

**Grand Junction City Council**  
**Minutes of the Regular Meeting**  
**February 4, 2026**

**Call to Order, Pledge of Allegiance, Moment of Silence**

The City Council of the City of Grand Junction convened into regular session on the 4<sup>th</sup> day of February, at 5:31 p.m. Those present were Councilmembers Robert Ballard, Scott Beilfuss, Laurel Lutz, Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Cody Kennedy.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Police Chief Matt Smith, Principal Planner Tim Lehrbach, Principal Planner Daniella Acosta Stine, Planning Manager Thomas Lloyd, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

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

**Appointments**

**To the Grand Junction Housing Authority Board**

Councilmember Van Dyke moved, and Councilmember Stout seconded to appoint Jennifer Landini to the Grand Junction Housing Authority Board for a partial term expiring October 31, 2028. Motion carried by a unanimous voice vote.

**Public Comments**

Public comments were heard from Noreen Alexander, Maria Shawcroft, and David Lord.

**City Manager Report**

City Manager Mike Bennett had no report.

**Boards and Commission Liaison Reports**

Councilmember Beilfuss reported on the Business Incubator Center, and the Riverview Technology Corporation.

Councilmember Lutz gave an update regarding the Commission on Arts and Culture.

Councilmember Stout reported on the Parks and Recreation Advisory Board, and Colorado Municipal League (CML).

Council President Kennedy reported on the Museums of Western Colorado.

## **CONSENT AGENDA**

### **1. Approval of Minutes**

- a. Summary of the January 26, 2026 Workshop
- b. Minutes of the January 21, 2026 Regular Meeting

### **2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance Amending Section 21.08.020 of the Zoning and Development Code Regarding Bicycle Storage and Parking and Setting a Public Hearing for February 18, 2026 – **Moved to the Regular Agenda**
  - ii. Introduction of an Ordinance Amending Section 21.05.020 of the Zoning and Development Code Regarding Pedestrian Access and Setting a Public Hearing for February 18, 2026 – **Moved to the Regular Agenda**
- b. Quasi-judicial
  - i. Introduction of an Ordinance to Rezone a Total of 3.60 Acres from MU-1 (Mixed-Use Neighborhood) and RM-12 (Residential Medium 12) to MU-2 (Mixed -Use Light Commercial), Located at the Northeast Corner of the Intersection of Patterson Road and 29 Road and Setting a Public Hearing for February 18, 2026
  - ii. Introduction of an Ordinance Zoning the Ricciardella Annexation to RM-8 (Residential Medium 8), Located at 2716 B 1/4 Road, and Setting a Hearing for March 18, 2026
  - iii. A Resolution Amending Resolution 69-25 Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Ricciardella Annexation of 7.37 Acres, Located at 2716 B 1/4 Road, and Setting a Public Hearing for March 18, 2026

### **3. Agreements**

- a. Pecos League User Agreement at Lincoln Park Stadium Summer 2026

### **4. Procurements**

- a. Authorize a Sole Source Contract to Garney Construction to replace the 26-year-old Tow-Bro Circular Clarifier Assembly in Final Clarifier #4 at the Persigo Wastewater Treatment Plant
- b. Approval of the Sole Source Award to Taylor Fence to Replace the Lift Gates at the Public Safety Campus
- c. Authorize a Sole Source Contract to Garney Construction for replacing the suction and discharge piping on the large wastewater pumps in the Raw Sewage Pump Building at the Persigo Wastewater Treatment Plant

### **5. Resolutions**

- a. A Resolution Issuing a Revocable Permit Within 263 Square Feet of the 20' Alley in Block 126 of the City of Grand Junction Plat for a Sky Bridge Airspace Encroachment at 230 S 5th St
- b. A Resolution Issuing a Revocable Permit Within 80 Square Feet of the 20' Alley in Block 126 of the City of Grand Junction Plat for a Sanitary Sewer Line at 230 S 5th St
- c. A Resolution Issuing a Revocable Permit Within 81 Square Feet of the 20' Alley in Block 126 of the City of Grand Junction Plat for a Storm Sewer Line at 230 S 5th St
- d. A Resolution Amending Resolution 69-25 to Correct a Clerical Error in the Property Address
- e. A Resolution of Support for Federal Legislation to Reauthorize Funding for the Department of Energy Grand Junction Uranium Disposal Site

Councilmember Ballard moved, and Councilmember Lutz seconded to adopt Consent Agenda Item #1-5, excluding items 2.a.i and 2.a.ii. Motion carried by a unanimous voice vote.

## **REGULAR AGENDA**

### **2.a.i. Introduction of an Ordinance Amending Section 21.08.020 of the Zoning and Development Code Regarding Bicycle Storage and Parking and Setting a Public Hearing for February 18, 2026**

The HACTF recommends amendments to §21.08.020 (Bicycle Parking and Storage) intended to reduce development costs and increase site design flexibility. The proposal would substantially reduce bicycle parking requirements and remove several location and design standards.

The HACTF recommendation would revise Table 21.08-5 to eliminate all long-term bicycle parking requirements and remove minimum bicycle parking requirements for multi-unit dwelling, industrial, and “all other nonresidential” uses. Short-term bicycle parking requirements would remain only for nonresidential categories, including food and beverage, recreation and entertainment, retail, and office uses. The proposal also removes multiple prescriptive bicycle parking standards, including requirements related to proximity to building entrances, access from the street, motor-vehicle protection, weather coverage, enclosure and security for long-term bicycle parking, cargo bicycle accommodations, aisle widths, rack anchoring, and rack design specifications. Overall, the HACTF recommendation retains limited short-term bicycle parking requirements for certain higher activity uses while eliminating long-term bicycle parking requirements and significantly reducing bicycle parking standards for other development types.

Staff supports the goal of reducing unnecessary regulatory burden and agrees that certain bicycle parking requirements can be disproportionate for low-demand uses or constrained sites. However, staff finds that the HACTF recommendation, as proposed, would remove bicycle parking standards more broadly than necessary and eliminate baseline multimodal access expectations for residential and customer-facing development. As an alternative to the HACTF recommendation, staff proposes targeted amendments to Bicycle Parking and Storage that retain bicycle parking as a development standard while simplifying requirements and improving flexibility. The staff-prepared amendment revises Table 21.08-5 to establish clear, proportional minimum bicycle parking requirements for residential and nonresidential development. The proposal retains both short-term and long-term bicycle parking requirements, scaled by unit counts for multi-unit residential uses and gross floor area for non-residential uses, including office uses where bicycle parking supports employee commuting and customer-facing uses where short-term bicycle access is most likely. Overall, the staff-prepared alternative balances the goal of reducing regulatory burden with the need to maintain baseline multimodal access standards, ensuring bicycle parking requirements remain clear, enforceable, and appropriately scaled to development intensity.

During final preparation of the staff alternative ordinance language for §21.08.020, staff identified an error in the long-term bicycle parking ratio that was carried forward into the draft. The ratio as written does not reflect staff's intended approach and would result in a higher long-term bicycle parking requirement than anticipated. Staff's intent with the staff alternative was not to increase long-term bicycle parking requirements beyond those produced under the existing bedroom-based standard, but to simplify the requirement into a clearer unit-based ratio while maintaining comparable outcomes. To verify the appropriate correction, staff conducted a case study (see Exhibit 4) using three recent multi-family developments to compare the number of long-term bicycle parking spaces required under: the existing Code requirement, the ratio incorrectly included in the draft, and the corrected staff alternative ratio. This review confirmed that the draft ratio in the staff-alternative (.15 parking spaces per unit) would generate higher parking counts than the existing Code, which was not the intent. A ratio (.08 spaces per unit) produces results that are more consistent with current requirements. Accordingly, staff is presenting this ratio as a correction to the Staff-Alternative for City Council consideration.

City Manager Bennett was available to answer questions from Council.

Councilmember VanDyke moved, and Councilmember Lutz seconded to table Consent Agenda Item 2.a.i. indefinitely. Motion carried by a unanimous voice vote.

**2.a.ii. Introduction of an Ordinance Amending Section 21.05.020 of the Zoning and Development Code Regarding Pedestrian Access and Setting a Public Hearing for February 18, 2026**

The Housing Affordability Committee Task Force (HACTF) recommends amendments to §21.05.020(e)(8) of the Pedestrian Access requirement intended to reduce development costs and increase site design flexibility. The proposal would change pedestrian access requirements and remove design standards for pedestrian access requirements. The HACTF recommendation proposed revisions to §21.05.020(e)(8) to require pedestrian access only for "non-industrial zoned" development (exclusive of single-unit detached or duplex dwellings). Further, it proposes to eliminate language regarding the design and location of sidewalks and also make the requirement a four-foot instead of a six-foot wide connection. In addition, the recommendation proposes removing more prescriptive design requirements for pedestrian connections as well as crossings that are not able to meet the pedestrian connection requirement between the principal building and the public street.

Overall, the HACTF recommendation retains limited pedestrian connection requirements for non-industrial properties. Staff supports the goal of providing more flexibility in the way the design and location of pedestrian connection to and through a

site. However, staff found that the HACTF recommendation, as proposed, removes standards too broadly and could be done in a more efficient and succinct way while still implementing key elements of the HACTF recommendation. Staff also identified opportunities to revise the code language to remove subjectivity. As an alternative to the HACTF recommendation, staff proposes targeted amendments to Pedestrian Connections that reformat and simplify the requirements, remove subjective language, and increasing opportunities for design flexibility. Of note, at the Planning Commission meeting on January 13th, 2026, representatives from the HACTF committee expressed support of staff's recommended alternative.

Subsequent to the Planning Commission hearing, staff reviewed the proposed text amendment and is recommending an additional edit to the draft ordinance. This edit clarifies (and adds) an exemption for Industrial Uses in addition to projects within Industrial Zone Districts. The Industrial Use category includes specific uses such as mini-warehouses (mini-storage), outdoor storage, light industrial, mining and extraction, etc. Staff believes this more clearly aligns with the intent of the HACTF, though not consistent with their formal Recommendation Form.

City Manager Bennett was available to answer questions from Council.

Councilmember VanDyke moved, and Councilmember Lutz seconded to table Consent Agenda Item 2.a.ii. indefinitely. Motion carried by a unanimous voice vote.

**6.a.i. An Ordinance Amending Sections of the Zoning and Development Code and 24 Road Corridor Design Standards (Title 21 and Title 25 of Grand Junction Municipal Code) Regarding Planned Development, Mixed-Use Downtown District Specific Standards, Short-Term Rentals, Accessory Uses and Structures, Shared Driveways, ROW Dedication, Multi-Unit Design Standards, Access to Public Streets, and Service and Storage Areas in the 24 Road Corridor**

In the course of regular review of Volume II Development Regulations of the Grand Junction Municipal Code, staff has identified items within the Zoning and Development Code (Title 21) and the 24 Road Corridor Design Standards (Title 25) that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification. A draft version of the ordinance was presented to the Planning Commission. A revision to Section 21.09.060 concerning Open and Undeveloped Spaces was remanded to staff for further revision and is not included in the proposed ordinance.

Principal Planner Tim Lehrbach gave a presentation and was available to answer questions from Council.

Comments were heard from Councilmember Beilfuss.

The public hearing opened at 6:02 p.m.

No comments were heard.

The public hearing closed at 6:02 p.m.

There were no further comments heard from Council.

Councilmember Nguyen moved, and Councilmember Ballard seconded to adopt Ordinance No. 5304, an ordinance amending sections of the Zoning and Development Code and 24 Road Corridor Design Standards (Title 21 and Title 25 of Grand Junction Municipal Code) regarding Planned Development, Mixed-Use Downtown District Specific Standards, Short-Term Rentals, Accessory Uses and Structures, Shared Driveways, Multi-Unit Design Standards, Access to Public Streets, and Service and Storage Areas in the 24 Road Corridor, on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

**6.a.ii. An Ordinance to Extend the Prohibition on the Establishment of any New or Relocation of Existing Gaming Arcades or Gaming Uses within the City of Grand Junction**

By and with Ordinance 5125, the City Council adopted a moratorium disallowing the operation of skilled gaming businesses in the City. Since the adoption of that Ordinance, the Grand Junction Police Department (GJPD) has investigated numerous complaints involving a number of skilled gaming businesses that were engaged, or alleged to be engaged, in illegal activities while the business(es) contended that they were lawful. The GJPD's investigations resulted in many criminal cases being filed with multiple convictions. The criminal process resulted in multiple convictions for operation of gambling premises under state law. This Ordinance serves to extend the moratorium for an additional year as certain lawsuits proceed in order to better inform the City's response to this issue.

Interim City Attorney Jeremiah Boies and Chief Smith gave a brief overview and were available to answer questions from Council.

The public hearing opened at 6:08 p.m.

Comments were heard from Noreen Alexander

The public hearing closed at 6:10 p.m.

There were no further comments heard from Council.

Councilmember VanDyke moved, and Councilmember Lutz seconded to adopt Ordinance No. 5305, an ordinance to extend the prohibition of any new or relocation of existing Gaming Arcades or Gaming Uses within the City of Grand Junction on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

**6.b.i. An Ordinance Amending the Comprehensive Plan from Residential High to Mixed Use for 3.72 Acres Located at 377 29 Road and 379 29 Road**

The Property Owner, Sunshine of Delta, Inc. requested a Comprehensive Plan Amendment from the Residential High land use designation to the Mixed-Use designation for properties located at 377 and 379 29 Road on 3.72 acres. This request is accompanied by a subsequent rezone request of the same 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2). The subject properties are currently vacant.

Planning Manager Thomas Lloyd and applicant Sparky Moyer gave a presentation and were available to answer questions from Council.

Comments were heard from Councilmember Ballard and Councilmember Stout.

The public hearing opened at 6:22 p.m.

No comments were heard.

The public hearing closed at 6:22 p.m.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5306, an ordinance amending the Comprehensive Plan from Residential High to Mixed Use for property located at 377 and 379 29 Road on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

**6.b.ii. An Ordinance Rezoning 3.72 Acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) located at 377 and 379 29 Road**

The Property Owner, Sunshine of Delta, Inc. requested a rezone of approximately 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) located at 377 and 379 29 Road. This application is accompanied by a request for a

Comprehensive Plan Amendment from Residential High to Mixed Use. The subject properties are vacant.

Planning Manager Thomas Lloyd gave a presentation and was available to answer questions from Council.

Comments were heard from Councilmember Stout.

The public hearing opened at 6:34 p.m.

There were no public comments.

The public hearing closed at 6:34 p.m.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5307, an ordinance rezoning a total of 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) located at 377 and 379 29 Road on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

Council took a short break at 6:35 p.m.

Council resumed at 6:45 p.m.

**6.b.iii. An Ordinance Zoning the Morelli Annexation to Mixed-Use Light Commercial (MU-2), 2.56 Acres Located on Unaddressed Property Between 3105 E 1/2 Road and 3112 I-70B, Parcel Number 2943-103-00-101**

The applicants, Morelli Family Trust, U/A dated October 21, 2022 and Carla Morelli-Saurdiff, requested a zone of annexation to Mixed-Use Light Commercial (MU-2). The approximately 2.56 acres consists of one parcel of land located between 3105 E ½ Road and 3112 I-70B. The subject property is vacant. The zone district of MU-2 is consistent with the Commercial land use category of the Comprehensive Plan. The request for annexation was approved by City Council on January 21, 2026.

Principal Planner Tim Lehrbach gave a presentation and was available to answer questions from Council.

Comments were heard from Councilmember Stout.

The public hearing opened at 6:51 p.m.

There were no public comments.

The public hearing closed at 6:51 p.m.

Councilmember Nguyen moved, and Councilmember Stout seconded to adopt Ordinance No. 5308, an ordinance zoning the Morelli Annexation, 2.56 Acres located on unaddressed property between 3105 E ½ Road and 3112 I-70B – Parcel No. 2943-103-00-101, to Mixed-Use Light Commercial (MU-2) zone district on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

**7.a. A Resolution Authorizing City-Owned Land to be Incorporated into the Proposed Camelback Gardens Planned Development and Outline Development Plan**

The Camelback Gardens Planned Development (PD) and related Outline Development Plan (ODP) has been evaluated with the inclusion of approximately 15 acres of adjacent, now City-owned open space, previously dedicated by the applicants, as part of the overall planned development framework. With this open space included in the calculation, the project can achieve an overall density of approximately 3.6 dwelling units per acre, consistent with the Residential Low designation in the 2020 Comprehensive Plan. The proposed resolution provides city authorization to include the city-owned property within the boundary of the Planned Development. Absent this authorization, the project would need to reduce the proposed unit count by 34 units, from 90 to 56 units, to comply with density requirements. Incorporation of the city-owned land in the Planned Development would not affect the ownership, use, or function of the City's open space property.

Principal Planner Daniella Acosta Stine gave a presentation and was available to answer questions from Council.

Comments were heard from Councilmember Stout.

Councilmember Stout moved, and Councilmember Ballard seconded to adopt Resolution No. 13-26, a resolution approving the inclusion of approximately 15 acres of adjacent City-owned open space within the Camelback Gardens Planned Development and Outline Development Plan boundary. Motion carried by a unanimous voice vote.

**7.b. A Resolution of the City Council of the City of Grand Junction, Colorado, Excusing Councilmember Ballard From Certain Absences During Military Deployment and Authorizing Remote Participation**

At the City Council's regular meeting on January 21, 2026, Councilmember Ballard advised Council that he will be deployed in connection with his duties as a member of the Army National Guard. This resolution is submitted for Council's consideration

pursuant to Section 37 of the Grand Junction Charter to excuse Councilmember Ballard's absences and to authorize his remote participation in Council meetings during such deployment.

Councilmember Ballard recused himself and left the auditorium for this item at 7:13 p.m.

Interim City Attorney Jeremiah Boies and City Manager Mike Bennett gave a presentation were available to answer questions from Council.

Comments were heard from all Councilmembers and Council President.

Councilmember Lutz moved, and Councilmember Nguyen seconded to postpone this item indefinitely and discuss it further at a workshop. The motion carried 6-0 by a unanimous voice vote.

#### **7. Non-Scheduled Comments**

Comments were heard Chris Mackaney.

#### **8. Other Business**

Councilmember Stout reminded everyone that she would be unavailable Sunday-Thursday to attend a conference and Council President Kennedy gave an update that he and Councilmember Lutz met with Jeff Hurd to discuss the federal transportation dollars and the airport.

#### **9. Adjournment**

The meeting adjourned at 8:06 p.m.

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Selestina Sandoval, MMC

City Clerk

