

Grand Junction City Council
Minutes of the Regular Meeting
March 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 4th day of March, at 5:30 p.m. Those present were Scott Beilfuss, Laurel Lutz (virtual), Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Cody Kennedy. Councilmember Robert Ballard was absent.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Parks and Recreation Director Ken Sherbenou, Utilities Director Randi Kim, Chief Financial Officer Jay Valentine, Planning Manager Thomas Lloyd, Principal Planner Tim Lehrbach, 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.

Presentations

Regional Transportation Planning Office Update

Mesa County Regional Transportation Director Dana Brosig and Mesa County Senior Transportation Planner Rachel Peterson provided an overview of the RTPO, summarized recent transportation safety trends, and highlighted progress made in implementing the Mesa County Safety Action Plan through a multidisciplinary task force, and were available for questions from Council.

Public Comments

Public comments were heard from Raquel Sienna, Stephanie Deadwong, Matt Barshar and Cindy Ficklin.

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 Historic Preservation Board.

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

Councilmember Stout reported on two legislative items for the Colorado Municipal League (CML), which were the Home Act and Vacancy Property Tax.

Council President Kennedy reported on the Grand Junction Regional Airport Authority.

CONSENT AGENDA

1. Approval of Minutes

- a. Minutes of the February 18, 2026 Regular Meeting
- b. Minutes of the February 18, 2026 Special Meeting Executive Session

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Adopting the Wildland Urban Interface Code and Setting a Public Hearing for March 18, 2026
- b. Quasi-judicial
 - i. Introduction of an Ordinance to Rezone Approximately 1.75 acres from Commercial General (CG) lying within the Greater Downtown Commercial Overlay and Industrial Light (I-1) parcels to Mixed-Use Light Commercial (MU-2) Including Lots 1 - 16, and Lots 23 – 32 all within Block 10 of the Amended Plat of Benton Canon's First Subdivision Less Those Portions Conveyed to the City of Grand Junction. The parcels are Addressed as 711, 717, 721, 739, 741, and 761 Noland Avenue; 706 Kimball Avenue; 1122 S. 7th Street; Along with Parcels Numbered 2945-231-16-004, 2945-231-16-008, 2945-231-16-031, and 2945-231-16-021 and Setting a Public Hearing for March 18, 2026
 - ii. Introduction of an Ordinance to Rezone Approximately 12.89 Acres from RM-8 (Residential Medium 8) to RM-12 (Residential Medium 12), Located at 370 and 374 29 Road and Setting a Public Hearing for March 18, 2026

3. Continue Public Hearings

- a. Quasi-judicial

- i. Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a 25.36 Acre Parcels Located in Sections 17 and 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa Being All That Land Within Camelback Gardens Boundary Line Adjustment Same As Recorded at Reception Number 3148907, Portions of the District Open Space Shown On The Following Four (4) Subdivision Plats 1) The Ridges Filing No. Six Same As Recorded At Reception Number 1259706, 2) Cobblestone Ridges Same As Recorded At Reception Number 1778367, 3) Cobblestone Ridges Phase 2 Same As recorded At Reception Number 1778368 and 4) Cobblestone Ridges Phase 2 Replat Same As Recorded At Reception Number 1789624 Said District Open Space Also Known As Mesa County Parcel Number 2945-202-17-020 And Tract A Public Open Space Dedicated On Said Cobblestone Ridges Phase 2 Replat Also Known As Mesa County Parcel Number 2945-174-41-012 - ***Rescheduled to April 1, 2026***

4. Procurements

- a. Authorization of Construction Contract for Crosby Avenue Improvement Project

5. Resolutions

- a. A Resolution Vacating a Drainage Easement Segment Known as Orchard Mesa Drain I-1 for the City of Grand Junction located at 2651 Stacy Drive on a 7.10 acre parcel in a RH-24 district
- b. A Resolution Authorizing the City Manager to Execute a Funding Agreement with Housing Resources of Western Colorado for a \$400,000 Award for the Acquisition of Property to Help Eligible Households Achieve Homeownership Within the City Limits of Grand Junction

Councilmember Nguyen moved, and Councilmember Stout seconded to adopt Consent Agenda Item #1-5. Motion carried by a unanimous voice vote.

REGULAR AGENDA

6.a. A Resolution Authorizing the City Manager to Enter into the Lincoln Park Stadium Complex Ground Lease and Ralph Stocker Stadium Use/Operating Agreement with Colorado Mesa University

This is a Resolution of the City Council authorizing the City Manager to enter into the Lincoln Park Stadium Complex Ground Lease and Ralph Stocker Stadium Use/Operating Agreement with Colorado Mesa University. The agreement continues existing use of CMU at Stocker Stadium, with the addition of football practice, while preserving specific local historic uses, and leases ground for the construction at CMU's expense a Football Facility in between the stadium and Lincoln Park Barn, and lease of Lincoln Park Barn to CMU. In exchange, CMU increases their current fee of \$36,705 per year by an additional \$300,000 to the City, covering 50 percent of field replacement costs, and 80 percent of field maintenance.

City Manager Mike Bennett, and Colorado Mesa University President John Marshall, presented this item and were available to answer questions from Council with assistance from Chief Financial Officer Jay Valentine, and Parks and Recreation Director Ken Sherbenou.

Council took a short break at 6:53 p.m.

Council resumed at 7:00 p.m.

Comments were heard from Councilmembers Stout, Nguyen, Van Dyke, Beilfuss, Lutz and Council President Kennedy.

The public hearing opened at 7:28 p.m.

Comments were heard from Stephanie Deadwong, John Traylor, Mary Shawcroft, Florence Irene Shields, Bennett Beckenstein, Joe Zene, Elizabeth Rowen, Bruce Noble, Kayla Bower, Kate Hawthornes, Liu Aumavae, Peyton Wainright, Noah Gurd, Cole Hanson, Mark Williams, Tim Fry, Lori Buck, Christine Moore, Cole Mills Youngers, Philip Pe'a, Miles Kochevar, and Mike Foster

The public hearing closed at 8:21 p.m.

Comments were heard from Councilmembers Stout, Nguyen, Van Dyke, Lutz, and Council President Kennedy.

Councilmember Beilfuss moved to table the pending resolution concerning the Lincoln Park Barn for a period of 30 days to allow additional time for staff and community to

discuss clarifying matters related to public use, access in the future management barn facility. It shall be brought back to council for reconsideration following the 30 days with an updated report on community engagement.

Motion failed for lack of a second.

Councilmember Stout moved, and Councilmember Lutz seconded to adopt Resolution No. 23-26, a resolution authorizing the City Manager to enter into the Lincoln Park Stadium Complex Ground Lease and Ralph Stocker Stadium Use/Operating Agreement with Colorado Mesa University and to take all actions necessary to effectuate the agreement. Motion carried 5-1 by roll call vote, with Councilmember Beilfuss voting No.

Council took a short break at 9:12 p.m.

Council resumed at 9:23 p.m.

7.a.i. An Ordinance Regarding Water Enterprise Loan

The Utilities Department is planning on completing waterline replacement projects and a tank lining project in 2026. The total estimated cost for these projects is \$5 million. The Water Fund does not have sufficient reserves to cash-finance the project and will require debt issuance to fund the improvements. City staff has identified two potential debt funding pathways to fund the projects: 1) Colorado Water Resources and Power Development Authority State Revolving Fund (SRF) or 2) a privately placed commercial bank loan. Based on the analysis of both options below, Staff recommends that the City pursue a commercial bank loan, to ensure that all projects are funded and completed on the currently anticipated schedule.

Utilities Director Randi Kim gave a brief presentation and was available to answer questions from Council.

The public hearing opened at 9:29 p.m.

No comments were heard.

The public hearing closed at 9:29 p.m.

Comments heard from Councilmember Beilfuss and Councilmember Stout.

Councilmember Nguyen moved, and Councilmember Stout seconded to adopt Ordinance No. 5310, an ordinance approving the issuance of \$5,000,000 in Water Enterprise Loan, and to authorize execution of related documents, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

7.a.ii. An Ordinance Amending Section 21.05.020 of the Zoning and Development Code Regarding Pedestrian Access

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.

Planning Manager Thomas Lloyd gave a presentation and was available to answer questions from Council along with Housing Affordability Code Task Force member Mike Foster.

Comments were heard from Councilmember Nguyen and Council President Kennedy.

The public hearing opened at 9:40 p.m.

No comments were heard.

The public hearing closed at 9:40 p.m.

There were no further comments heard from Council.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5311, an ordinance amending Section 21.05.020 of the Zoning and Development Code Regarding Pedestrian Access on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

7.a.iii. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Right-of-way Dedication, Acceptable Plant Material, and Street Frontage Landscape

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) that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification.

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 9:49 p.m.

No comments were heard.

The public hearing closed at 9:49 p.m.

There were no further comments heard from Council.

Councilmember Nguyen moved, and Councilmember Van Dyke seconded to adopt Ordinance No. 5312, an ordinance amending sections of the Zoning and Development Code (Title 21 of Grand Junction Municipal Code) regarding Right-of-way Dedication, Acceptable Plant Material, and Street Frontage Landscape on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

8. Non-Scheduled Comments

No comments were heard.

9. Other Business

There was none.

10. Adjournment

The meeting adjourned at 9:52 p.m.

Selestina Sandoval, MMC

City Clerk

