

Grand Junction City Council
Minutes of the Regular Meeting
August 7, 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 7th day of August 2024 at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Council President Pro Tem Randall Reitz and Council President Abram Herman.

Councilmember Anna Stout was absent.

Also present were Interim City Manager Andrea Phillips, City Attorney John Shaver, Planning Supervisor Niki Galehouse, Housing Manager Ashley Chambers, Principal Planner David Thornton, Community Development Director Tamra Allen, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Appointments

To the Planning Commission and Zoning Board of Appeals

Councilmember Nguyen moved to appoint Orin Zyvan and Ian Moore to the Planning Commission for full terms expiring October 31, 2028, seconded by Council President Pro Tem Reitz. Motion carried by unanimous voice vote.

Council President Pro Tem Reitz moved to appoint Robert Quintero to the Planning Commission/Zoning Board of Appeals as the first alternate for a partial term expiring October 31, 2026, seconded by Councilmember Simpson. Motion carried by unanimous voice vote.

Public Comments

Public comments were heard from Crayton Edwards, Jeremy Sheets, and Giggles Cambron.

Interim City Manager Report

Interim City Manager Phillips informed Council of the Coffee with the City Manager event, which will take place August 9th at the Lincoln Park Hospitality Suite and is sponsored by the Latino Chamber of Commerce.

Boards and Commission Liaison Reports

Councilmember Kennedy shared updates about the Museums of the West events and new travel options at the airport.

Council President Pro Tem Reitz recognized the schoolboard and school district on the opening of the new Grand Junction High School.

Councilmember Simpson gave an update on the Riverside Technology Committee meeting.

Councilmember Beilfuss shared updates on the Commission on Arts & Culture, the Historic Preservation Board, the Business Incubator, and recycling.

Council President Herman shared his update on the Downtown Development Authority (DDA).

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the July 15, 2024, Workshop
- b. Minutes of the July 17, 2024, Regular Meeting
- c. Minutes of the July 17, 2024, Special Meeting Executive Session
- d. Minutes of the July 24, 2024, Special Meeting Executive Session
- e. Minutes of the July 26, 2024, Special Meeting Executive Session

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending Title 21 Zoning and Development Code to Create a New Land Use Category for Interim Housing, to Create Temporary Use and Structure Standards for Interim Housing, and to Create a New Public Hearing Process for an Extended Temporary Use permit and Setting a Public Hearing for August 21, 2024 – ***Moved to Regular Agenda***

3. Procurements

- a. Authorization for 2024 Sewer Replacement - Phase 2 Construction Contract
- b. Authorization for Kannah Creek Water Storage Tank Project Construction Contract
- c. Authorization for North Avenue Enhanced Transportation Corridor Design Services Contract

Councilmember Kennedy moved, and Councilmember Nguyen seconded to adopt Consent Agenda Items #1- #3, with the exception of Item #2a.i. Motion carried by unanimous voice vote.

REGULAR AGENDA

- 2a.i. Introduction of an Ordinance Amending Title 21 Zoning and Development Code to Create a New Land Use Category for Interim Housing, to Create Temporary Use and Structure Standards for Interim Housing, and to Create a New Public Hearing Process for an Extended Temporary Use permit and Setting a Public Hearing for August 21, 2024 (moved from Consent Agenda)**

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 not a land use or structure contemplated by the existing Zoning and Development Code. An Interim Housing strategy has two primary components - regulations and programming. The current 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.

Planning Supervisor Niki Galehouse gave a brief presentation on the process of amending the Title 21 Zoning and Development Code to create a new land use category for Interim Housing.

Ms. Galehouse answered questions from Councilmembers Kennedy and Beilfuss, Council President Pro Tem Reitz, and Council President Herman.

Councilmember Kennedy moved, and Councilmember Nguyen seconded to approve Item 2a.i. an Introduction of an Ordinance Amending Title 21 Zoning and Development

Code to Create a New Land Use Category for Interim Housing on first reading and present it for its second reading at the August 21, 2024, City Council Regular Meeting. Motion carried by unanimous voice vote.

4. Resolutions

a. A Resolution Authorizing the Interim City Manager to Submit a Grant Request to the Colorado Department of Local Affairs (DOLA) for the More Housing Now and Land Use Initiative

This request was for authorization to submit a grant application to the Department of Local Affairs (DOLA) for a \$2 million grant. This grant will support the infrastructure development of the Salt Flats project, a 21.45-acre site in the City of Grand Junction. The City would be required to fund approximately \$800,000, which includes a local match of \$500,000 and contingency funds should it need to be expended. The Salt Flats project aims to develop between 350 and 550 affordable and attainable housing units, addressing the critical need for housing in our community.

Housing Manager Ashley Chambers presented this item.

Ms. Chambers answered questions from Councilmember Kennedy and Council President Pro Tem Reitz.

The public hearing opened at 6:28 pm.

Comments were heard from Aaron Elliott and Doug Simmons.

The public hearing closed at 6:32 pm.

Comments were heard from Councilmember Kennedy, Simpson and Beilfuss, Council President Pro Tem Reitz and Council President Herman.

Council President Pro Tem Reitz moved, and Councilmember Nguyen seconded to adopt Resolution No. 52-24, a resolution authorizing the City Manager to submit a grant request to the Colorado Department of Local Affairs More Housing Now and Land Use Initiative under the Energy & Mineral Impact Assistance Fund Program. Motion carried by roll call vote 5-1 with Councilmember Simpson voting no.

Public Hearings

5a.i. An Ordinance to Amend the One Grand Junction Comprehensive Plan (Comprehensive Plan), which includes the Grand Junction Circulation Plan, and to Repeal the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan

Over the past several decades, the City, in some instances, partnering with Mesa County, has completed several neighborhood, subarea, and corridor (collectively, “subarea(s)” hereafter) planning efforts. The results of the work were to adopt either a plan for the subarea as an element of the Comprehensive Plan or a zoning overlay for the subarea, or in some cases, both a plan and a zoning overlay.

Since the subarea plans were adopted under previous growth plans or comprehensive plans, any review of or updates to such plans must be undertaken within the context of the One Grand Junction Comprehensive Plan (Comprehensive Plan), which later elevates to a citywide vision many of the same principles which motivated the subarea plans.

This agenda item is the result of the first round of efforts to implement this strategy, studying whether the policies and guidance adopted in the subarea plans have since been adequately addressed in the Comprehensive Plan. The analysis resulted in a recommendation to retire the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan, with minor amendments to the Comprehensive Plan, including the Grand Junction Circulation Plan.

Principal Planner David Thorton presented this item.

Questions were heard from Councilmember Kennedy.

The public hearing opened at 7:01 pm.

Comments were heard from Anna Elliott and Pete Hosburn.

The public hearing closed at 7:06 pm.

Comments were heard from Councilmember Kennedy and Council President Pro Tem Reitz.

Councilmember Nguyen moved and Councilmember Simpson seconded to adopt Ordinance No. 5227, an ordinance amending the One Grand Junction Comprehensive Plan and repeal the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

5a.ii. An Ordinance Amending Title 21 Zoning and Development Code to Remove the Requirement for New Development to Underground Existing Utilities

The Zoning and Development Code requires that any existing overhead utilities be installed underground except when the development has less than 700 feet of frontage, in which case the Director of Community Development can accept cash payment in lieu. The burden of undergrounding an overhead utility line is borne fully by the property owner on which the power poles have been installed, and it is generally perceived by the development industry that the requirement to underground along frontages less than 700 feet puts an unfair burden on development that happens to have overhead utilities along the property frontage. For development with frontage less than 700 feet, with the option to pay the in-lieu fee, the rate was established in 2005 and is set at \$25.65 per linear foot. The actual estimated average cost for undergrounding utilities is approximately \$300 per linear foot.

In 2018, participants in the City's ad hoc Development Roundtable identified the issue of existing overhead utility undergrounding requirements as a development challenge to staff. Over the course of the past five years, staff have worked intermittently with the Roundtable to identify an approach that would address the community's needs. Discussion continued on this topic until as recently as June 2022, when the Code Committee took up this issue as a part of the Zoning and Development Code update. As expected, the Code Committee recommended the requirement be removed from the Code. This recommendation was supported during the review and recommendation process by the Planning Commission and Community Development staff, while the consultant team (Clarion Associates) recommended "maintaining the current undergrounding requirement while pursuing a policy discussion at the City Council level to determine whether City participation in the undergrounding costs for some projects would provide an overall benefit to the community." Ultimately, the City Council's adopted code update maintained the requirement to underground existing overhead utility lines. Staff was directed to bring the topic of electric utility undergrounding to a City Council workshop for additional policy discussion and direction in early 2024.

In 2024, a series of workshops with City Council and meetings with the Roundtable were held to work through a range of policy options. This proposed ordinance brings forward a final recommendation to remove the requirement from the Zoning and Development Code.

Community Development Director Tamra Allen presented this item.

The public hearing opened at 7:32 pm.

Comments were heard from Diane Schwenke and Evan Laven.

The public hearing closed at 7:34 pm.

Comments were heard from Councilmember Kennedy, Beilfuss, and Council President Herman.

Councilmember Kennedy moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5228, an ordinance amending Title 21 Zoning and Development Code to remove the requirement for new development to underground existing utilities on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Non-Scheduled Comments

Comments were heard from Anna Elliott, Greg Merschel, and Evan Laven.

Other Business

Councilmember Kennedy expressed concern with the city's housing issues and mentioned an educational session for landlords he attended.

Mayor Herman stated the Resource Center will be on the September 9th Workshop for Council to hear of its successes and challenges.

Adjournment

The meeting adjourned at 7:52 pm.

Selestina Sandoval, CMC
City Clerk

