

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



**PLANNING COMMISSION WORKSHOP AGENDA
HUMAN RESOURCES TRAINING ROOM
CITY HALL, 250 N 5TH STREET
THURSDAY, MAY 23, 2024 - 12:00 PM
Attend virtually: bit.ly/GJ-PCW-2024**

Call to Order - 12:00 PM

Other Business

1. Interim Housing Land Use Code Update

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

Meeting Date: May 23, 2024

Presented By: Niki Galehouse, Planning Supervisor, Elizabeth Garvin

Department: Community Development

Submitted By: Niki Galehouse, Planning Supervisor

Information

SUBJECT:

Interim Housing Land Use Code Update

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).

City Council Workshop

At the May 13, 2024 City Council workshop, there was significant discussion on the draft regulations presented by the IHWG, combined with feedback from staff regarding the benefits and concerns which surround certain components of the proposal. The primary areas of discussion were the Interim Parking Sites, the process for approval, location near residential uses, and occupancy limits on the sites. City Council supported staff recommendation to remove man camps as an allowable shelter type. Direction received from Council was to remove the Interim Parking Sites from consideration, create a new process similar to the CUP that goes to City Council for approval, and to reduce the number of shelters allowable on a site to 30 with up to 20% being available for double occupancy. There was a desire to have further conversation about the occupancy limits and a request to receive a recommendation from Planning Commission on this topic specifically. The overview of the draft regulations that follows is representative of the revised regulations following the Council workshop.

Overview of Draft Regulations

The draft regulations address Interim Shelter Sites, which would allow temporary structures for shelter. The use is proposed to require an Extended Temporary Use review, modeled after the Conditional Use Permit but approved by City Council, in Mixed-Used, Commercial, Industrial, and Public zone districts. 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.

The draft regulations provide for a maximum of 30 shelters per site, with a minimum of 150 square feet per shelter and 10 feet of spacing required between shelter units. Only 20% of these may be available for double occupancy. 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 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.

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 Extended Temporary Use (ETU) review criteria, in addition to those provided in the ETU process standards, which include compliance with the Zoning & Development Code, compatibility in scale and design with surrounding uses and consideration of adverse effects, and evaluation of risk to public health and safety. The ETU 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.

An ETU, if issued, would be valid 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.

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.

SUGGESTED MOTION:

This item is for discussion purposes only.

Attachments

- 1. GJZDC_Interim Housing_Council Revisions 05.21.24
- 2. IHWG Recommendation Draft Regulations 05.08.24

3. IH Open House Boards
4. IH Public Comment 05.08.24
5. Response_Ehlers Email

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

**Planning Commission Workshop Draft
Updated May 17, 2024**

CONTENTS

Chapter 21.04	Use Standards	2
	Proposed Definitions	2
21.04.020	Principal Use Table	3
	(e) Use Table, Temporary Uses (excerpt)	3
21.04.050	Temporary Uses and Structures	4
	(a) Purpose	4
	(b) Interim Shelter Site	4
	(c) Extended Temporary Use Review (new)	8
	Zoning & Development Code Full Use Table (included for reference only)	11

Note to Grand Junction Community Members:

This is the draft version of the interim shelter site standards including edits following the May 13 City Council workshop meeting.

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 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

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.

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, Temporary Uses (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
Temporary Uses																				
Emergency Shelter, Temporary	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
...																				
Extended Temporary Uses																				
<u>Interim Shelter Site</u> ¹											C	C	C	C	C	C	C	C	C	21.04.050 (b)

¹ IHWG update: GJMC 21.04.030(d)(5)(ii)(A), Location, below.

21.04.030 (numbering placeholder)

21.04.040 (numbering placeholder)

21.04.050 TEMPORARY USES AND STRUCTURES

(a) Purpose²

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

(b) Interim Shelter 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 are intended to promote the public health, safety, and welfare of residents within the site and surrounding area.

(2) Shelter Types

- (i) Interim shelters may include either of the following shelter types, both of which shall be provided and installed by the managing entity, subject to this section and the conditions of the site approval:
 - (A) Prefabricated shelters, or
 - (B) Micro-shelters.
- (ii) Interim shelters shall not be individually connected to water or sewer and are not considered dwelling units.

(3) Maximum Number of Shelters and Maximum Occupancy

- (i) The maximum number of shelter spaces permitted on a site is calculated by dividing the square feet of usable shelter site area by 150, which is the minimum square footage of area per space required. All fractional measurements are rounded down. For example, a 2,500 square foot site could have 16 shelters.
- (ii) The maximum number of shelters per interim shelter site is 30, up to 20% of which may be double occupancy shelters. An applicant may request an amendment to the Extended Temporary Use approval for an increase in the number of shelters following six months of successful operation. The City Council will consider the review criteria in GJMC 21.04.050(h)(5) in determining the success of the operation and may approve

² Current provision.

the increase based on available space on the site and the ability to meet the requirement of this section.

- (iii) The total maximum occupancy of a 30-shelter site is 30 adults. If an interim shelter site has double occupancy shelters, the maximum adult occupancy may be increased to 36 account for double occupancy of those shelters. Interim shelter sites that allow household pets shall detail pet accommodation provisions in the management plan.

(4) Location and Site Layout

(i) Mixed-Use and Nonresidential Zone Districts

Sites may be located in mixed-use and nonresidential zone districts on the same property as the existing principal use, including nonconforming uses, or may be allowed on properties without a principal use.

(ii) Setbacks

The interim shelter site, including all shelters and other structures used as part of the site, shall meet the required principal structure setbacks. The City Council 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

All shelters on an interim shelter site shall be separated by a minimum of 10 feet.

(iv) Location on the Lot

Interim shelters shall only be located on the portion of the lot approved for interim shelter use. Shelters may not be placed outside of the approved site perimeter.

(v) Fencing

An interim shelter shall be secured as described in the site security plan, including temporary fencing on all sides. Temporary fencing used to screen an interim shelter site shall be exempt from the requirements of GJMC 21.05.090 provided the fence is constructed of acceptable materials such as wire, wrought iron, plastic, wood, and other materials with a

similar look. Unacceptable materials that are visible include glass, tires, razor wire and concertina wire, or unconventional salvaged materials or similar materials.

(vi) Sanitary Facilities

- (A) Interim shelter sites shall maintain connections to public water and sewer systems or provide portable on-site facilities that are adequate to meet state and local standards.
- (B) The application for interim shelter 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 site is in use.

(vii) 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.

(viii) Vehicle Parking³

- (A) A minimum of two off-street parking spaces shall be provided for each 30 shelter spaces. All parking spaces shall be designed in accordance with GJMC 21.08.010(e).
- (B) If the interim shelter 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.

(ix) Bicycle Storage

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

(x) 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.

³ 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.

(5) Operations

- (i) 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.
- (ii) 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.
 - (A) An additional trained staff member for on-call assistance shall be provided for sites with an anticipated occupancy of more than 30 residents.
 - (B) Persons acting as the on-site manager shall be awake and available to site residents while on shift.
 - (C) The trained staff member shall perform the security tasks described in the management, including, at a minimum: regularly monitoring the security of the site, providing entry and exit access to residents as needed, and contacting police and/or other emergency responders if the need arises.
- (iii) All interim shelter sites shall maintain a management plan that shall be updated annually. The management plan shall address all of the following factors:
 - (A) Provision of on-site management from a trained staff member.
 - (B) Provision of staff training from a program that meets City specifications.
 - (C) Intake screening of residents to ensure compatibility of services provided at the facility.
 - (D) Transportation plan or on-site provision of transportation services.
 - (E) Fire safety and emergency access plans.
 - (F) Evacuation plan for the interim shelter site.
 - (G) Detailed site security measures.
 - (H) Resident code of conduct agreement addressing acceptable conduct for residents both at the interim site and in the surrounding neighborhood.
 - (I) Keeping of or prohibitions on household animals, including capacity limitations and a plan for maintaining the pet relief area.
 - (J) Lights out and quiet hours.

(6) Z&DC Exemptions

Interim shelter 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.

21.02.50 APPLICATIONS REQUIRING A PUBLIC HEARING

(h) Extended Temporary Use Review (new, numbering will be adjusted when codified)

(1) Purpose

The purpose of this section is to provide an opportunity for an applicant to request review of a temporary use for a period of time exceeding 180 days.

(2) Applicability

This section shall apply to any use that is classified as an Extended Temporary Use in Table 21.04-1: Principal Use Table, Table 21.04-2: Accessory Use Table, or elsewhere in this Code.

(3) Review Procedures, General

Applications for Extended Temporary Use review shall meet the common review procedures for major development applications in GJMC 21.02.050(b), with the following modifications:

- (i) Site plan review and approval (pursuant to GJMC 21.02.040(k)) can occur either before or after the approval of an Extended Temporary Use . In either case, the applicant shall submit a site sketch showing all site design features that are proposed or necessary to mitigate site and neighborhood impacts and/or enhance neighborhood compatibility in sufficient detail to enable the Planning Commission to recommend on or the City Council to make findings on the Extended Temporary Use criteria.
- (ii) The Planning Commission or City Council 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.
- (iii) In any subsequent site plan review, the Director shall determine that all mitigating/enhancing site features approved or made conditions of approval by the City Council are depicted on the approved site plan.

(4) Public Notice and Public Hearing Requirements

The application shall be scheduled for a public hearing before the Planning Commission and City Council, and shall be noticed pursuant to GJMC 21.02.030(g), unless the application is for a minor expansion or change of an Extended Temporary Use approval in accordance with GJMC 21.02.050(f), below.

(5) Review Criteria for Extended Temporary Use

The Planning Commission shall review and recommend on and the City Council shall decide on an Extended Temporary Use application in light of the following criteria:

- (i) The proposed use complies with the applicable requirements of this Code, including any use-specific standards for the use in GJMC Chapter 21.04.
- (ii) 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.
- (iii) The proposed use does not pose an unreasonable risk to public health or safety.

(6) 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 an Extended Temporary Use approval, the Director shall determine whether the expansion/change is major or minor as follows:

(A) Determination of Major or Minor Status

- a. A major change or expansion 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 City Council's approval of the Temporary Extended Use.
- b. All other expansion/changes shall be considered minor.

(B) Application Process

- a. A major change or expansion shall be reviewed by the City Council in accordance with the criteria for an original application for an Extended Temporary Use.
- b. A minor expansion/change shall be reviewed by the Director in accordance with the applicable site plan review criteria and conditions of the Extended Temporary Use approval.

(ii) Amendment, Revocation, or Termination

Extended Temporary Use approvals may be amended, revoked, or terminated pursuant to GJMC 21.02.050(g).

(iii) Lapsing and Extension of Approvals

An Extended Temporary Use approval shall remain valid until for the term of the approval or until the use is abandoned and nonoperational for a period of 12 consecutive months.

(7) Period of Validity

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

(8) Extensions of Approval

- (i) The City Council 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) The City Council may extend the term of an approval 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) The City Council 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 site 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 with interim shelter sites in Grand Junction.

(9) Expiration of Approval

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

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

(10) Revocation

An interim shelter 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.

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

Table 21.04-2: Principal Use Table A= Allowed Use C= Conditional Use For accessory use regulations, see Table 21.04-2 in Section 21.04.040																				
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
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												21.04.030(b)(2)
Group Living																				
Boarding or Rooming House							A	A	A	A	A	A	A							21.04.030(b)(3)
Fraternity or Sorority																			A	21.04.030(b)(4)

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see Table 21.04-2 in Section 21.04.040

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	
Group Living Facility, Small	A	A	A	A	A	A	A	A	A	A	A	C	A								21.04.030(b)(5)
Group Living Facility, Large						A	A	A	A	A	A	A	A								21.04.030(b)(5)
Group Living Facility, Unlimited								A	A	A	A	A	A								21.04.030(b)(5)
Public, Institutional, and Civic Uses																					
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		21.04.030(c)(1)
Assembly, Religious/Private Group	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A			A		21.04.030(c)(1)
Community Corrections Facility																			C		21.04.030(c)(2)
Crematory														A	A	A	A				
Funeral Home or Mortuary											A	A	A	A	A						

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see Table 21.04-2 in Section 21.04.040

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
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	
Educational Facilities																				
Boarding School								A	A	A	A	A	C						A	
College or University												A	A	A	A	A	A		A	
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																				

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see Table 21.04-2 in Section 21.04.040

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	
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				21.04.030(d)(1)
Agriculture and Animal																					
Animal Agriculture																C	C			C	21.04.030(d)(2)
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	21.04.030(d)(3)
Dairy Operations or Feedlot	C															C	C			C	21.04.030(d)(2)

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see Table 21.04-2 in Section 21.04.040

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
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
Food and Beverage																				
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	21.04.030(d)(4)
Mobile Food Vendor Court										C	A	A	A	A	A	A	A		A	21.04.030(d)(4)
Restaurant									C	C	A	A	A	A	A	A			A	
Lodging Facilities																				

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see Table 21.04-2 in Section 21.04.040

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	
Emergency Shelter, Permanent												A		C					C		
Hotel or Motel												A	A	A	A						
Resort Cabin and Lodge	C																	A	A		
Short-Term Rental	A	A	A	A	A	A	A	A	A	A	A	A	A								21.04.030(d)(5)
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	21.04.030(d)(6)
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	

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see Table 21.04-2 in Section 21.04.040

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
Shooting Range, Indoor												C		C		C	C		C	
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			21.04.030(d)(7)
Manufactured Building Sales and Service														A		A				
Regulated Cannabis Store											A	A	A	A						21.04.030(d)(8)
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			
Transportation																				
Airport or Heliport															C				C	

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see Table 21.04-2 in Section 21.04.040

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
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			21.04.030(d)(10)
Vehicle Repair, Major														A	A	A	A			
Vehicle Repair, Minor												A		A	A	A	A			
Vehicle Sales, Rental and Leasing, Heavy														C		A				21.04.030(d)(11)

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see Table 21.04-2 in Section 21.04.040

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
Vehicle Sales, Rental and Leasing, Light												A		A		A				21.04.030(d)(11)
Vehicle Wash											A	A	A	A	A	A	A			
Industrial Uses																				
Manufacturing and Processing																				
Industrial, Artisan											A	A	A	A		A	A			21.04.030(e)(1)
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			21.04.030(e)(3)
Outdoor Storage, Commercial														A/C	A/C	A/C	A/C			21.04.030(e)(4)
Wholesale or Warehouse	C											C		A	A	A	A			
Tele-communication																				

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see Table 21.04-2 in Section 21.04.040

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	
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	21.04.030(e)(5)	
Temporary PWSF (e.g., COW)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	21.04.030(e)(5)	
Co-Location	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	21.04.030(e)(5)	
Tower Replacement	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	21.04.030(e)(5)	
Dual Purpose Facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	21.04.030(e)(5)	
DAS and Small Cell Facilities	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	21.04.030(e)(5)	
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	21.04.030(e)(5)	
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,											A	C	A	A	A	A	A	A	A	21.04.030(e)(5)

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use
 For accessory use regulations, see Table 21.04-2 in Section 21.04.040

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	
	duplex, group living (all), day care center, and multifamily dwellings of fewer than three stories.																				
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	21.04.030(e)(5)
Tower, Non-Concealed												C	C	C		C	C	C	C	21.04.030(e)(5)	
Broadcast Tower																C	C			21.04.030(e)(5)	
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	21.04.030(e)(6)	
Waste and Salvage																					
Composting Facility																C	C				
Junkyard or Salvage Yard																C	C			21.04.030(e)(7)	
Transfer Facility, Medical and Hazardous Waste																C	C			21.04.030(e)(8)	

Table 21.04-2: Principal Use Table

A= Allowed Use C= Conditional Use

For accessory use regulations, see Table 21.04-2 in Section 21.04.040

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
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			
Temporary Uses																				
Emergency Shelter, Temporary	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Parking Lot, Temporary											A	A	A	A	A	A	A		A	21.04.050(b)
All Other											A	A	A	A		A	A	A	A	21.04.050(c)
Extended Temporary Uses																				
Interim Shelter Site											C	C	C	C	C	C	C	C	C	21.04.050(b)

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

City Council Workshop Draft

CONTENTS

Chapter 21.04	Use Standards.....	2
	Proposed Definitions.....	2
21.04.020	Principal Use Table.....	4
	(e) Use Table (excerpt).....	4
21.04.050	Temporary Uses and Structures.....	4
	(a) Purpose.....	4
	(b) Interim Shelter Site and Interim Parking Site.....	5
	Zoning & Development Code Full Use Table (included for reference only).....	11
	GJMC 21.02.050(f), Conditional Use Permit.....	23
	(f) Conditional Use Permit (CUP).....	23

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
Temporary Uses																				
Emergency Shelter, Temporary	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Interim Shelter Site¹											C	C	C	C	C	C	C	C	C	21.04.050 (b)
Interim Parking Site											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) Purpose²

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.

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

² 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 Parking³

- (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.

³ 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)

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
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												Error! Reference source not found.
Group Living																				
Boarding or Rooming House							A	A	A	A	A	A	A							Error! Reference source not found.

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	Error! Reference source not found.	
Group Living Facility, Small	A	A	A	A	A	A	A	A	A	A	A	C	A								Error! Reference source not found.
Group Living Facility, Large						A	A	A	A	A	A	A	A								Error! Reference source not found.
Group Living Facility, Unlimited								A	A	A	A	A	A								Error! Reference source not found.
Public, Institutional, and Civic Uses																					
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		Error! Reference

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
																				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	
Educational Facilities																				
Boarding School								A	A	A	A	A	C						A	
College or University												A	A	A	A	A	A		A	

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-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
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			Error! Reference source not found.
Agriculture and Animal																				

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
Animal Agriculture																C	C		C	Error! Reference source not found.
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	Error! Reference source not found.
Dairy Operations or Feedlot	C															C	C		C	Error! Reference source not found.
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	

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
Food and Beverage																				
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	Error! Reference source not found.
Mobile Food Vendor Court										C	A	A	A	A	A	A	A		A	Error! Reference source not found.
Restaurant									C	C	A	A	A	A	A	A			A	
Lodging Facilities																				
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

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	
Short-Term Rental	A	A	A	A	A	A	A	A	A	A	A	A	A								Error! Reference source not found.
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	Error! Reference source not found.
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

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
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			Error! Reference source not found.
Manufactured Building Sales and Service														A		A				
Regulated Cannabis Store											A	A	A	A						Error! Reference source not found.
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			

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	
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				Error! Reference source not found.
Vehicle Repair, Major														A	A	A	A				
Vehicle Repair, Minor												A		A	A	A	A				

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
Vehicle Sales, Rental and Leasing, Heavy														C		A				Error! Reference source not found.
Vehicle Sales, Rental and Leasing, Light												A		A		A				Error! Reference source not found.
Vehicle Wash											A	A	A	A	A	A	A			
Industrial Uses																				
Manufacturing and Processing																				
Industrial, Artisan											A	A	A	A		A	A			Error! Reference source not found.
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			Error! Reference

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-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

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		
																					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	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.

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
Tower, Non-Concealed												C	C	C		C	C	C	C	Error! Reference source not found.
Broadcast Tower																C	C			Error! Reference source not found.
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	Error! Reference source not found.
Waste and Salvage																				
Composting Facility																C	C			
Junkyard or Salvage Yard																C	C			Error! Reference source not found.
Transfer Facility, Medical and Hazardous Waste																C	C			Error! Reference source not found.

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
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			
Temporary Uses																				
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	Error! Reference source not found.
All Other											A	A	A	A		A	A	A	A	Error! Reference source not found.

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 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"> - Safety for whom? The unhoused or the housed? ** - Perceived safety is also important, by people using the housing and people using facilities nearby (ie schools, daycares) - Please follow Draft Interim Housing created by Interim Housing Workgroup
Management	25	<ul style="list-style-type: none"> - Concern that is mind springs goes under, what service providers will we have * - Safety for those needing shelter. Location so that they are near services. <u>Free bus passes!</u> - 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?
Funding	17	<ul style="list-style-type: none"> - Toiletries bathrooms should be accessible
Appearance	10	<ul style="list-style-type: none"> - why not start a vacancy tax on non-residential use of residential property to fund housing shelters (STRs and 2nd homeowners)
Location	18	
Other		<ul style="list-style-type: none"> - 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 10th 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 - I hope the target population gets to share their opinion on the type of interim shelter chosen * - Dignity and shelter for our unhoused neighbors * - 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. - 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...?

Should Grand Junction allow interim shelter sites?

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

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"> - Please avoid lawsuits and allow churches to do their work - Central locations for housing, near resources - Wherever is practical, safe, and gives access to the necessary resources! ** - Don't necessarily feel it needs to be on the same site as a provider. - If we don't do this are we saying that some citizens are better than others and discriminating against the economically disadvantaged * - Need central facility with emergency shelter, case management, dining, etc. <u>with</u> interim housing.
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"> - Remember: The churches have to agree, and they also struggle to work together. City officials find answer first. Their job! - Only allowed if there is ZERO tolerance for non-prescribed drugs and weapons. residents need to be checked for sobriety. - Sobriety and rehab assistance for drug users to ensure they aren't using, distributing or manufacturing drugs - the appropriate location is where residents have access to services - ideal areas are those where 1. services can be provided efficiently - residents can participate in social norms - Our neighbors (housed or not) deserve a safe, stable place to call "home", regardless of what shape that takes. -proximity to resources
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"> - impact on property values

Should Grand Junction allow interim parking sites?

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

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"> - vehicles are unfortunately the only affordable option some have left - Possibly use the new rec center parking lot?
In high-density residential districts	19	<ul style="list-style-type: none"> - Cars are safe spaces for residents - Somewhere near downtown care, van, truck, etc. Far more humane than sidewalk park etc.
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"> - NO - <u>Zero</u> tolerance for weapons and non-prescribed drugs
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"> - From the people who live there
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"> - Mental Health Resources ***** - 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] - My concern: ANYONE can houseless Golden Rule * - Agree, 0 drug tests. Sobriety does not equal right to shelter. * - Limit barriers for use, allow dogs, no drug tests * - The <u>least</u> city can do is provide trash containers and removal. and toilets with water!! <u>Also Free Bus Passes</u> ** - Single units until screened for mental health barriers. Homeless need alone time. Family units? Heating? Vandalism costs? (reduce by design!) - How does this work in the long term and how do we know where the money is going? - Are these services for our community members - Why can't zoning be the same as a work- release or a jail? - 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. - 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

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

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 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

This email was sent from a contact form on gjspeaks.org

From: Cheryl Conrod <bcconrod@gmail.com>
Sent: Saturday, April 20, 2024 10:39 AM
To: Ashley Chambers <ashleyc@gjcity.org>; Sherry Price <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.

From: Jessica Meyer <jessicameyergj@gmail.com>
Sent: Thursday, April 18, 2024 11:11 AM
To: communications <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.

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

From: Lana Malan <lana.malanrealty@gmail.com>
Sent: Tuesday, April 16, 2024 10:47 PM
To: communications <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

From: Stephanie Jordan <Stephjordangjre@gmail.com>
Sent: Tuesday, April 16, 2024 8:40 PM
To: communications <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>
Sent: Tuesday, April 16, 2024 4:36 PM
To: communications <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.

From: TERI FEENEY-STYERS <REJUVENATIONREALESTATE@gmail.com>
Sent: Tuesday, April 16, 2024 4:41 PM
To: communications <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>
Sent: Tuesday, April 16, 2024 4:44 PM
To: communications <communications@gjcity.org>
Subject: [Grand Junction Speaks] 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.

From: Kaitlin Pettit <kaitlin@toiletequity.org>
Sent: Wednesday, April 10, 2024 7:09 PM
To: Housing <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



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

This email was sent from a contact form on 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.

This email was sent from a contact form on 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>

Sent: Wednesday, April 17, 2024 7:35 PM

To: Housing <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

From: Ed Krey <Ed@lhhs.net>

Sent: Thursday, April 18, 2024 4:02 PM

To: council@gjcity.org; Housing <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>
Sent: Thursday, April 11, 2024 11:37 AM
To: Housing <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>
Sent: Wednesday, April 17, 2024 6:17 PM
To: Council <council@gjcity.org>
Cc: Housing <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.

This email was sent from a contact form on 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

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.



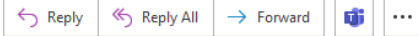
CONNIE
BROKER & INSTRUCTOR
THE VAN GUNDY GROUP

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> 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>
Sent: Thursday, May 2, 2024 11:04 AM
To: Ashley Chambers <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>
Sent: Thursday, May 2, 2024 11:06 AM
To: Ashley Chambers <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>
Sent: Tuesday, April 30, 2024 12:19 PM
To: Council <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>

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

To: Housing <housing@gjcity.org>

Cc: 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. Please do not let our most vulnerable neighbors down.

Sincerely,

Alethea Moon 81520

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

From: Arlo Miller <industrybased@gmail.com>

Sent: Tuesday, April 30, 2024 4:21 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 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>
Sent: Wednesday, May 1, 2024 10:34 AM
To: Belinda White <belindaw@gjcity.org>
Cc: 'tmccloskey' <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 <mhmok1@bresnan.net>

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

To: Ashley Chambers <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
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>

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

To: Ashley Chambers <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>
Sent: Monday, April 29, 2024 8:49 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. - ****

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>
Sent: Monday, April 29, 2024 4:44 PM
To: Housing <housing@gjcity.org>; Council <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>
Sent: Monday, April 29, 2024 2:16 PM
To: Housing <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 <prayercandle00@protonmail.com>

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

To: Housing <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: KeRoy Revelle 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:

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 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: 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? I 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 DALBOS 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:

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:

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 ...
to 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...

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 Prazier 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: Tanja 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:

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:

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 Harrassed, we have the right to rest, and privacy aswell 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 ^{Schultz} 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:

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 PAPA tragedy vs #MCLSSJ

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 survey)
Zip code: *81501*

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

Commented by Anderson and 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 being harassed by "law" way*

"Legal" 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:

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:

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 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 put them becomes a full time job that
makes getting a job harder that's needed to get out of the
rutt 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:

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 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 THEM!

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 ballshit 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: MARGA KRASIEKI Zip code: Grand

Email: Hammer5@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: jordanjenings@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 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: sintegrity511@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: Fuehmichele402@gmail.com

Optional comment: Need a safe place to keep your things, get ceases 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 "Miracle Whip" Zip code: 84601 Pro US, Pro 2nd, Pro 1st

Email: casandraricks244@gmail.com / bpolarisny@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, 501, 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 Zip code: 81501

Email: sean.glen@protonmail.com

Optional comment: I am a Capitalist
and I believe in free market
and I believe in the right to
life, liberty and the pursuit of
happiness. I believe in the
American dream and I believe
in the importance of family
and community. I believe in
the power of hard work and
perseverance. I believe in the
importance of education and
the role of government in
protecting our rights and
ensuring a fair and just
society. I believe in the
importance of freedom of
speech and the right to
peaceful assembly. I believe
in the importance of the
rule of law and the
importance of a strong
and free press. I believe
in the importance of
religious freedom and the
importance of the
Second Amendment. I
believe in the importance
of the Constitution and
the importance of the
Bill of Rights. I believe
in the importance of the
Declaration of Independence
and the importance of the
Founding Fathers. I believe
in the importance of the
American Revolution and
the importance of the
War of 1812. I believe in
the importance of the
Civil War and the
importance of the
Reconstruction era. I
believe in the importance
of the Progressive Era and
the importance of the
Great Depression. I
believe in the importance
of World War II and the
importance of the
Korean War. I believe in
the importance of the
Vietnam War and the
importance of the
Watergate scandal. I
believe in the importance
of the Reagan Revolution
and the importance of the
Clinton administration.

To those who are working on the interim housing regulations and code development,

Upon reviewing the draft regulations for interim housing the following comments, questions, and requests for clarity have come up. While some of them seek to refine conflicts or confusion, others are intended to address how these regulations address topics of design safety, compliance with comp plan and zoning use intensity designations, and equitable regulations among all private property owners. I hope there is a genuine intention to respond or provide clarity to the following as part of the public outreach process and look forward to these issues being addressed in future conversations.

The primary concern about how these regulations have been drafted is that the consultants and staff continually dismiss concerns and prohibit discussion about these projects being completely exempt from existing codes, regulations, and policies on the premise that interim housing uses are temporary, yet at the same time the process allows extensions that effectively make the use long term without any triggers for implementing the requirements that all other long term users must adhere to. This could be resolved if the extensions of the use triggered the same compliance as other long term users.

- a. I'm confused by the use tables in the draft and hope you can provide a little clarification. On page 4 it shows a use table excerpt referring to a category of 'Temporary Uses' within the Principal Use Table, but the Use Table included for reference that starts on Page 11 of the document lists Interim Shelter under the 'Lodging Section of the use table.

This has been revised in the post-Council workshop draft. Interim Shelter Sites are listed as an Extended Temporary Use in both the excerpt and full table.

- b. There appears to be two definitions for interim parking, can you clarify the double entry in the definitions section:

Interim Parking Site (located under 'I' in definitions)

A location on a lot that allows for the temporary, overnight parking of vehicles to be used by people experiencing homelessness.

Interim Parking Site (located under 'S' in definitions)

Legally established off-street parking lots that provide, without charge, parking spaces in a safe and secure place for people experiencing homelessness who are living in passenger or recreational vehicles and where security and restrooms are offered.

This has been corrected in the post-Council workshop draft.

- c. The presentation of this draft is delivered in a way that says "sanctioned camping" is not allowed, but section 21.04.050.b.3.i says a shelter type includes "all weather tents" and the definition of an all weather tent is defined as "A tent that provides comfort and protection from the weather in all four seasons." which would effectively allow same thing we are seeing along our river banks, roadsides, and in our parks. This feels like a disingenuous or misleading presentation with a backdoor loophole that will ultimately allow sanctioned camping in recreational tents. If that is not

the intention then the code should be clarified to clearly state what will keep these uses from using camping tents that say 'all weather' or '4-season' on the box and can be purchased at wal mart or other camping retailers with design intention of recreational camping.

The final meeting of the Interim Housing Work Group removed all-weather tents as an allowable shelter type. This is no longer a consideration. Tents provided by individual users were never part of the consideration.

- d. I strongly support removing Interim Parking from all residential zones, or to say it another way, I strongly oppose any code that allows interim parking in residential zones that doesn't extend the same allowances for others in residential zones to offer their land for RV's and other temporary parking at the same intensity/density as would be allowed for interim parking.

Direction received from City Council was to remove Interim Parking Sites. This is no longer a consideration.

- e. Which of the City's "parking design requirements" are applicable to what is referenced on page 6 section 21.04.050.b.2.iii? For example, a normal 18.5' long and 9.5' wide parking stall is insufficient for most vehicles with living quarters (except vans). Why wouldn't these standards be the same as is required for a campground or RV park?

Direction received from City Council was to remove Interim Parking Sites. This is no longer a consideration.

- f. There should be a spacing distance between Interim parking sites just like there is for interim shelters. Fire safety alone should dictate this, but there are many other reasons to support it as well.

Direction received from City Council was to remove Interim Parking Sites. This is no longer a consideration.

- g. Section 21.04.050.b.3.i.B says "Interim shelters shall not be connected to water or sewer and are not considered dwelling units." so how are "adequate connections" defined for public water and sewer systems that are required by section 21.04.050.b.2.v.a? For example, which regulations are used to determine the size of water tap required, how many toilets are necessary, and how many showers, sinks, etc. in relation to the number of units being provided by the project? State regulations for other uses similar to this require that bathrooms and certain amenities be provided within a specific proximity radius of each unit and the GJZDC requires RV parks and campgrounds to have a bathroom within 500 feet of each unit, so which regulations will be used to determine that for interim shelter and parking uses?

Individual units are not permitted to be connected to services because they are not permanent dwelling units. The overall site does need to properly manage sanitary services. Discussion with City Council was to ensure that the burden of providing these services would not be prohibitive to the temporary use being feasible. The language about adequate connections has been revised (numbering has changed, see Sec. 21.04.050(f)(4)(vi)). The details requested in the above question would be evaluated on a per site basis as part of the staff review of the Sanitary Plan by appropriate City reviewers and/or external agencies.

- h. Section 21.04.050.b.2.viii.B says water, sewer, and elec will have to comply with local regulations, but which regulations will apply? Are they the regulations for an RV park or lodging, or housing, or are there exemptions for these uses?

This section (see relocated Sec. 21.04.050(f)(5)(i)) is referring to local regulations by the Health Department or other similar agencies. Compliance within the City's land use regulations is contemplated within this section of the code and exemptions are provided within.

- i. Where does the code say how stormwater, water quality, and drainage regulations apply to interim shelter and interim parking projects? Does section 21.04.050.b.5.iv exempt interim shelters and parking from stormwater and water quality requirements that are required by local, state, and/or federal authorities?

There is no exemption contemplated by these regulations from stormwater, water quality, and drainage regulations. These would be evaluated as on any other site by the size of the development and in coordination with Mesa County Stormwater.

- j. Will traffic studies be required for interim shelter and parking requirements? They may be relevant for access and turn lane requirements for projects with up to 40 units and may be particularly relevant considering section 21.04.050.b.4.iii that requires all parking tenants to remove their vehicles, rv's, etc. every day. This becomes particularly relevant if the project gets an extension beyond the initial 2 yr permit which negate the temporary status of the project.

A temporary use is not required to submit a traffic study and would not be required to construct roadway improvements. The use is not permanent and there is not a relevant nexus to indicate capacity expansion due to a temporary use. The considerations in the second half of this question are no longer applicable as City Council has directed that Interim Parking Sites be removed from consideration and Interim Parking Sites will have very limited impacts.

- k. Section 21.04.050.b.2.vii.A says two off street parking spaces will be provided, but what is that in reference to? Is it two spaces per shelter or per interim parking site or for the whole project?

This has been revised since the initial draft was released. The new language (see Sec. 21.04.050(f)(4)(viii)) requires two spaces per 30 shelter spaces. The intent is for the whole site, but this should be increased proportionally if a site is granted the ability to expand.

- l. How will "screening of residents to ensure compatibility of services" that are referenced in section 21.04.050.b.2.viii.D.d be determined or defined as part of the CUP? Is it referencing existing language in other policies or guiding documents that define levels of service based on screening of individuals? Are interim uses intended to be limited to certain level of screening classification? Why wouldn't the Campground and RV park screening regulations be used at a minimum?

This section (see relocated Sec. 21.04.050(f)(5)(iii)(C)) is referring to how individuals are screened to become a resident at the Interim Shelter Site. It will vary depending on the type of site being provided, for example if the site is intended to serve families, couples, sober living, etc., and this process will need to be outlined by the managing entity. It will be reviewed as part of the CUP process, which includes staff review by appropriate

internal and external reviewers to ensure that these standards are met. An analysis of this will be forwarded to Planning Commission & City Council as part of the staff report. There are no screening requirements for residents at a campground or RV park.

- m. Will the fire safety and emergency access design elements referenced in section 21.04.050.b.2.viii.D.d be the same for interim uses as they are for all other uses (residential, commercial, and/or civic) or are safety standards exempted by section 21.04.050.b.?

The operation plan will be required to demonstrate how it meets the standards of the Fire Department for adequate fire prevention and emergency management on-site. Part of this is included in the regulations as the 10-foot separation between units, but they will also have to show how units could be accessed and how the site would be evacuated in case of an emergency.

- n. The regulations seem to indicate a max of 40 shelters and a max of 40 parking spaces, but where does it indicate that no more than 40 combined units are allowed? In other words, is the intention of this draft to allow 40 shelters PLUS 40 parking spaces for a total of 80 interim units? If not, it should say so.

Direction received from City Council was to remove Interim Parking Sites and to reduce the number of allowable shelters on an Interim Shelter Site. This is no longer a consideration.

- o. Section 21.04.050.b.3.iv.C of the proposed regulations limits the number of units to 40 on any given site with no regard to the size of the property which means that on smaller sites the regulations could completely ignore comprehensive plan and zoning densities (or intensity of use) in regards to the number of units within an interim shelter project despite notable opposition from the public and stakeholders. The community at large, and the neighbor in close proximity to a project should be able to reasonably expect the intensity of use to be compliant with master plans and zoning. As such the occupancy limits should be revised to reflect a cap of 40 units, or the maximum density allowed by the underlying zone. A compromising alternative could be to allow the maximum density of the range depicted in the comprehensive plan.

The section which precedes the 40 limit (see relocated Sec. 21.04.050(f)(3), now limited to 30) further limits the site based on area. There must be a minimum of 150 square feet of 'usable shelter site area,' which is the portion of the property dedicated to the use, per shelter.

These units are not permanent and are not considered dwelling units, so density is not applicable.

- p. If Sections 21.04.050.b.2.viii.D. related to extensions of a 2 year CUP approval are kept the same then there are alarming inequities compared to all other uses considering the grossly misleading designation of this being a "temporary use" that justify the exemptions stated in Section 21.04.050.b.5. If an extension beyond 2 years is granted it is no longer a temporary use it should no longer be exempt from site and structure development standards, landscaping, buffering, and screening requirements. Therefore, if an extension is granted it should require compliance to the same standards as any other non-temporary use. Alternatively, if the writers of these regulations have determined that the regulations pertaining to continuous uses are not a factor of sound

planning principles and safety then the abundance of regulations burdening all other private property owners should be stripped down on the same premises.

The time allowed for a temporary use can be variable and based on the use and community expectations.

Can I expect the public outreach process being conducted by the consultant and City staff to provide any sort of response to these comments or is there another forum I need to pursue in order to be part of a two way conversation on these matters? Would requesting a meeting be necessary?

-Keith