillips, Interim City Manager

**FROM:** Jenn Lopez, President of Project Moxie and Sara Monge, Vice President of Community Strategy

**RE:** Scope of Work for Grand Junction Interim Housing Initiative and Best Practices Overview

### BACKGROUND

In March Mayor Stout reached out to me to discuss work happening in Grand Junction around homelessness as well as strategies to increase capacity to fill specific unhoused program gaps post-pandemic. Like much of Colorado, homelessness has increased locally and the community as a whole has been investing in identifying best practices around interim housing strategies.

I have worked in affordable housing for 24 years and the majority of that experience is in Colorado. I have also spent over a decade working on the issue of homelessness and served as the only Cabinet appointed Director of Homelessness in Colorado under Governor Hickenlooper (2014-2017). I led the development of the state's first and only Permanent Supportive Housing Program which has resulted in 4,000 units since 2014. Other relevant work experience includes developing an unhoused strategy for La Plata County in 2020; developing the first Safe Outdoor Space pilot in Denver and I just recently completed an analysis on a non-congregate shelter and navigation center feasibility study in Santa Fe, New Mexico.

I have long admired Grand Junction and its leaders for their commitment to the unhoused and affordable housing in general, and was honored to be asked to support you all with a few key conversations around interim housing.

The initial conversation with the previous Mayor Stout, ultimately led me to be contracted with United Way of Mesa County (United Way) to complete a scope of work. My scope of work includes providing information on your recently drafted interim shelter site regulations; providing best practices for interim housing and crisis response programs, discussing site selection considerations, identifying outcome measures for this type of initiative and distinguishing roles for various players, including the City of Grand Junction. I will be presenting at City Council on May 13th via zoom and attending meetings with the Mesa County Collaboration for the Unhoused (MCCUH) to hear about their work and alignment with these

strategies. I will provide a post-meeting memo with suggested next steps. This is a brief engagement with the goal of providing key feedback and direction to the City Council, United Way, and the MCCUH as it moves this work forward.

## **GRAND JUNCTION UNHOUSED DATA**

Grand Junction has experienced exponential growth in the size of its unhoused population not dissimilar to many other areas of Colorado. The *Grand Junction Area Unhoused Needs Assessment* found the following about the at-risk population in Mesa County

- The population of individuals estimated to be unhoused in Grand Junction is 2,300.
- Available data suggests that the majority of people experiencing homelessness (PEH) in the area are unsheltered and chronically unhoused.
- Between 2016 and 2021, the median rent-to-income ratio for Mesa County residents increased by 24% and is approaching the cost-burdened threshold of 30%.
- Areas within Mesa County whose residents face the highest risk of houselessness include central Grand Junction, Fruita, and Southeast Grand Junction/Riverside.

It has been identified that there are significant gaps in the current response to the houseless crisis in the Grand Junction area, hindering the ability to adequately meet the needs of people experiencing homelessness. As stated in the draft *Unhoused Strategy and Implementation Plan*, addressing houselessness requires a response that acknowledges its complexity, but at its core lies a fundamental issue: the Grand Junction area lacks sufficient affordable housing, particularly for households earning less than 60% of the Area Median Income (AMI). High housing costs often result in households becoming cost-burdened, paying more than 30% of their income on housing. While increasing housing opportunities is crucial in ending homelessness, there is a gap in crisis response programs for the unhoused waiting for housing opportunities. Due to the rising unhoused population and the acute need for resources and solutions, the draft Unhoused Strategy and Implementation Plan named five key needs for Grand Junction city leadership to focus on:

- Shortage of affordable housing
- Shelter and housing options for acute needs.
- Housing instability and displacement.
- Access to supportive services and basic needs.
- System Improvement, coordination, and collaboration.

All five of those areas require strategy development and intensive resources and time. I understand the City is currently considering interim housing as a way to provide an immediate, yet short-term solution, to address these key needs. As the City of Grand Junction explores interim housing solutions, the section below details best practices in this field.

## **INTERIM HOUSING STRATEGIES BEST PRACTICES**

As defined in the Working Group’s draft recommendation for *Grand Junction Interim Shelter Site Regulations* document an *Interim Shelter Site* is “a location on a lot that allows for the temporary residential occupancy of multiple relocatable temporary structures for people experiencing homelessness. If not otherwise provided on the site, an interim shelter site may include other temporary structures that contain sanitary facilities and support services including administration, security, food preparation and eating areas, or other communal amenities.”

Interim housing can vary in type and location based on community need and resources available. When implemented properly, it can provide immediate shelter to the most vulnerable unhoused residents and create a sense of stability. It can also help neighbors and community members understand the greater issues of homelessness while maintaining a level of safety both for program participants as well as immediate neighbors. Safe Parking sites, Safe Outdoor Spaces, and Pallet Shelter Villages have emerged as pragmatic solutions to provide temporary shelter and essential services to those experiencing homelessness. These specific programs require designated areas to offer a safe, regulated environment that prioritizes the well-being and dignity of individuals living without permanent housing. The offering of a structured and secure environment helps mitigate some of the risks and vulnerabilities faced by those who are unhoused. Many interim housing solutions are time-limited because they are extremely expensive interventions that require a great deal of financial investment and coordination between several different entities (see budget details below). Sometimes communities have a preference for a motel acquisition as this is a longer-term capital investment and although more expensive up front, can provide a more stable housing option for municipalities for the longer term and can be financed by state funds. Another key factor to interim housing strategies is that they are difficult to fund with state and federal resources; unlike motel acquisition and other efforts that utilize permanent facilities. When funds are available for this model; it is critical that there is a realistic timeline for the operations of the program and a wind down strategy.

Quality implementation and adherence to best practices is essential to the success of interim housing programs. The concept of a safe outdoor space or safe parking space aims to create supportive environments outside of the traditional shelter system. These spaces most often include pallet shelters or other temporary structures, sanitation facilities, access to health care, case management services, and access to food and benefits enrollment.

## **BEST PRACTICES**

*Modeling Costs and Identifying Funding:* Many communities we have worked with have started with developing project budgets to get a sense of how much a site and program would cost; and more importantly, identify likely funding sources. I think it's crucial to point out that many of these models were piloted and launched between 2020-2022 when the American Rescue Plan Act, and state and local funds were significant and targeted to address the increase in homelessness as a result of the pandemic. It's very difficult to fund these programs with

traditional homeless funding from the federal government and state government. Typical funding sources include philanthropy, local government general fund, one-time surplus funding from ARPA at the state level etc. The Aurora project used a congressional appropriation to set up and operate alongside one year grant funds from the City of Aurora. Because funding is more limited for this model it is essential to define a length of time for the program and establish protocol for how the project can be ramped down when needed.

*Community and policy maker education:* In many communities it has been necessary to provide education to residents, neighbors and policymakers on what interim housing looks like and includes—to break down the many misconceptions about these sites. It is a way to provide pictures, answer questions, and hear concerns ahead of launching into establishing a site. It is a proven method for combating NIMBYism and to making a community feel heard and respected. Community education isn't for the purpose of seeking permission, but rather creating shared understanding.

*Population Served:* It is essential to be clear on the population being served and why you want to serve them through a particular interim housing solution.

*Site Selection:* Most interim housing is located on private land—often church or non-profit organization's property. It is more challenging when located on publicly owned sites because the public process tends to be more extensive and the process becomes very political. The site owner needs to have the ability to project manage the effort, be a cooperative partner with a service provider, and have a willingness to engage the surrounding community in the effort. Most sites require some form of zoning code change. This is where having city leadership and staff on board with the concept and project is essential for moving this challenging process through quickly. Site selection, community engagement and site approvals can take 6-12 months to complete.

*Services Provider:* The interim housing site needs to have a contracted third-party service provider who manages the overall operations including providing case management, trauma and de-escalation crisis management, meals, laundry, and other essential services. The provider needs to have the ability to staff the site 24/7 and coordinate with security providers. The provider also coordinates other core services related to mental and physical health.

We will provide more details on the following elements of a successful interim housing effort because they are so critical to this model:

*Security:* It is essential for residents and neighbors to feel safe. When done properly, there can actually be a reduction in crime in the surrounding neighborhood. A partnership between the

local police, site owner, service provider and security company is essential—as well as established and agreed upon written rules for the site.

*Project Management:* Interim housing sites can be a bit overwhelming to manage. It is often helpful to have a third-party technical assistance provider to help with coordination between the various organizations and stakeholders. This technical assistance can be funded by foundations or by local government.

*Insurance Coverage:* This is usually one of the more challenging aspects of site set up and selection and it requires that the site owner (property owner) arranges changes in their insurance coverage.

*Case Management and Transition to Permanent Housing:* Success of interim housing sites is most often based upon metrics around the safety of residents living on the site, engagement in services and the placement of the unhoused individuals in permanent housing locations. Most sites have policies around how long an individual or family can live onsite, however, these time constraints are often unrealistic if permanent housing solutions are not available in the community.

*Roles:* Clearly established roles and responsibilities are essential throughout program planning, site selection, program management and community engagement.

The City's main role is most commonly to provide financial resources and support for the effort. The City can issue an RFP for site and provider (can be joint RFP for both or separate). The City's various offices help with zoning changes, permits and inspections, and access to utilities for the site. Municipalities often purchase the pallets if setting up a Pallet Shelter Community and lease them to the site owner.

The service provider's role is to manage all aspects of operations. They are also integral to efforts to engage the community to garner support for a project and assist with site selection and may manage site prep and set up activities.

A consultant can help lead the team (city, providers, partner agencies); through community engagement, land use approval, site set up and early operations. Every interim housing project we have engaged in (Aurora, Denver, Santa Fe); has required consultant support for the first several months due to their complexity and the need to increase capacity quickly to implement.

Engineer or contractor support is crucial when looking at feasibility of a site for accessing infrastructure and to estimate costs for site set-up during feasibility is critical. Selecting a challenging site can add hundreds of thousands to the cost of a site.

## **GRAND JUNCTION DRAFT INTERIM SHELTER REGULATIONS**

I have quickly reviewed these regulations and will need a bit more time to provide high level feedback on this document. It does appear to address best practice requirements of an interim housing project but I want to check details like staff ratios as well as better understand how this document would guide interim housing implementation in terms of costs to go through the approval process, timelines etc.

### **INTERIM HOUSING COSTS:**

Costs of establishing and operating an interim housing community can vary significantly but we are providing ranges below based on elements of program design that are inclusive of best practices. Variation in costs come from site selection and construction needs; the number of pallets purchased; site owner staffing costs; operator/service provider costs (including case management and mental health services); and security needs.

#### **Pallet Shelters/micro structures/ other models (best practice)**

Pallet shelter costs range between \$10,000 and \$25,000 (higher end includes air conditioning, heat and electricity) and can sleep up to two people. (Only sleep two in a shelter if a couple or family). Micro shelters vary in costs, and may need to be prototyped by a local contractor.

#### **Site Set Up**

Construction costs differ depending on the site chosen and ease of access to utilities. However, a safe estimate would be between **\$350,00-\$450,000** to purchase shelter structures and complete one-time capital, construction and start-up costs.

#### **Operations**

Total costs per year to manage an interim housing community including site management, operations, and security can range from **\$750,000- \$1,250,000 per year** (not including purchase of units. A maximum of 40 shelters is recommended. The highest cost operational items are porta potties, security and 24 hour staffing.

Another community price point is Denver's new micro community initiative which is reporting that each micro unit costs \$87,000 including operations but excluding land costs.


**City Staff Contribution:** Collaboration and dedicated time from various City departments is essential for successful implementation of a pallet shelter community. Collaboration includes working with legal experts, zoning and permitting staff, utility departments and facilities and maintenance crews. Staff would also have to develop RFP's for funding that require comprehensive operational plans that address construction, security, maintenance requirements, and a streamlined process for obtaining necessary permits and approvals is recommended.



## **INTERIM HOUSING OVERALL FEASIBILITY**

Critical to any effort to develop an interim housing project is to address key aspects of feasibility. Will there be a service provider interested and able to manage a site? Do leaders have viable sites identified for a project? Is there a draft budget available and are sources for funding this model secured? Who is the target population for the site and is the provider able to provide population specific services (families, youth, seniors, gender specific)? Is there a plan to move participants through the program and into permanent housing?

In summary, these projects are complex to implement but can be a successful intervention for currently unhoused community members. If the community deems that one of the key feasibility elements is not in place, it can consider pursuing other programmatic solutions. Our team is happy to provide ideas on program alternatives as a separate scope of work.










# Safe Outdoor Spaces Evaluation

Report Prepared for the  
Interfaith Alliance of Colorado  
July 2021



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# Introduction

In December 2020, the Colorado Village Collaborative (CVC) and Earthlinks opened the first two Safe Outdoor Spaces (SOS) sites in Denver at Denver Community Church (Pearl St. site) and First Baptist Church of Denver (Grant St. site), respectively. The Interfaith Alliance of Colorado (Interfaith Alliance) served in a technical assistance role for these sites, supporting planning and launch, working with funders, and convening stakeholders to advance the model.

In February 2020, Interfaith Alliance engaged Vantage Evaluation to conduct an evaluation of these first two SOS sites. The evaluation was designed to inform the following key evaluation questions, developed in collaboration with Interfaith Alliance, CVC, and Earthlinks:

<b>Experiences of Residents</b>	<p>How are site residents benefitting from the SOS model, if at all?</p> <ul style="list-style-type: none"> <li>• What are the immediate benefits for site residents?</li> <li>• What are the early signs of long-term benefits for site residents?</li> </ul>
<b>Community Engagement</b>	<p>To what extent does the SOS model affect the surrounding community?</p>
<b>Lessons Learned</b>	<p>What are the lessons learned for developing and implementing the SOS model in the future?</p>

The evaluation was designed and implemented to align with the values underpinning the SOS model, identified by Interfaith Alliance, CVC, and Earthlinks:

Value	What It Meant for the Evaluation
<b>We center the experience and expertise of individuals, specifically individuals most impacted by the inequities and failings of the system.</b>	The experiences and expertise of site residents were elevated throughout data collection and in interpretation and reporting. We valued the perspectives and evidence provided by site residents as central to the evaluation findings and meaning making.
<b>We value personal choice.</b>	We offered site residents choice as whether or not to participate in data collection and how to participate in data collection based on their preferences and comfort.
<b>We provide opportunities to be a part of a larger community for the common good.</b>	We provided opportunities for site residents, staff, and partners to contribute to the larger community through evaluation and learning to support the advancement of the SOS model.
<b>We know that system fail people.</b>	We looked for gaps and inequities in systems, rather than “personal failings.”
<b>We believe that people are generally good.</b>	We took a strengths based and appreciative approach to the evaluation, building upon strengths rather than looking for weaknesses.

Aligned with these values, we worked to center the experiences and expertise of individuals most impacted by the inequities and failings of the housing system. To do this, we elevated the perspectives of site residents to focus on the first evaluation questions: how the SOS model benefitted residents.

Between March and June 2021, Vantage Evaluation collected and analyzed data to inform the key evaluation questions using the following sources:<sup>1</sup>

- Document review
- 31 site resident interviews and 29 site resident worksheets
- 4 site staff interviews
- Lessons Learned session with site staff, volunteers, and partners
- Administrative data from the two sites
- Sensemaking session with leaders from Interfaith Alliance, CVC, and Earthlinks

Any resident stories offered throughout the report were created from a compilation of interviews to protect the confidentiality and privacy of the residents interviewed. These stories are intended to illustrate the key themes we heard throughout the resident interviews and provide insight into the daily life on site.

<sup>1</sup> Refer to the Appendix on page 26 for more detail on the methodology.



# About the SOS Model



The SOS sites were initially intended to provide a safe place to stay during the COVID-19 pandemic, as well as to test an alternative to sweeps that integrated our unhoused neighbors within the community. The resource-rich, trauma-informed model of the SOS sites included:

- Personal tents for each resident (or couple), including a cot, storage bin, heater, and electricity
- 24-hour staffing, with at least two staff members or trained volunteers on site at all times
- Bathrooms and hand-washing stations on-site
- Provided regular meals
- Security through a locked fence with coded entry and monitoring of who came onto the site
- Only residents, staff, volunteers, and service providers allowed on site – no guests
- Connection to services, including case managers and services coming to site and staff members providing referrals to resident

This resource-rich model allowed for a pilot that showed the benefits of providing basic human needs, resources, and universal shelter services on one site. Lived and living expertise of homelessness was incorporated throughout the model design through the input of Denver Homelessness Out Loud and outreach to unhoused individuals throughout Denver. Input from Denver Homelessness Out Loud was incorporated throughout the development of the model, discussions on siting, outreach, and conversations with unhoused neighbors. CVC also conducted outreach with unhoused individuals at varying areas throughout Denver to understand their needs, thoughts on the SOS concept, and to get a sense of who would be interested and willing to come into an SOS.

## Launching the SOS Sites

It took nine months to officially launch the SOS sites – from early planning in March 2020 to the sites opening in December 2020.<sup>2</sup> In March 2020, Councilwoman Robin Kneich assembled a group of providers and advocates to discuss addressing the COVID-19 pandemic within the unhoused population in Denver. The idea of “sanctioned camping” was utilized as a concept across the country for outdoor sheltering to help unhoused neighbors during COVID-19. The idea quickly gained traction within this planning group as a potential COVID-19 response because it would provide public health protections and could quickly identify COVID-positive individuals and get them connected to care, therefore slowing the spread of COVID-19, especially within the unhoused population.

The capacity of the shelter system to support the growing need during the COVID-19 pandemic was also an impetus for the SOS model. During the pandemic, shelters had to reduce capacity, causing some to shut down completely. The City of Denver opened two congregate shelters – one serving men and one serving women – during the pandemic. However, there was still a gap. The women’s shelter was not at capacity and many women, especially domestic violence survivors, chose to remain unsheltered. At the same time, the men’s shelter was at capacity and could not serve everyone. The SOS planning group saw these patterns as an indication of a need for a different type of model to serve those that the shelters could not.

Part of the SOS model’s theory of change<sup>3</sup> is that there need to be multiple options for unhoused individuals to engage with housing resources and services to best meet the needs of everyone. There are services available within the existing system, such as shelters, that meet the needs of some unhoused individuals. The SOS model was intended to provide an additional support to unhoused individuals as a low-barrier and more flexible alternative. For example, families, couples, people with addictions, and people with pets had trouble accessing shelters, but were able to access the SOS sites. The SOS sites also offered fewer regulations, such as no curfew (2 staff interviews).

A subset of the planning group put together an initial proposal for the SOS sites and presented it to the Mayor’s office in April 2020. While awaiting a decision from the Mayor’s office, Interfaith Alliance and CVC worked to identify potential sites and secure funding sources. On July 1, 2020, the Mayor’s office approved the proposal for the SOS sites. After looking at and considering multiple sites that were not possible due to various challenges and roadblocks, the SOS sites officially launched at Denver Community Church and First Baptist Church of Denver in December 2020.

<sup>2</sup> This section is largely informed by the document review completed in March 2020. Refer to the Appendix on page 26 for more detail on the methodology.

<sup>3</sup> Refer to the Appendix on page 25 for more detail on the SOS model theory of change.



## Challenges with Siting

The SOS planning group experienced significant challenges with siting the locations for the SOS model, contributing to the delay in launching the sites.<sup>4</sup>

**Zoning:** Zoning was one of the biggest ongoing challenges with siting the SOS's. Zoning code issues prevented the use of several sites because of restrictions in using temporary permits. Ultimately, the Zoning Administration allowed the use of a temporary emergency order that removed this barrier. The City approved a temporary use permit and waived the zoning temporarily for the sites to use the two congregations.

**Appropriate Neighborhoods:** With several sites that the group considered, there were concerns about the surrounding community already struggling and potential negative impacts for those community members. The SOS planning group worked to better understand the historic and current circumstances of the neighborhoods and communities they were considering entering to understand the positive and negative impact that these sites may cause. The planning group also learned through this experience the important of engaging the surrounding community to hear and address their concerns, but not ask for permission.

**Location:** Other considerations in siting were if the site was habitable, near transportation options, and accessible by support programs and outreach workers. It was important the sites had access to water supply and electricity. It was cost-prohibitive to have to bring in water for basic hygiene on site.

<sup>4</sup> For more information on strategies and challenges with siting, refer to the Lessons Learned section on page 18.





## About the Two Sites

The first two SOS sites were located at Denver Community Church (Pearl St. site – operated by CVC) and First Baptist Church of Denver (Grant St. site – operated by Earthlinks). These sites were designed to serve different populations. The Pearl St. Site was set up to serve the general population who were street camping in Denver and the Grant St. site was set up to work with women and transgender individuals, many of whom had a history of violence perpetrated against them. While both sites used the same model to implement the SOS, the different population focus added another level of intentionality to the Grant St. site and residents often required a greater degree of stabilization.

*“The way in which the populations would be served, even though people are largely coming from similar experiences, is going to be different because of that particular focus on women often coming out of a violent situation. That’s just a different degree of stabilization [that] has to be offered from the very beginning.”*

- Sensemaking Session participant

### Pearl St.

Safe site for the general unhoused population

**57**

residents

**78%**

male

**72%**

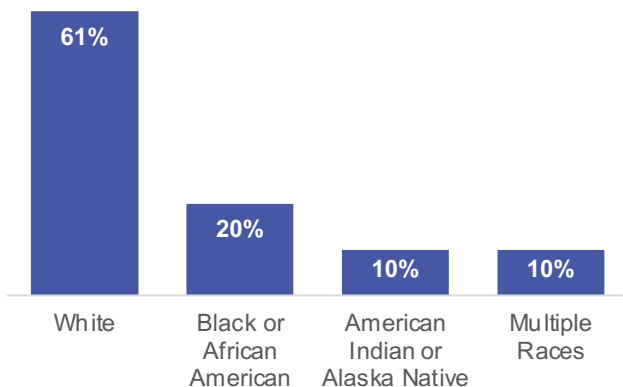
ages 25-54

**21%**

Hispanic/Latinx

**61%**

experienced chronic homelessness



Six residents were removed from the Pearl St. for violations of agreements and four residents chose to leave on their own.

### Grant St.

Safe site for women and transgender individuals, many with a history of violence

**48**

residents

**89%**

male

**88%**

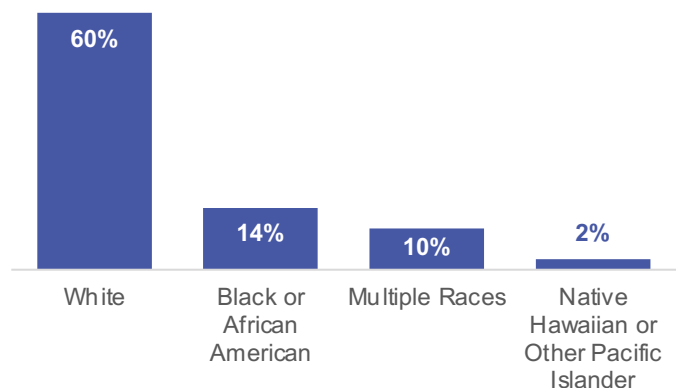
ages 25-54

**24%**

Hispanic/Latinx

**46%**

experienced chronic homelessness



Nine residents were asked to leave the Grant St. site, three residents did not return to the site or were exited due to “non-habitation,” and one resident chose to leave the site.

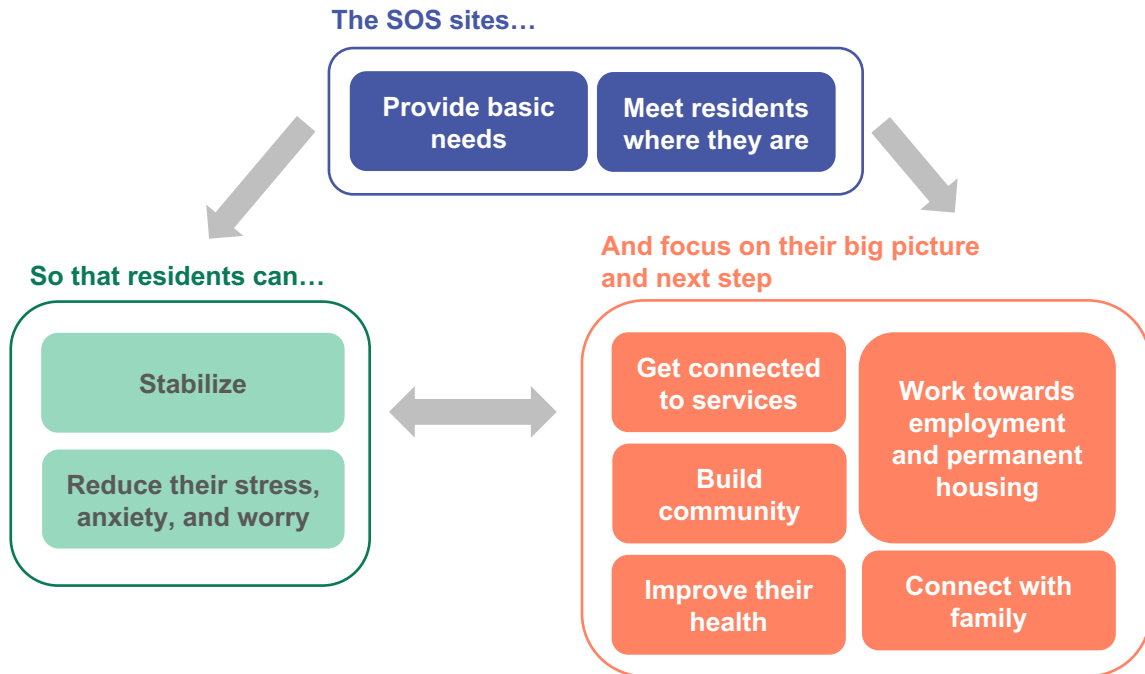
For more information on site resident demographics, refer to the Appendix on page 28.



# How the SOS Model Benefits Residents



The SOS sites provided a safe place for residents that met them where they were with their trauma and experiences with homelessness and provided basic needs. By providing this space, residents were able to stabilize and reduce their stress, anxiety, and worry. This interplayed with residents' ability to then focus on their big picture and next step through getting connected with services, building community, improving their health, working towards employment and permanent housing, and connecting with family. These benefits were often connected and reinforced one another. For example, some residents were able to improve their health because their basic needs were met, which then helped them stabilize. While for others, it was important to stabilize before they could think about getting connected to services. The SOS sites supported each individual resident with what they needed to move forward as they started to focus on their big picture.



*"There were a lot of people that once they were able to get a good night's sleep, they're off [the streets] for a few days, they were open and willing to go into drug and alcohol treatment, to work with a case worker. **They felt safe, in a safe enough space to clear their mind a little bit. And they definitely moved forward with their process of trying to transition off the streets.**"*

- Lessons Learned Session participant



# The SOS sites provide basic needs and meet residents where they are.

## Basic Needs

At the most basic level, the SOS sites **provided shelter and a place to keep their belongings** (18 resident interviews – 10 Pearl St., 8 Grant St.). Residents emphasized the importance of a place to keep their belongings because it meant that they did not have to bring all their belongings with them anytime they left, and they knew that their belongings would still be there when they returned.

The SOS sites provided **consistent access to food and hydration** (12 resident interviews – 7 Pearl St., 5 Grant St.; 1 staff interviews; Lessons Learned Session). Residents shared stories about how they had gained weight to a healthy level because they were eating on a regular basis. Another resident discussed how when the COVID-19 pandemic started, they stopped drinking water on a regular basis because they no longer had access to public restrooms or porta-potties. Being at the site allowed them regular access to a safe restroom, which allowed them to start hydrating appropriately again.

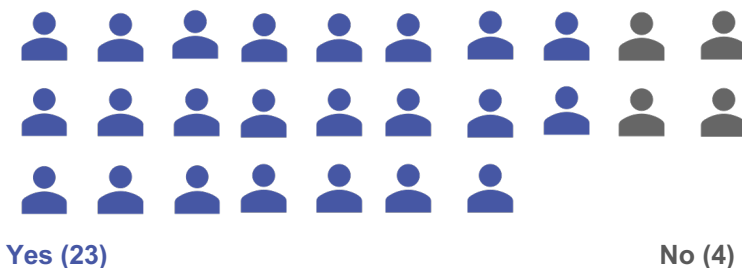
Residents experienced a **greater sense of safety** living at the SOS site (29 resident interviews – 13 Pearl St., 16 Grant St.; 3 staff interviews). Residents discussed safety as both their physical safety, such as feeling safe from being attacked, and safety for their belongings. Residents felt this safety because residents and staff looked out for each other and there was a general sense of “safety in numbers” (5 resident interviews – 3 Pearl St., 2 Grant St.). On the other hand, some residents felt this safety because they could be alone at the site (2 resident interviews – Pearl St.). Residents also highlighted how site logistics helped promote a sense of safety (16 resident interviews – 7 Pearl St., 9 Grant St.), such as having staff on site and having a fence and locked gate. Site staff pointed to physical safety, access to private space, and security created by taking a trauma-informed care approach.

*“The most immediate [benefit of the site] is meeting Maslow’s basic needs. The one I’m looking for is probably second tier. Food, water, and shelter are obviously important, but **to establish a sense of security and stability I think is absolutely critical to being able to rebuild one’s life.** I know that from experience and I’ve seen that transformation happen in people here. If you’re constantly worried about being relocated or stolen from or assaulted, it makes it really hard to put any kind of consistent wellness behaviors together. Through our [site], security and stability are the foundation of what it takes to put one’s life back together.”*  
- Site Staff

Five residents (2 Pearl St., 3 Grant St.) shared that they did not feel safer at the SOS sites, mostly pointing to disruptions caused by other residents. During the Lessons Learned Session, SOS partners pointed out that the sites were not intended to be a safe house and could not provide that level of safety for residents, particularly for residents with a background of domestic violence. They specifically pointed to the site not being secure and not being in a secret location. The Grant St. site did refer a couple of potential residents elsewhere because of this. One resident suggested that more cameras on site could make people feel safer.

Residents also shared that the SOS sites provided them with access to clothing that they needed (3 resident interviews – Grant St.) and allowed them space to rest (3 resident interviews – 2 Pearl St., 1 Grant St.).

**Being at this site makes me feel safer**  
(worksheet responses)





## Meet Residents Where They Are

The trauma-informed approach the SOS sites were modeled on allowed residents the space to be where they were in their journey with homelessness and trauma.

*“Our trauma-informed care model allows people to have a safe place that they know they’re not going to be told cruel things for being homeless. They’re not going to be judged or tried to be fixed. That’s a great benefit because that is a real encounter that many of our residents have every time they walk out the door, there’s the potential for that. The other part of that ... is for trans individuals and for women, there is so much danger outside of this site that they know. We’ve received notes and talks from people that are so appreciative that we are able to be mindful of that, that they have a space where that’s not going to be a factor in how they’re treated.”*

- Site Staff

Two residents (1 Pearl St., 1 Grant St.) described how the SOS site allowed them to **work on their own time frame without any judgment**. One of these residents described how they were perpetually given up on because they did not progress as quickly as others want them to or within a certain timetable. This resident also shared that people within the LGBTQ community often feel like they cannot be themselves and that the site has allowed and encouraged them to be themselves. The other resident shared that the SOS provided an opportunity to navigate to a positive place without the pressure of doing it in a certain way and that they can do it on their own timeframe.

Two residents (Grant St.) appreciated that the SOS site **allowed them to “just be.”** Specifically, one resident shared how it was hard to process their trauma when they were in a constant state of survival mode. For them, the site provided them with the physical and emotional space to deal with their trauma without pressure.

One resident (Grant St.) shared that the staff at the SOS site encouraged and allowed residents to make their own decisions. Staff also supported residents by discussing their traumas and resolving conflicts (4 staff interviews). Site staff could listen and relate to residents and support them in the traumas they were experiencing (3 staff interviews). Staff were also able to facilitate conversations between residents to help resolve conflicts (2 staff interviews).

## Resident Story

Alex needed to see a doctor. Because of Alex’s past experiences and histories with trauma, they struggled with making it to appointments. Alex was particularly concerned with being judged when they went to the hospital as someone “just looking for drugs” or a place to stay and not being taken seriously. Alex talked about their concerns with site staff. Site staff encouraged them to go to the hospital and one staff member even offered to take Alex to the hospital when their shift was over. But ultimately, staff let Alex make the decision for themselves. Alex decided that they did want to go to the hospital, but they wanted to look “presentable.” It took Alex many hours to get ready to go – to prepare themselves both physically and emotionally. The staff member patiently waited for Alex and did not rush them. Alex was able to get to the hospital, get the care they needed, and are now on the road to recovery.



## Residents can stabilize and reduce their stress, anxiety, and worry.

### Residents experienced a greater sense of security and stability at the site.

**Residents were more stable** living at the SOS sites (12 resident interviews – 5 Pearl St., 7 Grant St.). This stability came from:

- Not having to constantly move due to sweeps or a general need to change locations (3 resident interviews – 2 Pearl St., 1 Grant St.)
- Having a regular place to come back to that they knew was there and knew their belongings would still be there (3 resident interviews – 1 Pearl St., 2 Grant St.)
- Providing a stable place to store belongings so that residents could leave and not have to take everything with them (2 resident interviews – 1 Pearl St., 1 Grant St.)
- Being able to save money (2 resident interviews – Pearl St.)

Residents also shared that the site provided **autonomy and ownership over their space** (7 resident interviews – 1 Pearl St., 6 Grant St.). This autonomy came through having personal space and a place of their own (5 resident interviews – 1 Pearl St., 4 Grant St.) and feeling a sense of control over that space (2 resident interviews – Grant St.). One resident (Pearl St.) shared that one of the things they appreciated the most about the site was that they did not face harassment from the police or people yelling and walking through their tents.

Residents' expression of stability at the sites often connected to how they talked about a sense of safety. For some residents, these factors improved their stability. For others, these factors helped them feel safer. By providing the same types of experiences and services for residents, the sites met needs differently depending on the circumstances and experiences of each individual resident.





## Residents experienced a reduction in stress, anxiety, and worry (25 resident interviews – 13 Pearl St., 12 Grant St.).

Residents' reduction in stress, anxiety, and worry was mostly connected to feeling a sense of safety and stability at the SOS sites. The **sense of safety** that residents experienced at the SOS sites helped them to reduce their stress, anxiety, and worry (12 resident interviews – 7 Pearl St., 5 Grant St.). Building on that sense of safety, because residents knew their belongings were safe or that they did not have to bring their belongings with them everywhere they went helped residents manage their stress, anxiety, and worry (10 resident interviews – 6 Pearl St., 4 Grant St.)

*"A big [thing I hear from residents] is, 'I don't have to worry about being swept,' or that, 'I know that I can leave and I can come back and maybe by some unfortunate accident, someone entered and something small is taken,' but it's never, 'Am I going to walk back and my tent's gone or all my stuff is gone.' I know a few residents here who have had people literally move their tents while they were out flying a sign and they get back and all their belongings are on the sidewalk and people have just moved their tent."*

- Site Staff

Being stable and **not being concerned about having to move** helped residents reduce their worry and anxiety (6 resident interviews – 4 Pearl St., 2 Grant St.; 3 staff interviews). Additionally, three resident interviewees (1 Pearl St., 2 Grant St.) talked about being less worried around interactions with the police at the SOS site.

**Knowing that other people were around** helped with residents' stress, anxiety, and worry (6 resident interviews – 4 Pearl St., 2 Grant St.). Residents discussed how having staff monitor who should and should not be in site meant that residents did not have to worry about that. They appreciated that there were people they could reach out to or that could hear them if they yelled was comforting. Also, simply knowing that there was always someone on site that cared about them and they could talk to eased some anxiety.

The **site logistics and requirements** helped two residents (Grant St.) with their stress, anxiety, and worry. This included not having to provide their ID, being able to come and go from the site as they pleased, and not having a curfew. One Grant St. resident also felt less worried because the site was all women.

Three residents (2 Pearl St., 1 Grant St.) shared that they still had stress and anxiety, but that they were worried about different things being at the SOS site. For these residents, they were no longer worried about their basic needs. However, that freedom from worrying about basic needs cleared space for them to start to process their traumas, which created different types of stress and anxiety. Two residents (1 Pearl St., 1 Grant St.) shared that they did not experience any change in their worry.

I feel less worried staying at this site (worksheet responses)



Yes (25)

No (1)



## Residents can focus on their big picture and next steps, at the level that is appropriate for them.

Each resident was at a different place in their journey, experiences with and recovery from trauma, and transitioning to a more stabilized place. Once a resident had their basic needs met and stabilized, they could start to focus on their big picture. The next right step for each resident was different. The SOS sites provided residents with the space to determine their next step and then supported each individual resident with what they needed to move forward.

*"I measured success by how successful it was to our residents and by successful, just how they were able to receive it and whatever their goals were, that they could meet them. Sometimes the goal was just to sleep well, one night. And sometimes the goal is literally to get through a day. Very profound, but very simple things. It was successful for our residents. ...I'm really proud that we have our community of people that are the most marginalized and the most traumatized and the absolute most in need. Whether it's a good night's sleep or a cup of coffee when they need it, ...it really has been profound to see community come and to be something that we have maintained. These residents who usually are around in the city and not really staying one one place very long. And to have them come back over and over is profoundly meaningful to me."*

- Lessons Learned Session Participant

## Residents got connected with services (29 resident interviews – 17 Pearl St., 12 Grant St.; 4 staff interviews).

Residents were able to get connected to services that they needed. **Having the services come to the sites made it easier for residents to access** (6 resident interviews – 4 Pearl St., 2 Grant St.; document review). Some residents also talked about being able to meet with their case manager on site, which was helpful (3 resident interviews – 1 Pearl St., 2 Grant St.). Staff would also inform residents of the services that were available or post information about services on a central board on site so that residents could access them on their own time (4 resident interviews – 1 Pearl St., 3 Grant St.). Staff also advocated for residents to get access to services; helped residents complete forms and schedule appointments; and helped them find locations for appointments and get there on time (2 resident interviews – 1 Pearl St., 1 Grant St.; 2 staff interviews).

Residents shared that the sites helped them access services because the site was in a central location so it was easy to get to services, stabilizing meant that they could "take care of things," and they were not moving from place to place so they did not miss appointments. Residents and staff discussed accessing the following services:

- Personal hygiene (11 resident interviews – 6 Pearl St., 5 Grant St.; staff interviews), including having bathrooms on site, the mobile laundry and showers, and haircuts
- SNAP benefits (6 resident interviews – Pearl St.)
- Health services (5 resident interviews – 3 Pearl St., 2 Grant St.; staff interviews)
- Laptop, phone, and/or internet access (5 resident interviews – 3 Pearl St., 2 Grant St.; staff interviews) – 35 phones and laptops were distributed to residents at the Pearl St. site
- Transportation (3 resident interviews – 2 Pearl St., 1 Grant St.; staff interviews)
- Accessing IDs, birth certificates, and social security cards (2 resident interviews – Pearl St.; staff interviews)
- Help with taxes (1 resident interview – Pearl St.)
- COVID tests and vaccines (1 resident interviews – Pearl St.; staff interviews)

**190 Case Management Appointments**  
Pearl St. (57 residents)

**37 residents accessed services**  
**Average number of services used: 10**  
Grant St. (48 residents)



The SOS sites also **provided a place for outreach workers to be able to locate residents** and more easily connect with them and keep them connected to services (5 resident interviews – 2 Pearl St., 3 Grant St.; 3 staff interviews; Lessons Learned Session). During the Lessons Learned Session, partners shared that when case managers know that they can come to the sites to meet with residents or leave notes for them, it is easier to stay connected with the residents. The case managers know where the residents were, rather than moving from camp to camp. By visiting every week, case managers were able to continue to build relationships with residents who may have been distrusting of them in the past as the residents became more stabilized. These partners expressed some concern that it was hard to meet with residents when the weather was bad or that there was not a lot of privacy provided by the sites. Though these concerns did not outweigh the benefits of the residents being at the site, though one SOS staff member suggested having a case manager on site in the future as residents would sometimes miss their manager visiting the site because of miscommunications or other commitments.

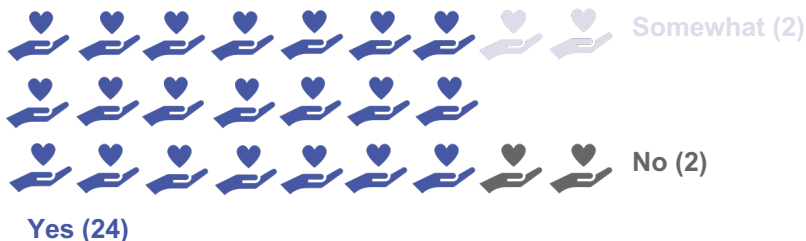
One staff member shared that a potential long-term benefit of getting residents connected to services is that the applications they completed while living at the site may produce results after the site closed at the end of the six months. This benefit was also paired with a concern that residents may lose access to services if they were not transitioned well when the site closed.

*"I can see a lot of potential for benefit if the people can find a model that is similar to this. That if we can transition people well, to another site before this site ends, that will open up a lot more of those long-term benefits. There are some other long-term benefits I see. The applications they're doing now may not yield results within six months, but that they've had the stability and access to do them, gives them an opportunity to have that down the road. How accessible those opportunities would be without that access continuing."*

- Site Staff

**I have been able to access services while I stay at the site**

(worksheet responses)





## Residents built community while living at the SOS site (24 resident interviews – 11 Pearl St., 13 Grant St.)

Residents described community as building relationships with people on site, including both other residents and site staff, thus expanding their networks of support. Residents were less likely to discuss community as a whole site community, but rather in these small groups of relationships. Residents **made friends or met new people** living at the site (9 resident interviews – 6 Pearl St., 3 Grant St.). Some residents also found it easier to build community on site because they **knew people on the site before moving in** (6 resident interviews – 3 Pearl St., 3 Grant St.), either because they lived together in a street camping community previously or had met while accessing services or programming. Site staff also reported seeing friendships develop on site and seen residents support one another with difficult situations, as well as employment (3 staff interviews).

Residents also felt comfortable building community at the site because of the **safety and trust** they experienced at the site (5 resident interviews – 4 Pearl St., 1 Grant St.). They talked about how residents were not in a constant state of survival mode, which made it easier to connect with others on a human level.

Residents identified the following factors as contributing to their ability to build community on the sites:

- The site functions as a smaller community within Denver for residents to connect to (4 resident interviews – Grant St.)
- Site rules and logistics (3 resident interviews – 1 Pearl St., 2 Grant St.), including understanding the rules, that the site was not open to everyone, and that the tents were set up in quadrants because it created a smaller community within the site
- Having a common space to safely gather (2 resident interviews – 1 Pearl St., 1 Grant St.)
- Seeing people daily (2 resident interviews – 1 Pearl St., 1 Grant St.)
- The site was all women, which created a more comfortable environment to connect with others (1 resident interview – Grant St.)

One staff member observed that the sense of community on the site **created a sense of ownership and belonging for residents**. This resulted in residents respecting common spaces by doing things like sweeping, picking up trash, and keeping the microwave clean. One resident (Pearl St.) shared that they volunteered with trash as a way to give back to the community. Residents also shared that they appreciated that residents picked up after themselves and kept their tents clean (3 resident interviews – Grant St.).

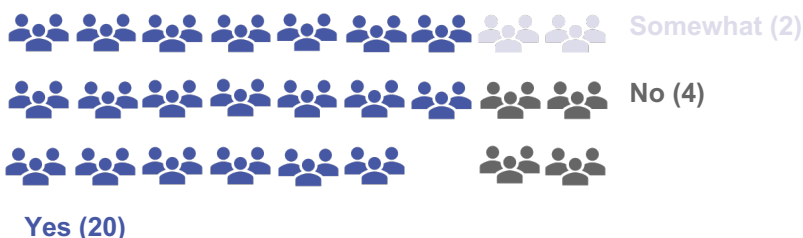
*“To see the residents, in their spare time, sweeping the site, picking up trash, or just taking care of the things that are, in a sense to this community, public, and feeling a sense of ownership. Like they have something to fight for. When you’re getting swept from place to place, I don’t know that [you have] ...a sense of worth and belonging and like you have something to gain and something to lose. I think that really changes one’s psyche.”*

- Site Staff

Six residents (4 Pearl St., 2 Grant St.) shared that they did not build community while living at the SOS site. Some reasons for this were that there were a lot of differences between site residents, residents preferred to be alone, or that residents did not like others on the site.

One resident (Pearl St.) and one staff member discussed some potential long-term benefits of building community at the SOS sites. For the resident, they thought that building community on site could help to break some of the ties they had off-site that were not beneficial to them. The staff member shared that through building connections on site, residents have the space to be vulnerable and share how they felt without judgment, which helped them realize how many people cared for them.

**I have built community at this site**  
(worksheet responses)







## Residents improved their health living at the SOS site (24 resident interviews – 14 Pearl St., 10 Grant St.).

Residents reported an improvement in their **physical health** living at the SOS site (14 resident interviews – 7 Pearl St., 7 Grant St.), most commonly connected to having regular meals and a place to sleep. Residents were able to acquire medical devices, such as asthma pumps and walkers. One resident described how they frequently got colds living on the streets, but that did not happen at the site. They thought this was because they had plenty of rest, food, fluids, and access to hygiene.

Residents also shared that they were in **treatment for or recovery from substance abuse** (5 resident interviews – 4 Pearl St., 1 Grant St.). The sites supported residents in accessing treatment and managing withdrawal symptoms.

Improvement in health was also related to **feeling safe from the COVID-19 pandemic** (4 resident interviews – Pearl St.; Lessons Learned Session). Residents appreciated that staff disinfected surfaces, that there was fresh air, and could access COVID tests.

0 positive COVID tests  
32 COVID vaccines delivered  
Pearl St. (57 residents)

0 positive COVID tests  
2 residents vaccinated  
Grant St. (48 residents)

Residents also specifically shared an improvement in their **mental health** (3 resident interviews – 1 Pearl St., 2 Grant St.), separate from reducing their stress, anxiety, and worry. These residents shared that the security offered through the site “helps mentally.” One resident also shared that because the site helped them separate from an abusive relationship, they have had more “peace of mind.”

Site staff shared that because residents did not have to just focus on their day-to-day survival, they experienced improvements in their mental and physical health and made steps towards their goals.

*“Mental health wise, I would say there’s a definite stability, albeit temporary. That taking off that worry of being swept or being judged. I’ve seen people be able to make steps towards their goals because, [they] might still be in survival mode, but that lifts enough for people to ... have the availability emotionally to go to a doctor’s appointment or go to psychiatrist appointment or do more that just meet their basic needs every day.”*

- Site Staff

**My health has improved while I have been staying at this site**  
(worksheet responses)



### Resident Story

Jamie was in recovery from substance abuse and was better able to manage their recovery living at the SOS site. Jamie was able to stay on the SOS site because they know that if they left, they would encounter people they knew that were active users, which would put them in a potentially vulnerable situation. Jamie also found comfort in talking with site staff about their recovery. Site staff were there to talk with Jamie when they were struggling. Staff also provided several suggestions for coping mechanisms when Jamie was experiencing a craving or withdrawal symptom. Jamie found these coping mechanisms very effective and used them regularly.



## Residents re-connected with family and friends (7 resident interviews – 4 Pearl St., 3 Grant St.).

Residents shared stories of being able to connect more with family while living at the SOS sites. One resident was able to communicate more with their mom, who had they had not seen in over six months before moving to the SOS. Through the site, they were able to get bus tickets to visit their mom. Another resident deeply appreciated the SOS site because they were able to be a better role model for their children and, as a result, were able to talk with and see their children more often because they felt more confident. They shared that the site allowed them to “shine a light” on their children.

The SOS sites not only supported residents but allowed residents to provide support to their “street family.” Two residents (Grant St.) described how they could support their “street family” as a result of living at the SOS site. Specifically, one resident charged phones and electronics for their “street family” using the electricity from their tents. Another resident discussed how the site allowed them to stay connected to their “street family” through “showing off” the site while passing by.

## Residents have become employed or connected to employment resources (7 resident interviews – 6 Pearl St., 1 Grant St.).

As residents stabilized, they were able to start looking for employment or work. Three resident interviewees (2 Pearl St., 1 Grant St.) found or maintained employment while living at the site and two other resident interviewees (Grant St.) were able to start going on job interviews while living at the site. Staff and outreach workers connected residents with potential employment opportunities and services. Residents were able to look for or maintain employment because they did not have to bring their belongings with them everywhere so they were able to go on job interviews or go to work. Residents were also able to access hygiene resources, such as showers and laundry, which helped with their confidence and appearance when they went on job interviews. One resident (Grant St.) also shared that not having a curfew allowed them to work at night. Additionally, residents were connected to employment services through the SOS sites (4 resident interviews – Pearl St.).

12 residents employed or enrolled in employment services  
Pearl St. (57 residents)

2 residents employed  
Grant St. (48 residents)

## Residents have lined up more permanent housing or have gotten connected to housing resources (4 resident interviews – Pearl St.; 3 staff interviews).

Residents connected with housing resources and services while living at the SOS sites (4 resident interviews – Pearl St.) and one resident interviewee (Pearl St.) had more permanent housing lined up at the time of the interview. Staff also shared that residents were connected to appropriate housing while living at the SOS sites (3 staff interviews).

14 residents exited for longer term housing options  
Pearl St. (57 residents)

14 residents moved to the Regis SOS  
1 resident moved to a tiny home operated by CVC  
Grant St. (48 residents)

# Impact on the Surrounding Community



Interfaith Alliance, CVC, and Earthlinks did not seek approval from housed neighbors for the sites. Both sites experienced pushback from the surrounding community of housed neighbors, mostly related to the traditional concerns associated with NIMBY-ism. The sites did engage the surrounding community and gave them space to share their concerns in multiple ways:

- **Good Neighbor Agreements (GNA):** GNA's were co-created with the surrounding community. These were not binding contracts, but a list of expectations for those who were housed and those providing the program. These included expectations such as trash walks, ensuring people maintained a clean environment, quiet hours, and 24-hour staffing.
- **Zoom open houses:** Both sites hosted open houses via Zoom before the sites opened. These open houses allowed a space for the community to share concerns or support. CVC shared that their first open house had 280 attendees and the second one had 170 attendees.
- **Good Neighbor Meetings:** After the sites opened, the sites hosted monthly Good Neighbor Meetings to provide updates from the sites and hear housed neighbor's experiences, concerns, and feedback. By the last CVC Good Neighbor Meeting, only six people attended and all were supportive of the sites.
- **Engaging one-on-one:** Both before and after the sites launched, both sites engaged with housed neighbors individually to empathize with their concerns and engage them in the process. This included personally answering emails and phone calls and meeting with neighbors directly.
- **Opportunities for volunteering and donating** were offered to the surrounding community.

The neighborhoods around both sites previously had street camping and neighbors were concerned the same problems with these camps would persist with the SOS sites:

"People had a lot of things to say, like, 'It's going to make the neighborhood go downhill or it's going to be just like it was.' I was surprised at the amount of neighbors that came up and said [after the sites had opened], 'Wow, I didn't know what this was going to be. This is so much better than it was before.'" – Lessons Learned Session participant

Staff and partners shared that seeing how the sites operated **calmed the fears and anxieties of housed neighbors** (2 staff interviews; Lessons Learned Session; Sensemaking Session). Housed neighbors were more supportive of the sites once they realized the impact of providing unhoused residents with access to basic services: "I think once [housed neighbors] realized what it really looks like to have people provided with trash service and porta potties and basic services, [their perceptions changed]," (Lessons Learned Session participant).

Despite initial concerns about not knowing how the sites worked at the beginning, staff and partners experienced support for the site from the surrounding community. Housed neighbors stopped by the gate or engaged with staff on the sidewalk outside of the sites and shared with staff that the sites were cleaner than they expected and that they felt safer walking around their neighborhood:

"[The SOS site] has changed people's minds about our community. We have had people come by and say, 'You're doing great work, keep it up. This is so much cleaner than we thought it would be. You've changed my opinion on what this can look like. We now feel safer because we don't see needles in the alley, and we don't see this.' One person even came by and said, 'I feel like I can bring my granddaughter by [the neighborhood].' And that was this his granddaughter [with him]. He was like, 'I wouldn't have done that before.'" – Site Staff

Three site staff shared the sites had improved public health by maintaining trash on site and off site in the local area, as outlined in the GNA's, and providing spaces to safely dispose of needles (2 staff interviews; Sensemaking Session). Police received two calls for services at the Grant St. site and no calls for service at the Pearl St. site (data shared with site staff by a law enforcement officer).<sup>5</sup>

One staff member felt that community engagement had gone beyond just advocating for the two sites to advocating for caring for the unhoused population in general: "I feel like we had to have taken a pretty large step to attempt to overcome the stigma and even advocating for the City to do this and acknowledge that these folks are a part of our community and we do need to be taking care of the community."

*"[Housed neighbors wanted to know], how can we volunteer? How can we bring food? They signed up for breakfast, to do breakfast every day. They came and did warm pancakes once a month, so people could have hot breakfast every day. We've had money and donations and drives."*

- Lessons Learned Session Participant

<sup>5</sup>For more information on community responses and crime rates, refer to: <https://denverite.com/2021/05/30/denvers-first-two-sanctioned-campsites-won-over-their-housed-neighbors-now-theyre-moving/>



Site staff, residents, and partners identified lessons learned in five main areas.

## You will not find a perfect site – but if you have a willing and supportive landowner, you can make it work.

It was challenging to identify feasible locations for the two SOS sites. Zoning and land use policies, permission from landowners, existing site hazards (e.g. floodplains), adequate access to transportation, pushback from housed neighbors and political representatives, and rental costs were all challenges. In the Lessons Learned Session, partners cited particular challenges around using government land because the use of publicly owned land increased the amount of public process it was necessary to complete. This would not prevent the use of public land in the future, but brought additional challenges, especially when trying to launch the sites during a pandemic.

*“The one thing I would say ... authoritatively about land is that the only thing that makes land viable is having a willing landowner. ...The First Baptist site was totally not ideal for a thousand different reasons, but it worked and it became the first site because we had a willing landowner and it just happened. ...That’s the most important thing. If you can be pragmatic and address challenges as they arise, but you have a strong partner, then a site, any site, can be viable.”*

- Sensemaking Session Participant

The most important thing when identifying a feasible site was a willing and supportive landowner. If there was a willing and supportive landowner, it was possible to address a lot of the challenges that make the site less than perfect. Once a viable site has been identified, consider the following when setting up the site:

**Community Space.** Two staff shared it was challenging to build community on site without a community space. This site would prioritize a community space if they were to launch another location (Lessons Learned Session). Having more community space (2 staff interviews) and weekly meetings (1 staff interview) would support community building.

**Lived expertise and staff expertise.** When setting up the sites, invite people with lived expertise of homelessness and staff who have worked on other sites to share their knowledge of effective site set up (2 staff interviews). This would not only support site set up, but also acknowledge that unhoused individuals are experts in setting up camp sites:

“If there would be some way for either currently or formerly unhoused folks to help design the layout. ...I can’t imagine sleeping in here and just different things where it’s, yes, we haven’t been approved for heat by the fire department, so have folks who have experienced this set up the site for success. ...Here’s all the things you can do to insulate and just empowering those folks and acknowledging you are an expert at this.”

**Site layout.** Residents, Lessons Learned Session participants and staff shared lessons learned about site layout:

- Two residents shared that the tents should be spaced further apart.
- One resident liked that the tents were set up in quadrants as it fostered smaller communities of residents within the site.
- Be prepared for snow and ice removal if the site is on an incline.
- Wood floors in the tents were absorbent and will absorb any spilt liquid (2 resident interviews). One resident was specifically concerned about residents who, due to trauma around using restrooms especially at night, use a bottle as a restroom in their tent that then spills. The contents are then absorbed by the wooden floors.



**Location.** Five residents shared that the location of the sites was convenient because they were close to services and transportation. However, a Sensemaking Session participant pushed back on this idea, sharing that there is a history of systemic oppression that has created areas in which services are centrally located and that the SOS sites could excel in any neighborhood, especially if they were able to bring services to the site.

*"[People] don't think Safe Outdoor Spaces belong [in more affluent neighborhoods] because there's no connection to services or public transportation. ...There is this concept that that's pointing out within cities, these [sites] need to be located near services. The reason all services are in the downtown core is because of the history of the racist and classist history of the way cities have been build through an industrial revolution and redlining and all those kinds of things. All those services got built in places in downtown with urban infill. That's something that I feel like we're trying to push against. No neighborhood is unfit to serve our unhoused neighbors. [These neighborhoods are] a great place for anyone to live, especially someone who's unhoused and we can deliver all-inclusive services on site."*

- Sensemaking Session Participant

## You do not need a supportive community, but you do need strong and well-funded community engagement.

When setting up the two sites, Interfaith Alliance, CVC, and Earthlinks did not go to the community to ask for approval. Instead, they provided information, provided space for community members to share their concerns and ask questions, and co-created GNAs. To make this model successful, it is important that funding for the SOS sites includes funding for strong community engagement.

*"We're coming to tell you that it's going to be here and you can help do a Good Neighbor Agreement, but it's going to happen. We're not coming to you for approval. We're coming to work together as a community on how we can set this up."*

- Lessons Learned Session Participant

*"They need to fund community engagement because the reality is it affects every project that we're trying to do. People's mind and imagination and thinking around housing is shaped by all of these issues. If it's not done carefully, it has some potential for some poor downstream impacts."*

- Sensemaking Session Participant

They learned community members needed a place to speak and be heard: "Giving people a space to voice that and actually hearing them seems to have made all the difference," (Lessons Learned Session participant). It is important to be open and honest with housed neighbors when engaging with their concerns. During the Lessons Learned Session, partners reflected on a conversation with a housed neighbor:

*"I listened and validated her concerns. I also found it helpful to say that 'I've got my own reservations too about all of this because we've never done this before.' I think being open and honest and transparent with her helped her to feel like while she wasn't in agreement with what was happening, she wasn't going to [stop it]."*

Third party facilitation in community meetings supported open dialogue and education on the issues (Lessons Learned Session). Community meetings needed to be peaceful, respectful, and honest to create a place where people could discuss their concerns or support. Third party facilitation helped to ensure this process (document review). Community outreach also needed to include trained individuals that could conduct an equity analysis and capture the full voice of the community – both those served and those providing service – "it is also important to understand what is in the area, the history, and how a program would impact (negative and positive) an area," (document review).

Pastors and Resident Neighborhood Organizations (RNOs) played a critical role in engaging the surrounding community (Lessons Learned Session). It was important to have trusted figures in the community that supported the project (document review). Pastors talked with the community to listen and hear people's concerns and bring them into the process: "The pastor's role and having both the RNOs and the pastors stepping in created change in our community conversations," (Lessons Learned Session).



One Lessons Learned Session participant shared they hoped the lessons learned in engaging the community were used to further community education:

*"[I hope] we use what we know and have learned, not just about serving our citizens on the street, but being in the space with our housed citizens. I would like to further community education. ...We could help build community by educating our community about the issues at hand and the shortcomings and what's lacking and why they see what they see and how people learn. There would just be a greater comfort level. It's always amazing to me when people step up and say the same cliches [about unhoused individuals] over and over again and just don't understand the economics of it and the logistics and what people are coping with. I would be very much about community forums, lectures, whatever it takes to share the knowledge we have of why our citizens are on the street."*

- Lessons Learned Session Participant

## **When recruiting residents, use outreach workers, build connections, and dispel myths.**

The Grant St. Site initially struggled with recruitment. They took an "if you built it, they will come" mentality, which did not work well. They found partnering with outreach workers to bring people into the site worked well: "When there's been an engaged case manager, case worker, outreach worker, that's worked well. Of course, they're overworked too, but that's been a good recruiting aspect for us." They also found having as few rules as possible helped to recruit and retain residents (Lessons Learned Session).

*"At first, it was very slow getting people. That 'if you build it, they will come' didn't work quite that way. It was very much a trickle because the people were very untrusting of the site. One of the things that they found effective [was] having the least amount of rules possible. People could come and go and be independent and not really expect them to take on mandatory duties or anything like that. The fewer rules were better for retaining residents and maybe even getting people in."*

- Lessons Learned Session Participant

The Pearl St. site found success in building connections directly with unhoused individuals and working to dispel any myths about the site. In this engagement process, they also used input from the unhoused individuals they were connecting with to shape a program that would meet their needs. They had a collaborative referral process with Denver Street Outreach and moved in 39 people from an existing street camp across the street from the site.

The sites worked well for people who wanted to move forward in their lives in whatever way that looked like for them. They did not work well for people who wanted to stay at the site forever (1 staff interview). One resident shared that they appreciated there was a selection process to get in because it meant the people on site wanted to be there and were trying to change and move their lives forward.



## Staffing is critical for the success of the site, and staff should have appropriate resources available to them.

Four residents at the Grant St. site shared staff were the part of the SOS site they liked the most and six residents saw staff as part of the site community. Residents shared the following approaches or qualities they appreciated in staff:

- Were understanding of residents' situations (3 resident interviews – 1 Pearl St., 2 Grant St.)
- Were relatable and approachable (3 resident interviews – Grant St.) – one resident specifically shared that the staff that spend time outside and eat with residents were more approachable
- Had lived expertise with being unhoused (2 resident interviews – 1 Pearl St., 1 Grant St.)
- Paid attention to residents and noticed patterns in their behavior (2 resident interviews – Grant St.)
- Were helpful and went out of their way to help residents (2 resident interviews – 1 Pearl St., 1 Grant St.)
- Were not strict (1 resident interview – Grant St.)
- Had patience with residents (1 resident interview – Grant St.)
- Communicated with residents (1 resident interview – Grant St.) – this resident shared the specific example of how important it was that staff announced themselves and what they were doing when coming near tents
- Made residents feel like human beings (1 resident interview – Grant St.)

Residents, staff, and partners identified several conditions needed to ensure staff can perform their roles effectively.

**Enough staff to adequately run the site.** One staff interviewee shared there should be a minimum of one staff member per 15 residents. If there is a crisis or something important happens on site, having more than around 15 residents per staff member would be challenging. They also reflected that even 15 residents per staff member could make it difficult to truly serve residents in a crisis situation.

**Enough staff to enable breaks and time off.** One resident (Grant St.) shared the site was understaffed and staff needed more breaks and time off to adequately deal with the emotional toll of the job. Partners in the Lessons Learned Session shared it was important to have enough staff available so staff can take breaks and time off without overloading the rest of the team. The Pearl St. site had a model that worked well for this – eight people worked four ten-hour shifts in a row and then had three days off. They found that they needed an on-call person to support when someone needed a day off outside of their regularly scheduled days off.

**Mental health support for staff.** Partners in the Lessons Learned Session shared staff needed mental health support for the vicarious trauma they experienced. Partners suggested weekly or bi-weekly sessions with a counselor to openly talk about what staff experience. Staff at the Pearl St. site received regular supervision to talk about what was going well and opportunities for changes. Staff were also offered counseling.

**Compensation for staff.** There needs to be enough funding to adequately compensate staff for the challenging work they do on site.

*“Staff [are] the center of the culture operationally in these spaces and the funding that has been provided so far doesn’t enable us to reward staff the way they should be. That’s definitely a huge growth need for the model moving forward.”*

- Lessons Learned Session Participant



**Training for staff.** Staff, partners, and residents shared their perspectives on training staff need to effectively fulfill their roles:

- Mental health training, specifically Mental Health First Aid (also consider having a mental health care provider on call)
- Trauma-informed care
- De-escalation strategies
- Harm reduction, including training and ensuring confidence in administering Narcone and Naxalone
- Hazmat and pathogen removal, including how to safely clean out tents when residents leave

**Staff with lived expertise.** Having staff with lived expertise working at the site helped to relate to and support residents (3 staff interviews). One staff member shared it was important to have a combination of staff with lived expertise and staff who have a college education that gives them skills to work at the site.

*“You need site staff that understand the experiences of people who are unhoused. You need staff that are essentially coming from a background of experience.”*  
- Site Staff

**Policies, consistency, and communication on site.** It was important to be very clear about policies when hiring staff. For example, how conflict will be handled on site, how residents will be listened to, how staff should ask about resident action plans and support transitions off site, and how disciplinary action will be handled (1 staff interview). One resident (Grant St.) also shared staff need to set expectations and boundaries for friendships with residents. Policies need to be consistently applied. Staff have different perspectives and approaches that led to inconsistency and could be retraumatizing to residents as they recreate “broken home dynamics” (Lessons Learned Session). Two residents (Pearl St.) shared rules needed to be tightened or more consistently enforced. To ensure consistency between shifts, there needed to be a process to communicate and share information between staff, which was identified as sometimes being a struggle during the Lessons Learned Session.

**Volunteers to support staff and residents.** Partners in the Lessons Learned session shared it was important to have friendly volunteers to connect with residents on a regular basis. Volunteers enabled staff to take breaks and were an important emotional resources and “injection of positivity for residents.” Volunteers should be trained before they start on site to understand the expectations of their position.

## Be prepared to manage different resident needs and group dynamics.

SOS sites should be set up differently to manage different resident needs. One site staff interviewee shared an example of different resident needs and expectations – some residents want more structure and boundaries than others:

“I’ve gotten many residents within the site present frustration: ‘encampment should be like this, We’re frustrated with the fact that there are people who are in active addiction within our site.’ [T]hose kinds of sites with slightly different models, one that requires participation in a recovery program, one that doesn’t, one that requires active case management, one that doesn’t. Those different types of sites can exist for individuals seeking different things for communities seeking different things.”

*“This model works and it’s a solution. ...Whereas ... the model of sweeping people and pushing them to the side does not work. ...[T]here’s a lot of opportunities to tweak the model to benefit ... the different communities of people who are unhoused and their specific needs and what they’re going to look for and what’s going to benefit them so that they can focus on whatever it is that is outside of just the day-to-day survival once they get past that.”*  
- Site Staff





The two SOS sites were set up to serve different populations. The Grant St. site was specifically for women and transgender individuals, many with a history of violence, and the Pearl St. site was for the general unhoused population. While residents at both sites needed stabilization, the degree of stabilization needed was different for the different populations.

Staff should be prepared to manage group dynamics at SOS sites. Residents from both sites reported problems or conflicts with other residents that impacted their experience on the site (5 resident interviews – 2 Pearl St., 3 Grant St.). There were several residents at the sites with severe mental health issues, which caused some challenges for staff and other residents:

“It becomes a real struggle when we concentrate folks that are that challenged with mental health. We don’t have the training on staff to deal with it or the resources to reach out to help with that. [We’re] the last possible place for people who have no place to go. In fact, we have no place to send them.” – Lessons Learned Session participant

Residents and partners suggested the following for managing resident needs and group dynamics:

- Allow residents the freedom, comfort, and safety to come and go as they please (2 resident interviews – Grant St.; Lessons Learned Session)
- Conduct daily check-ins with residents to build trust with people who may not otherwise reach out to staff (Lessons Learned Session)
- Tighten or consistently enforce the rules (2 resident interviews) and prepare for reactions from other residents when someone is asked to leave (2 resident interviews – 1 Pearl St., 1 Grant St.)
- Be clear about rules and regulations in the community (document review)

*“The most important part of my job working on site every day is manning the door and making sure [residents] have the emotional and physical safety to be able to leave and come back whenever they want.”*  
- Lessons Learned Session Participant

## Logistical considerations

Residents, staff, and partners identified the following logistical considerations for setting up an SOS site.

**Tents.** Three residents (1 Pearl St., 2 Grant St.) shared they liked the tents because of the size of the tents and the color, which were not tents they would be able to use street camping. Five residents (1 Pearl St., 4 Grant St.) requested “better” tents. Specifically, they shared the tents were cold and dark, they would leak or flood, and the windows were large and did not have locks. One staff interviewee and Lessons Learned Session participants also shared problems with leaks and a lack of insulation in the tents and the wooden platforms. One resident interviewee (Grant St.) shared having cots to keep them off the ground helped when it was cold or when something leaked.

**Electricity.** Residents appreciated having access to electricity in their tents. However, residents shared there were challenges with electricity on site as electric circuits overloaded and there was not enough electricity allotted for each tent (3 resident interviews – 1 Pearl St., 2 Grant St.; 2 staff interviews).

**Access to services and resources.** Residents identified services and resources that would improve their experience of the sites:

- Provide greater access to transportation, such as bus passes (3 resident interviews – Pearl St.)
- Permanent showers (1 resident interview – Pearl St.)
- Provide more support to new residents (1 resident interview – Pearl St.)
- Provide a computer lab (1 resident interview – Grant St.)
- Provide workout equipment (1 resident interview – Pearl St.)



**Site policies.** Residents wanted privileges to be provided for people that had a job or were in a program (1 resident interview – Pearl St.), visitors to be allowed with a COVID test or vaccine (1 resident interview – Pearl St.), and residents to be allowed to socialize in one another's tents (1 resident interview – Pearl St.). Sensemaking Session participants reflected that not having visitors on site were a safety consideration that would be maintained.

**Future planning.** Residents wanted more and permanent SOS sites to be developed (2 resident interviews – 1 Pearl St., 1 Grant St.). One resident (Grant St.) also shared they wanted a plan for when their site closed. At the time the interview was conducted, staff were in the process of developing a plan for supporting residents when the site closed.

**Community engagement.** Site residents wanted more community engagement and advocacy. They suggested more advocacy to address homelessness (1 resident interview – Pearl St.) and engaging the surrounding community to show gratitude for the site (1 resident interview– Pearl St.).

**Storing belongings.** There was an unexpected problem when launching the site around storing belongings. If residents were asked to leave or did not come back, the site would store their personal items and there was limited space to do so (Lessons Learned Session).

**Trash removal.** Snow delayed trash removal and led to trash sitting out on site, which was bad for site morale and the surrounding community. A larger or extra dumpster would have helped with this challenge (Lessons Learned Session).



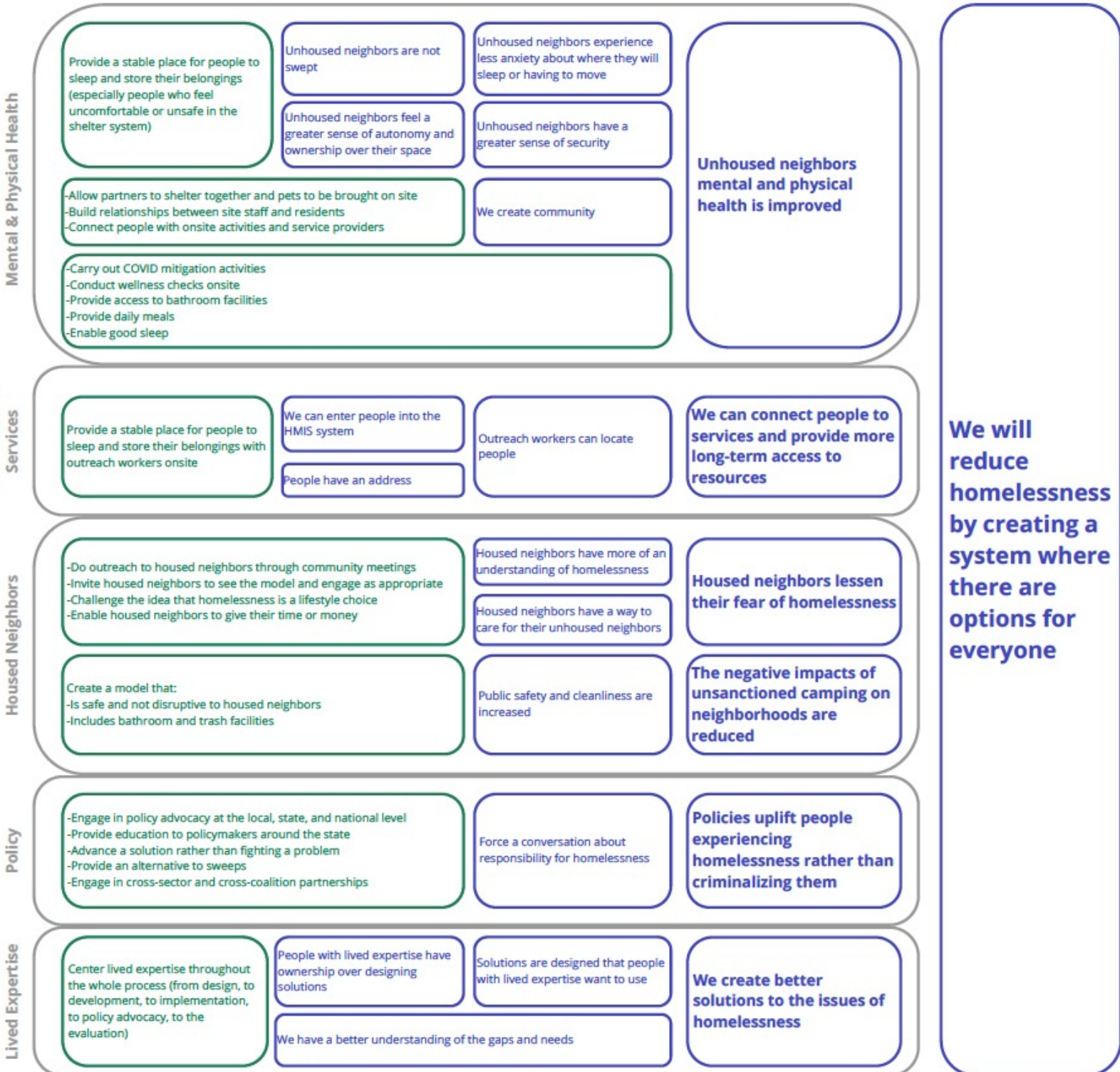
# Appendix: Theory of Change



During the two Launch Meetings for the evaluation in March 2021, Vantage Evaluation facilitated a theory of change hypotheses exercise with representatives from Interfaith Alliance, CVC, and Earthlinks. These were the hypotheses about what the SOS model does and what we think will happen as a result. These are not scientific or research hypotheses that are tested, but a way to explicitly state what we believe will happen. These hypotheses were used to ground the data collection, analysis, and interpretation in what the model was trying to accomplish, as well as be a useful communication tool for SOS partners.

**If we:**

**Then:**



# Appendix: Methodology



Between March and June 2021, Vantage Evaluation collected and analyzed data to inform the key evaluation questions using the following sources:

- Document review
- 31 site resident interviews and 29 site resident worksheets
- 4 site staff interviews
- Lessons Learned session with site staff, volunteers, and partners
- Administrative data from the two sites
- Sensemaking session with leaders from Interfaith Alliance, CVC, and Earthlinks

At Vantage, we practice evaluation at the intersection of learning and equity. As we entered this evaluation work, we worked to gain clarity on what we wanted to learn about the SOS sites through key evaluation questions to help drive the work forward. We then worked to ensure that the evaluation approaches and methodologies we used to inform these questions centered and promoted equity and were trauma-informed.

## Document Review

Vantage reviewed and incorporated details from a funder report document detailing the lead up to launching the two SOS sites, including how it started, original goals, how lived expertise informed the work, policies that helped or hindered, racial equity issues, and community outreach. This document was contributed to by staff from Interfaith Alliance, CVC, and Earthlinks, as well as other key partners in the SOS sites.

## Administrative Data Analysis

In June 2021, Vantage analyzed administrative data from the two SOS sites. This data included demographic information, information about services used by residents at the sites, and information about the types of locations residents moved to once the sites closed. Because both sites were operated by different organizations, these organizations had different methods of tracking and reporting on this administrative data. As a result, data is not necessarily comparable across the sites, but helps to provide a more complete picture of who the sites served and what services were provided.

## Staff Interviews

Vantage conducted four SOS site staff interviews between April and May 2021. Two staff interviews were conducted at each of the SOS sites. The interviews followed a semi-structured interview protocol that asked questions about (1) how the SOS model benefitted site residents, (2) how the model effects the surrounding community, and (3) any lessons staff had learned through implementing the model. Interviews lasted approximately 30-minutes and were audio-recorded and transcribed for analysis.

The evaluation team used a qualitative analysis software (Dedoose) to thematically analyze the transcripts. This process involved creating memos summarizing the key points for each interview. Each memo focused on one section of the transcript and one general idea related to the benefits of the model to residents, the effects of the model on the surrounding community, and lessons learned. The memos were then grouped into themes to provide the narrative of the SOS model.



## Resident Data Collection

Vantage conducted data collection with residents at the two SOS sites in April 2021. The evaluation team visited each site twice to speak with residents. We used a combination of recruitment tactics, including advertising the opportunity beforehand through flyers and staff, having residents sign-up for interview slots, and word-of-mouth recruitment from staff and residents while the team was on site.

Residents who wanted to participate in data collection were given the option to complete a short interview with a member of the evaluation team or to complete a journaling activity to share their experiences of living on the site. No residents chose to complete the journaling activity. Vantage conducted 31 resident interviews across the two sites – 17 interviews at the Pearl St. site and 14 interviews at the Grant St. site. During the interviews, residents also had the option to complete a short worksheet – 29 worksheets were completed by resident interviewees. These worksheets asked residents to identify if they had experienced specific benefits while living at the site, which were taken from the SOS theory of change hypotheses.

The Vantage team recognized that data collection could be a traumatizing or retraumatizing activity for site residents and took a trauma-informed approach to designing the resident data collection tools. Interviews were kept short (most ranged from 5 to 20 minutes in length), and questions focused on resident's experiences on the site rather than comparing experiences off site. The interviews consisted of some targeted questions, but mainly provided space for residents to share their stories and experiences living on the site in the way that they chose to, including sharing as much or as little as they wanted.

To respect resident privacy and avoid potential trauma, interviews were not recorded. Evaluators took detailed written notes at the time of the interview which were typed up and stored electronically after the interviews. Resident names were not documented. The interview notes were then thematically analyzed to identify themes in resident experiences at the site.

## Lessons Learned Session

Vantage conducted a virtual Lessons Learned Session with 17 key site staff, volunteers, and partners in April 2021. The session was designed to share best practices and identify lessons learned that others should consider when setting up a site. Attendees self-assigned themselves into one of three breakout groups with a Vantage team member where they were asked to share the lessons they had learned for (1) launching a SOS site, (2) operating a SOS site, and (3) engaging with the community surrounding a site. The Lessons Learned Session was audio-recorded and transcribed for thematic analysis.

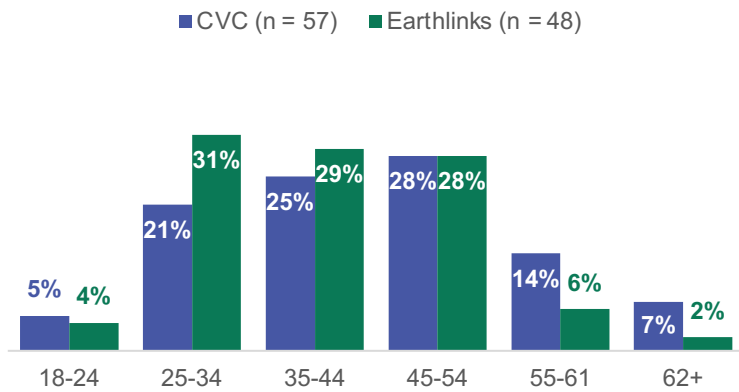
## Sensemaking Session

Vantage conducted a Sensemaking Session with leaders from Interfaith Alliance, CVC, and Earthlinks in June 2021. The Sensemaking Session was an opportunity to share high-level findings from the evaluation, ask participants for additional context related to those findings, and leverage participants' experience and expertise in the vision and day-to-day aspects of the work to make meaning of the findings. The session was recorded and transcribed to ensure additional data was captured and incorporated into this report.

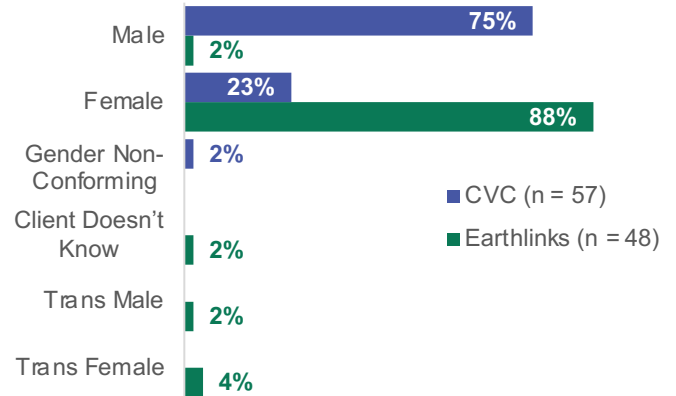
# Appendix: Resident Demographics



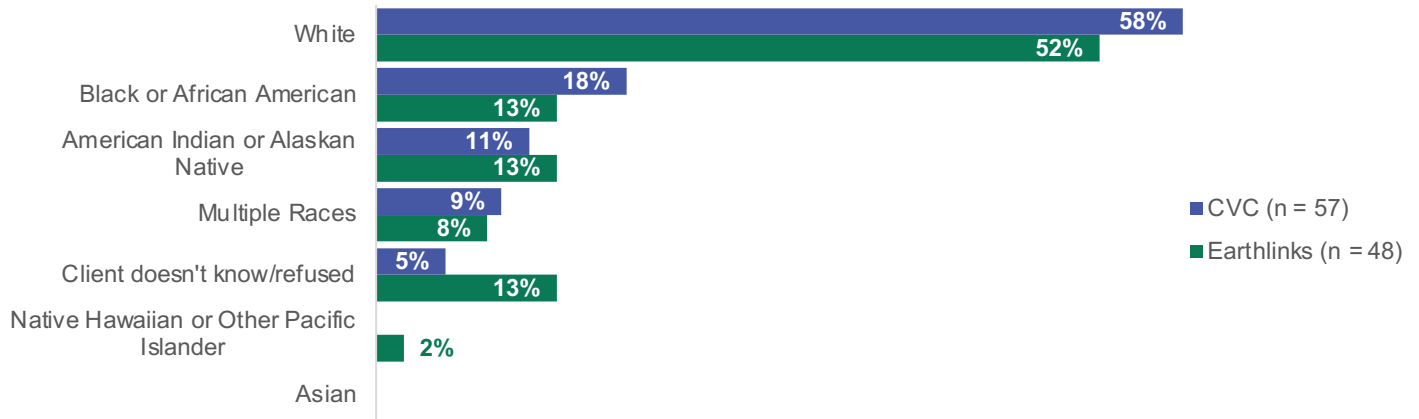
## Age



## Gender



## Race



### Disabled Status:

- CVC (n = 57): 72%
- Earthlinks (n = 48): 42%

### Physical Disability:

- CVC (n = 57): 28%
- Earthlinks (n = 48): 23%

### Developmental Disability:

- CVC (n = 57): 14%
- Earthlinks (n = 48): 10%

### Chronic Health Condition

- CVC (n = 57): 39%
- Earthlinks (n = 48): 48%

### Mental Health Problem:

- CVC (n = 57): 61%
- Earthlinks (n = 48): 58%

### Substance Abuse (alcohol and/or drugs)

- CVC (n = 57): 47%
- Earthlinks (n = 48): 41%

### Chronic Homelessness

- CVC (n = 57): 63%
- Earthlinks (n = 48): 46%

### Entering from Homelessness

- CVC (n = 57): 54%
- Earthlinks (n = 48): 92%



**Grand Junction City Council**

**Workshop Session**

**Item #1.c.**

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**Meeting Date:** May 13, 2024  
**Presented By:** Ken Sherbenou, Parks and Recreation Director  
**Department:** Parks and Recreation  
**Submitted By:** Ken Sherbenou

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**Information**

**SUBJECT:**

Park Rules

**EXECUTIVE SUMMARY:**

As happens every year or two, the department is in the midst of updating park rules. This effort also involves re-designing park rules signs for a more effective presentation. With the redesign, a few rule changes are proposed. These changes are in the spirit of acknowledging that the parks and recreation system is growing and, with that growth, the system is more susceptible to negative behavior in the parks, including increased vandalism. As such, after strong public engagement, staff proposed changes to the rules and the rule's presentation. The updated rules are proposed to help make the parks safer and more attractive to the entire community.

**BACKGROUND OR DETAILED INFORMATION:**

City Council approved amended park hours on January 18, 2023. This was a proactive step to ensure the Police Department and the contractor that oversees the overnight patrols, Citadel, have an additional tool to deter trespassing in the parks after hours that often involves illegal activities. Since the new park hours were implemented, vandalism and other negative behavior in the parks have been reduced. This is a direct result of implementing winter hours. Using a similar theme, staff have extensively evaluated park rules in an effort to improve them and thereby enhance public safety in the parks and protect the substantial green infrastructure and facilities provided by Parks and Recreation.

Staff organized a public meeting to receive feedback on the changes on January 29 at 5 p.m. in the hospitality suite. This meeting followed a press release and an e-blast to the 20,000-plus-person email database. The Parks and Recreation Advisory Board (PRAB) also discussed the updated rules at their regular February 1 Board meeting.

Extensive feedback was provided at both of these forums, which has greatly strengthened the rules as presented. Members of PRAB provided ample input, which has, as best as possible, struck the delicate balance between deterring negative behavior yet still encouraging healthy activity, use, and community building, which is at the core of the mission of the Parks and Recreation Department.

Additionally, the updated rules were informed by numerous other Colorado communities in an effort to align with best practices. Significant research was completed by City staff regarding one of the most consequential changes, the prohibition of structures or enclosures. The following communities informed the drafting of Grand Junction's rule to address structures and enclosures. These cities' associated language pertaining to structures and enclosures is also included next to their community name:

- Denver: No structure or enclosure is to be constructed, erected, installed or staked in any park facility. This includes, but is not limited to: tents, shacks, booths, stands, amusement devices, recreational equipment, carnival equipment, monuments, artwork and other improvements or furnishings, temporary or permanent, unless a permit has been issued.
- Arvada: It is unlawful for any person to build or place any tent, building, booth, stand or other structure, in or upon any public park within the city, without first having obtained a permit.
- Pueblo: It is unlawful for any person while in or upon any park to engage in any activity prejudicial to the good order and operation of the Department of Parks and Recreation. Such unlawful activities shall include erecting any booth, tent, stall or other structure in any park by any private person for any purpose except by written permission of the Director.
- Boulder: No person shall erect or use any tent, net or other temporary structure for the purpose of shelter or storage of property in any park or recreation area unless done pursuant to a written permit. This prohibition does not apply to temporary shade structures in any park or recreation area. A temporary shade structure is a structure such as an umbrella or awning that provides overhead covering or weather protection but not designed for overnight use or privacy and cannot be fully enclosed.
- Brighton: No person shall erect or maintain, or refuse to remove the same when ordered to do so, any building, structure, fence, barrier, post, landscaping, public furnishing, encroachment or obstruction of whatever nature, under, above and upon any public property.
- Castle Rock: It is unlawful for a person to erect or use any tent, net or other temporary and/or unauthorized permanent structure for the purpose of shelter or storage of property in a park or recreation area unless the area is designated for such use or done pursuant to a written permit of approval from the town. This prohibition does not apply to temporary shade structures such as an umbrella or awning that provides overhead covering or weather protection, but is not designed for overnight use or privacy and cannot be fully enclosed.
- Broomfield: It is unlawful for any person to any of the following acts: to build or place any tent, building, booth, stand, or other structure in or upon any of the parks without



first having a permit.

•Longmont: No person shall engage in any activity listed below without a permit: erect a fence, awning, projection, sign or canopy.

•Fort Collins: Except as authorized by a permit obtained for such use, it shall be unlawful to construct a structure in a recreation area. Camping on public property – it shall be unlawful for any person to camp or pitch a tent on public property within the City.

At the February 13 PRAB meeting, the PRAB board voted unanimously to recommend to City Council the adoption of the updated rules. See the enclosed letter from PRAB chair Lisa Whalin.

Included with this agenda documentation is the following:

- 1. The draft resolution approving the adoption of the updated park rules.
- 2. The rules sign which reflects the updated rules as proposed.
- 3. The current rules sign in the parks. The updated design is planned to more effectively communicate the park rules to the public.
- 4. A photo of the current park sign and rules sign. Staff plans to retain the archway structure and the top sign identifying the park with the City of Grand Junction and the Parks and Recreation logo. The updated rules sign would replace the bottom sign.
- 5. A mock-up showing the new rules sign attached to the existing archway sign and park name sign.
- 6. A letter from the Parks and Recreation Advisory Board recommending Council adoption of the updated rules.

**FISCAL IMPACT:**

The fabrication of new signs in all the developed parks is estimated to cost \$30,000. The funds are included in the Parks and Recreation Department's 2024 Adopted Budget.

**SUGGESTED ACTION:**

For discussion only.

**Attachments**

- 1. RES-2024 Park Rules 20240513
- 2. 2024-Parks-Rule-Sign-Draft-10-text-outlined
- 3. All Other Parks
- 4. Current LP sign
- 5. Mock up of proposed rules signage 2 13 24
- 6. Park Rules Feb 2024, letter from PRAB 2 13 24

1 **RESOLUTION NO. \_\_-24**

2 **A RESOLUTION UPDATING CITY PARK RULES**

3 Recitals.

4 The GJMC provides that City Council, by resolution, may update the park rules from  
5 time to time to promote the health and safety of the community.

6 Over the course of the past few years, vandalism, improper use, and similar concerns  
7 have forced Parks and Recreation Department staff and the Parks and Recreation  
8 Advisory Board (PRAB) to review the damage and misuse of the Parks and Parks  
9 facilities and to try and mitigate the same the Staff and the PRAB recommend that the  
10 City Council reconsider the rules and regulations that govern the parks.

11  
12 During the PRAB and Staff review it became apparent that park rules and regulations  
13 must be made stronger and aligned with other similarly sized and larger communities in  
14 Colorado. Accordingly, the City Manager recommends that certain updates,  
15 clarifications, and the presentation of parks rules, be modified as provided in this  
16 Resolution and the attachment thereto which is the proposed form and content of the  
17 2024 rules (2024 Rules or Rules).

18 .  
19 The City Council by with this Resolution having considered the premises and in the  
20 interest of protecting the public health safety and welfare does set, determine, and  
21 establish the 2024 Rules as shown, and authorizes the 2024 Rules be posted, and  
22 following the adoption of this Resolution enforced, until subsequent action by the City  
23 Council.

24  
25 NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE  
26 CITY OF GRAND JUNCTION THAT:

- 27  
28 1. In consideration of the foregoing Recitals, which are adopted and incorporated in  
29 the action hereby taken, the City Council of the City of Grand Junction does  
30 establish the 2024 Rules .  
31  
32 2. The City Council hereby authorizes and directs the City Manager to implement  
33 the 2024 Rules for each City park in accordance with the classifications in GJMC  
34 12.04.015 and the December 2018 Parks Classification attached to Ordinance  
35 No. 4832.  
36  
37 3. This Resolution shall be in full force and effect upon its adoption; however, no  
38 citations shall be issued for any violation(s) of the 2024 Rules until adequate  
39 notice is posted in/on the park or other property subject to the change in rules as  
40 provided herein.  
41

42 Passed and Adopted this \_\_\_ day of \_\_\_\_\_ 2024.

43

44

45 \_\_\_\_\_

46 Abe Herman

47 President of the City Council

48

49 ATTEST:

50

51

52 \_\_\_\_\_

53 Amy Phillips

54 City Clerk

55

56

DRAFT

# Park Rules and Regulations

Thank you for visiting City of Grand Junction Parks!  
 For a positive experience for all, please be mindful of the following park rules and regulations:

## Park hours\*:

Nov. 1 to March 1 – 5:00 A.M. to 8:00 P.M.  
 March 2 to Oct. 31 – 5:00 A.M. to 10:00 P.M.

**\*Sports Parks, such as Canyon View, Lincoln, and Kronkright, are open 1 hour later than all other parks.**



- Park utilization during park hours by any resident or visitor is encouraged.
- **Paid reservations have priority;** other uses are first come, first served.
- **Pets must be leashed at all times.** Please call Mesa County Animal Control for violations: 970-242-4646. **Pet waste must be cleaned up** (animal waste transmits disease – use pet waste pick up stations). Off leash dog park locations: visit [gjcity.org/886/Dog-Parks](http://gjcity.org/886/Dog-Parks).
- Pre-authorized Commercial Sales (GJMC 12.04.020) are allowed.



- **No structure or enclosure is to be constructed, erected, installed, attached or staked in any park facility, without a permit.** This includes, but is not limited to: tents, enclosed booths, monuments, artwork and other similar furnishings, whether temporary or not, without a permit. **Recreational equipment such as sports nets, goals and open sided shade shelters are allowed.**
- **Lines** (ropes, strings, webbing, cords or straps) **shall not be attached to trees or other park equipment / infrastructure, without a permit.** Slack lines are to be used only on slack line posts.
- Bump and Jumps / bounce houses require a permit.



- **Glass containers and fires are prohibited.** Cooking fires permitted only in City provided grills (GJMC 12.04.020).
- **All City parks are smoke free.** Tobacco, marijuana and vaping are prohibited.
- **Overnight camping, littering, golfing, and possessing stolen property are prohibited.**
- **Items left unattended after hours will be considered abandoned.**
- Violations of law or park rules may result in being trespassed from the City Parks and/or citation(s) for the offense(s) being issued.



NO Glass



NO Smoking



NO Camping



NO Littering



NO Dogs Off Leash



- **Park hours: Winter, Nov 1 to March 1 - 5:00 A.M. to 8:00 P.M.  
Spring/Summer/Fall, March 2 to Oct 31 - 5:00 A.M. to 10:00 P.M.**
- **Fires are prohibited. Cooking fires permitted only in City provided grills (GJMC 12.04.020).**
- **All City parks/facilities are smoke free. Tobacco, marijuana and vaping are prohibited.**
- **Overnight camping, littering, dumping, golfing and glass containers are prohibited.**
- **Items left in the park after hours will be moved to an open location for a period of 72 hours. After 72 hours, any unclaimed items may be discarded or sold.**
- **Pets must be leashed and pet waste must be cleaned up. Animal waste can transmit disease.**
- **Preauthorization of commercial sales is required (GJMC 12.04.020).**
- **Paid reservations have priority; other uses are first come, first served.  
Call 970-254-3866 for reservation/permits/general information.**
- **Thank you - Please enjoy and take care of your park.**

## **ALL OTHER PARKS**



# LINCOLN PARK

CITY OF  
**Grand Junction**  
COLORADO

## PARKS & RECREATION

### Park Rules and Regulations

Thank you for visiting City of Grand Junction Parks!  
For a positive experience for all, please be mindful of the following park rules and regulations:

**Park hours\*:**  
Nov. 1 to March 1 – 6:00 A.M. to 8:00 P.M.  
March 2 to Oct. 31 – 5:00 A.M. to 10:00 P.M.

\*Sports Facilities Parks, Lincoln, Canyon View and Kronkrigh, are open 1 hour later than all other parks.



- Park utilization during park hours by any resident or visitor.
- **Paid reservations have priority;** other uses are first come, first served.
- Cars are allowed in parking areas only.
- **Pets must be leashed at all times and waste must be cleaned up** (please make use of the pet waste pick up stations – animal waste transmits disease). Enforcement is provided by Mesa County Animal Control. Please call 970-242-6707 for violations. For off leash dog park locations, visit gjcity.org



- Commercial sales that are pre-authorized (GJMC 12.04.020).
- **No assembly, structure or enclosure is to be constructed, erected, installed, attached or staked in any park facility, without a permit.** This includes, but is not limited to: tents, booths, amusement devices, carnival equipment, monuments, artwork and other improvements or furnishings, whether temporary or not, without a permit.
- Bump and jumps / bounce houses require a permit and are only allowed in certain locations.
- **Lines (ropes, strings, webbing, cords or straps) shall not be attached to trees or other park equipment / infrastructure, without a permit.** Slack lines are to be used only in designated areas.



- **Glass containers and fires are prohibited.** Cooking fires permitted only in City provided grills (GJMC 12.04.020).
- **All City parks are smoke free.** Tobacco, marijuana and all vaping devices are prohibited.
- **Overnight camping, littering, dumping, golfing, possessing stolen property like shopping carts, and digging** (associated with metal detector use) are prohibited.
- **Items left unattended in the park after hours will be considered abandoned.**
- Violations of law or park rules may result in being trespassed from the City Parks and/or citation(s) for the offense(s) being issued.



NO Glass    NO Camping    NO Dogs Off Leash    NO Littering    NO Smoking

**Please help keep your park clean and thank you for playing by the rules**

There are other rules that may apply. Refer to Grand Junction Municipal Code.  
For after hours and weekend non-emergency, call 970-260-6879  
For further information on park rules, visit [gjcity.org](http://gjcity.org) or scan this QR code:

Par la traducción al Español, scan this QR code:



February 13, 2024

Grand Junction City Council  
250 N. 5<sup>th</sup> St.  
Grand Jct., CO 81501

Dear City Council,

As the chairperson of the Parks and Recreation Advisory Board (PRAB), I am writing today to express PRAB's support for the proposed changes to the city Park Rules. PRAB met on February 1, 2024, for our regularly scheduled monthly meeting, and spent most of the meeting discussing the proposed Park Rules. We held a special meeting on Tuesday February 13, 2024, to have a final review of the proposed rules.

During our regular meeting, there was much discussion and suggestions around making the rules more succinct. Director Sherbenou shared input from the Public Meeting held on January 29, 2024, and shared information he found while researching Park Rules for other municipalities in Colorado, as well as several out of state municipalities with similar climates.

Given the suggestions during the regular meeting, it was determined a special meeting needed to be held for a final review. A quorum was present for the special meeting and PRAB voted unanimously to recommend to the City Council that the proposed Park Rules be adopted. It was clear to the PRAB that significant research had gone into developing the rules; and input was incorporated from the public, PRAB, and other crucial city employees. For all these reasons, we respectfully hope that the City Council approves the proposed changes to the Park Rules.

Sincerely,

A handwritten signature in black ink that reads "Lisa Whalin". The signature is written in a cursive, flowing style.

Lisa Whalin, MA, LPC  
Chairperson for the Parks and Recreation Advisory Board