

## GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

### June 16, 2025

**Meeting Convened:** 5:30 p.m. The meeting was in-person at the Fire Department Training Room, 625 Ute Avenue, and live-streamed via GoTo Webinar.

**City Councilmembers Present:** Councilmembers Scott Beilfuss, Laurel Cole, Cody Kennedy, Jason Nguyen, Anna Stout, and Ben Van Dyke. Councilmember Robert Ballard was absent.

**Staff present:** City Manager Mike Bennett, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Interim Fire Chief Gus Henricks, Fire Marshal Steve Kollar, Chief Financial Officer Jay Valentine, General Services Manager Kyle Coltrinari, Community Development Director Tamra Allen, Planning Manager Niki Galehouse, Deputy City Clerk Misty Williams, and City Clerk Selestina Sandoval.

#### 1. Discussion Topics

- a. **An Update on the Proposed Adoption of New Building and Construction Codes. The codes under consideration are: The 2024 Editions of the International Building, Residential, Mechanical, Existing Building and 2021 Energy Conservation. Also under consideration are the National Electric Code, International Plumbing, Fuel Gas as adopted by the State of Colorado, Model Electric Ready and Solar Ready Code**

The City has historically reviewed and adopted various current building codes every six years. Mesa County adopted the proposed codes referenced as the subject of this topic earlier this year, eight codes in all, but the effective date for the enforcement of those codes is September 1, 2025. The City contracts with Mesa County for the Mesa County Building Department to act as the City's Building Department. The City has agreed as a part of the contract that the City will have the same regulations in place as the County regarding the building codes for efficiency's sake. The City last adopted the 2018 editions in January 2019. Due to requirements of changes in state law, the City did adopt the 2018 Energy Conservation Code in 2023 and is now considering the 2021 Energy Conservation Code. The proposed ordinance will provide for the adoption of the current editions, which is necessary to keep up with more modern construction methods, materials, techniques, and state requirements. The codes under consideration are: The 2024 Code Editions of the International Building, Residential, Mechanical, Existing Building, and 2021 Energy Conservation. Also under consideration are the National Electric Code, International Plumbing, Fuel Gas as adopted by the State of Colorado, Model Electric Ready, and Solar Ready Code.

Key points included:

- The importance of the City aligning with Mesa County's adoption of the 2024 editions of the International Codes (Building, Residential, Mechanical, etc.), plus the 2021 Energy Conservation Code.

- Mesa County had already adopted these codes; Grand Junction traditionally mirrors the County's adoption.
- These updates maintain regional consistency and improve administrative efficiency.

#### **b. Update on Changes to the 2024 International Fire Code to Include Highlights and Amendments of Interest**

The City will transition from the International Fire Code (IFC) 2018 edition to the IFC 2024 edition as part of a greater county-wide jurisdictional effort to move to the 2024 International Code Council (ICC) Series, which includes the International Building Code, International Residential Code, International Mechanical Code, etc. The IFC 2024 edition contains updates and amendments that include construction requirements for existing buildings, fire department access to shared driveways, liquefied petroleum gas use and permitting, and the addition of new chapters to provide direction for the use of storage systems for powered micromobility devices and trash collection in apartments.

Presented by Fire Marshal Steve Kollar and Interim Fire Chief Gus Hendricks, highlights of the 2024 International Fire Code changes include:

- Outdoor Burning Regulations: No proposed changes; existing City rules have been effective and were pioneering.
- Chapter 11 – Retrofit Requirements: Key focus on retrofitting older buildings for greater safety (e.g., bars, high-rises, hotels/apartments) with:
  - Fire alarms and sprinkler systems
  - Structural fire safety improvements (e.g., stairwells, elevator shafts)
  - Collaboration between the fire department and building officials required for enforcement
- Fire Department Access: Minor updates to loop lanes and driveway standards to align with recent Land Development Code amendments.
- Chapter 61 - LP Gas Regulations:
  - Clarified permit thresholds and prohibited unsafe installation practices
  - Proposed 300-ft limit from existing natural gas utilities before LP tanks are allowed
- New Code Sections:
  - Micro-mobility Devices and Battery Storage (ESS) in residential zones (R-3/R-4)
  - Valet Trash/Recycle Structures in apartment complexes must be sprinklered

#### **c. Parking Overview**

The City's parking system faces several challenges. Rising demand has increased pressure on available spaces, with peak occupancy growing despite added supply. The system is projected to reach capacity by 2030, requiring expansion planning by 2027. Financially, the Parking Fund operates with narrow margins, limiting its ability to build reserves that do not align with future needs. This ongoing strain has been intensified by recent operational and legal limitations affecting enforcement effectiveness and space availability. These challenges have

contributed to decreased revenue and reduced turnover, underscoring the importance of strategic planning moving forward.

This item was presented by Chief Financial Officer Jay Valentine and General Services Manager Kyle Coltrinari.

Key points included:

- Total Managed Spaces: 1,284 (includes on-street, surface lots, and garage)
- Revenue Sources: Meter fees, permits, fines
- Recent Modernization: \$535K system upgrade to smart meters (solar-powered, credit card-enabled)
- Enforcement Limitations: Difficulty tracking 2-hour zones due to a court ruling banning tire chalking
- Revenue Decline: Due to loss of high-demand spaces (e.g., 73 metered spaces removed on 4th/5th Streets) and rollback of extended enforcement hours
- Garage Debt: Internal loan from General Fund matures in 2028; may need deferment
- Discussion over metering Main Street vs offering free parking on side lots (especially for employees and patrons)
- Consideration of employee safety (lighting, distance from lots)
- Engage the Downtown Development Authority (DDA) and business owners via survey and forums
- Explore data-driven, block-specific and type-of-business parking solutions
- Consider promotional approaches over permanent policy shifts

#### **d. Overview of Residential Occupancy Limitations related to the implementation of HB 24-1007**

In 2024, the State passed HB-24-1007 HOME (Harmonizing Occupancy Measures Equitably) Act with an effective date of July 1, 2024. The State has declared the number of people living together in a single dwelling cannot be limited based on a familial relationship, except in the very limited circumstance stated in the law. The State has said this is “mixed concern” and as such, the City cannot limit the number of people living in a single dwelling based on the familial relationship. While the City has not been enforcing these standards, this Ordinance brings the City's Zoning & Development Code into compliance with State law.

This was presented by Community Development Director Tamra Allen and Planning Manager Niki Galehouse. Mayor Kennedy recused himself from participating in this discussion.

Key points included:

- City proposes to:

- Remove “family” definition (e.g., max 4 unrelated persons) from city code and replace “family” with “household” or “dwelling unit”
- Implement a moratorium on the enforcement of group living provisions due to legal uncertainties
- Remove application requirements for group living facilities until clearer health/safety standards or state rules emerge
- Council Discussion:
  - Concerns over neighborhood impacts of large group homes (e.g., safety, supervision, licensing)
  - Emphasis on transparency, notification, and tracking for such facilities
  - Agreement on the need for a pause (moratorium) but desire to explore regulations not based solely on occupancy count (e.g., services offered)
- Next Steps:
  - Staff to research policies from other municipalities
  - Consider engagement strategies to balance fair housing needs with community peace of mind
  - Potential for future code adjustments depending on 2025 legislative clarifications

## **2. City Council Communication**

There was none.

## **3. Next Workshop Topics**

City Manager Bennett summarized upcoming workshop topics.

## **4. Other Business**

There was none.

## **5. Adjournment**

There being no further business, the Workshop adjourned at 8:57 p.m.