

**Grand Junction City Council**  
**Minutes of the Regular Meeting**  
**May 1, 2024**

**Call to Order, Pledge of Allegiance, Moment of Silence**

The City Council of the City of Grand Junction convened into regular session on the 1<sup>st</sup> day of May 2024 at 5:30 p.m. Those present were Councilmembers Cody Kennedy, Dennis Simpson, Jason Nguyen, Randall Reitz, Scott Beilfuss, Council President Pro Tem Abe Herman, and Council President Anna Stout was absent.

Also present were Interim City Manager Andrea Phillips, City Attorney John Shaver, Community Development Director Tamra Allen, Planning Supervisor Niki Galehouse, General Services Director Jay Valentine, Senior Planner Timothy Lehrbach, City Clerk Amy Phillips, and Deputy City Clerks Selestina Sandoval and Krystle Koehler.

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

**Appointments**

**Election of Council President/Ex-Officio Mayor and Council President Pro Tem/Ex-Officio Mayor Pro Tem**

Councilmember Kennedy moved, and Councilmember Nguyen seconded to nominate Council President Pro Tem Herman as Council President/ Ex-Officio Mayor.

Councilmember Simpson moved, and Councilmember Kennedy seconded to close the nominations for Council President/Ex-Officio Mayor. Motion carried by unanimous voice vote.

Motion carried by roll call vote 5-1, with Councilmember Beilfuss voting No.

Newly elected Council President Herman moved, and Councilmember Nguyen seconded to nominate Councilmember Reitz as Council President Pro Tem/Ex- Officio Mayor Pro Tem.

Councilmember Nguyen moved, and Councilmember Simpson seconded to close nominations for Council President Pro Tem/Ex- Officio Mayor Pro Tem. Motion carried by unanimous voice vote.

Motion carried by roll call vote 5-1, with Councilmember Beilfuss voting No.

City Clerk Amy Phillips administered the oaths of office to Council President Herman and Council President Pro Tem Reitz.

## **To the One Riverfront Commission**

Councilmember Nguyen moved, and Council President Pro Tem Reitz seconded to reappoint David Varner to a term expiring July 2027, and to appoint Hayden Janssen and Meg Thorton to terms expiring July 2027, and to appoint Jason Andrews to a partial term ending July 2025. Motion carried by unanimous voice vote.

## **Public Comments**

There were none.

## **Interim City Manager Report**

Interim City Manager Phillips congratulated Council President Herman as Mayor and presented a card from staff which thanked him for his role as Council President Pro Tem. Interim City Manager Phillips stated she took part in her first Coffee with the City Manager Event and said the Community Recreation Center designs were rolled out at the Lincoln Park Barn and the groundbreaking is scheduled for June 1, 2024.

## **Board and Commission Liaison Reports**

Councilmember Nguyen shared Grand Valley Regional Transportation Committee voted to make a service change for Grand Valley Transit and shorten Saturdays.

Councilmember Simpson gave updates on the Business Incubator Center.

Councilmember Kennedy shared the Grand Junction Economic Partnership is bringing Amazon to Grand Junction, and the Museum of Western Colorado has a new Director.

Council President Pro Tem Reitz had updates on the Grand Junction Housing Authority.

Councilmember Beilfuss shared Commission on Arts and Culture dispersed \$70,000 to community nonprofits and attended the Housing Resources Trailer Park Seminar.

Council President Herman updated Downtown Development Authority events happening, and, stated that Main Street was ranked number 8 in the top main streets in America Awards.

## **CONSENT AGENDA**

- 1. Approval of Minutes**
  - a. Minutes of the April 1, 2024 Special Meeting
  - b. Minutes of the April 3, 2024 Special Meeting
  - c. Summary of the April 15, 2024 Workshop

d. Minutes of the April 17, 2024 Regular Meeting

## 2. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Application to the U.S. Department of Transportation's Multitmodal Project Discretionary Grant Opportunity for a Pedestrian/Bicycle Facility over I-70 at 26 1/2 Road
- b. A Resolution Supporting the Grant Application for a Bureau of Reclamation Grant for the Juniata Enlarged Ditch Piping Project
- c. A Resolution Authorizing an Outdoor Dining Lease to Gears and Grinds, LLC dba Mountain Air Roasters Located at 126 North 7th Street
- d. A Resolution Authorizing an Outdoor Dining Lease to CRU Hospitality, LTD dba Cruise Control Located at 555 Colorado Avenue

Councilmember Kennedy moved, and Councilmember Nguyen seconded to adopt Consent Agenda Items #1- #2. Motion carried by unanimous voice vote.

### **Regular Agenda**

#### **A Resolution Assigning City Councilmembers to Various Boards, Commissions and Authorities**

Annually, the City Council reviews and determines who on the City Council will represent the City Council on various boards, committees, commissions, authorities, and organizations.

City Attorney John Shaver presented this item.

Councilmember Simpson acknowledged there had been a change to one of the boards and stated the Business Incubator Center would be represented by Councilmember Beilfuss.

Council President Herman asked for the list be read to ensure it was correct before voting.

The public comment period opened at 5:59 pm.

There were no public comments.

The public comment period closed at 5:59 pm.

Council President Pro Tem Reitz moved, and Councilmember Nguyen seconded to adopt Resolution No. 33-24, a resolution appointing and assigning City Councilmembers to represent the City on various boards, committees, commissions, authorities, and organizations. Motion carried by unanimous voice vote.

**An Ordinance Authorizing a 25-Year Lease of City Property Located in the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section 22, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction to Buena Vida HQ, LLC**

Buena Vida HQ, LLC seeks to lease 26,395 square feet of City property located in the Colorado River floodway. The property is situated to the southwest of Buena Vida HQ, LLC's own parcel located at 535 Hale Avenue. Buena Vida HQ, LLC intends to use the leased land as a primitive campground for approximately 20 tent sites as part of the greater El Jet's Cantina + Sky Outpost, an upcoming campground, hospitality and outdoor recreation hub in the Riverfront at Dos Rios Development. El Jet's Cantina + Sky Outpost is currently under review for a revised submittal of their proposed site plan.

Community Development Director Tamra Allen presented this item.

Conversation ensued regarding the subsidized lease rate, reason for subsidizing, and other possible uses for this land.

The public hearing period opened at 6:10 pm.

There were no public comments.

The public hearing period closed at 6:10 pm.

Councilmember Nguyen moved, and Councilmember Kennedy seconded to adopt Ordinance No. 5217, an ordinance to authorize a lease of City property located in the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section 22, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction to Buena Vida HQ, LLC, on final passage and ordered final publication in pamphlet form. Motion carried unanimous by roll call vote.

**An Ordinance Amending Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Relating to Application Outreach Meetings, Extension of Approvals, Termination of Conditional Use Permits, Mixed-Use Downtown Dimensional Standards, Side Setbacks Abutting Residential in Mixed-Use and Industrial Zone Districts, Retail Sales in Industrial Zones, Dwelling Units - Single-Family Detached, Cottage Courts, and Tiny Homes as Uses, Home Occupations, and Density Measurements**

When the Zoning and Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. The staff has identified several items that were amended, which inadvertently conflict with standard practice, have challenges with the implementation of new practice, or could use additional clarification. The proposed amendments address seven subject matters of the Code. In addition, in the general course of usage of the Zoning and Development Code, certain items have come to light that also necessitate amendments to create additional clarity within the document.

These revisions are of a similar nature and scope as those associated with the adoption of the 2023 Zoning and Development Code. These amendments address four different sections within the 2023 Zoning and Development Code.

Planning Supervisor Niki Galehouse presented this item.

Conversation ensued allowing single family homes in parks open space district, any of the amendments to the code controversial among the code committee or any that staff would flag that wouldn't be considered routine cleanup.

The public hearing period opened at 6:24 pm.

There were no public comments.

The public hearing period closed at 6:24 pm.

Councilmember Nguyen moved, and Councilmember Kennedy seconded to adopt Ordinance No. 5218, an ordinance amending Title 21 Zoning and Development Code of the Grand Junction Municipal Code on final passage and ordered publication in pamphlet form. Motion carried by unanimous by roll call vote.

### **An Ordinance Authorizing a Lease Agreement for Certain City Land for a Fleet Maintenance Facility**

This lease agreement represents a collaborative effort between the City and County to address fleet maintenance infrastructure needs, specifically through the establishment of a Transit Fleet Maintenance Facility. The agreement sets forth terms that benefit both parties and provides a framework for the Facility's construction, operation, and potential future disposition. The facility is expected to enhance the efficiency and effectiveness of the City's fleet maintenance division.

General Services Director Jay Valentine presented this item.

The public hearing period opened at 6:29 pm.

There were no public comments.

The public hearing period closed at 6:29 pm.

Council had no discussion.

Councilmember Simpson moved, and Council President Pro Tem Reitz seconded to adopt Ordinance No. 5219, an ordinance approving a lease agreement with Mesa County for the Construction of a Fleet Maintenance Facility at 2553 Riverside Parkway on final passage and ordered final publication in pamphlet form. Motion carried by unanimous by roll call vote.

**A Resolution Accepting the Petition for the Annexation of 0.11 Acres of Land and Ordinances Annexing and Zoning the Five Star Annexation to RM-8 (Residential Medium 8), Located East of the Northern End of Allyce Avenue in the Birks Blue Subdivision**

The Applicant, Five Star Homes and Development Inc. requested annexation into the City of Grand Junction of approximately 0.11 acres of land located east of the northern end of Allyce Avenue within the Birks Blue Subdivision. The Applicant requested a zone of annexation to RM-8 (Residential Medium 8). The parcel is surrounded by property that has already been annexed to the City; thus, no additional area, such as right-of-way, is required to annex the parcel. The owner proposes to incorporate the parcel into a replat of the Birks Blue Subdivision, to be known as the Fairview Glen Subdivision, which constitutes “annexable development”, in accordance with the Persigo Agreement. The requested zone district of RM-8 is consistent with the Residential Medium land use category of the Comprehensive Plan and the remainder of the proposed Fairview Glen Subdivision. The request for annexation is being considered separately by City Council, but concurrently with the zoning amendment request.

Senior Planner Timothy Lehrbach presented this item.

The public hearing period opened at 6:39 pm.

There were no public comments.

The public hearing period closed at 6:39 pm.

Councilmember Kennedy moved, and Councilmember Simpson seconded to adopt Resolution No. 34-24, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Five-Star Annexation, approximately 0.11 acres, located east of the northern end of Allyce Avenue within the Birks Blue Subdivision. Motion carried by unanimous by roll call vote.

Council President Pro Tem Reitz moved, and Councilmember Simpson seconded to adopt Ordinance No. 5220, an ordinance annexing territory to the City of Grand Junction, Colorado, the Five Star Annexation, approximately 0.11 acres, located east of the northern end of Allyce Avenue within the Birks Blue Subdivision, on final passage and ordered final publication in pamphlet form. Motion carried by unanimous by roll call vote.

Councilmember Simpson moved, and Councilmember Kennedy seconded to adopt Ordinance No. 5221, an ordinance zoning the Five Star Annexation to RM-8 (Residential Medium 8) zone district, on final passage and ordered final publication in pamphlet form. Motion carried by unanimous by roll call vote.

**Non-Scheduled Comments**

Susan Bissonnet spoke in support of saving the Orchard Mesa Pool.

Maryann Tagman spoke in support of saving the Orchard Mesa Pool.

**Other Business**

Councilmember Kennedy spoke in regard to the unhoused and Desert Vista and expressed concern with the amount of trash and the impact on residents and businesses in the area.

**Adjournment**

Meeting adjourned at 6:58pm.

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Amy Phillips, CMC

City Clerk

