

Grand Junction City Council
Minutes of the Regular Meeting
March 18, 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 18th day of March, at 5:30 p.m. Those present were Scott Beilfuss, Robert Ballard, Laurel Lutz, Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Cody Kennedy.

Also present were Deputy City Manager Kimberly Bullen, Interim City Attorney Jeremiah Boies, Engineering and Transportation Director Trent Prall, Fire Marshal Steve Kollar, Fire Chief Peter Skeris, Zoning Supervisor Jessica Johnsen, 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.

Proclamations

Proclaiming March 31, 2026 as César Chávez Day in the City of Grand Junction

The proclamation was withdrawn.

Proclaiming March 2026 as Brain Injury Awareness Month in the City of Grand Junction

Council President Kennedy read the proclamation. Assistant Director of Health Services Mallory Rodriguez accepted the proclamation.

Public Comments

Public comments were heard from Noreen Alexander, Dennis Simpson, Stephanie Dedduang, Theresa Cambron, and Larry Sipes.

City Manager Report

Deputy Manager (Acting City Manager) Kimberly Bullen had no report.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the upcoming car show fundraiser for Hilltop Brain Injury Services, scheduled for Saturday, March 21, 2026, from 1:00 to 4:00 p.m. He also

shared that he attended the People with Lived Experience event at Sunshine Community, as well as interviews for the Business Incubator Center and Urban Trails.

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

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the March 2, 2026 Workshop
- b. Minutes of the March 4, 2026 Regular Meeting
- c. Minutes of the March 4, 2026 Special Meeting Executive Session

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending the Water and Sewers Code Section 13.40 Graywater Control Program and Setting a Public Hearing for April 1, 2026
 - ii. 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 April 1, 2026 – **MOVED TO THE REGULAR AGENDA**
 - iii. Introduction of an Ordinance for Downtown Development Authority ("DDA") Supplemental Appropriation and Setting Public Hearing for April 1, 2026
- b. Quasi-judicial
 - i. Introduction of an Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed On A Total Of 25.36 Acres 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 Over A 17-Year Timeframe And Setting A Public Hearing for April 1, 2026 - **MOVED TO THE REGULAR AGENDA**

3. Agreements

- a. I-70 / 29 Road Interchange Memorandum of Understanding Between the City of Grand Junction and Mesa County for Final Design – **MOVED TO THE REGULAR AGENDA**

4. Procurements

- a. Authorization for I-70 and 29 Road Interchange and 29 Road Corridor Design Services Contract
- b. Authorization of Construction Contract for Street Maintenance — Neighborhood Repairs
- c. Authorization of Construction Contract for the SRTS - Hermosa Avenue Sidewalk Project
- d. Authorize Change Order #3 with JVA Engineering for the design of the Lake Road Lift Station Project

5. Resolutions

- a. A Resolution Vacating a Sewer Easement Located in Tracts J and K of the Chipeta Hollows Subdivision Filing 1 and the Adjacent Southern Parcel, No. 2943-294-00-154
- b. A Resolution Amending Master Intergovernmental Agreements with the Redlands 360 Metropolitan Districts No. 1 and No. 9 Regarding Construction and On-Going Maintenance of Improvements Associated with the Redlands 360 and Canyon Rim Developments

- c. A Resolution Authorizing Redlands Three Sixty, LLC Loan Agreement Extension and Amendment

6. Other Action Items

- a. A Request for 2026 Fireworks Displays at Suplizio Field

Councilmember Ballard moved, and Councilmember Lutz seconded to adopt Consent Agenda Item #1-6. Excluding items 2.a.ii., 2.b.i. and 3.a. Motion carried by a unanimous voice vote.

REGULAR AGENDA

2.a.ii 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 April 1, 2026

The Housing Affordability Code Task Force (HACTF) initially provided a recommendation to staff under a previous process where it showed the HACTF recommendation did not meet the criteria and staff's alternative met the criteria. This process, has changed with the HACTF and at the March 5, 2026 HACTF meeting, the HACTF requested this item be rescheduled for City Council consideration as originally submitted. Therefore, two separate recommendations were brought forward for City Council consideration.

The Planning Commission heard this request at a public hearing at its January 13, 2026, meeting. Following discussion, the Commission considered multiple motions related to the proposed amendments. All motions failed (3–2 and 3–2), and one motion did not receive a second. As a result, the Planning Commission does not forward a recommendation of approval or denial to the City Council. At the February 4, 2026 City Council meeting, the council tabled this item.

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.

Interim City Attorney Jeremiah Boies was available to answer questions from council.

Comments were heard from Councilmember Stout and Council President Kennedy.

Councilmember Ballard moved, and Councilmember Nguyen seconded to postpone indefinitely. Motion carried by a voice vote 6-1, with Councilmember Stout voting No.

2.b.i Introduction of an Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed On A Total Of 25.36 Acres 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 Over A 17-Year Timeframe And Setting A Public Hearing for April 1, 2026

Camelback Gardens, LLC and Upland Homes, Inc., and the City of Grand Junction (the Applicants) propose the Camelback Gardens Development (Development), a planned development of 25.36 acres with a residential project on approximately 10.29 acres located at 381 and 409 High Desert Road. The Applicants are requesting approval of a PD ODP for the proposed Development. Approval of the ODP would rezone all properties from PD to PD with a new development framework. The Development is anticipated to be constructed in phases over an approximately 17-year timeframe.

The subject property is currently vacant. On February 4, 2026, City Council adopted Resolution 13-26, authorizing the inclusion of 15.07 acres of City-owned Open Space within the Camelback Gardens PD and ODP boundaries for planning and organizational purposes. This action facilitates cluster development consistent with the Residential Low-density range. Under the clustering provisions as a part of the development, the conserved open space may be included in the density calculation. Based on this methodology, the proposed Development has a resulting density of 3.6 dwelling units per acre (du/ac), which is within the permitted range of 2.0 to 5.5 du/ac for the Residential Low land use designation in the 2020 Comprehensive Plan.

Interim City Attorney Jeremiah Boies was available to answer questions from council.

Comments were heard from Councilmember Ballard, Stout and Council President Kennedy.

Councilmember Van Dyke moved, and Councilmember Ballard seconded to postpone indefinitely. Motion carried by a voice vote, 6-1 with Councilmember Stout voting No.

3.a. I-70 / 29 Road Interchange Memorandum of Understanding Between the City of Grand Junction and Mesa County for Final Design

The proposed memorandum defines the partnership between Mesa County and the City of Grand Junction for design services for I-70 and 29 Road Interchange and 29 Road Corridor.

Engineering and Transportation Director Trent Prall was available to answer questions from council.

Comments were heard from Councilmembers Beilfuss, Nguyen and Ballard.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Consent Agenda Item #3.a. Motion carried by a unanimous voice vote.

7.a.i An Ordinance Adopting the 2025 Colorado Wildland Urban Interface Code and Map

Colorado Senate Bill 23-166 established the Wildfire Resiliency Code Board (WRCB) requiring the Board, a section of the Division of Fire Prevention and Control, to adopt model codes and require local governing bodies within identified Wildland Urban Interface (WUI) areas to adopt codes that meet or exceed state regulations. This Ordinance adopts the required code as developed by the Division.

Interim City Attorney Jeremiah Boies, Fire Marshal Steve Kollar, and Fire Chief Peter Skeris presented this item and were available to answer questions from Council.

Comments were heard from Councilmembers Stout, Ballard, Nguyen and Beilfuss.

The public hearing opened at 6:31 p.m.

Comments were heard from Stephanie Dedduang.

The public hearing closed at 6:32 p.m.

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

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5315, an ordinance to amend the GJMC to adopt the 2025 Colorado Wildfire Resiliency Code and Map, amend sections thereof, and repeal any ordinance or parts of an ordinance in conflict therewith, on second reading and final passage, and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

7.b.i A Resolution Accepting the Petition for the Annexation of 7.37 Acres of Land and Ordinances Annexing and Zoning the Ricciardella Annexation to Residential Medium 8 (RM-8), Located at 2716 B 1/4 Road

The applicant, Hwy 50 Self Storage Parking, LLC., requested annexation of approximately 7.37 acres at 2716 B 1/4 Road and a zone of annexation to Residential Medium 8 (RM-8). The property is Annexable Development per the Persigo Agreement and is eligible for annexation per state statutes. The request for annexation was considered concurrently by the City Council with the zone of annexation request.

Zoning Supervisor Jessica Johnsen gave a presentation and was available to answer questions from Council.

Engineer Joe Mailander and applicant Michael McMahon were present and available to answer questions from council.

The public hearing opened at 6:43 p.m.

No comments were heard.

The public hearing closed at 6:43 p.m.

Councilmember Van Dyke moved, and Councilmember Lutz seconded to adopt Resolution No. 28-26, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Ricciardella Annexation, approximately 7.37 acres, located at 2716 B ¼ Road. Motion carried by a unanimous voice vote.

Councilmember Ballard moved, and Councilmember Van Dyke seconded to adopt Ordinance No. 5294, an ordinance annexing territory to the City of Grand Junction, Colorado, the Ricciardella Annexation, approximately 7.37 acres, located at 2716 B ¼ Road, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

Councilmember Nguyen moved, and Councilmember Van Dyke seconded to adopt Ordinance No. 5295, an ordinance zoning the Ricciardella Annexation to Residential Medium 8 (RM-8) zone district, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

7.b.ii. An Ordinance Rezoning Approximately 1.75 Acres from CG (Commercial General) and I-1 (Industrial Light) to the MU-2 (Mixed Use Light Commercial) Zone District 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

The applicant, Enlightened Real Estate Fund, LLC requested a rezone of twelve properties measuring approximately 1.75 acres from Commercial General (CG) and Industrial Light (I-1) to Mixed-Use Light Commercial (MU-2) located on the west ends of Noland Avenue and Kimball Avenue to support future development. Seven of the parcels are zoned Industrial Light (I-1), and five are zoned Commercial General (CG). The Future Land Use designations for the properties are both Mixed Use and Commercial. The proposed MU-2 zoning is consistent with that designation and also aligns with the City's goals for the Lower Downtown Corridor and more specifically the South 7th Street Corridor within.

Planning Manager Thomas Lloyd and Applicant Representative Kim Kerk of Land Consulting and Development gave presentations and were available to answer questions from Council.

Comments were heard from Councilmember Stout and Beilfuss.

The public hearing opened at 7:02 p.m.

No comments were heard.

The public hearing closed at 7:02 p.m.

There were no further comments heard from Council.

Councilmember Stout moved, and Councilmember Ballard seconded to adopt Ordinance No. 5314, 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. Motion carried by a unanimous roll call vote.

7.b.iii. An Ordinance Rezoning Approximately 12.89 Acres from RM-8 (Residential Medium 8) to RM-12 (Residential Medium 12), Located at 370 and 374 29 Road

Don L. Balerio Sr., Pauline M. Gallegos, and Merle W. Weaver (applicants) requested a rezone of approximately 12.89 acres from RM-8 (Residential Medium 8) to RM-12 (Residential Medium 12) to support the future development of medium-density residential housing. The subject properties are within the Tier 1 Urban Growth Area and are designated as Residential Medium in the Comprehensive Plan. The proposed zone is consistent with Residential Medium land use designation.

Planning Manager Thomas Lloyd and Applicant Representative Kim Kerk of Land Consulting and Development gave presentations and were available to answer questions from Council.

Comments were heard from Councilmember Stout.

The public hearing opened at 7:15 p.m.

No comments were heard.

The public hearing closed at 7:15 p.m.

There were no further comments heard from Council.

Councilmember Stout moved, and Councilmember Lutz seconded to adopt Ordinance No. 5315, 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, 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 7:19 p.m.

Selestina Sandoval, MMC

City Clerk

