

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

JUNE 15, 2026

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 Robert Ballard (virtual), Scott Beilfuss, Cody Kennedy, Jason Nguyen, Anna Stout, Ben Van Dyke, and Mayor Laurel Lutz.

Staff present: City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Deputy City Manager Kimberly Bullen, Chief Financial Officer Jay Valentine, Assistant to the City Manager Johnny McFarland, Transportation and Engineering Director Trent Prall, Community Development Director Tamra Allen, Deputy City Clerk Krystle Koehler, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Grand Valley River Corridor Initiative Presentation & Update

The multi-jurisdictional, multi-agency Grand Valley River Corridor Initiative (GVRCI) has been working to develop a River Corridor Master Plan for Grand Valley in partnership with local jurisdictions and the broader community. RiversEdge West, the fiscal sponsor, was awarded a Colorado Water Conservation Board grant to support this project. The City of Grand Junction and the two other Grand Valley municipalities have all pledged cash and in-kind support for the project, including the involvement of their planning and natural resources staff to help steer the plan. RCI originally presented to City Council in August 2025 and gave an update on the master planning work, sharing next steps and sought input from City Council on the project.

Councilmembers expressed broad support for the effort and discussed:

- Preserving riparian areas while improving connectivity and public access.
- Sustainable recreation opportunities and balancing active recreation with habitat protection.
- Restoration opportunities associated with gravel pits and river-adjacent properties.
- Concerns regarding future implementation, private property rights, and avoiding any perception that the plan would mandate actions or create new regulations.

Council generally supported receiving the completed plan for future consideration and discussing how it may be incorporated into existing planning documents, including the Comprehensive Plan, while maintaining its role as a guidance document rather than a regulatory framework. Staff confirmed that City departments have been actively involved throughout the planning process.

b. Redevelopment Policy Discussion

Community Development Director Tamra Allen presented a review of the City's Redevelopment Area Incentive Policy, which has been in place in various forms since 2004. Staff discovered that the current policy technically expired in 2022 but had continued to be applied in good faith to eligible projects. Staff requested Council direction regarding whether to renew the policy and whether any modifications should be made.

The incentive program currently:

- Provides a 50% reduction in transportation capacity fees for redevelopment projects within designated redevelopment areas.
- Provides additional reductions for qualifying vertical development projects in specified core redevelopment areas.

Council discussion focused on:

- The value of encouraging infill development and efficient use of existing infrastructure.
- Supporting housing development and redevelopment within established urban areas.
- The relationship between redevelopment incentives and affordability.
- Whether boundary adjustments should be considered.
- Whether incentives should continue to apply to both residential and commercial projects.

Council generally supported continuing the redevelopment incentive program. They also expressed support for clarifying that qualifying attached residential projects (such as higher-density townhome developments meeting minimum density thresholds) would be eligible for the additional vertical development incentive. Council indicated a preference for maintaining the existing redevelopment boundaries and directed staff to prepare a resolution to continue the policy with the discussed clarifications.

c. 7th Street/9th Street Multi-Modal Concept

Engineering and Transportation Director Trent Prall presented revised concepts for improving multimodal connectivity between Colorado Mesa University, Downtown Grand Junction, and the Riverside Parkway. Staff reviewed the history of the project, including prior concerns regarding lane reductions on 7th Street and feedback received from the public, CMU, Intermountain Health, first responders, and other stakeholders.

The revised concept shifts emphasis toward a multimodal corridor along 9th Street while maintaining existing travel lane configurations on much of 7th Street. Key elements include:

- Coordination with Colorado Mesa University's plans to relocate the North Avenue traffic signal from 10th Street to 9th Street.
- Creation of a safer north-south multimodal connection through and adjacent to campus.

- Improved connectivity between CMU, Downtown, Emerson Park, Las Colonias, and the Riverside Parkway.
- Future reconstruction opportunities south of Pitkin Avenue to accommodate a separated multimodal facility.

Council discussion included:

- Some members expressed concern regarding neighborhood impacts, property owner concerns, and the possibility of increased traffic on 9th Street.
- Other members strongly supported the proposal, citing improved safety, multimodal connectivity, access to downtown and the riverfront, and coordination with CMU's long-term plans.

Staff clarified that Washington Park would act as a barrier to through vehicle traffic and that the corridor is intended primarily as a bicycle and pedestrian connection rather than a new vehicular route. Council generally supported continued refinement of the concept and requested additional outreach, particularly with businesses and property owners in the southern portion of the corridor.

2. Council Communication

Councilmembers discussed:

- Potential future consideration of regulations related to electric motorcycles and similar vehicles, including recent actions taken by Douglas County.
- Continued monitoring of enforcement and education efforts before pursuing potential local ordinance changes.

3. Next Workshop Topics

City Manager Bennett summarized list of next workshop topics.

- Norms of Conduct (currently set for August 3rd, but Councilmembers Stout and Beilfuss will be out)
- Houseless Providers

4. Other Business

Council discussed a request related to the Ito City, Japan cultural exchange effort and letters of support. Members discussed whether one or two letters should be submitted. The Mayor agreed to follow up with organizers regarding the preferred approach.

The workshop concluded with brief discussion regarding builder feedback on recently discussed parking impact fees and ongoing efforts to identify housing cost reductions.

5. Adjournment

There being no further business, the workshop was adjourned at 8:27 p.m.