

Grand Junction City Council
Minutes of the Regular Meeting
September 17, 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 17th day of September, at 5:32 p.m. Those present were Councilmembers Robert Ballard, Scott Beilfuss, Ben Van Dyke, Laurel Lutz (Cole), Jason Nguyen, Anna Stout, and Council President Cody Kennedy.

Also present were Deputy City Manager Kimberly Bullen, City Attorney John Shaver, Principal Planner Daniella Acosta Stine, Planning Manager Niki Galehouse, Housing Manager Ashley Chambers, Community Development Director Tamra Allen, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Proclamations

Proclaiming September as Hispanic Heritage Month in the City of Grand Junction

Councilmember Stout read the proclamation. Jorge Pantoja, Western Colorado Latino Chamber of Commerce, accepted the proclamation.

Appointments

To the Forestry Board

Councilmember Stout moved and Councilmember Ballard seconded to reappoint Kami Long and Joseph Chandler to the Forestry Board for full terms expiring November 30, 2028. Motion carried by a unanimous voice vote.

Public Comments

Public comments were heard from Matthew Payne, Brian (no last name indicated), Jason Bise, Thomas Copp.

City Manager Report

Deputy City Manager Kimberly Bullen did not have a report.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on Constitution Day, the Colorado Municipal League (CML) meeting in Silt, the day of action for tree preservation with local businesses, One River Front involvement with the Tour of the Moon, Latter-day Saints Temple tour, First Friday event information, AmeriCorps will be coming back to work on the train depot, unhoused challenges, truancy issues related to with transportation.

Councilmember Ballard reported on the Forestry Board reappointments, the day of action for tree preservation at Sherwood Park, and the “Meet You There” event with Council members on September 22, 2025.

Councilmember Van Dyke reported on the tour of the Grand Junction train depot, the Downtown Development Authority (DDA) approved a grant for \$250,000 for train depot roof, and the Constitution Day event at the library.

Councilmember Nguyen reported on Urban Trails Committee and the Horizon Drive Business Improvement District (BID).

Councilmember Stout reported on the Parks and Rec Advisory Board (PRAB) meeting and the Colorado Municipal League (CML) Executive Board.

Mayor Kennedy reported on the Grand Junction Regional Airport improvements, Grand Junction Economic Partners (GJEP) projects, Young Professionals network luncheon, St. Mary's Cancer Center ribbon cutting, the Hilltop Life Adjustment Residence meeting, the Latter-day Saints Temple tour, and Associated Governments of Northwest Colorado (AGNC).

CONSENT AGENDA

1. Approval of Minutes

- a. Minutes of September 3, 2025, Regular Meeting

2. Set Public Hearings

- a. Legislative

- i. Introduction of an Ordinance Concerning the Reinstatement and Extension of the Corridor Infill Incentive for the Landing on Horizon Project by APR Grand Junction 3, LLC and Setting a Hearing for October 1, 2025
- ii. Introduction of an Ordinance Authorizing the City Manager to Sign a Lease Agreement for approximately 3 acres of City Owned Property to Rural Homes for Affordable Housing, and Setting a Public Hearing on October 1, 2025
- iii. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Zone Districts and Dimensional Standards, Use Standards, Off-Street Parking, and Measurements and Definitions and Set a Public Hearing for October 1, 2025

And

Introduction of an Ordinance Amending Sections of the Transportation Engineering Design Standards (Title 29 of the Grand Junction Municipal Code) Regarding Alternative Street Sections and Standard Street Sections and Set a Public Hearing for October 1, 2025

3. Resolutions

- a. A Resolution of the Grand Junction City Council Amending Resolutions 44-89, 89-94, 21-09 and 28-12 Concerning the Grand Junction Arts Commission and the Bylaws of the Same
- b. A Resolution Authorizing the City Manager to Amend and Sign a Revised Funding Agreement for A Conditional Financial Commitment of \$938,464 For Phase One of Liberty Apartments Project by Aspire Residential, LLC—
MOVED TO THE REGULAR AGENDA

Councilmember Van Dyke moved and Councilmember Lutz (Cole) seconded to adopt Consent Agenda Item #1-3.a., absent Item #3.b. Motion carried by a unanimous voice vote.

REGULAR AGENDA

- 3.b. **A Resolution Authorizing the City Manager to Amend and Sign a Revised Funding Agreement for A Conditional Financial**

**Commitment of \$938,464 For Phase One of Liberty Apartments
Project by Aspire Residential, LLC– MOVED FROM THE CONSENT
AGENDA**

Community Development Director Tamra Allen and City Attorney John Shaver were available to answer questions from Council. Comments were heard from Councilmembers Van Dyke, Ballard, Beilfuss, Lutz (Cole) and Mayor Kennedy.

Councilmember Stout moved, and Councilmember Nguyen seconded to approve Consent Agenda Item 3.b. Motion carried by a voice vote of 6-0. Councilmember Ballard abstained.

**4.a.i. An Ordinance Rezoning a 4.33 Acre Property Located at 2426 G
Road to RM-12 (Residential Medium 12) (Continued from August 6,
2025)**

2426 G Road LLC, (Applicant) is requesting approximately 4.33 acres be rezoned from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12) to support the future development of medium-density residential housing. The property is within the Tier 1 Urban Growth Area and is designated as Residential Medium in the Comprehensive Plan. The proposed zoning is consistent with that designation and aligns with the City's goals to increase housing diversity and utilize existing infrastructure efficiently.

Principal Planner Daniella Acosta Stine presented the item. Jay Taylor, a representative from developer 2426 G Road, LLC, provided a brief introduction to the 2426, LLC organization and explained the development layout. He was available to answer questions from Council.

Comments were heard from Councilmember Stout.

Public comment opened at 6:39 pm.

There were no comments heard.

Public comment closed at 6:39 pm.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5270, an ordinance rezoning approx. 4.33 acres of property located at 2426 G Road from RL-4 (Residential Low-4) to RM-12 (Residential Medium-12) Zone District on final passage & order final publication in pamphlet form on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by roll call vote.

Council took a short break at 6:40 p.m.

The meeting resumed at 6:50 p.m.

5.a. A Resolution Repealing Resolution 97-22 and Adopting a Revised Expedited Review Policy For Affordable Housing Projects

In December 2022, the City adopted a policy to "expedite review" of any project that commits to the construction of at least 10 percent of the units as Affordable by committing to completing the first round of review within 30 days and following rounds within 15 days of a resubmittal. Since that time, the State has developed additional guidance that requires local governments to implement a 'fast-track' or 'expedited review' process, which results in a final decision within 90 days of a complete application for qualifying housing developments that have 50% or more units as affordable. This must be demonstrated by December 31, 2026, in order to remain eligible for future Proposition 123 funding. The proposed resolution reiterates the City's commitment to expedite review in order to remain in compliance with Proposition 123 requirements.

Councilmember Lutz (Cole) moved, and Councilmember Nguyen seconded to adopt Resolution No. 60-25, a resolution repealing Resolution 97-22, and adopting a revised expedited review policy for affordable housing projects. The motion carried by a unanimous voice vote.

5.b. A Resolution Authorizing the City Manager to Sign a Letter of Intent for Rural Homes to Purchase Lot TBD-3 of Approximately 1.245 acres and TBD-7 of approximately 2.03 acres of property located West of 28-1/4 Road, North of Grand Ave and South of Gunnison Ave

A Letter of Intent (LOI) has been prepared with Rural Homes for the conveyance of two lots totaling +/- 3 acres within the City-owned Salt Flats property for development of approximately 48 deed-restricted, for-sale homes serving households at or below 100% AMI. This LOI represents establishes terms for Rural Homes' reduced-price purchase of \$0, contingent on subdivision and securing Proposition 123/other financing; the project utilizes a volumetric metric partnership with Fading West and will further split lots and utilize a fee-simple homeownership model with deed restrictions (no HOA) to reduce monthly costs and support long-term affordability.

Councilmember Nguyen moved, and Councilmember Lutz (Cole) seconded to adopt Resolution No. 61-25, a resolution authorizing the City Manager to sign a Letter of Intent for Rural Homes, LLC to purchase lot TBD-3 of approximately 1.245 ac. and TBD-7 of approximately 2.03 ac. of property located West of 28-1/4 Rd for affordable homeowner development. The motion carried by a unanimous voice vote.

5.c. A Resolution Authorizing the City Manager to Sign a Letter of Intent for Vertikal to Purchase Lot TBD-2 of Approximately +/- .82 acres, TBD-4 of approximately +/-1.51 acres, and TBD-5 of +/-1.09 acres of property located West of 28-1/4 Road, North of Grand Ave and South of Gunnison Ave

A Letter of Intent (LOI) has been prepared with Vertikal for the conveyance of lots totaling approximately +/- 3.42 acres within the City-owned Salt Flats property to support the development of a mixed-income, for-sale housing project. Vertikal's phase is anticipated to include approximately 21 deed-restricted homes serving households at or below 100% AMI, alongside additional attainable and market-rate units. This LOI establishes site control and terms for Vertikal's reduced-price purchase of \$100, contingent on subdivision approval and securing Proposition 123 or other financing.

Housing Manager Ashley Chambers presented this item and was available to answer questions from Council, as well as Community Development Director Tamra Allen.

Comments were heard from Councilmembers Van Dyke, Stout, Beilfuss and Ballard, and Mayor Kennedy.

Councilmember Lutz (Cole) moved, and Councilmember Nguyen seconded to adopt Resolution 62-25, a resolution authorizing the City Manager to sign a Letter of Intent for Vertikal to purchase Lot TBD-2 (~0.82 acres), TBD-4 of approximately ~1.51 acres), and TBD-5 of (~1.09 acres) within the city-owned Salt Flats Property, located West of 28-1/4 Road, North of Grand Ave and South of Gunnison Ave for affordable, attainable & mixed-income for-sale housing development. The motion carried by a voice vote of 6-0. Councilmember Van Dyke abstained.

6. Non-Schedule Comments

Comment was heard from Tim (no last name indicated).

7. Other Business

There was no other business to be discussed.

8. Adjournment

The meeting adjourned at 7:32 p.m.

Selestina Sandoval, MMC

City Clerk

