

Grand Junction City Council
Minutes of the Regular Meeting
March 19, 2025

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 19th day of March, at 5:32 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz and Council President Abram Herman.

Also present were Community Development Director/Interim City Manager Tamra Allen, City Attorney John Shaver, Community Development Planning Manager Niki Galehouse, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

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

Proclamations

Proclaiming March 31, 2025 as Cesar Chavez Day in the City of Grand Junction

Councilmember Stout read the proclamation, which Ruben Pacheco, Cesar Chavez Celebration of Mesa County Committee Member, accepted.

Proclaiming March 2025 as American Red Cross Month in the City of Grand Junction

Councilmember Nguyen read the proclamation, which Christie Caster, Executive Director of Western Colorado Chapter of the American Red Cross, accepted.

Appointments

To the Urban Trails Committee

Councilmember Nguyen moved to appoint Barbara Kapustin, Benaiah Adams and Maureen Garelick to the Urban Trails Committee for three-year terms expiring June 2028, seconded by Councilmember Stout. Motion carried by a unanimous voice vote.

To the Downtown Development Authority Business Improvement District

Council President Pro Tem Reitz moved to reappoint Garrett Porta and to appoint Afton Neal for four-year terms expiring June 2029, and to appoint Karli Hyland for a partial term expiring 2026 to the Downtown Development Authority Business Improvement District, seconded by Councilmember Nguyen. Motion carried by a unanimous voice vote.

Public Comments

Public comments were heard from Kristen Seidel, Maya Obstfeld, Porcia Silverburg, Jeremy Sheetz, Bishop Walden, Richard Crespin, Kian Highland, Thomas Copp, and Stephania Vasconez.

City Manager Report

Community Development Director/Interim City Manager Tamra Allen, filling in for City Manager Mike Bennett, announced the upcoming Coffee with the City Manager event. City Manager Mike Bennett will be joined by General Services Director Jay Valentine on March 24, 2025, at 7:30 a.m. The event will take place at Colorado Craft Coffee and Beer House at 1144 N. 12th Street.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the workshop he attended with Mesa County Collaborative for the Unhoused.

Council President Pro Tem Reitz reported the Grand Junction Housing Authority received a \$500,000 grant from the Department of Local Affairs to support the affordable housing development, "The Current."

Councilmember Stout stated that the Colorado Municipal League (CML) Policy Committee had met, but she was unable to attend. Assistant to the City Manager, Johnny McFarland, attended in her place. She also mentioned that organizations receiving lodging tax are working closely with staff on a Memorandum of Understanding (MOU), which will hopefully be ready for approval by either the current or incoming council.

Councilmember Nguyen had an update on the Urban Trails Committee and gave kudos to staff for hosting a bike repair clinic at the Resource Center.

Councilmember Kennedy updated on the Grand Junction Regional Airport Authority and stated that Weststar Aviation broke ground on their new expansion.

Council President Herman shared his appreciation for Gustavo Flores, who led a group of approximately 40 volunteers from the World Mission Society Church of God in a clean-up of Watson Island at the riverfront. Additionally, the Parks and Recreation Board received a \$500,000 grant from Great Outdoors Colorado (GOCO) lottery funds for outdoor amenities and field space at Matchett Park. Lastly, a new riverfront trail has been added near Redlands Parkway.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of March 3, 2025, Workshop
- b. Minutes of March 5, 2025, Executive Session
- c. Minutes of March 5, 2025, Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance Zoning the Dixon Annexation from County RSF-2 (Residential Single Family – 2) to RL-4 (Residential Low – 4) located at 2019 South Broadway, and Setting a Hearing for April 16, 2025
 - ii. Introduction of an Ordinance for an Agreement Committing City Funding for the Liberty Apartments by Aspire Residential, LLC, and Setting a Public Hearing for April 2, 2025

3. Continue Public Hearings

- a. Legislative
 - i. An Ordinance for Supplemental Appropriations for Confluence Center of Colorado - Continued to April 2, 2025
 - ii. Ordinance for Supplemental Appropriation for the Materials Recovery Facility Continued to April 16, 2025

4. Procurements

- a. Contract Approval for Chip Seal Road Oil – 2025

4. Resolutions

- a. A Resolution Issuing a Revocable Permit within 185.6 square feet of the South 7th Street Right-of-Way for a Building Encroachment at 811 South 7th Street

Councilmember Stout moved to adopt Consent Agenda Items 1 through 5, seconded by Council President Pro Tem Reitz. Motion carried by a unanimous voice vote.

REGULAR AGENDA

6.a. Council Discussion and Possible Direction Regarding 448 Bookcliff/Group Living Facilities

This item was introduced at the direction of four Councilmembers and is intended to facilitate discussion and possible direction from the City Council regarding 448 Bookcliff/Group Living Facilities.

Councilmember Kennedy recused himself from this item. After some discussion with City Attorney John Shaver, he left the auditorium.

City Attorney John Shaver and Community Development Director/Interim City Manager Tamra Allen were available to answer questions from Council. They referenced Colorado House Bill 24-1007 (The Home Act), which limits the City's ability to regulate the number of unrelated individuals living in a single home. This has implications for zoning and how group living facilities are managed under the City's Municipal Code (Title 21). Staff has been reviewing options for regulating group living facilities under health and safety standards still allowed by law. Any changes to regulations would go through the Planning Commission before coming to Council.

Council President Herman stated the item was added to the agenda by a majority of Council, not by the agenda committee, and emphasized the discussion should remain focused on the policy implications of the new legislation.

There was discussion regarding how the line between residential and business uses can be blurry, especially with group living facilities. Much depends on how the property is used and perceived.

Council took a short break at 6:32 p.m.

The meeting resumed at 6:43 p.m.

Discussion continued regarding the City's limited regulatory power due to how the HOME Act is written, especially regarding health and safety standards.

The public comment was opened at 6:56 p.m.

Public comments were heard from Victoria Patsantaras, Karen Cordova, Katherine Zeck, Kelley Turner, Kerry Dunn, Carrie Shahbahrami, John Williams, Amy Agapito, Thane Depuey, Thomas Copp, Renee Grizer, Diane Schwenke, Hollis Kermens, and Brent Jacobson.

The public comment closed at 7:31 p.m.

Key points of closing discussion included the need for better public outreach, notification, and transparency in future facility placements. Council emphasized the need to distinguish policy decisions (their role) from operational matters (staff's role). There was agreement to refer specific concerns about 448 Bookcliff to city staff for further investigation and support for agendaing a future workshop to dive deeper into long-term solutions.

Council took a short break at 7:53 p.m.

The meeting resumed at 8:02 p.m.

5.a.i. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Residential Single-Family Attached Dwellings in Mixed-Use Zone Districts, Residential Attached and Multifamily Design Standards, and Definitions Related to Residential Uses

When the Zoning and Development Code (ZDC) was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff have identified several items that were amended, which inadvertently conflict with standard practice, have challenges with the implementation of new practice, or could use additional clarification. In addition, in the general course of usage of the Zoning & Development Code, certain items have come to light that also necessitate amendments to create additional clarity within the document. These revisions are of a similar nature and scope to those associated with the adoption of the 2023 Zoning & Development Code.

Community Development Planning Supervisor Niki Galehouse presented this item and was available to answer questions from the Council.

The public hearing was opened at 8:07 p.m.

Public comments were heard from Katie Davis and Diane Schwenke.

The public hearing closed at 8:11 p.m.

Councilmember Stout moved, and Councilmember Kennedy seconded, to adopt Ordinance No. 5252, an ordinance to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code regarding Residential Single-Family Attached Dwellings in Mixed-Use Zone Districts, Residential Attached and Multifamily Design Standards, and Definitions Related to Residential Uses on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by roll call vote.

8. Non-Scheduled Comments

Non-scheduled comments were heard from Hollis Kermens and Thomas Copp.

9. Other Business

There was none.

10. Adjournment

The meeting adjourned at 8:17 p.m.

Selestina Sandoval, MMC
City Clerk

