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CITY COUNCIL AGENDA
WEDNESDAY, SEPTEMBER 2, 2026
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING

Call to Order, Pledge of Allegiance, Moment of Silence

Presentations

2026 Community Satisfaction Survey Results

Proclamations

Proclaiming September 4–6, 2026, as Grand Junction PRIDE Week

Public Comments

Individuals may comment during this time on any item except those listed under Public Hearings on this agenda.

The public has four options to provide Public Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, September 2, 2026 or 4) submitting comments online until noon on Wednesday, September 2, 2026 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Boards and Commission Liaison Reports

CONSENT AGENDA

The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.

1. Approval of Minutes

a. Minutes of the August 19, 2026, Regular Meeting

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance Authorizing the issuance of a Bank Loan for the Terminal Project and Setting a Public Hearing for September 16, 2026

ii. An Ordinance for Supplemental Appropriation for the Downtown Development Authority and Setting a Public Hearing for September 16, 2026

b. Quasi-judicial

i. Introduction of an Ordinance Vacating Portions of Inland Avenue Right-Of-Way and Setting a Public Hearing for September 16, 2026

ii. An introduction of an Ordinance Rezoning approximately 13.04 acres from R-1R (Residential 1 Retired) to RL-4 (Residential Low - 4) zone district located at 2590 Galley Ln (Parcel #2945-031-37-001) and 675 26 Road (Parcel #2945-031-00-009) and set a Public Hearing for September 16, 2026.

3. Procurements

a. Purchase Two Automated Side Load Recycling Trucks from Nextran Truck Center in Fruita, Colorado

4. Resolutions

a. A Resolution Supporting the Grant Application for a Bureau of Reclamation Grant for the Juniata Enlarged Ditch Piping Project

b. A Resolution Adopting Fees Pursuant to Title 6 of the Grand Junction Municipal Code

c. Resolution Supporting the Grant Application for a Grant from the Mesa County Federal Mineral Lease District and the completion of Grand Junction Police Annex Facility.

REGULAR AGENDA

If any item is removed from the Consent Agenda by City Council, it will be considered here.

5. Public Hearings

a. Legislative

i. An Ordinance Amending Sections § 21.07.040 and § 21.09.060(a)(1) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Preservation of Significant Trees

6. Non-Scheduled Comments

This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.

7. Other Business

8. Adjournment

Grand Junction City Council

Regular Session

Item #

Meeting Date: September 2, 2026

Presented By: RRC Associates

Department: City Manager's Office

Submitted By: Kelsey Coleman

Information

SUBJECT:

2026 Community Satisfaction Survey Results

RECOMMENDATION:

n/a

EXECUTIVE SUMMARY:

City Council will receive an additional presentation on the results of the 2026 Community Satisfaction Survey, providing Council and the public an opportunity to hear the findings from the statistically valid survey of randomly selected Grand Junction households.
The presentation will highlight key findings related to community priorities, satisfaction with City services, perceptions of the City's overall direction, and resident perspectives on future investments and areas of focus. The statistically valid survey provides a representative snapshot of resident opinions and allows the City to track trends in community sentiment over time.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction conducts a community satisfaction survey every two years using a professional survey consultant. This approach provides consistent methodology, reliable data collection, and the ability to evaluate trends over time. RRC Associates, a Colorado-based firm, administered the survey in 2018, 2022, 2024, and again in 2026.

The 2026 statistically valid survey was mailed to a randomized sample of households within Grand Junction city limits and designed to gather input from a representative cross-section of residents. Participants could complete the survey by mail or electronically using a unique access code assigned to each household.

In addition to the statistically valid survey, the City offered a public open-link survey to provide another opportunity for community members to participate and share feedback. The two survey efforts serve different purposes: the statistically valid survey provides representative data about the broader community, while the open-link survey provides additional feedback from residents who chose to participate.

This presentation provides an additional opportunity for Council to review the findings and for the public to hear directly about the results and what they indicate about community priorities and satisfaction with City services.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

N/A

Attachments

None

City of Grand Junction, State of Colorado

Proclamation

Whereas, Colorado West Pride was established fourteen years ago and is dedicated to the creation of an inclusive community in Grand Junction through events, outreach, and education; and

Whereas, the Colorado West Pride Board is a diverse group which represent the depth and breadth of the local LGBTQIA+ community, that is to say the Lesbian, Gay, Bisexual, Transgender, Queer, Intersex, Asexual, and all other identities not encompassed within this acronym; and

Whereas, Colorado West Pride works tirelessly to help create equality by working to make sure the community is well informed and the LGBTQIA+ community has a voice to make a difference; and

Whereas, Colorado West Pride is sponsoring various activities and events September 4th through September 6th to promote and build a positive environment and relationships; and

Whereas, on September 5th and 6th Colorado West Pride will host the signature event of the Annual Grand Junction Pride Festival which will include food, fun entertainment, and a host of vendors to visit in the parking area of Hilltop Community Resources' new downtown location at 302 North Colorado Avenue beginning at 12 pm on both days.

NOW, THEREFORE, I, Laurel Lutz, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim September 4-6, 2026, as

"Grand Junction Pride Week"

in the City of Grand Junction and urge all citizens to learn about and help create a positive environment for the LGBTQIA+ community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 2nd day of September 2026.

Laurel Lutz

Mayor

Grand Junction City Council

Minutes of the Regular Meeting

August 19, 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 19th day of August, at 5:30 p.m. Those present were Councilmembers Robert Ballard (virtual), Scott Beilfuss, Cody Kennedy, Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Laurel Lutz.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Chief Financial Officer Jay Valentine, General Services Director Jerod Timothy, Interim Utilities Director Ashley Firl, Parks and Recreation Director Ken Sherbenou, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Public Comments

Public comments were heard from Theresa Cambron, David Poling, Leon Stigen, Jesse Miltier, Hannah Prunty, Nathan Schwapper, Jason Jolley, Kevin Kne, Raquel Sienna, and Tim.

City Manager Report

City Manager Mike Bennett gave an update on the Strategic Plan and demonstrated how the public can access the information on the City of Grand Junction website. He also introduced Thomas Lloyd as Interim Community Development Director.

Boards and Commission Liaison Reports

Councilmember Beilfuss provided updates on the Homeless Coalition regarding Emergency Medical Services (EMS) response concerns and the solutions that are being put in place, and the Avalon Foundation fundraiser.

Councilmember Kennedy reported on Grand Junction Economic Partnership (GJEP) meeting, and the Grand Junction Regional Airport Authority improvement grant agreements to help with improvement projects.

Councilmember Van Dyke provided an update on APEX Day at the Business Incubator Center.

Councilmember Stout provided an update on Colorado Municipal League (CML) and being named the CML Policy Committee Chair, as well as updates on the Parks and Recreation Advisory Board and the Forestry Board.

Council President Lutz reported on the Grand Junction Housing Authority's work on the rural homes deed restrictions with the City of Grand Junction, as well as the new housing project, The Current.

CONSENT AGENDA

1. Approval of Minutes

a. Summary of the August 3, 2026, Workshop

b. Minutes of the August 5, 2026, Regular Meeting

c. Minutes of the August 14, 2026, Special Meeting

2. Resolutions

a. A Resolution Issuing a Revocable Permit within 19.1 Square Feet of the Colorado Avenue Right of Way for an Existing Historic Encroachment at 251 Colorado Avenue

b. A Resolution Approving the Acceptance of FAA Airport Improvement Program Grant Offer No. 3-08-0027-091-2026 and Authorizing the City Manager to Sign

c. A Resolution Approving the Acceptance of FAA Airport Improvement Program Grant Offer No. 3-08-0027-092-2026 and Authorizing the City Manager and City Attorney to Sign

d. A Resolution Approving the Acceptance of FAA Airport Improvement Program Grant Offer No. 3-08-0027-093-2026 and Authorizing the City Manager and City Attorney to Sign

e. A Resolution Approving the Acceptance of FAA Airport Improvement Program Grant Offer No. 3-08-0027-094-2026 and Authorizing the City Manager and City Attorney to Sign

f. A Resolution of Council Support for the Airport Authority Acceptance of Future 2026 FAA AIP Grants Consistent with AIP Grant Language 92 and 93

g. A Resolution Approving Amendment(s) to AIP Grant 3-08-0027-089-2025 and Authorizing the City Manager and City Attorney to Sign

Councilmember Van Dyke moved, and Councilmember Stout seconded to adopt Consent Agenda Items #1-2. Motion carried by a unanimous voice vote.

REGULAR AGENDA

3.a.i. An Ordinance Authorizing the Issuance of Certificates of Participation, Series 2026

The proposed ordinance authorizes the issuance of an additional $9,312,127 in Certificates of Participation (COPs) to continue financing the City's Materials Recovery Facility (MRF) project. This second issuance will fund the remaining acquisition-related costs associated with the facility, including building and site improvements necessary to prepare the facility for installation and operation of the recycling processing equipment.

Chief Financial Officer Jay Valentine gave a brief presentation, followed by project updates from General Services Director Jerod Timothy. They were available to answer questions from Council.

Comments were heard from Councilmembers Kennedy and Stout.

The public hearing opened at 6:35 p.m.

There were no public comments.

The public hearing closed at 6:35 p.m.

Councilmember Stout moved, and Councilmember Kennedy seconded, to adopt Ordinance No. 5338, an ordinance authorizing additional certificates under the 2025 lease purchase financing for additional funding for the acquisition, construction, and equipping of certain solid waste facilities, and in connection there with authorizing the execution and delivery by the City of a first amendment to a previously executed site and improvement lease agreement, a first amendment to a previously executed lease purchase agreement; and providing for other matters related thereto on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

3.a.ii. An Ordinance for Supplemental Appropriation for Solid Waste Fund

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line-item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to re-appropriate funds for capital projects that begin in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures.

This supplemental appropriation is required to complete the Materials Recovery Facility (MRF) project using Certificates of Participation (COPs), State grant funds, and interest earnings. It also provides spending authority for 2026 single-stream recycling phase-in costs, reimbursable by Extended Producer Responsibility (EPR) funding. Fund balance will be used to make the 2026 interest payment on the first tranche of COPs issued in December 2025.

Chief Financial Officer Jay Valentine gave a brief presentation and was available to answer questions from Council.

No comments were heard from Council.

The public hearing opened at 6:38 p.m.

There were no public comments.

The public hearing closed at 6:38 p.m.

Councilmember Stout moved, and Councilmember Nguyen seconded, to adopt Ordinance No. 5339, an ordinance making supplemental appropriations to the 2026 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2026, and ending December 31, 2026, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

4.a. Emergency Replacement of Aeration Basin Influent Piping at the Persigo WWTP)

During construction associated with the Persigo Phase 1 Expansion Project, multiple active leaks and severe deterioration were identified in the existing A-Basin influent process piping at the Persigo Wastewater Treatment Plant (WWTP). Temporary repairs stabilized the piping. However, the piping is critical to wastewater treatment operations, and its continued deterioration presents an immediate operational risk.

The City Manager approved emergency procurement of construction services from Garney Construction in the amount of $1,094,157.00 to permanently replace the deteriorated piping. Garney is currently performing the Persigo Phase 1 Expansion Project and is fully mobilized on-site. Because the expenditure exceeds the City Manager's purchasing authority, this staff report presents the circumstances necessitating the emergency procurement and requests ratification by City Council.

Interim Utilities Director Ashley Firl gave a presentation to Council, explaining the necessity of the request, and was available to answer questions from Council.

Comments were heard from Councilmembers Beilfuss and Kennedy.

Councilmember Nguyen moved, and Councilmember Kennedy seconded, to ratify and approve the City Manager's emergency purchase of construction services from Garney Construction in the amount of $1,094,157.00 for replacement of the A-Basin influent process piping at the Persigo Wastewater Treatment Plant. Motion carried by a unanimous voice vote.

Council took a short break at 6:48 p.m.

Council resumed at 6:58 p.m.

5.a. A Resolution Calling a Special Election in the City of Grand Junction, Colorado Concerning the Repair of the Orchard Mesa Pool, the Creation of Debt and an Increase in Taxes to Pay for the Same and for the Ongoing Costs of Operating and Maintaining the Pool, and Providing Other Details Relating Thereto

The City Council has determined that an election shall be held on November 3, 2026, at which time there shall be submitted to the registered electors a question concerning raising sales tax and incurring debt. The question is described in detail in a separate resolution which has been duly considered by the Council and, with the approval of this resolution, the City Council authorizes the City Clerk to enter into an agreement with the Mesa County Elections Department for the City to participate in a coordinated election being conducted by the County on November 3, 2026 (Election).

Interim City Attorney Jeremiah Boies gave a presentation of this resolution and was available to answer questions from Council.

Comment was heard from Councilmember Kennedy.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded, to adopt Resolution No. 76-26, a resolution calling for a special election in the City of Grand

Junction, Colorado, concerning the repair of the Orchard Mesa pool, the creation of debt, and an increase in taxes to pay for the same and for the ongoing costs of operating and maintaining the pool, and providing other details relating thereto. Motion carried by a unanimous voice vote.

5.b. A Resolution Setting the Title for and Submitting to the Electorate on November 3, 2026, a Measure to Increase the City Sales and Use Tax from 3.39% to 3.46%, to Reduce that Rate by 0.04% Following Payment in Full of the Debt Authorized, and to Retain and Spend Revenues as a Voter Approved Revenue Change as Defined by Article X, Section 20 of the Colorado Constitution, and to Incur Bonded Indebtedness to Repair, Renovate, and Equip the Orchard Mesa Swimming Pool

City Council has considered numerous options to repair and fund the aging Orchard Mesa Pool. After a survey was conducted which asked a statistically valid sample if they would favor sending a ballot question to voters regarding the Orchard Mesa Pool, to which a majority favored, City Council at the August 3, 2026, workshop, directed staff to create a ballot proposal for the City to incur debt and a small sales tax increase to pay for the debt and ongoing operations cost of the pool. This Resolution proposes and sets the ballot title language for that ballot question to the electorate.

Interim City Attorney Jeremiah Boies gave a presentation of this resolution. He and Parks and Recreation Director Ken Sherbenou were available to answer questions from Council.

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

Councilmember Van Dyke moved, and Councilmember Kennedy seconded, to adopt Resolution No.77-26, a resolution setting the title for and submitting to the electorate on November 3, 2026, a measure to increase the City sales and use tax from 3.39% to 3.46%, to reduce that rate by 0.04% following payment in full of the debt authorized, and to retain and spend revenues as a voter approved revenue change as defined by Article X, Section 20 of the Colorado Constitution, and to incur bonded indebtedness to repair, renovate, and equip the Orchard Mesa Swimming Pool. Motion carried by a unanimous voice vote.

6. Non-Scheduled Comments

Comments were heard from Lee Stigen, Jesse Miltier, Rhonda Bates and Carol Ward.

7. Other Business

a. Request for Interview Teams for the Downtown Development Authority/Business Improvement District and Visit Grand Junction

After discussion between Council, the following interview teams were established:

Downtown Development Authority/Business Improvement District – Council President Lutz and Liaison Van Dyke.

Visit Grand Junction – Councilmember Stout and Liaison Lutz

b. Request for Representation of the Mesa County Regional Opioid Abatement Council (MCROAC)

Discussion was had between Council and City Manager Bennett regarding the benefit of having a City staff member represent the City on the MCROAC.

Councilmember Stout requested a conversation regarding Automatic License Plate Readers (ALPRs) between Council, staff, and City Manager Bennett.

She also requested a discussion at a workshop on how Council conduct impacts staff.

8. Adjournment

The meeting adjourned at 7:45 p.m.

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Selestina Sandoval, MMC

City Clerk

CITY OF GRAND JUNCTION COLORADO

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE SPECIAL MEETING EXECUTIVE SESSION

City Hall Auditorium
August 19, 2026

Call to Order

Council President Lutz called the Special Meeting of the Grand Junction City Council to order at 4:00 p.m. on the 19th day of August 2026.

Councilmembers Robert Ballard, (virtual), Scott Beilfuss, Cody Kennedy, Jason Nguyen (virtual), Anna Stout, Ben Van Dyke, and Council President Laurel Lutz were present.

City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Utilities Director Ashley Firl, Deputy City Manager Kimberly Bullen, Assistant City Attorney Jamie Beard and Chief Financial Officer Jay Valentine were also present.

Executive Session

Councilmember Stout moved, and Councilmember Van Dyke seconded to convene into ***EXECUTIVE SESSION TO DISCUSS MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, INSTRUCTING NEGOTIATORS AND/OR TO RECEIVE LEGAL ADVICE FROM THE CITY ATTORNEY PURSUANT TO C.R.S. SECTIONS 24-6-402 (4)(e)(I), 24-6-402 (4)(a) AND 24-6-402 (4)(b) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO ACQUISITION OF REAL PROPERTY LOCATED AT 273 LAKE ROAD, 257 LAKE ROAD, 305 LAKE ROAD, 334 LAKE ROAD, 2456 BROADWAY, AND 2492 POWER ROAD, GRAND JUNCTION, COLORADO.***

It was a unanimous 7-0 vote to convene in Executive Session for the stated purpose.

Upon completion of the Executive Session, Councilmember Stout moved, and Councilmember Kennedy seconded to adjourn the Executive Session. The motion carried 7-0.

The Special Meeting was reconvened at 5:00 p.m.

Adjournment

There being no further business, the meeting adjourned at 5:00 p.m.

Selestina Sandoval, MMC

City Clerk

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: September 2, 2026

Presented By: Jay Valentine, Chief Financial Officer, Brandon Stam, DDA Executive Director

Department: Downtown Development Authority

Submitted By: Jay Valentine

Information

SUBJECT:

Introduction of an Ordinance Authorizing the issuance of a Bank Loan for the Terminal Project and Setting a Public Hearing for September 16, 2026

RECOMMENDATION:

Staff recommends City Council approve the introduction of ordinance XXX and set a public hearing for September 16, 2026.

EXECUTIVE SUMMARY:

The proposed ordinance authorizes the issuance of a $2.6 million bank loan from the DDA towards vertical construction of the Terminal Project. The loan will be a seven-year term at a fixed rate (5.19%) that is secured utilizing TIF revenues. The DDA Board of Directors approved the amount and terms of the loan at the April 23, 2026 meeting.

BACKGROUND OR DETAILED INFORMATION:

The $2.6 million financing will provide the DDA with the resources necessary to fulfill its planned contribution to the Terminal Project. The loan will be repaid over seven years using DDA TIF revenues and is structured in a manner consistent with the DDA's existing debt obligations.

The fixed-rate structure provides predictability for annual debt service over the seven-year term, while tying the final interest rate to the 7-Year CMT at the time of closing. At the current indicative rate of 5.19%, the loan would result in an estimated annual debt service of approximately $450,000, subject to the final interest rate and payment schedule established at closing.

FISCAL IMPACT:

This loan of $2.6 million will be paid off over seven years with an annual debt service payment of approxiamtly $450,000.

SUGGESTED MOTION:

I move to adopt Ordinance No.XXX , an ordinance authorizing the issuance of a bank loan for the Terminal Project in the amount of $2.6 million over a seven-year term.

Attachments

1. Downtown-Development-Authority-DDA-Board-Minutes-2026-April-23

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, APRIL 23, 2026
750 MAIN STREET-GROWL CONFERENCE ROOM & VITRUAL OPTION
7:45 AM

Board Members present: Libby Olson (Chair)-via Zoom, Garrett Portra (Vice-Chair), Dustin Anzures, Steven Boyd, Cole Hanson, Karli Hyland, Afton Neal, Faith Rodriguez, City Council Representative Ben Van Dyke (via Zoom)

Downtown Grand Junction staff present: Brandon Stam, Vonda Bauer, Dave Goe, Jed Willis

Other: Northland Securities, Inc Financial Advisor Troy Bernberg (representing the DDA)-via Zoom

City of Grand Junction staff present: Interim City Attorney Jeremiah Boies

Guests: Vertikal, LLC Managing Partner Walker Thrash (via Zoom)

CALL TO ORDER: Libby called the meeting to order at 7:43 a.m.

CONSENT AGENDA
Approval of Minutes:
Meeting on March 26, 2026
Faith made a motion to approve the minutes of March 26, 2026, Downtown Development Authority Board meeting. Garrett seconded the motion, and it was approved unanimously.

REGULAR AGENDA
600 WHITE UPDATE
Brandon reported that the development team re-evaluated the project's unit count after determining that the original 22-unit concept could not meet city parking requirements. Discussions with Vertikal, LLC Managing Partner Walker Thrash and Community Development Director Tamara Allen confirmed that the proposed parking layout could not achieve city code requirements, and the city was unlikely to approve a significantly under parked plan.

Vertikal, LLC Managing Partner Walker Thrash outlined the team's efforts to maximize density-initially targeting 21–24 townhomes on roughly half an acre-but the design ultimately failed due to the inability to meet the required 2:1 parking ratio. Multiple iterations, including angled street parking, still left a small parking shortfall that the city could not grant a variance for.

He stated that the site now requires a fundamental redesign rather than a minor unit reduction. Current feasibility indicates 10–12 units, depending on layout and code requirements. To avoid additional DDA requests and public street work, the plan will retain existing parallel parking and design within those limits. Reduced unit yield combined with similar infrastructure costs will require a new financial analysis. Estimated project cost is $5 million, with a target of approximately $475,000 per unit.

Walker presented conceptual examples of semi-attached housing, noting growing market preference for small separations between units. Both attached and semi-attached formats remain viable, though semi-attached may better align with buyer expectations.

The development team will return to the city with a lower-density, code-compliant plan and then present the next design iteration to the board. Walker requested board input on preferred housing type.

The board expressed stronger demand for unattached units, emphasized the importance of two-car garages and walkability to Main Street, and raised concerns about the DDA's prior financial commitment given the reduced unit count and the project's competitive position relative to single-family homes. The board's consensus remained favorable toward the project.

TERMINAL

- **Phase Zero Contract**

Brandon reported that staff are finalizing the Phase Zero contract for The Terminal Project. He requested board approval to proceed with contracting. Four proposals were received, with only two fully qualified; Shaw Construction was the only local proposer. Following reviews by the Real Estate Committee, Purchasing Senior Buyer Dolly Daniels, The Terminal Project Developer Adam Roy, and DDA Executive Director Brandon Stam, there was unanimous agreement that Shaw Construction was the strongest candidate.

Brandon noted that Phase Zero includes demolition and initial infrastructure work and will utilize the remaining grant funds that must be spent by this fall. Work is expected to begin in May and continue through July or August.

Libby made a motion to proceed with Shaw Construction for Phase Zero and to finalize the contract for the Terminal Project. Dustin seconded the motion, and it passed unanimously.

- **ANB Financing**

Brandon provided an update on the incentive loan for the Terminal Project, noting that underwriting has been delayed and both the DDA agreement and the Headwaters Housing Partners agreement will be reviewed by ANB Bank's loan committee next week. He explained that, to keep the process moving, he and Troy decided that a resolution be established that outlines the loan parameters. This would authorize the board to proceed within a defined range and require any terms exceeding those limits to return for additional board approval. The resolution will also give ANB Bank the information needed for its loan committee review.

Brandon outlined the anticipated loan sequencing, with the DDA loan expected to close first, followed by the Headwaters Housing loan with ANB Bank, and then the Prop 123 loan, ideally with all closings occurring near the end of June.

He reviewed the proposed loan terms previously approved by the board: a $2.6 million loan, including $400,000 for the parking lot purchase; a seven-year term; an interest rate not to exceed the rate provided by ANB Bank (subject to negotiation); and a loan fee not to exceed 1%. The loan would be secured by TIF revenues. Depending on the final structure, the loan may require a debt reserve similar to the Las Colonias financing, though reserves could also be used to meet coverage requirements. Prepayment penalties are not expected, but final terms are still being negotiated.

Northland Securities, Inc Financial Advisor Troy Bernberg recommended revisions to the loan parameters, including specifying a fixed interest rate not to exceed a set maximum, allowing a pledge or assignment of revenues, extending amortization to 120 months for flexibility, and strengthening the prepayment language. He noted the interest rate is not yet locked and estimated a reasonable ceiling around 5.5%, pending further information from ANB Bank.

The Board discussed rate-lock timing and the importance of securing favorable terms. Brandon added that the resolution simply sets negotiation boundaries so the process can continue without delay.

Libby moved to approve the resolution with Troy's recommended changes and to authorize Brandon, Troy, the Real Estate Committee, and Jay Valentine to negotiate terms with ANB Bank. Faith seconded the motion, and it passed unanimously.

EVENT GRANT REQUEST: GJ SPORTS COMMISSION
Karli and Faith recused themselves from the discussion and left the room.

Brandon reported that the Grand Junction Sports Commission submitted a Downtown Event Funding Application for the Rides & Vibes event scheduled for May 8–9, 2026, requesting $15,000 in funding. The application estimated attendance at 15,000 participants. Although Executive Director Ben Snyder was not present, he provided Brandon with additional information regarding prior event attendance, ridership data, lodging metrics, and self-reported revenues and expenses from previous years. Brandon also shared feedback from downtown hotels indicating little noticeable increase in room rentals during the event period, as well as a Placer Report showing attendance estimates of approximately 5,300 attendees in 2024 and 5,600 attendees in 2025.

Board member Cole Hanson, who left early, indicated support for providing $10,000, which was identified as the maximum grant amount allowed under the application guidelines.

Board members expressed concerns regarding the applicant's absence from the meeting, the basis for the projected attendance figures, and the limited use of local businesses, particularly local Downtown brewing companies. The board discussed the need for future event grant applications to include more detailed information about event operations, downtown business involvement, and measurable community benefits. Recommendations included adding application requirements related to local business participation, ensuring Downtown branding is included in promotional materials, and requiring applications to be submitted at least 60 days prior to the event to allow adequate board review time.

Following discussion, the board reached consensus to allocate $10,000 for the 2026 event to provide stability for the upcoming year. Brandon will revise the grant application to require clearer details regarding local business involvement and measurable benefits to downtown.

Garrett made a motion to approve $7,500 in cash and $2,500 in Downtown gift cards to the Grand Junction Sports Commission for the Rides and Vibes event. Dustin seconded the motion, and it was approved unanimously.

BOARD UPDATES

- **Legal Services**
- **Website Updates**

These items were tabled until the next meeting.

PUBLIC COMMENTS
None

ADJOURN
There being no further business, Garrett made a motion to adjourn. Faith seconded the motion. The meeting adjourned at 9:16 a.m.

CITY OF Grand Junction COLORADO

Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: September 2, 2026

Presented By: Jay Valentine, Chief Financial Officer, Brandon Stam, DDA Executive Director

Department: Downtown Development Authority

Submitted By: Jay Valentine, Chief Financial Officer

Information

SUBJECT:

An Ordinance for Supplemental Appropriation for the Downtown Development Authority and Setting a Public Hearing for September 16, 2026

RECOMMENDATION:

Approve Ordinance Number XXX making supplemental appropriations to amend the 2026 Downtown Development Authority Budget and ordering publication in pamphlet form and set a public hearing for September 16, 2026.

EXECUTIVE SUMMARY:

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to re-appropriate funds for capital projects that began in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures.

This supplemental appropriation is required to complete Phase Zero of the Terminal Project which includes necessary infrastructure and site improvements prior to vertical construction. Phase zero improvements are underway and anticipated to be completed in Fall 2026.

BACKGROUND OR DETAILED INFORMATION:

Phase Zero for the Terminal Project began in June 2026 and is currently underway with an anticipated Fall 2026 completion. Vertical construction would be the next phase after Phase Zero is completed. The total Supplemental Appropriation required is $653,000, which includes a supplemental award of $153,000 from the Department of

Local Affairs towards phase zero completion. Additional site stabilization and shoring work was discovered during Phase Zero and must be completed prior to vertical construction, which amounts to $500,000.

FISCAL IMPACT:

The supplemental appropriation ordinance is presented to ensure sufficient appropriation authority for the DDA towards the Terminal Project in the amount of $653,000.

SUGGESTED MOTION:

I move to adopt Ordinance No., XXX an ordinance making supplemental appropriations to the 2026 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2026 and ending December 31, 2026 on final passage and order final publication in pamphlet form.

Attachments

1. SCIG-IN-108_Grand Junction_SuppAwardLtr_08-24-26

COLORADO
Department of Local Affairs
Division of Local Government

August 24, 2026

The Honorable Laurel Lutz, Mayor
City of Grand Junction
100 Third St
Castle Rock, CO 80104

RE: SCIG-IN-108, Grand Junction - The Terminal

Dear Mayor Lutz,

We are very pleased to be able to offer the City of Grand Junction a supplemental award of $153,000 to support The Terminal project, funded in part through the Strong Communities Grant Program.

This award brings the total grant funding to $1,778,000. The project budget has increased from $2,025,000 to $2,216,000 and the updated match amount is $438,000.

We are very pleased to support Grand Junction and The Terminal project in providing affordable housing opportunities in your community and are excited to share your results with other local governments, the Governor's Office, and the legislature.

DOLA is available at any point for assistance as needed with your project. Please contact Strong Communities Grant Program Manager, Lisa Loranger, Lisa.Loranger@state.co.us, with any questions. Per our program guidelines, new funds will not be available until the amendment to your grant agreement has been executed and all funds need to be spent by September 30, 2026.

I wish you success with your project. Thank you for helping Colorado build more attainable and affordable housing across the state and supporting sustainable land development.

Sincerely,

Maria De Cambra
Executive Director

cc: Janice Rich, State Senator
Rick Taggart, State Representative
Chloe Lomprey, City of Grand Junction
Brandon Stam, Downtown Grand Junction
Dana Hlavac, DOLA Regional Manager
James Russell, DOH Development Specialist

Governor Jared S. Polis | Maria De Cambra, Executive Director | Eric H. Bergman, Division Director
1313 Sherman St., Room 315, Denver, CO 80203
Phone: 303-864-7720 Fax: 303-864-7719 dlg.colorado.gov
Strengthening Colorado Communities

Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: September 2, 2026

Presented By: Lily Sutton, Senior Planner

Department: Community Development

Submitted By: Lily Sutton

Information

SUBJECT:

Introduction of an Ordinance Vacating Portions of Inland Avenue Right-Of-Way and Setting a Public Hearing for September 16, 2026

RECOMMENDATION:

The Planning Commission reviewed this at their August 25th meeting. They recommended approval 7-0.

EXECUTIVE SUMMARY:

The property owner, Martin Mendoza, represented by Kim Kerk Land Consulting & Development, is requesting the vacation of approximately 2,236 square feet of platted public right-of-way associated with an unconstructed cul-de-sac on Inland Avenue adjacent to 567 and 569 South Westgate Drive. The subject right-of-way was originally dedicated as part of the Sen-Bar Subdivision plat and was intended to serve as a turnaround for what was then Sen-Bar Avenue, later renamed Frostline Avenue and ultimately Inland Avenue.

With the construction of Inland Avenue as a through street, the need for the cul-de-sac was eliminated; however, the platted right-of-way remained of record. The proposed vacation will allow the owner to fully utilize the adjoining property for material storage associated with an existing landscaping business.

The proposed vacation will not impact existing or future use of Inland Avenue by the public, adjacent property owners, or emergency service providers. The request is consistent with the City's Comprehensive Plan and transportation objectives because the right-of-way is no longer needed for circulation purposes and its vacation will not adversely affect the City's transportation network.

BACKGROUND OR DETAILED INFORMATION:

The subject vacation areas consist of approximately 2,236 square feet of platted public right-of-way located at the terminus of Inland Avenue abutting 565 and 569 South Westgate Drive. The properties are legally described as Lot 1, Block 6, and Lot 14, Block 4 of Westgate Park, County of Mesa, State of Colorado, and are zoned Commercial General (CG).

The right-of-way proposed for vacation was originally platted as a cul-de-sac turnaround associated with Sen-Bar Avenue. Over time, the street name was changed to Frostline Avenue and subsequently renamed Inland Avenue through City of Grand Junction Resolution No. 9-88, recorded at Reception No. 1482333. When Inland Avenue was ultimately constructed as a through street, the need for the cul-de-sac turnaround was eliminated. Although the turnaround was never constructed, the platted right-of-way remained on record.

The applicant is currently processing a Minor Subdivision application to combine two existing parcels into a single lot. The requested vacation is a related action that will remove an unnecessary right-of-way encumbrance and allow the property owner to fully utilize the site for material storage associated with an existing landscaping business.

The surrounding area is developed with commercial uses and is zoned Commercial General (CG). Land uses surrounding the site include commercial businesses to the north, commercial businesses to the east, commercial businesses to the south, and commercial businesses to the west.

The proposed vacation will not impact existing transportation circulation, access to adjacent properties, or future roadway connectivity. Inland Avenue functions as a through street, and the subject cul-de-sac area no longer serves a transportation purpose. Vacating the right-of-way will eliminate an obsolete platted feature while allowing more efficient use of private property.

The request provides a public benefit by removing an unnecessary right-of-way that is no longer needed for public use while supporting the continued operation of an existing local business. The proposed vacation will not adversely affect neighboring properties, public infrastructure, or the City’s transportation circulation plan.

FISCAL IMPACT:

There is no associated direct fiscal impact with this request.

SUGGESTED MOTION:

I move to introduce an ordinance vacating portions of Inland Avenue Right-Of-Way, publish in pamphlet form, and set a public hearing for September 16, 2026.

Attachments

1. Exhibit 1 - Development Application
2. Exhibit 2 - Neighborhood Meeting Notes
3. Exhibit 3 - Right-of-Way Exhibits
4. Exhibit 4 - Draft Zoning Ordinance Final

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: ROW Vacation

Please fill in blanks below ***only*** for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation		Existing Zoning	
Proposed Land Use Designation		Proposed Zoning	

Property Information

Site Location:	565 & 567 S Westagate Dr. Grand Junction, CO 81505	Site Acreage:	0.161 & 0.181 +/-
Site Tax No(s):	2945-102-24-002 & 2945-102-24-001	Site Zoning:	CG
Project Description:	Vacating the existing Easement for the City Cul-De-Sac		

Property Owner Information		Applicant Information		Representative Information	
Name:	Martin Mendoza	Name:	Martin Mendoza	Name:	Kim Kerk Land Consulting & Development
Street Address:	117 Miriam Ave	Street Address:	Martin Mendoza	Street Address:	342 North Ave
City/State/Zip:	Grand Junction, CO 81504	City/State/Zip:	Martin Mendoza	City/State/Zip:	Grand Junction, CO 81501
Business Phone #:	970-201-9098	Business Phone #:	970-201-9098	Business Phone #:	970-640-6913
E-Mail:	sneddonbuild@gmail.com	E-Mail:	sneddonbuiuld@gmail.com	E-Mail:	kimk355@outlook.com
Fax #:		Fax #:		Fax #:	
Contact Person:	Max Sneddon	Contact Person:	Max Sneddon	Contact Person:	Kim Kerk
Contact Phone #:	970-201-9098	Contact Phone #:	970-201-9098	Contact Phone #:	970-640-6913

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: Kim Kerk   Date: 2/17/2026

Signature of Legal Property Owner: Martin Mendoza   Date: 02/18/26

Neighborhood Comment Meeting Notes-Vacate Row-565 & 567 S. Westgate Dr.

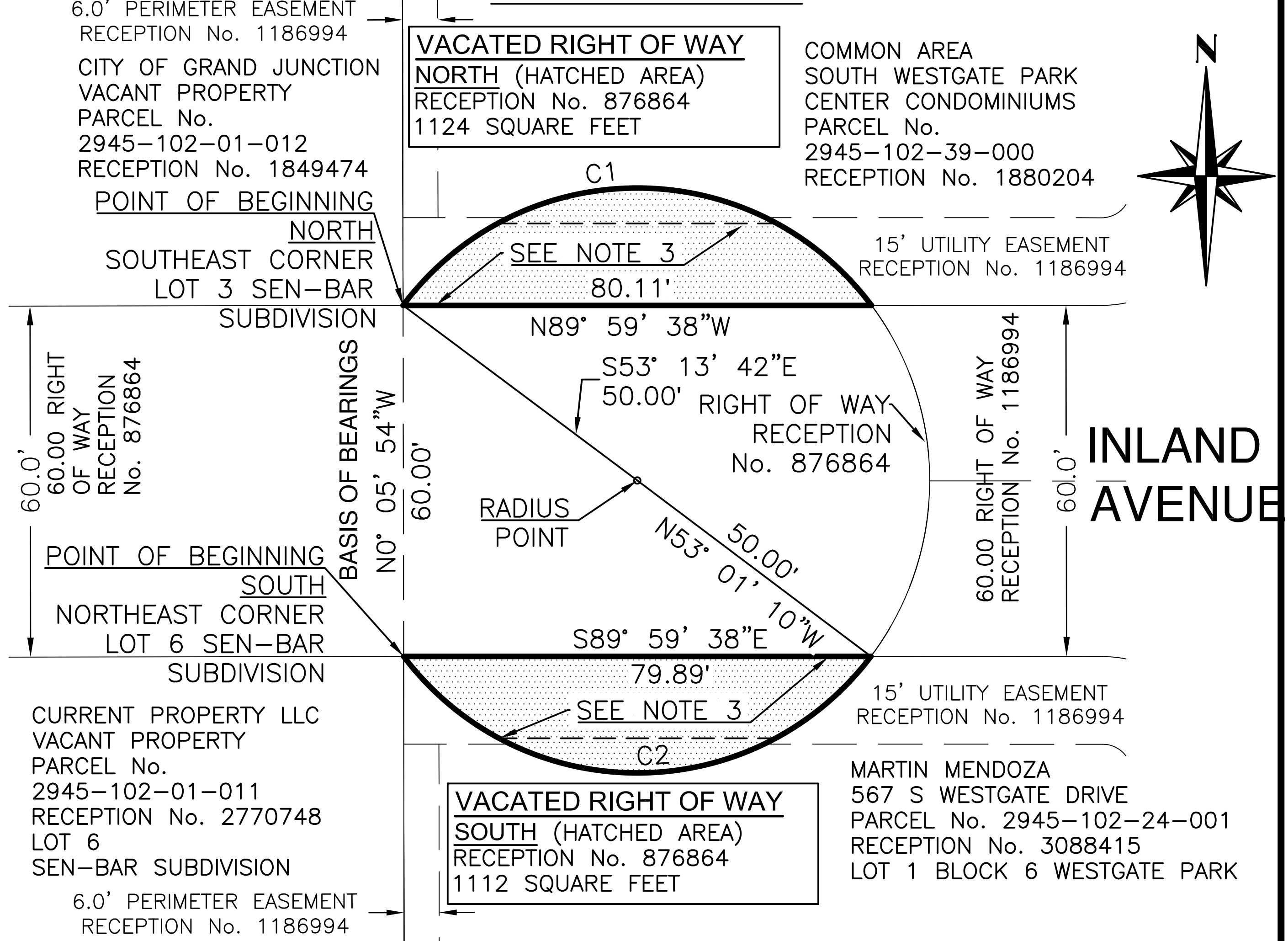
Parcels # 2945-102-24-002 & 2945-102-24-001. Owner is Martin Mendoza
Kim Kerk, PM, is the representative for the owner and is assisting in coordination of the project.

The virtual meeting was held via Zoom and began at 5:30 pm on January 28th, 2026. In attendance were Kim Kerk-Project Manager, Sam Wuebbles, City of Grand Junction Planner and Chelsea Snow-Project Coordinator, taking meeting minutes. Invitations were mailed as required prior to the meeting.

There were no attendees at the neighborhood meeting. Kim did receive a call from a neighbor who mistakenly thought they were closing off the cul-de-sac.

The meeting was adjourned at 5:45 pm.

LEGAL SKETCH

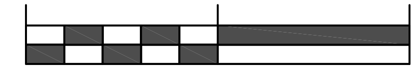


Curve Table					
Curve #	Radius	Length	Delta	Chord Length	Chord Bearing
C1	50.00'	92.91'	106° 28' 09"	80.11'	S89° 59' 38"E
C2	50.00'	92.55'	106° 03' 05"	79.89'	N89° 59' 38"W

ABBREVIATIONS:

N **NORTH**
S **SOUTH**
E **EAST**
W **WEST**
T **TOWNSHIP**
R **RANGE**

GRAPHIC SCALE:
1"=30'



NOTES:

1. INLAND AVENUE WAS ORIGINALLY PLATTED AS SEN-BAR AVENUE AND THEN RENAMED FROSTLINE AVENUE, THE CURRENT NAME, INLAND AVENUE WAS CHANGED BY CITY OF GRAND JUNCTION RESOLUTION No. 9-88 AND RECORDED AT RECEPTION No. 1482333.
2. BEARINGS ARE BASED ON THE WEST LINE OF WEST PARK SUBDIVISION AS RECORDED AT RECEPTION No. 1186994. THE VALUE USED S0°05'54"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM.
3. 14' MULTI-PURPOSE EASEMENT RETAINED FROM RIGHT OF WAY VACATION

LEGAL DESCRIPTION SKETCH

JOB: 2024-201 DATE: 5/5/26

RIGHT OF WAY VACATION
INLAND AVENUE
SECTION 10 T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _______

AN ORDINANCE VACATING PORTIONS OF INLAND AVENUE RIGHT-OF-WAY

LOCATED BETWEEN 25 ROAD AND SOUTH WESTGATE DRIVE

Recitals:

The property owner, Martin Mendoza, has requested vacation of portions of Inland Avenue public right-of-way, adjacent to 567 and 569 South Westgate Drive. The property owner, Martin Mendoza, is initiating this vacation to align the dedicated public Right-of-Way with the constructed Inland Avenue. The proposed right-of-way vacation will have no impact on public facilities or services provided to the public because Inland Avenue has been constructed as a through street and the previously dedicated Right-of-Way for a cul-de-sac on Inland Avenue is no longer needed. Portions of the vacated right-of-way will be retained and reserved for a 14' multipurpose easement along the remaining right-of-way.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of road public right-of-way, is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.050 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING RIGHT-OF-WAY DESCRIBED BELOW AND ON EXHIBIT A IS HEREBY VACATED:

A Parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and lying entirely with the boundary of Sen-Bar Subdivision as recorded at Reception Number 876864 of the Mesa County Records and being more particularly described as follows:

COMMENCING at the Southeast Corner of Lot 3 in said Sen-Bar Subdivision and considering the East Line of said Subdivision to bear N0°05'54"W for a Basis of Bearings, all bearings hereon related thereto; thence 92.91 feet along a non-tangent curve to the right measured from a radius point of 50.00 feet located S53°13'42"E from the start of said curve and a central angle of 106°28'09" whose chord bears S89°59'38"E a distance of 80.11 feet; thence N89°59'38"W a distance of 80.11 feet to the Point of Beginning.

Said North Parcel of land contains 1,124 square feet as described.

Together with:

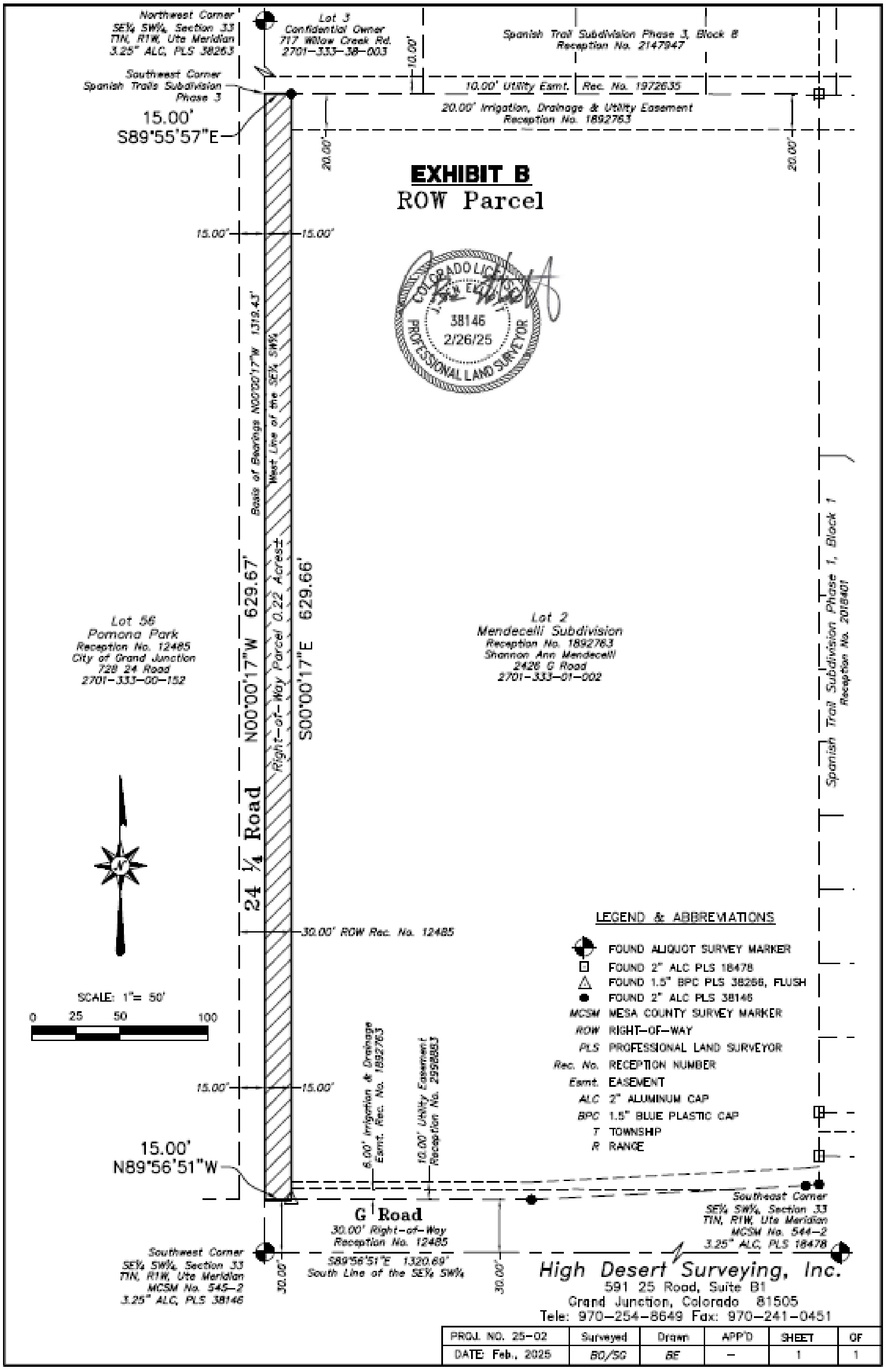
COMMENCING at the Northeast Corner of Lot 6 in said Sen-Bar Subdivision and considering the East Line of said Subdivision to bear N0°05’54”W for a Basis of Bearings, all bearings hereon related thereto; thence S89°59’38”E a distance of 79.89 feet to the start of a non-tangent curve to the right; thence 92.55 feet along said non-tangent curve to the right measured from a radius point of 50.00 feet located N53°01’10”W from the start of said curve and a central angle of 106°03’05” whose chord bears N89°59’38”W a distance of 79.89 feet to the Point of Beginning.

Said North Parcel of land contains 1,112 square feet as described.

ATTEST:

Selestina Sandoval City Clerk	Laurel Lutz City Council President

EXHIBIT B



Northwest Corner
SE¼ SW¼, Section 33
T1N, R1W, Ute Meridian
3.25" ALC, PLS 38263
Lot 3
Confidential Owner
717 Willow Creek Rd.
2701-333-38-003
Spanish Trail Subdivision Phase 3, Block 8
Reception No. 2147947
10.00'
Southwest Corner
Spanish Trails Subdivision
Phase 3
10.00' Utility Esmt. Rec. No. 1972635
20.00' Irrigation, Drainage & Utility Easement
Reception No. 1892763
15.00'
S89°55'57"E
20.00'
20.00'
EXHIBIT B
ROW Parcel
15.00'
15.00'
COLORADO LICENSED
PROFESSIONAL LAND SURVEYOR
38146
2/26/25
Basis of Bearings N00°00'17"W 1319.43'
West Line of the SE¼ SW¼
N00°00'17"W 629.67'
Right-of-Way Parcel 0.22 Acres±
S00°00'17"E 629.66'
24 ¼ Road
Lot 56
Pomona Park
Reception No. 12485
City of Grand Junction
728 24 Road
2701-333-00-152
Lot 2
Mendecelli Subdivision
Reception No. 1892763
Shannon Ann Mendecelli
2426 G Road
2701-333-01-002
Spanish Trail Subdivision Phase 1, Block 1
Reception No. 2018401
N
30.00' ROW Rec. No. 12485
LEGEND & ABBREVIATIONS
FOUND ALIQUOT SURVEY MARKER
FOUND 2" ALC PLS 18478
FOUND 1.5" BPC PLS 38266, FLUSH
FOUND 2" ALC PLS 38146
MCSM MESA COUNTY SURVEY MARKER
ROW RIGHT-OF-WAY
PLS PROFESSIONAL LAND SURVEYOR
Rec. No. RECEPTION NUMBER
Esmt. EASEMENT
ALC 2" ALUMINUM CAP
BPC 1.5" BLUE PLASTIC CAP
T TOWNSHIP
R RANGE
SCALE: 1"= 50'
0 25 50 100
15.00'
15.00'
6.00' Irrigation & Drainage
Esmt. Rec. No. 1892763
10.00' Utility Easement
Reception No. 2958883
15.00'
N89°56'51"W
G Road
30.00' Right-of-Way
Reception No. 12485
Southeast Corner
SE¼ SW¼, Section 33
T1N, R1W, Ute Meridian
MCSM No. 544-2
3.25" ALC, PLS 18478
Southwest Corner
SE¼ SW¼, Section 33
T1N, R1W, Ute Meridian
MCSM No. 545-2
3.25" ALC, PLS 38146
S89°56'51"E 1320.69'
South Line of the SE¼ SW¼
30.00'
30.00'
High Desert Surveying, Inc.
591 25 Road, Suite B1
Grand Junction, Colorado 81505
Tele: 970-254-8649 Fax: 970-241-0451
PROJ. NO. 25-02
DATE: Feb., 2025
Surveyed
BO/SG
Drawn
BE
APP'D
-
SHEET
1
OF
1

Grand Junction City Council

Regular Session

Item #2.b.ii.

Meeting Date: September 2, 2026

Presented By: Kate Kirk, Senior Planner

Department: Community Development

Submitted By: Kate Kirk, Senior Planner

Information

SUBJECT:

An Introduction of an Ordinance Rezoning Approximately 13.04 Acres from R-1R (Residential 1 Retired) to RL-4 (Residential Low - 4) Zone District Located at 2590 Galley Ln (Parcel #2945-031-37-001) and 675 26 Road (Parcel #2945-031-00-009) and set a Public Hearing for September 16, 2026.

RECOMMENDATION:

At it's August 11, 2026 meeting, the Planning Commission voted (6 – 0) to recommend approval of this request.

EXECUTIVE SUMMARY:

The applicants, Monument Homes Development, Inc. and Cuesta Verde LLC, are requesting a rezone of two properties measuring approximately 13.04 acres (combined) from Residential 1 Retired (R-1R) to Residential Low – 4 (RL- 4) located on the west side of 26 Road and the north side of Galley Lane to support future development. The Future Land Use designations for these properties are Residential Low. The proposed RL-4 zoning is consistent with that designation and aligns with the City's goals for infill areas.

BACKGROUND OR DETAILED INFORMATION:

The applicants, Monument Homes Development, Inc. and Cuesta Verde LLC, are requesting a rezone of two (2) parcels encompassing approximately 13.04 acres (combined) to Residential Low – 4 (RL- 4). Both properties are currently zoned Residential 1 Retired (R-1R).

The subject properties are located on the west side of 26 Road (Active Transportation Corridor (ATC)) and north of Galley Lane. The subject properties are within the Tier 1 Growth Area. Many of the properties surrounding the subject site are zoned R-1R, with a small portion of R-2R abutting 2590 Galley Lane on the west side. Surrounding land uses include single-family units, with some larger acreage lots which appear to be farmland.

The requested RL-4 zoning district is one of the implementing zone districts for the Residential Low Land use designation.

NOTIFICATION REQUIREMENTS:
A Neighborhood Meeting regarding the proposed rezone request was held virtually on September 18, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff were present with the applicants and their consultants, including 25 public participants attending the meeting. Information was prepared for presentation regarding the request, the timeline, and opportunities for public comment.

An official development application was submitted to the City of Grand Junction for review on December 31, 2025.

Shortly after submitting the Rezone application, Monument Homes Development, Inc. purchased 675 26 Road with the contingency of the sale being based on subdivision approval of the parcel, which lies directly north of 2590 Galley Lane. The purchase of this property was then included in the resubmittal for the Rezone, as the intent is to rezone both properties concurrently. Should the rezone of the properties be approved, the properties will be subdivided into twenty-three (23) lots.

As such, a second Neighborhood Meeting regarding the proposed rezone request was held virtually on June 10, 2025, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City Staff were present with the applicants and their consultants, including 15 public participants attending the meeting. Information was prepared for presentation regarding the request to rezone both properties, the timeline, and opportunities for public comment.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice sign on March 25, 2026. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on July 16, 2026. The notice of the public hearing was published July 18, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS:
The criteria for review are set forth in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves each of the criteria outlined in this section. The applicants' responses to these criteria are included in the General Project Report, included as Exhibit 2. Staff's analysis of the criteria is provided below.

(A) Consistency. *The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.*

The existing R-1R zone district has been retired from future use. The intent of the R-1R zone district is to provide areas for low density residential uses in less intensely developed areas. The requested rezoning of 2 properties from R-1R to RL-4 not only meets the intent of the One Grand Junction Comprehensive Plan, but RL-4 is an appropriate zone district for the Residential Low category, allowing this project to promote responsible growth within the North West GJ Planning Area.

<u>Plan Principals:</u>
The proposed rezone from R-1R to RL-4 aligns with the following Plan Principles:

Plan Principle 1: Collective Identity
This request is consistent with Plan Principle 1 because it responds to changing community needs by providing opportunities for additional housing in an appropriate infill location. Rezoning and redeveloping infill properties directs new housing to areas already served by existing infrastructure and services, accommodating growth efficiently while discouraging outward expansion. This approach supports the City's long-term vision by meeting housing demand, promoting efficient land use, preserving Grand Junction's community identity, and adapting to changing economic conditions.

Plan Principle 3: Responsible and Managed Growth
This request is consistent with Plan Principle 3 because the subject property is located within Tier 1 (Urban Infill) of the Grand Junction Comprehensive Plan Growth Plan, where the Comprehensive Plan prioritizes new development and public investment. Rezoning the property to facilitate residential development directs growth to an area already served by existing infrastructure and public services, consistent with the City's tiered growth strategy. Focusing development within Tier 1 promotes efficient use of public investments, minimizes the need for costly infrastructure expansions, and discourages outward sprawl.

This request also supports Plan Principle 3 by encouraging the redevelopment of underutilized infill parcels that can be served by existing infrastructure. The proposed RL-4 zoning provides additional housing opportunities within an established area that is already near employment centers, commercial services, schools, parks, and transportation corridors. Leveraging existing infrastructure and community amenities promotes efficient land use, supports sustainable growth patterns, and reduces the need for new public infrastructure investments while accommodating future housing demand.

Plan Principle 5: Strong Neighborhoods and Housing Choices
The project advances Plan Principle 5 by providing additional single-family housing within an established residential area. The proposed density of approximately 2 to 4 dwelling units per acre is compatible with the Residential Low Future Land Use designation and provides a logical transition between surrounding residential

development patterns. The proposal contributes to the City's housing inventory while maintaining a neighborhood scale consistent with adjacent development.

Conclusion
Overall, the proposed rezone is consistent with the 2020 Grand Junction Comprehensive Plan. The request implements the Residential Low Future Land Use designation by facilitating compatible residential development on an infill property within the Tier 1 (Urban Infill) Growth Area. The proposal promotes efficient use of existing infrastructure and public services, supports the City's strategy for responsible and managed growth, expands housing opportunities, and maintains a development pattern that is compatible with the surrounding neighborhood. As such, the proposed rezone advances the goals and vision of the Comprehensive Plan by accommodating future housing needs while encouraging sustainable, efficient growth.

(B) Development Patterns. *The proposed zoning will result in logical and orderly development pattern(s).*

Rezoning the properties from R-1R to RL-4 supports logical, well-structured development patterns that are responsive to the surrounding areas and is consistent with the broader land use vision outlined in the One Grand Junction Comprehensive Plan. The proposed rezone results in a logical and orderly development pattern by implementing the Residential Low Future Land Use designation established in the 2020 Comprehensive Plan and allowing residential development at a density consistent with the surrounding area. The requested RL-4 zone district will facilitate single-family detached housing at the lower end of the permitted density range, providing a compatible transition with adjacent residential uses. As an infill development within the Tier 1 (Urban Infill) Growth Area, the proposal makes efficient use of existing infrastructure and public services while accommodating future housing needs. The development pattern is consistent with the City's long-term planning goals by encouraging orderly residential growth in an area planned and served for development.

This request also implements the Comprehensive Plan’s framework for responsible and managed growth. The Plan’s tiered growth strategy prioritizes infill in Tier 1 areas, directing redevelopment to sites already served by infrastructure in order to avoid leap-frog growth and unnecessary service extensions. The rezone advances the Plan’s mandate to support growth where levels of service can be maintained efficiently, making best use of existing water, sewer, transportation, and public safety systems. This aligns directly with Plan Principle 3 – Responsible and Managed Growth, which emphasizes fiscal stewardship, efficient use of infrastructure, and a predictable zoning framework.

In Summary, rezoning these 2 properties to RL-4 results in logical and orderly development as it steers growth to Tier 1 infill areas and meets Servicing Growth expectations using existing infrastructure.

(C) Benefits. *The community or area, as decided by the reviewing body, derives an* *overall benefit(s) from the proposed zoning.*

The proposed rezone provides an overall benefit to the community by implementing the Residential Low Future Land Use designation identified in the 2020 Grand Junction Comprehensive Plan and facilitating the development of additional single-family housing to help meet the City's growing housing needs. The project utilizes underdeveloped infill property within the Tier 1 (Urban Infill) Growth Area, making efficient use of existing infrastructure, public services, and transportation networks while minimizing the need for costly infrastructure expansion. The proposed density is compatible with the surrounding residential development pattern and supports orderly growth by providing housing in an area planned for residential development. Collectively, these benefits further the City's goals of responsible growth, efficient land use, and expanded housing opportunities.

FISCAL IMPACT:

There is no direct fiscal impact associated with this request.

SUGGESTED MOTION:

I move to introduce an Ordinance to Rezone approximately 13.04 acres from R-1R (Residential 1 Retired) to RL-4 (Residential Low) for the properties located at 2590 Galley Lane (Parcel #2945-031-37-001) and 675 26 Road (Parcel #2945-031-00-009), City file number RZN-2025-749, publish in pamphlet form, and set a public hearing for September 16, 2026.

Attachments

1. Exhibit 1_DRAFT Galley Meadows RZN Ordinance
2. Exhibit 2_Planning Commission Minutes (August 11, 2026)
3. Exhibit 3_Development Applications - Galley Meadows Rezone
4. Exhibit 4_Neighborhood Mtg Notes - Galley Meadows Rezone
5. Exhibit 5_Maps

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING APPROXIMATELY 13.04 ACRES FROM R-1R (RESIDENTIAL 1 RETIRED) TO RL-4 (RESIDENTIAL LOW – 4) ZONE DISTRICT LOCATED AT 2590 GALLEY LN (PARCEL #2945-031-37-007) AND 675 26 ROAD (PARCEL #2945-031-00-009).

Recitals:

The property owners, Monument Homes Development, Inc. and Cuesta Verde LLC, propose a rezone from R-1R (Residential 1 Retired) to RL-4 (Residential Low – 4) Zone District, located at 2590 Galley Ln (Parcel #2945-031-37-001) and 675 26 Road (Parcel #2945-031-00-009).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended approval/denial of changing the zoning from R-1R (Residential 1 Retired) to RL-4 (Residential Low – 4) for the properties, finding that it is consistent with the One Grand Junction Land Use Map ("Plan") designations of Residential Low and the Plan's goals and policies and is generally compatible with the land uses located in the surrounding area.

After public notice and public hearing, The Grand Junction City Council finds that rezoning from R-1R (Residential 1 Retired) to RL-4 (Residential Low – 4) for the properties is consistent with the vision, intent, goals and policies of the Plan. The City Council further finds that the request for rezone to RL-4 (Residential Low – 4) zone district meets the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The Recitals are incorporated herein and in consideration of the same the following properties are hereby duly and lawfully zoned to RL-4 (Residential Low – 4) on the zoning map.

The Tax Parcel Number for 2590 Galley Lane is 2945-031-37-001, 6.77 Acres +/- and is described as follows:
LOT 1 GALLEY MINOR SUBDIVISION, Section 3, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado

The Tax Parcel Number for 675 26 Road is 2945-031-00-009, 6.26 Acres +/- and is described as follows:
The east 7-acres of the south 12-acres of the NE ¼ of the NE ¼ of Section 3, Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado

INTRODUCED on first reading this Xth day of July 2026 and ordered published in pamphlet form.

ADOPTED on second reading XXth day of July 2026 and ordered published in pamphlet form.

____
Cody Kennedy
President of the Council

ATTEST:

____
Selestina Sandoval
City Clerk

GRAND JUNCTION PLANNING COMMISSION
August 11, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Keith Ehlers, Ian Moore, Gregg Palmer, Robert Quintero, and Orin Zyvan.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Kate Kirk (Senior Planner) and Madeline Robinson (Planning Technician).

There were 11 members of the public in attendance, and 2 virtually.

Chair Weckerly made comment that the first item on the agenda for the South Westgate Subdivision ROW Vacation has been moved to the hearing on August 25th.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from July 28, 2026.

   Commissioner Palmer to approve the Consent Agenda.

   Commissioner Quintero seconded; motion passed 6-0.

REGULAR AGENDA

1. **South Westgate Subdivision ROW Vacation VAC-2026-148**
   Consider a request by Martin Mendoza to vacate a portion of Inland Ave Public Right-of-Way that is the outlying areas of a cul-de-sac that abut 567 South Westgate Drive and 569 South Westgate Drive. The vacation shall be conditioned on the City of Grand Junction retaining a 14' multipurpose easement in each portion of the cul-de-sac along the remaining Inland Avenue right-of-way. **This item has been continued to the August 25th hearing.**

2. **Galley Meadows Rezone RZN-2025-749**
   Consider a request by Monument Homes Development, Inc. and Cuesta Verde LLC, to rezone approximately 13.04 acres from Residential 1 Retired (R-1R) lying within the North West GJ planning zone to Residential Low - 4 (RL-4). The parcels are addressed as 2590 Galley Ln (Parcel #2945-031-37-001) and 675 26 Road (Parcel #2945-031-00-009).

Staff Presentation
Kate Kirk, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
Commissioner Moore asked if RL-4 is the lowest density that could occur on this property, and how the irrigation shares would be dispersed to the new lots that would be created.

Representative Tracy States made statements that these properties are infill parcels, and the developer is requesting the lowest density that he can apply for.

Commissioner Moore had further questions about the access points with this proposed subdivision, and the traffic study that was conducted for the development. Further asked about any standards for dark sky regulations with subdivisions.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, August 4, 2026, via www.gjcity.org.

Pete Woodbury, 2582 Galley Ln, has concerns about safety issues with Galley Ln and the entrances' location off Galley Ln and 26 Rd.

Susan Woodbury, 2582 Galley Ln, wanted to see what measures could be taken to shielding street and exterior lights. Another concern she had was the construction traffic that would occur with this development.

Michelle Gossage, 2595 Galley Ln, made a request for the entrance to come off 26 Rd instead of Galley Ln. Also made a request to reconsider the low density of RL-4.

Mark Bautch, 663 26 Rd, made comments about his concerns with traffic on 26 Rd and how it has increased. He disagrees with the traffic study and feels with the new development it will distract from the current feel of the neighborhood.

The public hearing was closed at 6:04 p.m. on August 11, 2026.

Discussion
Commissioner Quintero made comments that tonight's item was to see if the rezone met the criteria but was appreciative of the public's attendance.

Commissioner Moore agreed with Commissioner Quintero's comments but wanted to shed further light on other parameters that go into a subdivision process.

Commissioner Ehlers made comment that the Comp Plan has determined the older zonings were retired because they did not serve the public the best that they could be. There will be other plans implemented with this subdivision to improve upon pedestrian and multi-modal means of traffic and did not see any conflict with the Code. He further encouraged citizens to take part in the upcoming Comprehensive Plan Review.

Commissioner Palmer made statement that this process works best when people are involved in the process. Further made comment that the lowest density that could be applied for is RL-4.

Commissioner Weckerly made comment that the public's concerns are valid and taken into consideration with the Comprehensive Plan update in the forthcoming year.

Motion and Vote
Commissioner Quintero made the following motion, "Chair, on the Rezone request for the properties located at 2590 Galley Lane (Parcel #2945-031-37-001) and 675 26 Road (Parcel #2945-031-00-009), City file number RZN-2025-749, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Palmer seconded; Motion passed 6-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Palmer made a motion to adjourn the meeting.
The vote to adjourn was 6-0.

The meeting adjourned at 6:13 p.m.

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Rezone

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: Residential

Existing Zoning: R-1R

Proposed Land Use Designation: Residential

Proposed Zoning: RL-4

Property Information

Site Location: 2590 Galley Lane, Grand Junction, CO 81505

Site Acreage: Approx. 6.56 Acres

Site Tax No(s): 2945-031-27-001

Site Zoning: R-1R

Project Description: Rezone request from R-1R (Residential-1 Retired) to RL-4 (2-4 DU/AC).

	Property Owner Information	Applicant Information	Representative Information
Name:	Monument Homes Dev., Inc.	Same as Owner	River City Consultants, Inc.
Street Address:	2526 W. Pinyon Ave.		215 Pitkin Ave. #201
City/State/Zip:	Grand Jct., CO 81505		Grand Jct., CO 81501
Business Phone #:	970-263-4022		970-241-4722
E-Mail:	denny@monumenthomesgj.co		tstates@rccwest.com
Fax #:			
Contact Person:	Denny Granum		Tracy States
Contact Phone #:	970-263-4022		970-241-4722

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: Tracy States — Digitally signed by Tracy States Date: 2025.12.17 10:36:03 -07'00' — Date: December 17, 2025

Signature of Legal Property Owner: D Granum — Date: 12/18/25

CITY OF Grand Junction COLORADO
PUBLIC WORKS & PLANNING

Development Application

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Petition For: Rezone

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation	Residential	Existing Zoning	R-1R
Proposed Land Use Designation	Residential	Proposed Zoning	RL-4

Property Information

Site Location:	675 26 Road, Grand Junction, CO	Site Acreage:	Approx. 6.82 Acres
Site Tax No(s):	2945-031-00-009	Site Zoning:	R-1R

Project Description: Rezone request from R-1R (Residential-1 Retired) to RL-4 (2-4 DU/AC).

	Property Owner Information	Applicant Information	Representative Information
Name:	CuestaVerde, LLC	Monument Homes Dev., Inc.	River City Consultants, Inc.
Street Address:	775 26 Road	2526 W. Pinyon Ave.	215 Pitkin Ave. #201
City/State/Zip:	Grand Jct., CO 81506	Grand Jct., CO 81505	Grand Jct., CO 81501
Business Phone #:	970-261-0496	970-263-4022	970-241-4722
E-Mail:	larry.d.tice@gmail.com	denny@monumenthomesgj.co	tstates@rccwest.com
Fax #:			
Contact Person:	Larry Tice	Denny Granum	Tracy States
Contact Phone #:	970-261-0496	970-263-4022	970-241-4722

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: Tracy States — Digitally signed by Tracy States Date: 2026.03.13 10:12:06 -06'00' — Date: March 13, 2026

Signature of Legal Property Owner: Larry D Tice — Date: 3-16-26

Neighborhood Meeting Summary – 2590 Galley Lane Rezone & Subdivision:

Held Thursday, September 18, 2025 via Zoom Meeting at 5:30 PM

29 Participants including Tracy States, River City Consultants; Denny Granum and Nicole, Monument Homes, Kate Kirk, Senior Planner City of Grand Junction

**Additions by Tracy States

Tracy States presented a proposal to rezone the property at 2590 Galley Lane from R-1R to RL4, allowing two to four dwelling units per acre, in line with the comprehensive plan for residential-low density. The proposal includes subdividing the property into 14 lots, achieving a density of 2.13 dwelling units per acre. Tracy addressed visibility concerns regarding presentation materials and outlined the development plan, which will utilize six shares of Grand Valley irrigation water and feature a pressurized irrigation system. Most homes are planned to be single-story, with some potential for two-story designs, and the road will be stubbed for future development.

Concerns were raised by Susan and Mark Bautch regarding increased traffic on 26th Road, which they attributed to ongoing developments in the area. They highlighted safety risks due to speeding and the use of Galley Lane as a shortcut. Tracy responded that the city plans to widen 26th Road and conduct a traffic assessment to evaluate the need for a turn lane. The discussion also touched on the timing of infrastructure improvements, with Tracy stating that changes to Galley Lane would occur post-rezoning approval, while Michelle questioned the rationale behind addressing critical issues only after the fact. **Concerns were also expressed regarding increased traffic on Young Street as a short cut to F ½ Road.

The conversation included discussions about the implications of higher density development on neighborhood character, traffic safety, and the need for sidewalks. Michelle expressed strong concerns about the potential increase in traffic and the community's preference for maintaining one house per acre. Tracy confirmed that the development would include a covenant-controlled community and that public hearings would be held for the rezone. Residents voiced their desire for transparency and involvement in the zoning process, with inquiries about the developer's responsibilities regarding landscaping and drainage management.

Additional concerns were raised about drainage, sewer, and water table issues, with David Von Borstel noting that the current irrigation shares may be insufficient. Casey Wren suggested a study to evaluate the proposed high-pressure irrigation system's capacity. Michael highlighted the lack of notification letters to nearby residents, questioning the adequacy of the 500-foot notification radius. Tracy acknowledged these concerns and confirmed that meeting notes would be submitted to the city as a public record, while also addressing the need for documentation and transparency in the development process. **Kate Kirk confirmed the 500-foot notification radius.

Chapters & Topics:

Overview of Rezoning Proposal for 2590 Galley Lane

Tracy States introduced the rezoning proposal for 2590 Galley Lane, aiming to change the zoning from R-1R to RL4, permitting two to four dwelling units per acre. This request is consistent with the comprehensive plan's designation for residential-low density in the area. The plan includes subdividing the property into 14 lots, with a proposed density of 2.13 dwelling units per acre.

Overview of 2590 Galley Lane Development Proposal

Tracy discussed the development proposal for 2590 Galley Lane, noting that the smallest lot will be large and the overall density will be 2.13 dwelling units per acre, which is at the low end of the requested RL4 zoning. The project will include six shares of Grand Valley irrigation water and a pressurized irrigation system. Most homes are expected to be single-story, with some potential for two-story designs.

Traffic Concerns and Development Impact

Susan and Mark Bautch raised concerns regarding traffic increases on 26th Road and Galley Lane due to nearby development. They noted that the speed limit is frequently exceeded and that Galley Lane **and Youn Street are** being used as a bypass, which poses risks for pedestrians and cyclists. They inquired about how the city plans to manage traffic on rural roads in light of these developments.

Neighborhood Concerns Regarding Galley Meadows Development

Tracy outlined the process for the Galley Meadows development, indicating that road improvements and engineering studies will follow zoning approval. Michelle expressed concerns about the timing of addressing traffic and compatibility issues, suggesting they should be resolved prior to rezoning. Tracy acknowledged the need for a traffic assessment and mentioned an upcoming pre-application meeting.

* Community input and concerns regarding property values and neighborhood compatibility.

Discussion on Zoning and Development Plans for 2590 Galley Lane

Tracy States clarified that a rezone request is required to develop the property at 2590 Galley Lane, as the existing zoning would not permit development. Dan questioned the necessity of the zoning change and raised concerns about traffic congestion from the proposed 14 lots accessing Galley Lane. Tracy assured attendees that safety standards would be met and that the city would review the plans.

* Infrastructure improvements required for the development.

Zoning and Development Concerns for Galley Meadows

Tracy outlined the zoning options available for the property, indicating that the current zoning permits one dwelling per acre, but the landowner could seek a rezone to RL4 or RL5 for higher density. Michelle raised concerns about traffic increases and the neighborhood's character, advocating for maintaining the current zoning to preserve the semi-agricultural lifestyle. The discussion also touched on the need for traffic studies and the potential impact on local wildlife.

* Traffic concerns related to the proposed subdivision.

Discussion on Stub Out Requirements and Zoning Concerns

Tracy clarified that the city mandated a stub out to the north for future interconnectivity, despite the uncertainty of development. Dan raised concerns about potential traffic issues resulting from this development, suggesting that it could lead to significant increases in local traffic. Tracy assured that community concerns would be documented and submitted to the city for review.

Discussion on Water and Irrigation Concerns

Michelle Gossage brought up issues related to drainage, sewer, and the water table during the meeting. David Von Borstel expressed concerns that the six shares allocated for irrigation may not be adequate for the development, suggesting that additional shares might be required. Casey Wren pointed out potential limitations of the high-pressure irrigation system and recommended a study to evaluate its effectiveness.

* Environmental considerations, including wildlife and irrigation.

Concerns Regarding Notification and Future Development on Galley Lane

Michael raised an issue regarding the notification process for residents living near the subdivision, noting that he and others did not receive letters despite being close to the 500-foot radius. Kate clarified that the mailing list is based on addresses on file, which may not reflect current residents. Michael also emphasized the potential for increased development in the area, expressing concerns about the impact on the neighborhood's character.

Meeting Documentation and Recording Inquiry

dharris asked if a recording of the meeting would be available and if minutes would be sent to participants. Tracy explained that the meeting is not audio recorded, and while she will submit a summary to the city, individual minutes are not typically distributed. dharris noted that he needs documentation for his records, to which Tracy offered to send information via email after submission.

Discussion on Development Concerns and Property Values

Tracy confirmed that Monument Homes is the current developer and discussed their past projects in the area. A resident, Rhonda, highlighted concerns about outdoor lighting from new developments affecting the night sky and stressed the importance of using down lights. Michelle raised issues regarding potential increases in property taxes and the impact of higher density homes on property values, advocating for a fiscal impact review. **Tracy responded that increases in property taxes would likely be due to increases in property values.

Action Items:

* Tracy States advised the applicant will conduct a traffic assessment as part of the subdivision application process.

* Tracy States assured that the project provides sidewalks along Galley Lane as part of the development.

* Tracy States acknowledged the wildlife concerns and advised Colorado Parks and Wildlife will engage as part of the review process.

* Tracy States acknowledged the engineering team will investigate the drainage concerns and ensure proper engineering for the irrigation system.

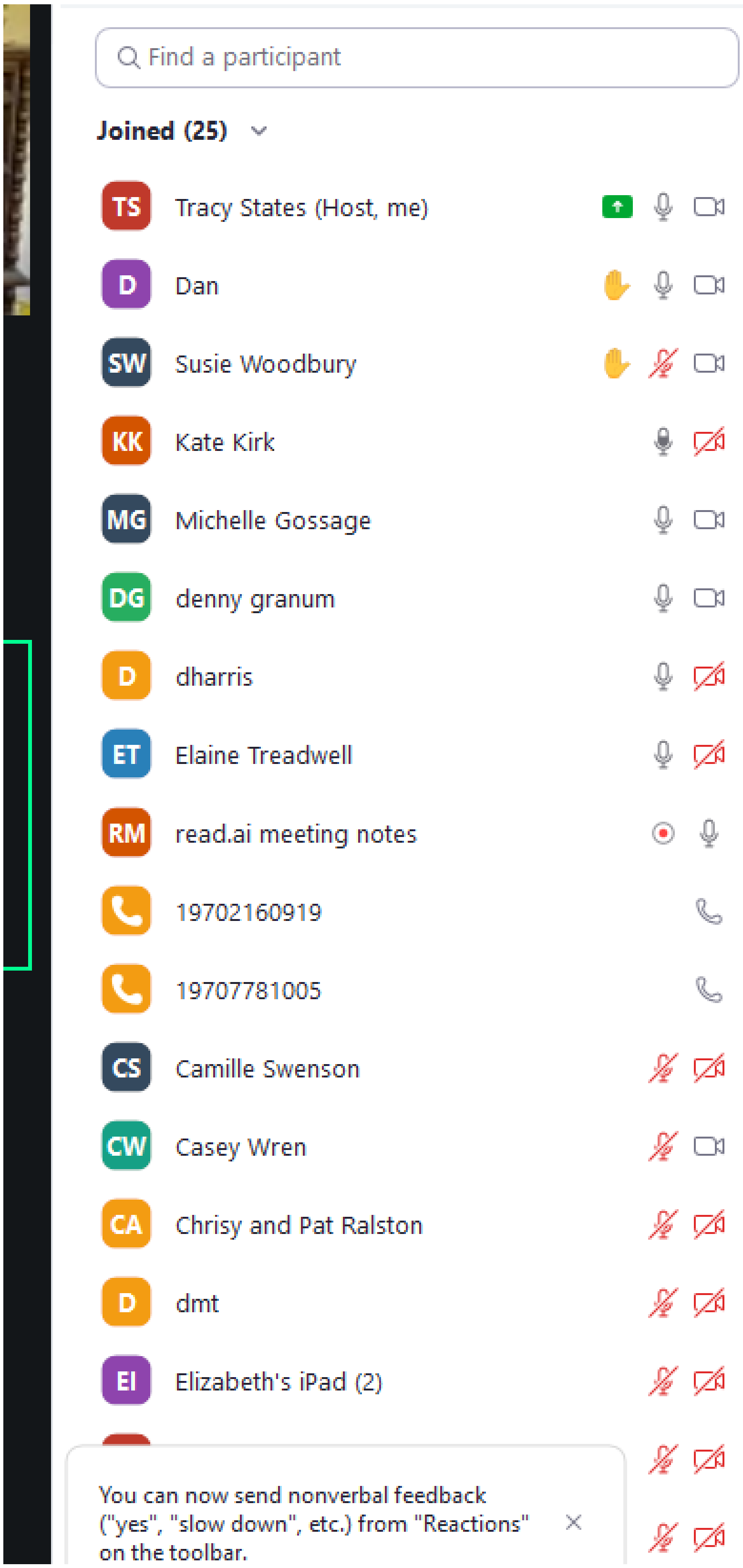
* Tracy States will compile a summary of the meeting and submit it to the city as part of the application process.

Key Questions:

* What are the specific traffic improvements planned for Galley Lane after the subdivision is developed?

* Will the developer be responsible for landscaping around the development?

* How will the irrigation system be designed to accommodate the needs of the subdivision?


Find a participant
Joined (25)
TS Tracy States (Host, me)
D Dan
SW Susie Woodbury
KK Kate Kirk
MG Michelle Gossage
DG denny granum
D dharris
ET Elaine Treadwell
RM read.ai meeting notes
19702160919
19707781005
CS Camille Swenson
CW Casey Wren
CA Chrisy and Pat Ralston
D dmt
EI Elizabeth's iPad (2)
You can now send nonverbal feedback ("yes", "slow down", etc.) from "Reactions" on the toolbar.

mcote

Michelle Gossage

Nicole

pdwood53@gmail.com

Susan & Mark Bautch

BAUTCH SUSAN P
BAUTCH MARK C
663 26 RD
GRAND JUNCTION CO 81505

BOWLER RYAN M
BOWLER STEPHANIE D
2593 GALLEY LN
GRAND JUNCTION CO 81505

CITY OF GRAND JUNCTION
KATE KIRK
250 N 5TH ST
GRAND JUNCTION CO 81501

CUESTA VERDE LLC
775 26 RD
GRAND JUNCTION CO 81506

DMT ENTERPRISES LLC
775 26 RD
GRAND JUNCTION CO 81506

DONNA RADFORD PATTERSON TRUST
668 26 RD
GRAND JUNCTION CO 81506

DRAZEK JAN B
685 1/4 26 RD
GRAND JUNCTION CO 81506

GALVAN JOSE MODESTO
PHYLLIS A GALVAN TRUST DTD 12/17/2014
2614 F 3/4 RD
GRAND JUNCTION CO 81506

GEISLER CHRISTOPHER R
GEISLER KELE K
656 YOUNG ST
GRAND JUNCTION CO 81505

GOLDEN JUDY L
TROMBETTA-TICE SHARON, VEALE KRISTEN & THERON-GRANTEE-BENEFICIARIES
679 26 RD
GRAND JUNCTION CO 81505

GOSSAGE TIMOTHY JUSTIN
GOSSAGE MICHELLE A
2595 GALLEY LN
GRAND JUNCTION CO 81505

GRAND VALLEY IRRIGATION COMPANY
688 26 RD
GRAND JUNCTION CO 81506

GROTH AIMEE
2576 GALLEY LN
GRAND JUNCTION CO 81505

HANSON BRIAN J
662 26 RD
GRAND JUNCTION CO 81506

HARRIS ELIZABETH I
657 YOUNG ST
GRAND JUNCTION CO 81505

HICKMAN MICHAEL J
HICKMAN RHONDA ALLEN
2613 F 3/4 RD
GRAND JUNCTION CO 81506

JENSEN MILTON BRENT
JENSEN ETHEL PEARL
676 26 RD
GRAND JUNCTION CO 81506

JET PROPERTY HOLDINGS LLC
921 LYNBROOK RD
RUSTBURG VA 24588

JOHN D VERZUH TRUST
658 YOUNG ST
GRAND JUNCTION CO 81505

MAHLUM CHAD
657 26 RD
GRAND JUNCTION CO 81505

MILSKI DANIEL M
MILSKI NANCY G
2593 1/2 GALLEY LN
GRAND JUNCTION CO 81505

MOTT JASON
2591 GALLEY LN
GRAND JUNCTION CO 81505

ROYCE ROBERT J
ROYCE R M
662 YOUNG ST
GRAND JUNCTION CO 81505

SMITH LYLE ROGER
SMITH JEANA C
680 26 RD
GRAND JUNCTION CO 81506

STANFIELD JAY T
STANFIELD CINDY J
685 1/2 26 RD
GRAND JUNCTION CO 81506

SWENSON BRADLEY G
SWENSON CAMILLE K
2570 GALLEY LN
GRAND JUNCTION CO 81505

TICE LARRY
TICE SHARON
775 26 RD
GRAND JUNCTION CO 81506

TOOLEN DIANE M
685 26 RD
GRAND JUNCTION CO 81506

TROMBETTA DEREK
2588 GALLEY LN
GRAND JUNCTION CO 81505

VON BORSTELL DAVID
2597 GALLEY LN
GRAND JUNCTION CO 81505

WIARDA MICHAEL K
BOND LAURA C
670 26 RD
GRAND JUNCTION CO 81506

WINTCH KENNETH MICHAEL
CLAPES LAUREN CAROL-GRANTEE
BENEFICIARY
2577 GALLEY LN
GRAND JUNCTION CO 81505

WOODBURY PETER D
WOODBURY SUSAN C
2582 GALLEY LN
GRAND JUNCTION CO 81505

WREN CASEY
WREN TONYA
677 26 RD
GRAND JUNCTION CO 81505

YOUNG FAMILY LLC
2499 HIGHWAY 6 AND 50
GRAND JUNCTION CO 81505

Location Map

N

0 0.07 0.15 mi

Printed: 9/18/2025

1 inch equals 0 miles

Scale: 1:1,593

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Zoning Map

N

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Printed: 9/18/2025
1 inch equals 0 miles
Scale: 1:1,593

City of Grand Junction Colorado
Geographic Information System

Comprehensive Plan

N

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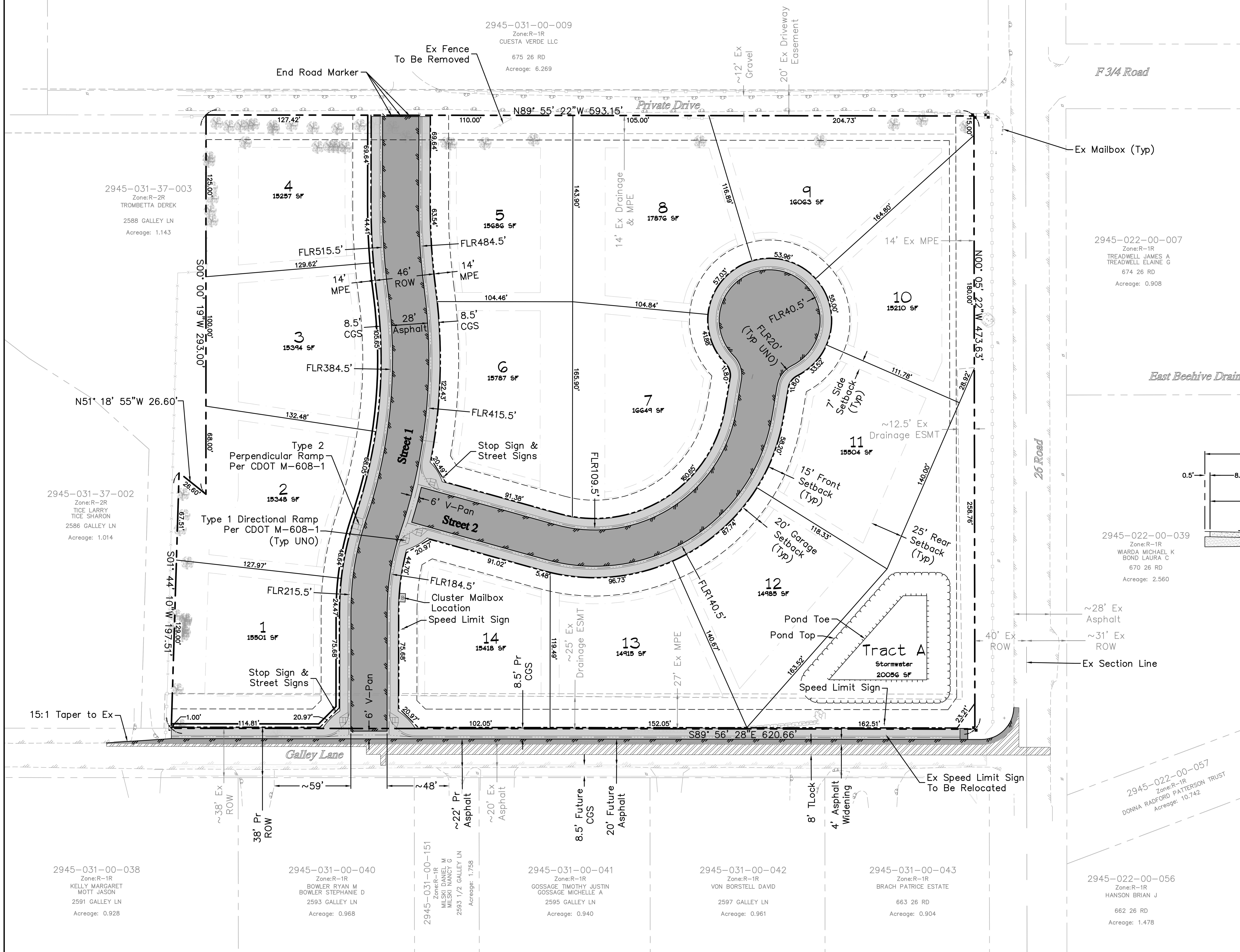
Printed: 9/18/2025

1 inch equals 0 miles

Scale: 1:1,593

City of Grand Junction Colorado Geographic Information System



UTILITY PROVIDERS

Water	Ute Water
Sewer	City of Grand Junction
Electric	Grand Valley Power
Gas	Xcel Energy
Telephone	CenturyLink
Cable	Charter Spectrum
Irrigation	Grand Valley Irrigation Co
Drainage	Grand Valley Drainage District
Fire	City of Grand Junction

ZONING SUMMARY

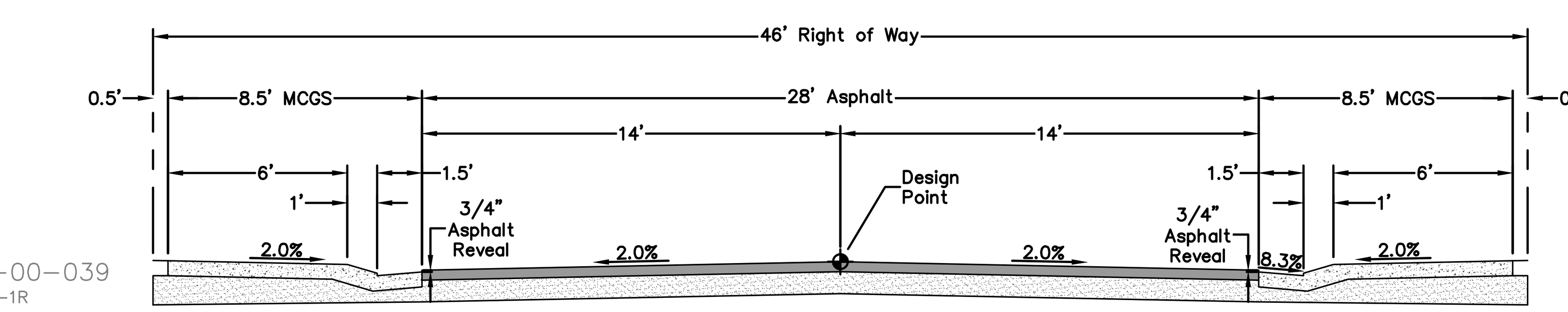
Zoning: RL-4
Min Lot Size: 7,000 SF
Min Lot Width: 70 FT
Min Lot Frontage: 20 FT
Min Setbacks
- Front: 15 FT
- Rear: 25 FT
- Side: 7 FT

Max Height (Building): 40 FT
Max Height (Stories): N/A
Max Lot Coverage: 50%
Max Building Size: N/A

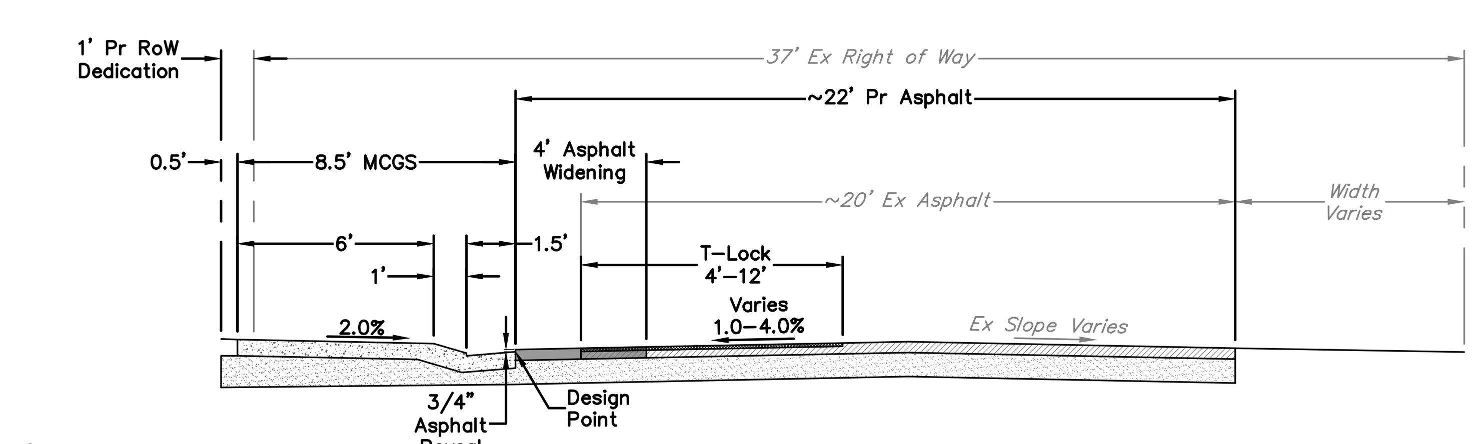
Site Data Table

Land Use Zone: RL-4

Site	Arces	%
Lots (14)	5.041	76.86
Tract A	0.460	7.02
Right of Way	1.057	16.12
Total	6.559	100.00
Asphalt	0.717	
Concrete	0.483	



Typical Road Section
(NTS)



Typical Galley Lane Section
(NTS)

Notes

1. Abbreviations can be found on Sheet C1.
2. Adjacent property information is taken from the Mesa County GIS website and is shown for reference only.
3. This site is not affected by a previously mapped floodplain as shown on FEMA FIRM Panel 08077C0802G.

ACCEPTANCE BLOCK
The City of Grand Junction review constitutes general compliance with the City's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. Review by the City does not constitute approval of the plan design. The City neither accepts nor assumes any liability for errors or omissions. Errors in the design or calculations remain the responsibility of the Professional of Record. Construction must commence within one year from the date of plan signature.

City Planner — Date

City Development Engineer — Date

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
811 Know what's below. Call before you dig.
800.922.1987 www.uncc.org
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark
TBD
NORTHING: –
EASTING: –
ELEVATION: –
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE (FEET)
0 40 80
HORIZONTAL
VERTICAL: N/A

PROJECT PHASE: Pre Application — DATE ISSUED: 12.Sep.2025

NO.	DATE	REVISION	BY

S:\PROJECTS\1550 Granum Monument Homes\006 2590 Galley Lane\Design\DWG\05-Sheet\1550-006 PreApp Site & Util.dwg [Site Plan] 18-Sep-25 16:48:49

PRELIMINARY

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201 Grand Junction, CO 81501 — www.rccwest.com — Phone: 970.241.4722 Fax: 970.241.8841

DRAWN BY: lbj — PROJECT: 1550-006
CHECKED BY: djf
ORIGINAL SHEET SIZE: 22 x 34

DMT ENTERPRISES LLC
Galley Meadows
Site Plan
C2

Galley Meadows Neighborhood Comment Meeting
Thursday, June 10, 2026, via Zoom at 5:30 PM

The meeting began at approximately 5:30 PM. The meeting reviewed a proposed subdivision amendment to combine the northern parcel located at 675 26 Road and add 4.4 acres to the existing Galley Meadows subdivision at 2590 Galley Lane, rezoning both parcels from a retired residential classification (R-1R) to Residential Low-4 (RL-4) to maintain lower density. The applicant's team (Tracy States , Project Coordinator and Dillon Foster, P.E. of River City Consultants, Senior Planner Kate Kirk with the City of Grand Junction, and developer Denny Granum) presented the lot plan (net addition of nine lots, detention areas for a total of 23 lots) and described the public hearing sequence and notice procedures. There were 9 members of the public present.

Rezoning and zoning effects: The property is inside city limits with a comprehensive plan designation of Residential Low; RL-4 is the lower-density option and the developer's current layout averages just over two dwelling units per acre. Dillon clarified the RL-4 zoning sets density but alternative engineering layouts are possible; neighboring owners may choose RL-4 or RL-5 per the comp plan if they wish to rezone their properties. Tracy confirmed the rezone will proceed through Planning Commission recommendation and City Council decision.

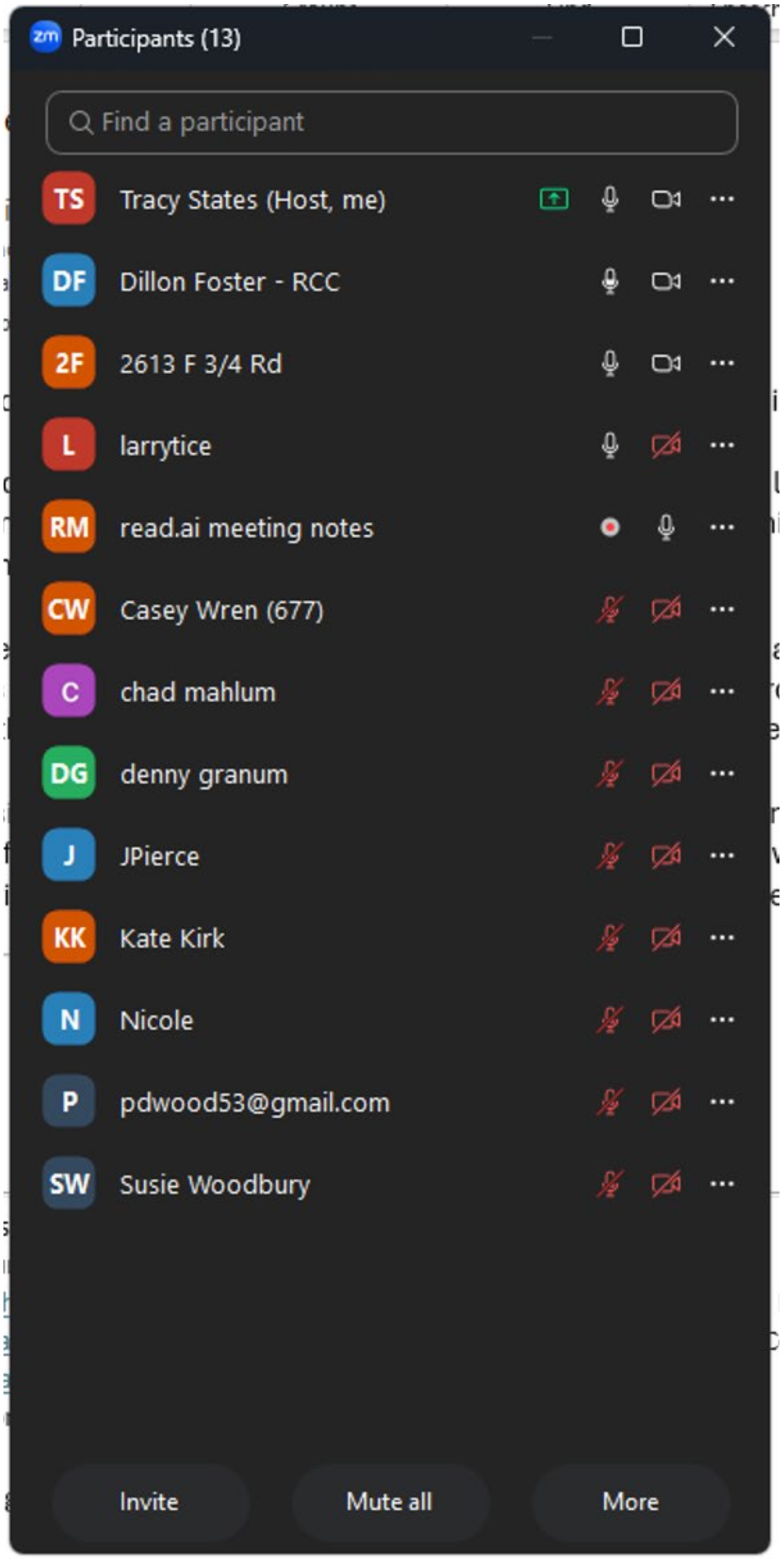
Traffic and right-of-way: An external traffic study (Turnkey Consulting) and supplemental sight-distance exhibits were referenced; the submitted southern portion is public from the City's website and the northern portion will be submitted for city review. The studies conclude no deceleration/turn lane is warranted at the 26 Road entrance. City design guidelines govern requirements. A pedestrian stub between lots 10 and 11 is a city code requirement to connect a future sidewalk to collector 26 Road. Speed limit on Galley Meadows Drive will be posted at 20 mph and 26 Road improvements remain a city responsibility due to the collector classification.

Drainage, irrigation, and water rights: The project will over-detain on-site using two ponds and reduce peak flow through the existing 15-inch culvert under Galley Lane; the city now owns/maintains the existing 15" line and ditch downstream of the discharge location under Galley Lane. Irrigation will be supplied from the same northeast lateral where the current supply location onsite is located. A pump station and a storage tank with a dual-actuated float system will be installed interior to the site to supply water for the subdivision per the 12 allocated shares owned by the developer. Irrigation will be scheduled per lot or small groups to avoid simultaneous heavy draws. Headgate maintenance currently handled by neighbors will remain the same but will have to coordinate with the HOA. Questions remained about ensuring the subdivision pump schedule will not reduce pressure for downstream lateral users and whether the diagonal irrigation easement must be formally vacated or extinguished by common ownership.

Utilities, addresses, and site details: Denny indicated intent to install a privacy fence along 26 Road and Galley Lane subject to city approval. Sewer and utility extension commitments were discussed; Denny had previously agreed to extend sewer and utilities to property lines of the owners benefitting from the current east/west access easement in exchange for vacating a portion of the access easement affecting Galley Meadows lots. Formal signed agreements were not yet provided. City planning assigns street names and addresses after subdivision approval; residents must update postal records if addresses change. The team requested a neighborhood mailing list for email notifications.

Open and unresolved issues: Formal utility extension agreement remains unsigned; confirmation is needed that subdivision irrigation operations will not reduce pressure for existing lateral users; resolution of the recorded gravel road easement vacation and the diagonal irrigation easement remain pending.

The meeting adjourned at approximately 6:30 PM. A list of attendees and the mailing list follow this page.


Participants (13)
Find a participant
Tracy States (Host, me)
Dillon Foster - RCC
2613 F 3/4 Rd
larrytice
read.ai meeting notes
Casey Wren (677)
chad mahlum
denny granum
JPierce
Kate Kirk
Nicole
pdwood53@gmail.com
Susie Woodbury
Invite
Mute all
More

BAUTCH SUSAN P
BAUTCH MARK C
663 26 RD
GRAND JUNCTION CO 81505

BECKNER FAMILY TRUST
2591 G RD
GRAND JUNCTION CO 81505

BLACKMER PATRICK C
BLACKMER CINDY L
695 GLEN CARO DR
GRAND JUNCTION CO 81506

BOMBERG BRYAN C
BOMBERG KAREN M, YAMPA FLEUR
DE LIS TRST DTD AUG 20 2019
GRANTEE BENEFICIARY
PO BOX 774805
STEAMBOAT SPRINGS CO 80477

CHRISTENSEN MICHAEL A
2593 G RD
GRAND JUNCTION CO 81505

CITY OF GRAND JUNCTION
KATE KIRK
250 N 5TH ST
GRAND JUNCTION CO 81501

CONFIDENTIAL OWNER
CHURCH SANDY
689 26 RD
GRAND JUNCTION CO 81506

CUESTA VERDE LLC
775 26 RD
GRAND JUNCTION CO 81506

DONNA RADFORD PATTERSON
TRUST
668 26 RD
GRAND JUNCTION CO 81506

DRAZEK JAN B
685 1/4 26 RD
GRAND JUNCTION CO 81506

GALVAN JOSE MODESTO
PHYLLIS A GALVAN TRUST DATED
DEC 17 2014
2614 F 3/4 RD
GRAND JUNCTION CO 81506

GEISLER CHRISTOPHER R
GEISLER KELE K
656 YOUNG ST
GRAND JUNCTION CO 81505

GOLDEN JUDY L
VEALE KRISTEN L & THERON J
GRANTEE BENEFICIARIES
679 26 RD
GRAND JUNCTION CO 81505

GOSSAGE TIMOTHY JUSTIN
GOSSAGE MICHELLE A
2595 GALLEY LN
GRAND JUNCTION CO 81505

GRAND VALLEY IRRIGATION
COMPANY
688 26 RD
GRAND JUNCTION CO 81506

GROTH AIMEE
2576 GALLEY LN
GRAND JUNCTION CO 81505

HANSON BRIAN J
662 26 RD
GRAND JUNCTION CO 81506

HARRIS ELIZABETH I
657 YOUNG ST
GRAND JUNCTION CO 81505

HICKMAN MICHAEL J
HICKMAN RHONDA ALLEN
2613 F 3/4 RD
GRAND JUNCTION CO 81506

HOLLOWAY MICHAEL
HOLLOWAY HANNAH LEE
658 YOUNG ST
GRAND JUNCTION CO 81505

JENSEN MILTON BRENT
JENSEN ETHEL PEARL
676 26 RD
GRAND JUNCTION CO 81506

JET PROPERTY HOLDINGS LLC
921 LYNBROOK RD
RUSTBURG VA 24588

JONES DONALD R
JONES C E
693 26 RD
GRAND JUNCTION CO 81505

LAY TRENTON P
LAY CELESTE C
693 GLEN CARO DR
GRAND JUNCTION CO 81506

MAHLUM CHAD
657 26 RD
GRAND JUNCTION CO 81505

MAHONEY JAMIE
MAHONEY KEVIN
687 1/2 26 RD
GRAND JUNCTION CO 81506

MILSKI DANIEL M
MILSKI NANCY G
2593 1/2 GALLEY LN
GRAND JUNCTION CO 81505

MONUMENT HOMES DEVELOPMENT
INC
DENNY GRANUM
2526 W PINYON AVE
GRAND JUNCTION CO 81505

MOTT JASON
2591 GALLEY LN
GRAND JUNCTION CO 81505

NOBLE PATRICIA A
HANEY KATHLEEN A GRANTEE
BENEFICIARY
52830 LISBURNE AVE
KENAI AK 99611

RIVER CITY CONSULTANTS INC
TRACY STATES
215 PITKIN AVE STE 201
GRAND JUNCTION CO 81501

ROYCE FAMILY TRUST DATED FEB 26 2026
662 YOUNG ST
GRAND JUNCTION CO 81505

SMITH KATHERINE
BYRNE PETER
2593 GALLEY LN
GRAND JUNCTION CO 81505

SMITH LYLE ROGER
SMITH JEANA C
680 26 RD
GRAND JUNCTION CO 81506

STANFIELD JAY T
STANFIELD CINDY J
685 1/2 26 RD
GRAND JUNCTION CO 81506

SWENSON BRADLEY G
SWENSON CAMILLE K
2570 GALLEY LN
GRAND JUNCTION CO 81505

TICE LARRY
TICE SHARON
775 26 RD
GRAND JUNCTION CO 81506

TOOLEN DIANE M
685 26 RD
GRAND JUNCTION CO 81506

TROMBETTA DEREK
2588 GALLEY LN
GRAND JUNCTION CO 81505

TROMBETTA-TICE SHARON A
GOLDEN JUDY L, VEALE KRISTEN L & THERON J GRANTEE BENEFICIARIES
679 26 RD
GRAND JUNCTION CO 81506

VON BORSTELL DAVID
2597 GALLEY LN
GRAND JUNCTION CO 81505

WIARDA MICHAEL K
BOND LAURA C
670 26 RD
GRAND JUNCTION CO 81506

WILLIAMS MARK N
692 26 RD
GRAND JUNCTION CO 81506

WINTCH KENNETH MICHAEL
CLAPES LAUREN CAROL GRANTEE BENEFICIARY
2577 GALLEY LN
GRAND JUNCTION CO 81505

WOODBURY PETER D
WOODBURY SUSAN C
2582 GALLEY LN
GRAND JUNCTION CO 81505

WREN CASEY
WREN TONYA
677 26 RD
GRAND JUNCTION CO 81505

YOUNG FAMILY LLC
2499 HIGHWAY 6 AND 50
GRAND JUNCTION CO 81505

Location Map

N

0 0.13 0.25 mi

Printed: 6/10/2026

1 inch equals 0 miles

Scale: 1:2,066

City of Grand Junction Colorado
Geographic Information System

Zoning Map

N

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Printed: 6/10/2026

1 inch equals 0 miles

Scale: 1:2,066

City of Grand Junction Colorado Geographic Information System

Comprehensive Plan (Future Land Use)

N

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Printed: 6/10/2026

1 inch equals 0 miles

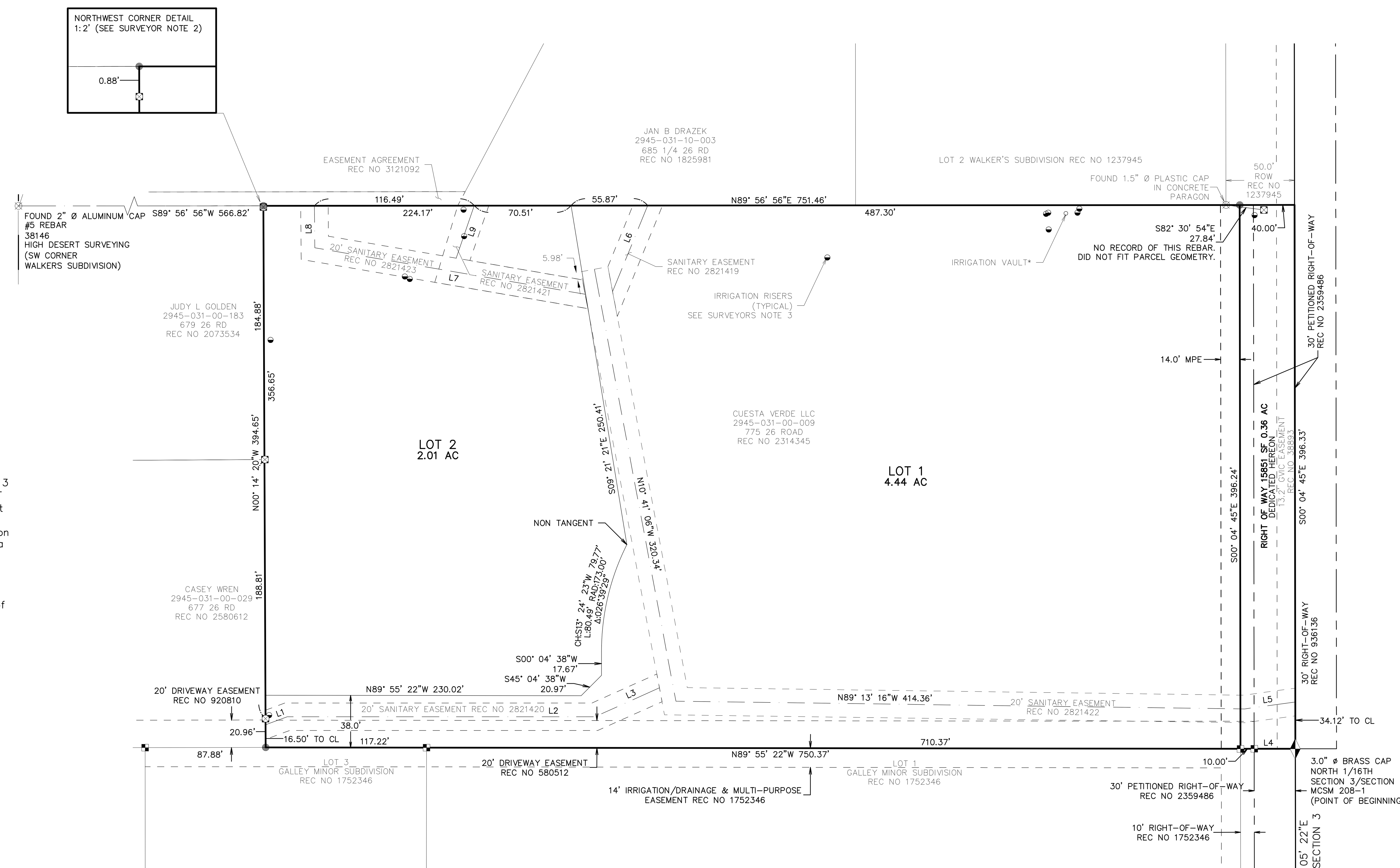
Scale: 1:2,066

City of Grand Junction Colorado Geographic Information System

GALLEY MINOR NORTH

LOT 1, SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

SCALE
1"=50'
50 0 25 50 100
(IN U.S. SURVEY FEET)



BASIS OF BEARING: S00° 05' 22"E EAST LINE SE1/4 NE1/4 SECTION 3

2.75" Ø BRASS CAP EAST 1/4 SECTION 3 MCSM 90-1

LEGEND

- FOUND 2" ALUMINUM CAP IN CONCRETE 12085 – TOM H. MOORE
- FOUND MONUMENT AS NOTED
- FOUND ALIQUOT MONUMENT AS NOTED
- FOUND REBAR
- SET 2.0" ALUMINUM CAP ON # 5 REBAR PLS 38274 – RCC
- EASEMENT LINE
- PARCEL LINE
- ADJOINER LINE
- ROW LINE
- ALIQUOT LINE
- TIE LINE/CENTERLINE

Line Table

Line #	Length	Direction
L1	16.85'	N69° 42' 52"E
L2	224.08'	S89° 59' 39"E
L3	51.62'	N65° 55' 06"E
L4	40.00'	S89° 55' 22"E
L5	37.39'	S82° 12' 58"W
L6	67.71'	N22° 11' 53"E
L7	199.89'	N80° 15' 19"W
L8	30.62'	N00° 31' 32"W
L9	40.47'	S19° 00' 01"W

PROPERTY DESCRIPTION
(Source instrument: Warranty Deed Reception Number 2314345)

As Surveyed Description:

A PARCEL OF LAND SITUATED IN LOT 1, SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 3" BRASS CAP FOR THE NORTH 1/16TH OF SAID SECTION 3 AND SECTION 2, MCSM 208-1, WHENCE A 2.75" BRASS CAP FOR THE EAST 1/4 CORNER OF SAID SECTION 3, MCSM 90-1, BEARS South 00°05'22" East WITH ALL BEARINGS HEREIN RELATIVE THERETO;
Thence North 89°55'22" West along the north line of Galley Minor Subdivision as recorded at Reception Number 1752346, a distance of 750.37 feet to a 2" aluminum cap marked PLS 38274 – RCC;
Thence North 00°14'20" West, a distance of 394.65 feet to a 2" aluminum cap marked PLS 38274 – RCC on the south line of Walkers Subdivision as recorded at Reception Number 1237945;
Thence North 89°56'56" East, a distance of 751.46 feet to the west line of Right of Way as recorded at Reception Number 936136;
Thence South 00°04'45" East, a distance of 396.33 feet to the Point of Beginning,
Said parcel containing 6.82 acres more or less.

SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

A:	ARC LENGTH OF CURVE
AC:	ACRES
C:	CENTER
CCR:	COVENANT CONDITIONS & RESTRICTIONS
CH:	BEARING & LENGTH
CL:	CENTERLINE
E:	EAST
IRR:	IRRIGATION
L:	ARC LENGTH
LS:	LICENSED SURVEYOR
MCSM:	MESA COUNTY SURVEY MARKER
MPE:	MULTI-PURPOSE EASEMENT
N:	NORTH
NO:	NUMBER
PLS:	PROFESSIONAL LAND SURVEYOR
RAD:	RADIUS
R:	RANGE
REC:	RECEPTION
ROW:	RIGHT OF WAY
S:	SOUTH
SF:	SQUARE FEET
T:	TOWNSHIP
UM:	UTE MERIDIAN
W:	WEST
ø	DIAMETER
Δ:	CENTRAL ANGLE DELTA

SURVEYORS NOTES

1. This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Land Title Guarantee Company, GJR65063643, dated February 17, 2026. Other documents may exist which would affect this property.

2. The three rebar recovered along the west boundary are in harmony with the fence line and lines of occupation with the western adjoiners. No record of the origin of these rebar was discovered by this survey. A line created by these monuments was extended south and north to intersect the subdivisions of record and a new monument was set at these positions.

3. An irrigation plan map was provided by Grand Valley Irrigation Company.This map depicts line-work along the northern and western boundaries of subject parcel. Field survey revealed irrigation risers along the northern and western boundaries. The hereon signed surveyor considers these facts to support an apparent irrigation easement not revealed in the title work noted above.

4. Wire fences along the northern boundary were observed to be in extreme disrepair. Evidence of occupation on both sides of fence is inconclusive due to excessive overgrowth of trees, brush and other vegetation. Survey did reveal a modern split rail fence along the south line of Lot 1 of Walker Subdivision that coincides with the north property line determined hereon.

SEE PROPERTY LEGAL DESCRIPTION FOR BASIS OF BEARINGS STATEMENT.

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS) noted above. The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

SURVEYOR'S STATEMENT

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying plat of GALLEY MINOR NORTH, a subdivision of a part of the County of Mesa, State of Colorado, has been prepared by me and/or under my responsible charge and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,
Colorado PLS 38274

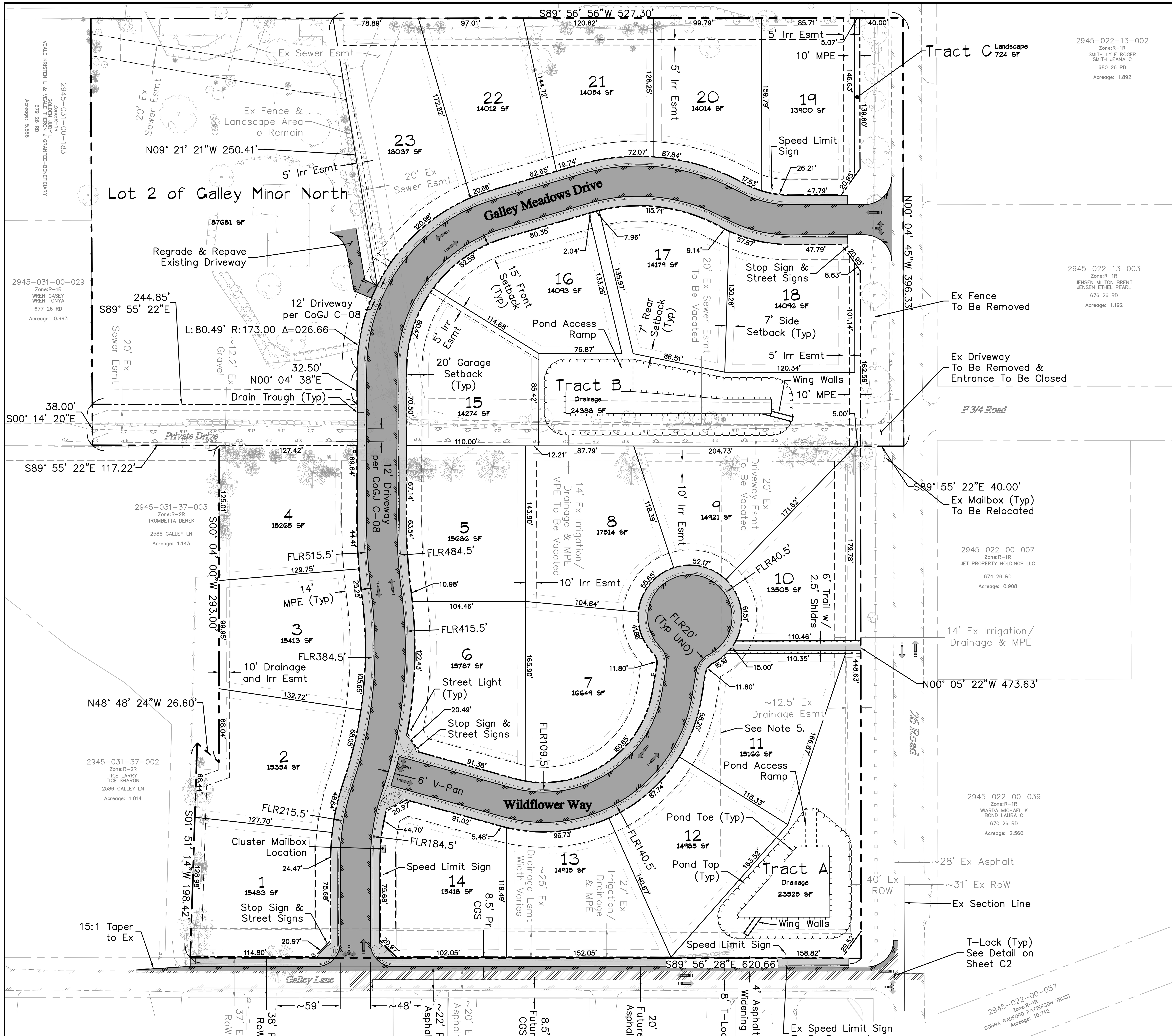
COLORADO LICENSED ALEC KRALIS THOMAS 38274 PROFESSIONAL LAND SURVEYOR

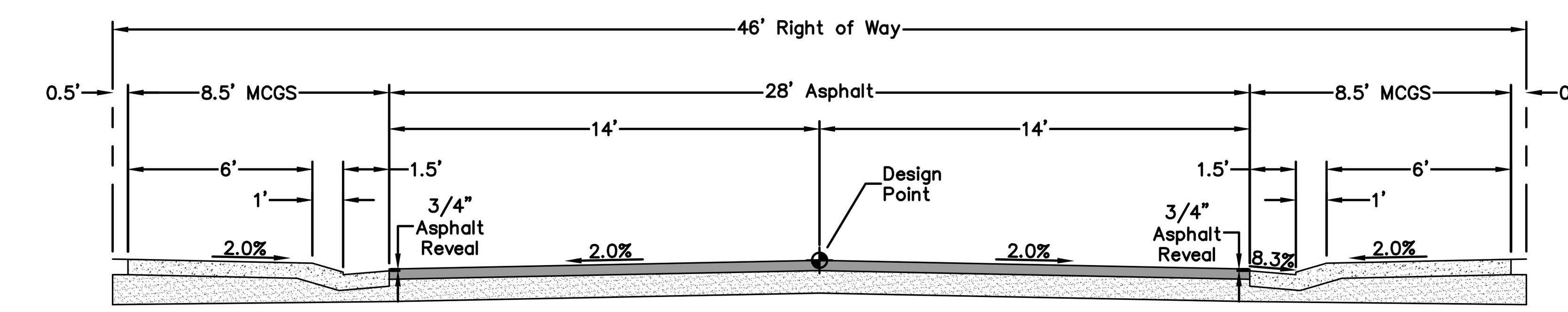
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
www.rccwest.com
Phone: 970.241.4722
Fax: 970.241.8841

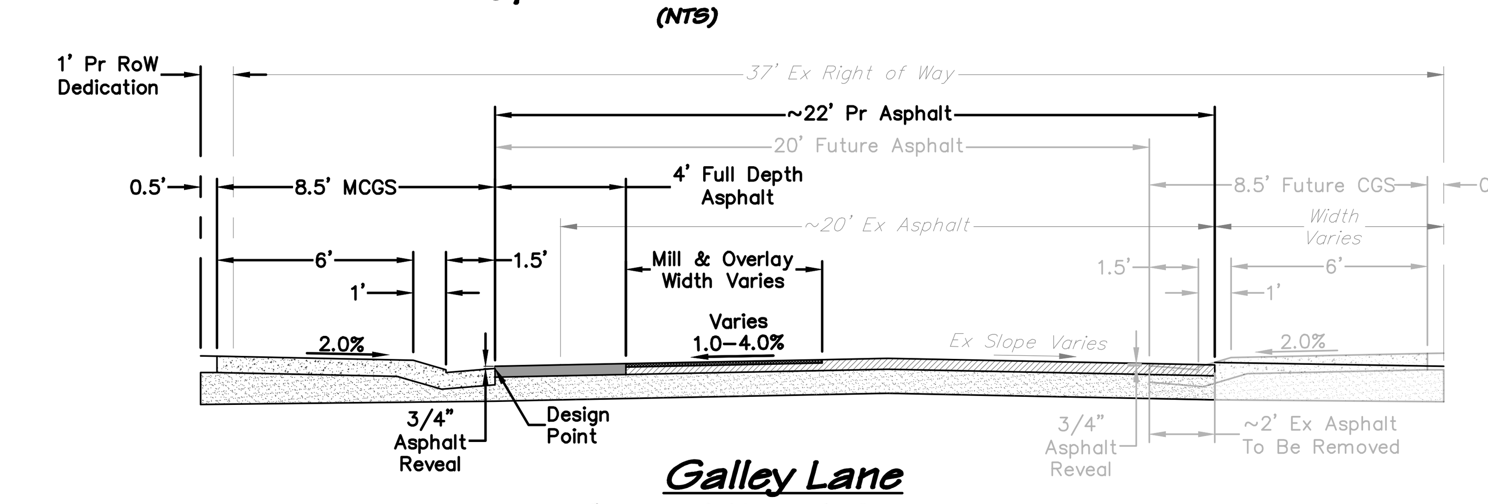
GALLEY MINOR NORTH
LOT 1, SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Sheet 2 of 2	Date: 5/5/26	Job No. 1550-006
Surveyed: GN	Drawn: AKT	Checked: JHW





Galley Meadows Dr & Wildflower Way Typical Road Section
(NTS)



Galley Lane Typical Road Section
(NTS)

Typical Signs
(N.T.S)

UTILITY PROVIDERS

Water	Ute Water
Sewer	City of Grand Junction
Electric	Grand Valley Power
Gas	Xcel Energy
Telephone	CenturyLink
Cable	Charter Spectrum
Irrigation	Grand Valley Irrigation Co
Drainage	Grand Valley Drainage District
Fire	City of Grand Junction

ZONING SUMMARY

Zoning: RL-4
Min Lot Size: 7,000 SF
Min Lot Width: 70 FT
Min Lot Frontage: 20 FT
Min Setbacks
- Front: 15 FT
- Rear: 7 FT
- Side: 7 FT

Max Height (Building): 40 FT
Max Height (Stories): N/A
Max Lot Coverage: 50%
Max Building Size: N/A

Site Data Table

Land Use Zone: RL-4

Site	Arces	%
Lots (23)	7.960	70.04%
Tract A	0.540	4.75%
Tract B	0.560	4.93%
Tract C	0.016	0.14%
Right of Way	2.288	20.13%
Total	11.400	100.00%
Asphalt	1.154	
Concrete	0.734	

Notes

1. Abbreviations can be found on Sheet C3.
2. Adjacent property information is taken from the Mesa County GIS website and is shown for reference only.
3. This site is not affected by a previously mapped floodplain as shown on FEMA FIRM Panel 08077C0802G.
4. See sheets C30–C36 for signage details.
5. Existing waste irrigation water ditch centerline. Apparent Esmt to be merged.

ACCEPTANCE BLOCK

City of Grand Junction staff has reviewed these plans and finds that they comply with the City's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. The City neither accepts nor assumes any liability for errors or omissions. Errors in the design or calculations remain the responsibility of the Professional of Record.

Construction must commence within two years from the date of plan signature.

City Development Engineer   Date

City Planner   Date

UNCC Utility Notification Center of Colorado 800.922.1987 www.uncc.org
811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark
2" ALUMINUM CAP IN CONCRETE 12085 – 50 TOM H. MOORE 10' EAST OF NORTHEAST PARCEL CORNER NEAR 26 RD
NORTHING: 48683.06
EASTING: 89422.95
ELEVATION: 4635.76
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE (FEET) 0 50 100 HORIZONTAL
VERTICAL: N/A

PROJECT PHASE: Preliminary — DATE ISSUED: 02.Feb.2026

NO.	DATE	REVISION	BY

PRELIMINARY

RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201 Grand Junction, CO 81501 — www.rccwest.com — Phone: 970.241.4722 Fax: 970.241.8841

DRAWN BY: lbj — PROJECT: 1550-006
CHECKED BY: djf
ORIGINAL SHEET SIZE: 22 x 34

S:\PROJECTS\1550 Granum Monument Homes\006 2590 Galley Lane\Design\DWG\05-Sheet\1550-006 Site Plan.dwg [Site Plan] 6/10/2026 11:57:35 AM

MONUMENT HOMES DEVELOPMENT, INC.

Galley Meadows
Site Plan

C4

Location Map

N

0 0.07 0.15 mi

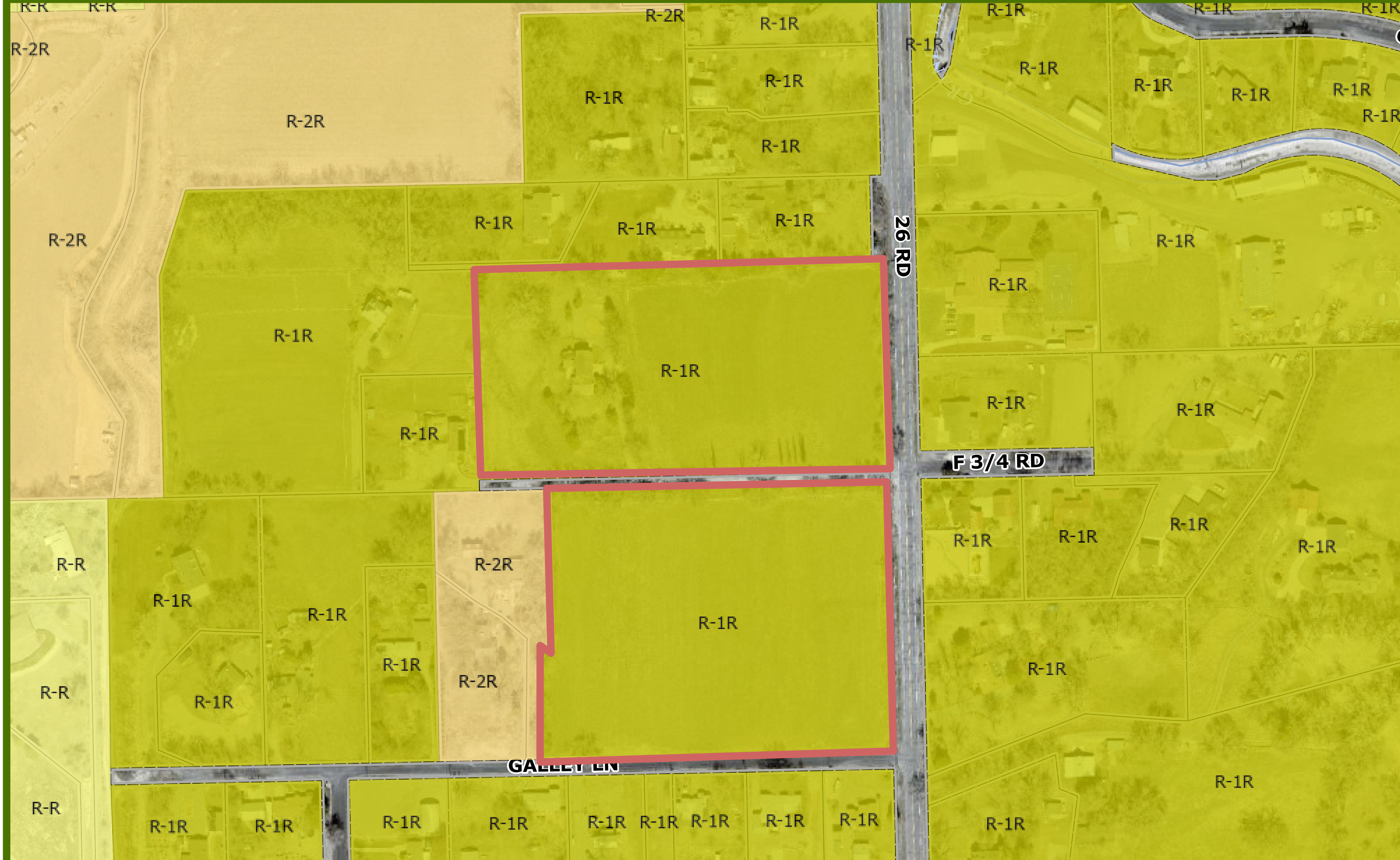
Printed: 7/15/2026

1 inch equals 0 miles

Scale: 1:2,861

CITY OF Grand Junction COLORADO
GEOGRAPHIC INFORMATION SYSTEM

Zoning Map



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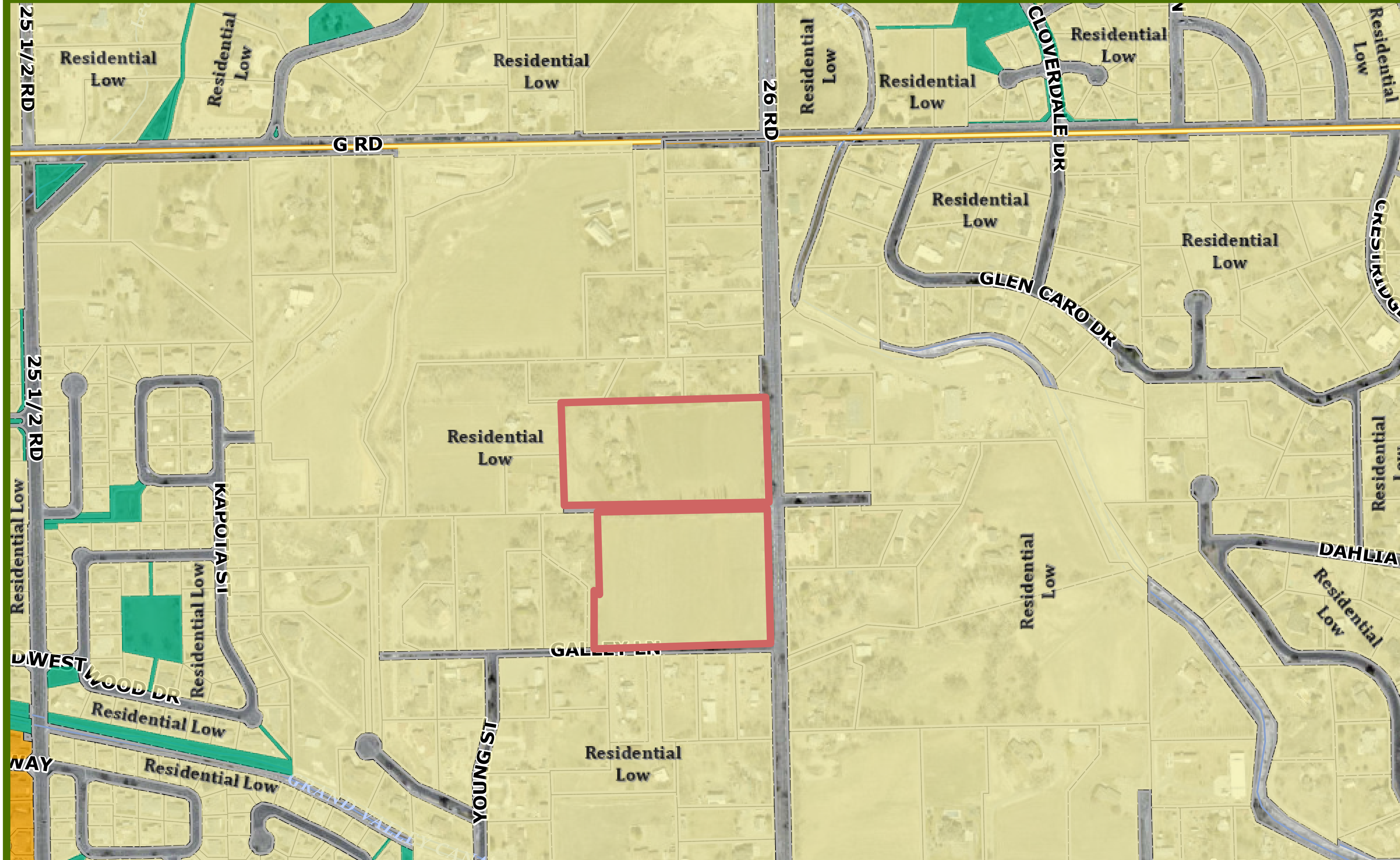
Printed: 7/15/2026

1 inch equals 0 miles

Scale: 1:2,861

City of Grand Junction Colorado Geographic Information System

Future Land Use Map



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Printed: 7/15/2026

1 inch equals 0 miles

Scale: 1:5,722

City of Grand Junction Colorado
Geographic Information System

Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: September 2, 2026

Presented By: Jerod Timothy, Project Engineer

Department: General Services

Submitted By: Tim Barker

Information

SUBJECT:

Purchase Two Automated Side Load Recycling Trucks from Nextran Truck Center in Fruita, Colorado

RECOMMENDATION:

Staff recommends that City Council approve the purchase of two Labrie automated side-load recycling collection bodies mounted on Mack chassis from Nextran Truck Center for $406,154 per vehicle, for a total purchase price of $812,308.

EXECUTIVE SUMMARY:

The two vehicles are necessary to provide collection capacity for the City's transition to citywide automated single-stream recycling. Beginning in January 2027, the City plans to phase service availability to approximately 12,000 remaining homes. Based on an anticipated initial participation rate of approximately 60%, the Recycling Division expects to add roughly 7,200 residential customers during the initial rollout. Under the City's contract with Circular Action Alliance (CAA), reimbursement for the full cost of both vehicles will be available in the fourth quarter of 2026 through Colorado's extended producer responsibility (EPR) program.

BACKGROUND OR DETAILED INFORMATION:

The Recycling Division's 2027 staffing plan calls for seven Specialty Equipment Operators to be assigned primarily to residential automated single-stream collection. The two new automated side-load vehicles will expand the fleet capacity needed to serve the existing service area and the projected new customers. Adequate fleet capacity also provides necessary operational flexibility for employee leave, training, vehicle downtime, route adjustments, and continued customer growth.

The City plans to phase approximately 12,000 remaining homes into automated single-stream recycling service between January and March 2027. At an anticipated initial participation rate of approximately 60%, this equates to roughly 7,200 new residential customers.

The vehicles will be purchased through the Sourcewell Cooperative Contract #3220645. Purchasing the vehicles from Nextran Truck Center also supports a local vendor while meeting the City's procurement requirements.

FISCAL IMPACT:

The purchase price for the two vehicles is $812,308 and is budgeted in the Solid Waste and Recycling Fund using the previously approved supplemental appropriation. Under the City's contract with CAA, the full purchase cost is eligible for reimbursement through Colorado's EPR program, with reimbursement anticipated in the third quarter of 2026.

SUGGESTED MOTION:

I move to approve the purchase of two Labrie automated side-load recycling collection vehicles mounted on Mack chassis from Nextran Truck Center and authorize the City Purchasing Division to enter into a contract in the amount of $812,308.

Attachments

None

Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: September 2, 2026

Presented By: Ashley Firl, Interim Utilities Director

Department: Utilities

Submitted By: Ashley Firl

Information

SUBJECT:

A Resolution Supporting the Grant Application for a Bureau of Reclamation Grant for the Juniata Enlarged Ditch Piping Project

RECOMMENDATION:

Staff recommends adopting a resolution supporting the City's application to the Bureau of Reclamation for a WaterSMART Enhancing Water Resources Grant for Phase 2, the final construction phase of the Juniata Enlarged Ditch Piping Project.

EXECUTIVE SUMMARY:

The City is seeking $2.63 million through the U.S. Bureau of Reclamation's WaterSMART Enhancing Water Resources Grant Program to support the second and final construction phase of the Juniata Enlarged Ditch Piping Project. This phase will complete the planned piping improvements to the existing open ditch, reducing water loss and improving the reliability of critical water infrastructure serving both municipal and agricultural water users.

The Juniata Enlarged Ditch currently loses approximately 30% of conveyed water through seepage and evaporation. The project is estimated to conserve approximately 1,420 acre-feet of water annually, including approximately 510 acre-feet associated with municipal water supply and 910 acre-feet associated with agricultural use. Approval of the resolution demonstrates City Council support for the grant application and authorizes the City Manager to execute and submit the application and, if funding is awarded, execute the associated grant agreement.

BACKGROUND OR DETAILED INFORMATION:

The Juniata Enlarged Ditch has a diversion right of up to 129 cubic feet per second (cfs) from Kannah Creek and extends approximately 2.3 miles from its diversion toward

Purdy Mesa Rd. The ditch conveys water to Juniata Reservoir for the City's municipal water supply and to the Juniata Ditch for downstream agricultural use. The existing earthen ditch loses approximately 30% of conveyed water through seepage and evaporation and cannot reliably convey its full decree. The project will replace approximately 10,165 linear feet of open ditch with buried HDPE pipeline, substantially reducing conveyance losses while ensuring capacity and long-term reliability. The improvements are estimated to conserve approximately 1,420 acre-feet of water annually, including approximately 510 acre-feet associated with municipal water supply and 910 acre-feet associated with agricultural use.

The City has progressed the Juniata Enlarged Ditch Piping Project through a combination of outside funding and regional partnerships. In May 2024, City Council approved Resolution No. 30-24 supporting a Bureau of Reclamation WaterSMART Planning and Project Design Grant application. Since that time, the City has completed a Basis of Design for the project and advanced engineering design for the planned piping improvements. The $320,000 design effort is supported by $260,000 in Bureau of Reclamation funding, including $160,000 through the WaterSMART Planning and Project Design Grant and $100,000 through the Water Supply Reserve Fund, as well as $25,000 from the Colorado River District, $5,000 from the Juniata Ditch Company, and $30,000 from the City's Water Enterprise Fund.

As the project has advanced toward construction, the City has continued to pursue opportunities to leverage outside funding and reduce the local cost of implementation. Construction of the Juniata Enlarged Ditch Piping Project is divided into two phases. The City has requested $1,412,580 in Congressionally Directed Spending funding for Phase 1, which remains pending, while the current WaterSMART application seeks funding for Phase 2, the final construction phase of the piping project. The City may also pursue additional non-federal funding opportunities, including Colorado Water Plan grant funding and contributions from project partners.

The Juniata Enlarged Ditch Piping Project is well aligned with the WaterSMART Enhancing Water Resources Grant Program because this infrastructure improvement will conserve existing water supplies, upgrade conveyance efficiency and reliability, and benefit both municipal and agricultural water users. The project has also received longstanding support from regional water partners throughout earlier phases of project development, including the Juniata Ditch Company, Gunnison Basin Roundtable, and Colorado River District.

The City intends to request approximately $2.63 million in federal funding through the September 9, 2026 application cycle to support completion of Phase 2. Reclamation anticipates announcing selections for this cycle in March 2027.

FISCAL IMPACT:

The City is requesting approximately $2.63 million in federal funding through the WaterSMART Enhancing Water Resources Grant Program for the second and final construction phase of the project. The program requires a minimum 25% non-federal cost share.

The required non-federal match may be funded through a combination of 2027 budgeted funds from the City's Water Enterprise Fund and other eligible non-federal sources, including potential state grant funding and contributions from project partners. Staff will continue to pursue outside funding opportunities to maximize external investment in the project.

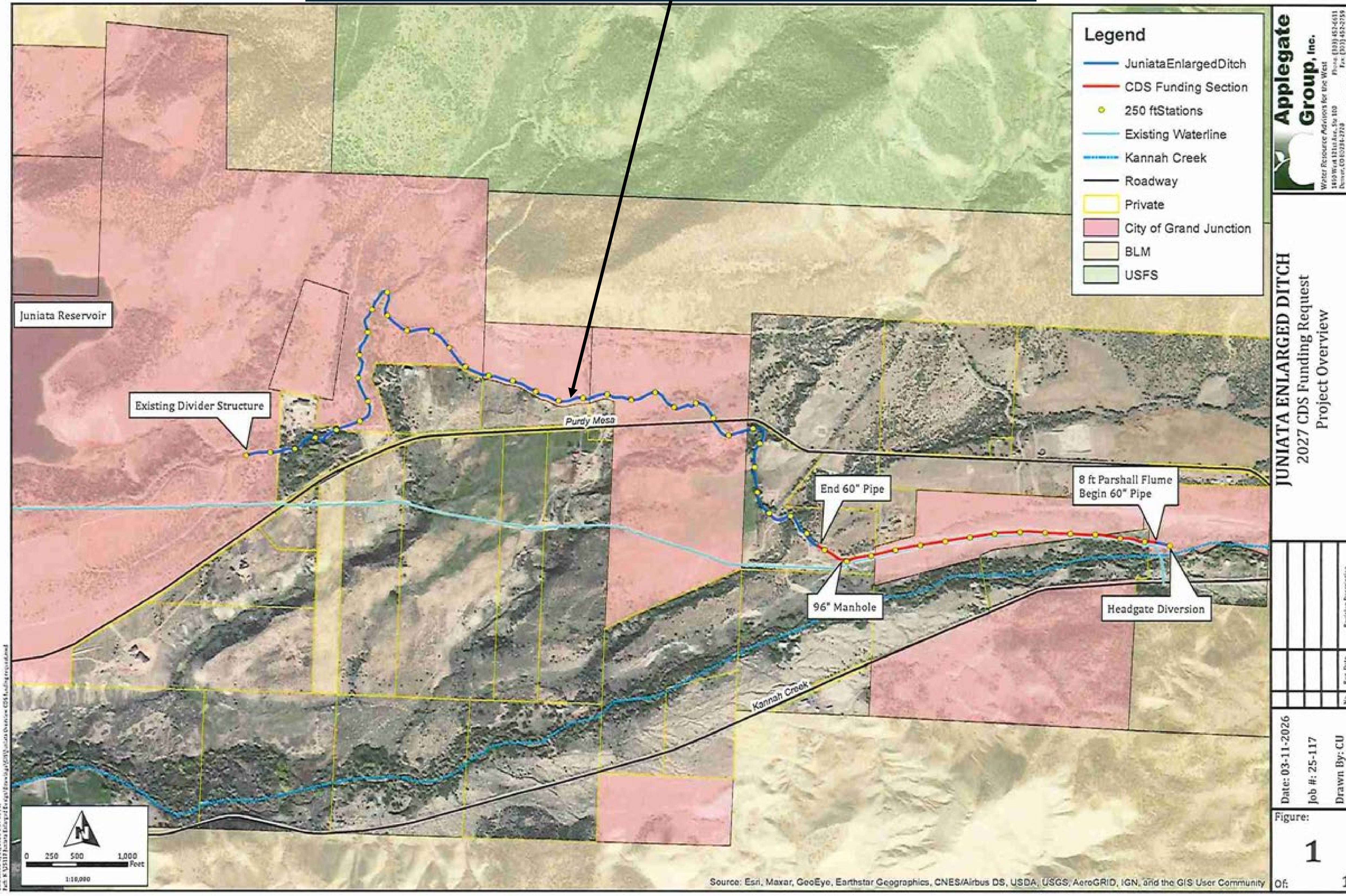
SUGGESTED MOTION:

I move to adopt Resolution No.80-26, a resolution supporting the WaterSMART Enhancing Water Resources Grant application for the Juniata Enlarged Ditch Piping Project.

Attachments

1. Juniata Enlarged Ditch Piping Project Overview
2. RES-BORGrantJuniataEnlargedDitchProject2026

BOR WaterSmart Enhancing Water Resources Grant – Juniata Enlarged Ditch Piping Project Phase 2



Resolution No. __-26

A RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A BUREAU OF RECLAMATION GRANT FOR THE JUNIATA ENLARGED DITCH PIPING PROJECT

Be it resolved by the City Council of the City of Grand Junction, Colorado that:

The City of Grand Junction by, with and through this Resolution of the City Council supports the WaterSMART Enhancing Water Resources Grant application that the City of Grand Junction has made to the United States Bureau of Reclamation (BOR). The grant will assist the City in construction of the Juniata Enlarged Ditch Piping Project.

Through WaterSMART, the Bureau of Reclamation leverages Federal and non-Federal funding to work cooperatively with states, tribes, and local entities as they plan for and implement projects that benefit multiple water users, improve water supply reliability, and enhance watershed health.

In accordance with the grant purposes, the City Utilities Department proposes to construct Phase 2 of the Juniata Enlarged Ditch Piping Project. The Juniata Enlarged Ditch has a diversion right of 129 cfs from Kannah Creek. The ditch is approximately 2.3 miles and conveys water to the Juniata Reservoir for the City's municipal water supply that serves 30,000 residents. In addition, the Juniata Enlarged Ditch conveys water to the Juniata Ditch which serves downstream agricultural water users. The Juniata Enlarged Ditch experiences about 30% water loss due to evaporation and seepage. Piping the ditch would protect critical infrastructure and reduce risk associated with potential ditch failure which could disrupt irrigation deliveries for farmers, release sediment into Kannah Creek affecting downstream users and environmental conditions, and damage nearby municipal water infrastructure. The project will protect and conserve the quantity and quality of this water and make more water available for municipal and agricultural uses in support of BOR WaterSMART goals.

The City staff is seeking Bureau of Reclamation grant funding in the amount of $2,630,000 with an anticipated award in 2027. The City Council of the City of Grand Junction authorizes the expenditure of funds necessary to meet the terms and obligations, including established deadlines, of any Grant awarded.

If the grant is awarded, the City Council hereby authorizes the City Manager to sign the grant agreement with Bureau of Reclamation for the Juniata Enlarged Ditch Piping Project grant program.

The City staff has recommended that the City Council support the grant application and if awarded that the grant be utilized for the important purposes of continuing to carefully manage the City's water resources.

PASSED and ADOPTED this 2nd day of September 2026

Laurel Lutz
President of the Council
ATTEST:

Selestina Sandoval
City Clerk

Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: September 2, 2026

Presented By: Matthew Smith, Chief of Police

Department: Police

Submitted By: Jeremiah Boies

Information

SUBJECT:

A Resolution Adopting Fees Pursuant to Title 6 of the Grand Junction Municipal Code

RECOMMENDATION:

Staff recommends Council approve this Resolution.

EXECUTIVE SUMMARY:

This Resolution sets the fees for animal registrations which are part of the City's implementation of animal licensing. Licensing was handled by Mesa County when we contracted with Mesa County for animal control services, and Mesa County retained the revenues from those licenses. With the passage of Ordinance No. 5336, the City will now handle animal licenses for City residents, and residents will need to register their animals with the City instead of the County.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction previously contracted with Mesa County for animal control services, including enforcement of the animal provisions of the Grand Junction Municipal Code and related care, custody, impoundment and licensing administration. In 2024, Mesa County notified the City that it would no longer provide such services as of January 1, 2025. In response, the Grand Junction Police Department established the Animal Control Services unit, which began operations on January 1, 2025.

Title 6 of the GJMC, entitled “Animals,” was structured around the former arrangement with Mesa County. Additionally, Title 6 and its provisions were distributed across three different chapters. To consolidate, clarify, and modernize the animal code and to reflect the City’s Animal Control Services unit’s enforcement and administration, and to create an animal licensing ordinance which allows City residents to license their pets with the

City rather than Mesa County, the City has prepared a comprehensive redraft of Title 6. That redraft was approved by Council in Ordinance No. 5336.

Title 6 authorizes certain fees to be collected for services rendered by Animal Control Services upon approval from City Council. This Resolution adopts and approves those fees. Since the animal control shelter facility is still operated by Mesa County, the Board of County Commissioners still establishes fees associated with that facility.

FISCAL IMPACT:

There are approximately 30,000 registered pets in the City of Grand Junction. Registration fees required under the old GJMC Animal code went to Mesa County. Those fees will now be paid to the City and the City will retain the revenue generated by those licensing fees.

SUGGESTED MOTION:

I move to adopt Resolution No. 81-26, a Resolution adopting fees pursuant to Title 6 of the Grand Junction Municipal code.

Attachments

1. RES - A RESOLUTION ADOPTING FEES PURSUANT TO TITLE 6 OF THE GRAND JUNCTION MUNICIPAL CODE - 08182026

RESOLUTION NO. ______

A RESOLUTION ADOPTING FEES PURSUANT TO TITLE 6 OF THE GRAND JUNCITON MUNICIPAL CODE

RECITALS:

The City of Grand Junction previously contracted with Mesa County for animal control services, including enforcement of the animal provisions of the Grand Junction Municipal Code and related care, custody, impoundment and licensing administration. In 2024, Mesa County notified the City that it would no longer provide such services as of January 1, 2025. In response, the Grand Junction Police Department established the Animal Control Services unit, which began operations on January 1, 2025.

Title 6 of the GJMC, entitled "Animals," was structured around the former arrangement with Mesa County. Additionally, Title 6 and its provisions were distributed across three different chapters. To consolidate, clarify, and modernize the animal code and to reflect the City's Animal Control Services unit's enforcement and administration, and to create an animal licensing ordinance which allows City residents to license their pets with the City rather than Mesa County, the City has prepared a comprehensive redraft of Title 6. That redraft was approved by Council in Ordinance No. 5336.

Title 6 authorizes certain fees to be collected for services rendered by Animal Control Services upon approval from City Council. This Resolution adopts and approves those fees. Since the animal control shelter facility is still operated by Mesa County, the Board of County Commissioners still establishes fees associated with that facility.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

The following fees are established pursuant to Title 6 of the Grand Junction Municipal Code:

Special permit for a Dangerous Dog (GJMC § 6.04.180(c)): $100 per year

Dog license (1 year) for spayed or neutered: $15

Dog license (1 year) for non-spayed or neutered: $30

Dog license (3 years) for spayed or neutered: $30

Dog license (3 years) for non-spayed or neutered: $60

Fee for replacement tag: $5

Reptile license (1 year): $15

Reptile license (3 years): $30

PASSED AND ADPOTED THIS ___ DAY OF ______, 2026.

____

Laurel Lutz

President of City Council

ATTEST:

____

Selestina Sandoval

City Clerk

Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: September 2, 2026

Presented By: Matthew Smith, Chief of Police

Department: Police

Submitted By: William Baker

Information

SUBJECT:

Resolution Supporting the Grant Application for a Grant from the Mesa County Federal Mineral Lease District and the completion of Grand Junction Police Annex Facility.

RECOMMENDATION:

Staff recommends Council approve this Resolution.

EXECUTIVE SUMMARY:

The Grand Junction Police Department is applying for the Mesa County Federal Mineral Lease District grant to assist with funding for the planning phase of the Grand Junction Police Annex Facility.

BACKGROUND OR DETAILED INFORMATION:

The Annex has a long planning history: it was contemplated with the original Public Safety Facility, this was due to funding constraints in the original facility to meet the size needed for the agency. The needs assessment was formalized as a Police strategic goal in 2014-2015, supported by a State/City planning investment in 2015. This Annex was identified as needed for any growth in 2014. However, funding was not available to move the project forward. This need has been constant and was reactivated through a 2025 revival of the existing programming and procurement-scope work. The current concept is intended to preserve the existing Public Safety Facility, address deferred space needs, and provide expandable capacity for future public-safety services. This aligns with a stewardship-first approach: maximize the value and useful life of the City's existing public-safety investment while adding only the space necessary to meet documented operational needs. We have researched grants and funding opportunities since 2015 to facilitate this expansion with limited results. The Mesa County Federal Mineral Lease District grant will provide a matching funds opportunity for the initial planning phase of this Annex facility.

FISCAL IMPACT:

City of Grand Junction has submitted a Grant Application for the Grand Junction Police Annex Facility requesting a total award of $500,000. This grant would require a match totaling the award amount.

SUGGESTED MOTION:

I move to (approve/deny) Resolution No. 82-26, a Resolution supporting the Grant Application for a Grant from the Mesa County Federal Mineral Lease District.

Attachments

1. 2026 MCFMLD Resolution Final

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____-26

A RESOLUTION Supporting the Grant Application for a Grant from the Mesa County Federal Mineral Lease District for the planning of the Grand Junction Police Annex Facility.

WHEREAS, the City of Grand Junction is a political subdivision of the State of Colorado, and therefore an eligible applicant for a grant awarded by the Mesa County Federal Mineral Lease District ("MCFMLD"); and

WHEREAS, the City of Grand Junction has submitted a Grant Application for the Grand Junction Police Annex Facility requesting a total award of $500,000; and

WHEREAS, the City of Grand Junction supports the completion of the project if a grant is awarded by the MCFMLD.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. The above recitals are hereby incorporated as findings by the City Council of the City of Grand Junction.
2. The City of Grand Junction strongly supports the Grant Application submitted and has appropriated matching funds for a grant with Mesa County Federal Mineral Lease District.
3. The City of Grand Junction supports federal mineral development in Colorado.
4. If the grant is awarded, the City of Grand Junction strongly supports the completion of the project.
5. The City of Grand Junction authorizes the expenditure of funds necessary to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with the MCFMLD.
6. The project site is owned by the City of Grand Junction and will be owned by the City of Grand Junction for the next 25 years. The City of Grand Junction will continue to

maintain the Grand Junction Police Annex Facility in a high-quality condition and will appropriate funds for maintenance annually.

7. If a grant is awarded, the City of Grand Junction hereby authorizes the City Manager to sign a Grant Agreement with the MCFMLD.

PASSED AND ADOPTED this ___ day of __________, 2026.

CITY COUNCIL OF THE CITY OF GRAND JUNCTION

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Laurel Lutz
President of the Council

ATTEST:

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Selestina Sandoval
City Clerk

Grand Junction City Council

Regular Session

Item #4.d.

Meeting Date: September 2, 2026

Presented By: Kimberly Bullen, Deputy City Manager, Mike Bennett, City Manager

Department: City Manager's Office

Submitted By: Johnny McFarland, Asst. To the City Manager

Information

SUBJECT:

A Resolution Supporting the City's Application to the DOLA Local Planning Capacity Grant Program and Authorizing the City Manager to Sign

RECOMMENDATION:

Staff recommends approval of this item.

EXECUTIVE SUMMARY:

In preparation for the City's planned update of the 2020 One Grand Junction Comprehensive Plan beginning in 2027, staff expects to apply for the Department of Local Affairs (DOLA) Local Planning Capacity Grant Program (LPC) in the amount of $200,000. This grant, if awarded, will partially defray the costs of engaging a qualified consultant who, in coordination with staff, will assist in completing the Plan update.

Section H2 of the grant application requires "official action" by the governing body, in the form of a resolution, expressing support for submitting the grant request. The attached resolution constitutes the official action required to express the City Council's support for the grant application and authorizes the City Manager or designee to submit the required grant materials.

BACKGROUND OR DETAILED INFORMATION:

On December 16, 2020, the City Council approved (Ord. 4971), adopting the One Grand Junction Comprehensive Plan. Since this time, and in alignment with best practices across municipalities, it has been determined that a Comprehensive Plan review and update is necessary. Additionally, the Colorado State Legislature passed SB24-174, which, among other things, requires all local governments to include a Strategic Growth Element and a Water Supply Element in their comprehensive plans. Therefore, in recognition of the need to refresh and update the Comprehensive Plan to ensure the Plan's goals and principles reflect and anticipate current and emerging trends, encompass the community's long-range vision, meet state requirements, and inform future planning efforts, staff plans to begin the Plan update in 2027.

On August 24, 2026, DOLA released its Notice of Funding Availability (NOFA) for the Local Planning Capacity (LPC) grant program. The program's intent is to enhance local government capacity to advance a variety of statewide goals, including affordable housing and land use planning. Eligible projects for this grant include projects "focused on land use planning or community development activities", which may include comprehensive plan updates. Projects are eligible for up to $250,000 in funding, with a required 50% match for comprehensive plans. Staff anticipates using grant funds, if awarded, toward the cost of solicitation of a qualified comprehensive plan consultant in 2027, who will coordinate with staff and provide the support and expertise required for plan completion.

A required component of the LPC grant application is the submission of a resolution from the governing body expressing support for the City's application and intended support for required local matching funds, if awarded. Approval of this Resolution expresses the City Council's support for the City's application to the LPC Grant Program and authorizes the City manager to execute any required grant materials.

Subject to Council approval, staff will submit a grant application requesting $200,000 in LPC grant funds, with a local match of 50% ($200,000), for a total project cost of $400,000. The local match is subject to City Council appropriation in the 2027 Budget Adoption; however, a resolution of support from the governing body, with the intent to commit matching funds, will allow the City to submit its application prior to the grant deadline on September 24, 2026.

FISCAL IMPACT:

Subject to City Council appropriation in the 2027 Budget, the fiscal cost to the City will be 50% of total project costs, or $200,000. The City is requesting $200,000 in grant assistance through the LPC Grant Program.

SUGGESTED MOTION:

I move to approve Resolution 83-26, a Resolution supporting the City's application to the DOLA Local Planning Capacity Grant Program, and authorizing the City Manager to execute required grant materials.

Attachments

1. Resolution_LPC Grant Approval

RESOLUTION NO. 83-26

AUTHORIZING THE CITY MANAGER OF THE CITY OF GRAND JUNCTION TO SUBMIT A FUNDING REQUEST TO DOLA'S LOCAL PLANNING CAPACITY GRANT PROGRAM ON BEHALF OF THE CITY OF GRAND JUNCTION.

RECITALS:

The voters of Colorado approved Proposition 123 in 2022, creating the State Affordable Housing Fund to make certain funds available to local governments as defined by C.R.S. 29-32-104.

The City of Grand Junction is a home rule municipality duly and regularly organized and validly existing as a body corporate and politic under and by the virtue of the Constitution and laws of the State of Colorado, and is currently eligible for Proposition 123 funding.

The Colorado Department of Local Affairs (DOLA published the Notice of Funding Availability (NOFA) for the Local Planning Capacity (LPC) grant program for Fall 2026.

In order to submit a grant request, DOLA requires an "official action" to be taken by the City of Grand Junction demonstrating support of the proposed project and intent to adopt the completed Grand Junction Comprehensive Plan.

By and with approval of this Resolution, the City Council approves the City's application to DOLA's LPC Grant program for the purposes of completing a Comprehensive Plan and authorizes the City Manager or designee to submit the application and execute the necessary grant agreements.

NOW THEREFORE, the City Council of the City of Grand Junction, having been fully advised in the premises, authorizes, affirms, supports the proposed project entitled "Comprehensive Plan" for use of this grant funding, confirms acceptance of the terms and conditions of DOLA's Local Planning Capacity (LPC) Grant Program and authorizes the City Manager or designee to submit the proposed project to DOLA for approval, and to execute the grant agreements necessary for the awarded grant.

PASSED and ADOPTED this ____ day of September, 2026.

____

Laurel Lutz
President of the City Council

ATTEST:

____

Selestina Sandoval

City Clerk

Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date: September 2, 2026

Presented By: Tim Lehrbach, Principal Planner

Department: Community Development

Submitted By: Tim Lehrbach, Zoning Supervisor

Information

SUBJECT:

An Ordinance Amending Sections § 21.07.040 and § 21.09.060(a)(1) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Preservation of Significant Trees

RECOMMENDATION:

The Planning Commission heard this item at the July 14, 2026 regular meeting and voted (5-2) to recommend approval.

EXECUTIVE SUMMARY:

The Housing Affordability Code Task Force requests removing Section § 21.07.040 and removing a reference to mature trees at § 21.09.060(a)(1) of the Zoning and Development Code, which provides for the identification, preservation, and mitigation of significant trees during development and the protection of mature trees during the subdivision of property.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Housing Affordability Code Task Force (HACTF) requests removing Section § 21.07.040 and removing a reference to mature trees at § 21.09.060(a)(1) of the Zoning and Development Code, which provides for the identification, preservation, and mitigation of significant trees during development and the protection of mature trees.

The HACTF recommendation states that these regulations create additional complexity, cost, time, and uncertainty for housing providers and staff, and that the regulations rely on punitive measures related to the presence and removal of trees on private property.

The HACTF further recommends that the City Council "direct staff to explore a non-punitive, voluntary incentive for Significant Tree preservation in the future as resources allow."

EXISTING SIGNIFICANT AND MATURE TREE REGULATIONS
The preservation of significant trees has been in the Zoning and Development Code since at least 1989, at which time the code required that "[t]he appeal and character of the site shall be preserved and enhanced by retaining and protecting existing trees, planting additional trees and other flora, and other site features.

The code changed over time, and in 2011 the code required "Preservation of Significant Landscape Features. Existing landscape features such as escarpments, large or old trees or stands, heavy vegetative cover, ponds and bluffs shall be identified by the Director as part of the development review process. To the extent the Director deems practicable, such features shall be preserved by the final plans and to such extent, count toward landscape and open space area requirements. Features to be preserved shall be protected throughout site development. If a significant live feature which was to be preserved dies or is substantially damaged, the developer shall replace it with an equivalent feature as determined by the Director. No person shall kill or damage a landscape feature required to be preserved by this section. The developer shall protect trees from compaction under the canopy drip line of the tree unless the City Forester says otherwise." This code provision remained in place until more recent landscaping code changes became effective in January 2023. The code also required 'significant natural features, including stands of mature trees to be identified and excluded from areas of development and "Mature trees and/or stands of native vegetation to be protected."

In 2022, the Highlander Subdivision located near North 12th Street and G Road was approved, and when construction began, several neighbors expressed concern that the project was approved without properly preserving trees, as was required under the code. This event led the City to reexamine the code provision requiring "protection of mature trees" and ultimately recommend revisions to the code providing standards and creating alternatives (mitigation) to create a predictable code for developers, staff, and the community. In reaching the recommendation, the City formed a task force in 2022 that met six times with the intent to revise the landscaping code with three main purposes: to define and create predictable regulations for the preservation of significant trees, to reduce landscaping requirements, and to create predictable regulations for projects wanting to implement xeric landscaping.

A significantly revised landscaping code was approved by City Council by Ordinance 5114, adopted December 21, 2022, which included more specific provisions for the preservation of significant trees. The revised code established a structured framework for identifying, preserving, and mitigating impacts on existing trees as part of the development review process. Since adoption, the regulations apply to new residential, mixed-use, and commercial development, as well as certain redevelopment activity, while exempting all development in industrial zone districts.

As part of development review, applicants are required to submit a surveyed inventory of significant trees unless a preliminary site review by a qualified landscape professional determines that no potentially significant trees are present, in which case the survey requirement is waived. Significant trees proposed for preservation must be clearly identified on the project's landscaping plan.

Significant trees are defined as trees that are 15 inches or greater in diameter at breast height (DBH), are in fair or better condition, are free of irreparable structural defects, and are not affected by pests or disease that would threaten the health of other trees. Trees identified as excluded on the Suitable Plants List are not considered significant for purposes of this section.

Where significant trees are present, the regulations require that at least one tree and no less than 30 percent of significant trees be preserved. Preservation may occur on individual lots, within private common areas, or on land dedicated for public use. In addition, the City Forester may allow well-established, healthy trees under 15 inches DBH to receive preservation credit at an equivalent DBH.

The Code establishes a sequential approach to compliance that prioritizes preservation first. If meeting the minimum preservation requirement would impede the primary development of a site, the Director may grant limited development deviations, including up to a 10 percent adjustment to minimum setbacks, lot size, parking lot interior landscaping, and parking count requirements, or allow the use of cluster development. The City Forester may also adjust dripline protection standards to provide additional flexibility for development around preserved trees.

If these flexibility measures do not provide a viable means of developing the site while preserving the minimum required significant trees, the developer may elect to remove all or some significant trees, subject to mitigation requirements. Tree mitigation/replacement is required based on the percentage of trees preserved, with replacement ratios ranging from one caliper inch per three inches DBH to three caliper inches per five inches of DBH. Replacement trees may be planted on-site within individual lots or private common areas.

When on-site replacement is not feasible, the regulations allow payment of a fee in lieu, calculated based on the value and installation cost of the required replacement trees. Fee-in-lieu payments are used by the City to purchase and plant replacement trees on nearby public property.

Finally, the provisions include standards for protecting preserved trees during construction, including fencing beyond the dripline, prohibitions on vehicle parking or material storage within protected areas, and irrigation requirements to ensure tree health and survival throughout the construction process.

In addition to Section § 21.07.040 regarding significant trees, which is proposed for deletion altogether, a reference to mature trees at § 21.09.060(a)(1) is proposed to be deleted from the features which must be included and protected on a plat to the extent that the Director deems reasonable to protect public health and safety.

OBSERVED OUTCOMES
There is no local information available yet to demonstrate how these provisions affect residential development, including whether they create material impacts to project feasibility, cost, or timing. The city has limited other examples to reference, but does have two projects that have elected to protect significant trees. One project, SPN-2023-256, a 10,000 square foot office, warehouse, and metals processing building on approximately 9.10 acres, preserved an existing row of mature trees along the northern property boundary. The site was designed to avoid disturbance to these trees, maintaining an existing buffer to adjacent properties and reducing the need for additional landscaping. Although the project was exempt from preserving the trees, the project was able to avoid additional screening, buffering, and landscaping costs that would have otherwise been incurred. Minor site plan, SPN-2024-442, also preserved a significant tree in their landscaping plan.

NOTIFICATION REQUIREMENTS
Notice was completed as required by Section 21.02.030(g). Notice of the public hearing was published on July 4, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS
Section § 21.02.050(d) of the Zoning and Development Code establishes the criteria for Code Text Amendments. An applicant is required to address in writing the reasons for the proposed amendments and the applicant for a Code Text Amendment has the burden of producing evidence that proves each of the following criteria:

(A) Consistency with Comprehensive Plan. *The proposed Code Text Amendment is generally consistent with applicable provisions of the Comprehensive Plan.*

With respect to consistency with the Comprehensive Plan, the HACTF provided the following as excerpted from the attached HACTF Recommendation Form:

- Plan Principle 5 – Encourage flexibility and innovation in development design. Currently the code to preserve significant trees restricts site design and removing this language would be consistent with this section of the Comp Plan as it increases flexibility in site planning which is explicitly encouraged by the Comp Plan.
- Plan Principle 3, Responsible and Managed Growth prioritizes infill and redevelopment within City limits. Tree preservation requirements can make redevelopment harder and by eliminating the significant tree language, removes obstacles to urban infill.
- Plan Principle 11- 3(e) Equitable Considerations. Include considerations in equity in decision-making processes across the City organization to ensure that benefits and/or burdens of City actions or investments are shared fairly and do

not disproportionately affect a particular group or geographic location over others.

- The Comp Plan recognizes that housing supply is insufficient. The plan encourages mixed-density housing, higher-density housing, and more housing production. Development regulations increase housing costs and by eliminating the significant tree code language, development costs may be reduced leading to increased housing supply.
- Plan Principle 8- Resource Stewardship supports the City's green infrastructure through retention and protection of healthy established trees. The tree preservation requirements as written are a dis-incentive for property owners to maintain healthy established trees. We should not have a code that punishes a property owner that has provided years or more likely decades worth of the very benefit this code aims to achieve. While some undeveloped properties have more trees than others, developed property overall is responsible for the majority of our existing canopy today.

Staff has reviewed the Comprehensive Plan in consideration of determining consistency with the proposed amendments and finds the following:

Plan Principle 5: Strong Neighborhoods and Housing Choices 5.c. INNOVATIVE DESIGN. Encourage creativity, flexibility, and innovation in the design and construction of new developments and neighborhoods to adapt to unique site conditions and that promote an engaged community and facilitate active and healthy lifestyles (e.g., co housing, community gardens, and recreational amenities).

This strategy calls for development to "adapt to unique site conditions." Unique site conditions typically include both existing natural features such as steep slopes, trees, and wetlands as well as existing features in the built environment such as buildings. Research examining developer perspectives on tree preservation identifies several factors that can influence implementation. These include site grading requirements, financial considerations, and coordination challenges between developers and regulatory agencies. However, the research notes that these constraints are not unique to tree preservation but are part of broader site development conditions that projects routinely navigate. Importantly, the same research highlights that developers are typically willing to work collaboratively with local governments, and that alternative design and innovative construction practices can reduce conflicts between development and tree preservation, while also creating opportunities for cost efficiencies and advancing community goals.

In addition to the flexibility available through site design, the City's significant trees preservation section is structured to accommodate redevelopment and infill conditions through multiple layers of flexibility. The code requires preservation of a minimum of 30 percent of significant trees, allowing for removal of up to 70 percent based on site design needs. Where preservation creates challenges, there exists the ability to grant up to a 10 percent modification to development standards such as setbacks, lot size, and parking requirements, or to allow cluster development.

Additional flexibility is provided by the City Forester, who may adjust tree protection standards to facilitate development around significant trees. If preservation cannot be reasonably achieved for the minimum 30 percent threshold, the code allows for removal with replacement or fee-in-lieu compliance. These provisions establish multiple pathways for development to proceed, even on constrained sites.

Plan Principle 5: Strong Neighborhoods and Housing Choices 1.c. HOUSING TYPES. Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

Building typology including scale and architecture of structures as well as site features such as mature trees are often understood by residents to be a part of "neighborhood character."

Plan Principle 7: Great Places and Recreation. 5.c. FLEXIBLE DESIGN. Encourage cluster development, flexible lot sizes, and other design innovations where such approaches would provide open space, protect sensitive environmental resources, scenic vistas, and cultural resources. To the extent possible, resulting open space should provide continuous and usable corridors that create links to existing and/or proposed open spaces, parks, and trails.

Studies of conservation subdivisions have found that these developments routinely preserve substantial open space, often 50 percent or more of the site, while still meeting underlying zoning density and achieving project feasibility. Additional research comparing conservation subdivisions to conventional layouts shows that clustered designs can meet environmental and community objectives without reducing unit counts, and in some cases may improve economic efficiency through reduced infrastructure costs and more marketable site design. Accordingly, the relationship between tree preservation and infill is not one of incompatibility but of design approach.

Plan Principle 8: Resource Stewardship. 4.a. ENVIRONMENTALLY SENSITIVE AREAS. Review policies to ensure they adequately address protection and conservation of significant wildlife habitats, slopes, drainageway environments, prominent ridgelines, mature stands of trees, and other natural and scenic resources for purposes of safety, wildlife survival, recreation, and aesthetics.

This plan strategy specifically calls for the protection and conservation of mature stands of trees. From this, it could be inferred that it has a relationship to preserving significant trees generally but may also be evaluated to be imply that a significant tree, in absence of several ("a stand"), does not necessarily merit protection. A stand of trees is described as a contiguous community of trees sufficiently uniform in species, age, size or condition.

Plan Principle 8: Resource Stewardship. 5a. URBAN FORESTRY MANAGEMENT. Develop an Urban Forestry Master Plan and support the implementation of goals, objectives, and action items defined in this Plan upon adoption.

This strategy establishes urban forestry as an active, ongoing responsibility supported through both public and private development. As demonstrated in the City's data, the majority of the urban canopy exists on private property, meaning that development decisions play a critical role in both the retention and loss of canopy over time. Because development activity is a primary driver of canopy loss, policies that address tree preservation at time of development are important to maintain and expand the urban forest as outlined in the Comprehensive Plan, the Urban Forestry Management Plan, and the Sustainability and Adaptation Plan. Without such standards, the cumulative impact of site development would likely result in continued canopy decline.

In Grand Junction, the urban forest removes approximately 65,000 pounds of particulate matter from the air annually, improving air quality and reducing respiratory illness. Access to trees is also linked to measurable public health outcomes, including improved mental health, cognitive function and reduced rates of stress, asthma, and heart disease. From an environmental standpoint, the city's tree canopy sequesters roughly 3,927 tons of carbon each year and stores an estimated 166,000 tons long-term, while also reducing stormwater infrastructure costs by approximately $395,000 annually. At the household level, strategic tree placement can lower energy costs by $100 to $250 per year.

The economic value of the urban forest is similarly substantial. The total replacement value of Grand Junction's tree canopy exceeds $1 billion, and the presence of mature trees can increase the value of a single-family home by approximately $23,400.

Plan Principle 8: Resource Stewardship. 5.c. TREE INSTALLATION, REPLACEMENT AND PROTECTION. Support the City's green infrastructure through the retention and protection of healthy, established trees and incorporation of new trees in both public and private spaces as part of public improvement projects, new development, infill/redevelopment and major renovations. Establish criteria for the identification of significant trees and preservation thereof and establish mechanisms for the replacement of established trees in instances where retention is not feasible due to location, site constraints, or other factors.

This strategy explicitly calls for the "retention and protection of healthy, established trees as a component of resource stewardship." Regulations for significant (mature) tree preservation provisions are directly aligned with the objective of establishing a framework to retain existing canopy during development, when the risk of tree loss is greatest.

The strategy specifically calls for the establishment of criteria to identify significant trees, ensure their preservation, and provide replacement mechanisms when retention is not feasible. This is consistent with the purpose of Section § 21.07.040(d)(1).

While housing affordability is an important community goal and strategy in the Comprehensive Plan, the Plan contemplates a coordinated approach in which housing, environmental stewardship, and neighborhood quality are advanced together; these goals and strategies are not inherently in conflict. In this context, the principle that zoning and development regulations must remain consistent with the Comprehensive Plan underscores that affordability objectives should be pursued alongside rather than in place of other adopted priorities, including the protection of natural resources, urban canopy, and overall site design quality. Features such as mature tree canopy can contribute to neighborhood desirability and property value, while also providing direct cost savings and quality-of-life benefits to residents. In this way, tree preservation supports both immediate livability and longer-term economic resilience for homeowners. Beyond these quantifiable benefits, trees provide essential services such as shade, wildlife habitat, erosion control, and improvements to air and water quality. Collectively, these considerations demonstrate the substantial and ongoing public value of tree preservation, which warrants being weighed alongside site-specific development constraints in the City’s decision-making process.

Therefore, staff finds this criterion is not met.

(B) Consistency with Zoning and Development Code Standards. *The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.*

The HACTF provides the following justification for this criterion as excerpted from the HACTF recommendation form:

- This amendment is supported in the City’s 2024 Housing Strategy Update under Strategy 1 – Continue to implement land use code changes that facilitate attainable housing development and housing diversity. Specifically listed in the recommended actions for Grand Junction is the evaluation of additional code changes to allow for innovative practices in zoning to encourage affordability and diversity of housing product.
- Removing reference to “mature trees” in 21.09.060(a)(1) reduces confusion in the code in reference to this section.

Staff provides the following analysis regarding this criterion:

Section § 21.07.010 of the Code establishes the purpose of landscaping standards, including enhancing aesthetic quality, reducing heat and glare, improving air quality, facilitating stormwater infiltration, and conserving neighborhood character and property values. Removal of significant tree preservation requirements is not consistent with these stated purposes whereby preservation helps enhance aesthetic quality, reduce heat, improve air quality and arguably conserves both neighborhood character and property value.

Section § 21.09.010(d) explicitly calls for the "protection of existing natural resources and wildlife habitat, including the preservation of mature trees and native vegetation."

Section § 21.09.060(a)(1) implements this purpose insofar as it also identifies mature trees and native vegetation as key site features to be preserved during development (also proposed to be deleted by the HACTF text amendment), including ecologically important species such as cottonwoods, which provide critical nesting and roosting habitat for bald eagles in riparian systems in the West.

Section § 21.09.010(l) discourages repetitive building and lot layouts, which are often facilitated by clearing sites of existing natural features.

The proposed amendment would not be consistent with the stated purposes of multiple sections of the code. The recommendation that the City Council "direct staff to explore a non-punitive, voluntary incentive for Significant Tree preservation in the future as resources allow" does not provide a substitution for consistently applying the purposes of the Zoning and Development Code consistent with implementation of the Comprehensive Plan. The City Council may provide such direction irrespective of the proposed amendment. If such direction preceded the abolition of significant (and mature) tree regulations, and alternatives were found to implement the adopted principles, goals, and strategies of the City while maintaining consistency within the Zoning and Development Code, then the proposed amendment could be coupled with the implementation of new policies, programs, or regulations. Instead, the recommended sequence removes significant tree protections immediately and leaves uncertain the future means for implementing the purposes of the City's adopted plans and codes, let alone the projected outcomes. Therefore, the effect of the proposed amendment is to create a gap in the code where, presently, provisions requiring the identification, protection, and mitigation of significant (and mature) trees are regulatory tools adopted explicitly to implement those purposes.

Staff finds this criterion is not met.

(C) Specific Reasons. *The proposed Code Text Amendment shall meet at least one of the following specific reasons:*

a. To address trends in development or regulatory practices;

The HACTF provides the following as excerpted from their recommendation form:

- A common development trend is removing or simplifying regulations that add procedural steps or discretionary review to development. Section 21.07.040 Preservation of significant trees requires additional site analysis, professional

consultant costs, and additional review steps. Eliminating this section would reduce pre-development studies, simplify the development review process and reduce project timelines.
- Many communities have moved away from tree preservation mandates tied to individual development sites and instead rely on citywide urban forestry programs. Tree canopy goals may be better addressed at the citywide scale rather than site-by-site preservation mandates.

Staff provides the following with respect to addressing trends in development or regulatory practice:

While streamlining regulations can improve efficiency, simplification is not inherently beneficial if it results in the removal of standards that implement adopted policy objectives. Pre-development analysis is a routine and expected component of site planning and feasibility review, typically including evaluation of site constraints such as grading, drainage, utilities, and existing natural features. Industry guidance consistently identifies the inventory and assessment of existing vegetation, including trees, as a standard step in this process rather than an additional requirement. As such, incorporating tree identification into site analysis may not represent a significant additional burden, but instead builds on typical due diligence and may inform more responsive and efficient site design.

Best practice in code reform emphasizes targeted adjustments that improve clarity and predictability while maintaining desired outcomes. Contemporary planning codes generally focus on integrating environmental and site design into consideration into the development process rather than eliminating them. A review of comparable jurisdictions further indicates that tree preservation requirements tied to development remain a standard and widely applied planning tool rather than a declining practice. Municipalities across Colorado, including several peer communities on the Western Slope including communities such as Aurora, Arvada, Fort Collins, Layfette, Longmont, Durango, Telluride, and Glenwood Springs consistently implement development-triggered tree preservation frameworks that require tree inventory, site design consideration, and mitigation when removal occurs. While specific approaches vary, these regulations commonly include size-based thresholds for protected trees, construction protection standards, and replacement or fee-in-lieu requirements tied to tree value or diameter. Many jurisdictions also incorporate flexibility mechanisms, such as clustering, design adjustments, or incentives, to balance preservation with development feasibility. It may be notable that the City of Fruita does not require preservation but does require planting and maintenance of one new tree in every front yard of a new single-unit and duplex unit.

Tree preservation and landscaping regulations ensure that development activity contributes to, rather than diminishes, the urban forest. In Grand Junction, approximately 75 percent of the urban tree canopy is located on private property. The City’s 2023 Urban Forestry Management Plan reinforces this dynamic, noting that in a typical year private development results in the planting of more than ten times as many trees as are installed by the City in parks and along streets. This demonstrates that private-sector activity is not only a contributor, but a primary mechanism for canopy expansion.

Further, canopy distribution data indicates that the highest levels of coverage occur in residential areas (approximately 52 percent), underscoring the importance of site-level decisions in shaping overall canopy outcomes. Consistent with this, the Urban Forestry Management Plan explicitly identifies the integration of trees into site and development planning as a key strategy, reinforcing the role of regulatory tools in achieving citywide goals. Tree preservation represents the most cost-effective and financially responsible strategy for maintaining urban canopy, particularly when compared to mitigation through replacement planting.

Grand Junction's urban forest is appraised at over $1.1 billion, reflecting the replacement cost of existing trees at their current size. This includes approximately $838 million in tree value on private property and $285 million on public land. At an individual level, small trees are valued at approximately $500, medium trees at $2,100, and large trees at $8,400. This valuation underscores a critical limitation of mitigation-based approaches: replacement requirements do not replicate the economic or ecological value of mature trees. Even when replacement ratios are increased, newly planted trees represent only a fraction of the value and functional benefit of the trees they replace and require decades to reach comparable size and performance.

It is also important to note that the current code exempts single-unit and duplex lots from interior landscaping requirements. Within residential subdivision projects, landscaping is generally limited to perimeter street frontages, with no requirement for internal streets. As a result, many subdivisions may provide minimal on-site landscaping, contributing to uneven distribution of tree canopy and exacerbating inequities in neighborhood greening. This limitation is particularly significant given that single-unit detached housing comprises the majority of the City's housing stock.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

The HACTF provides the following, as excerpted from their recommendation form:

- Modify by removing the significant tree code language. The significant tree requirement adds cost for the following reasons, trees must be surveyed and protected, which may limit the area where development can occur, and may limit lot layout and design.
- The current code §21.07.040(d)(1) can constrain or conflict with site layout efficiency. Eliminating the code would allow site design to respond directly to development needs, reduce the need for administrative adjustments, and improve feasibility for smaller constrained sites.

- Because the regulation applies only during development review, property owners may remove trees prior to submitting an application, limiting the effectiveness of the preservation requirement.

Staff provides the following regarding the criterion to expand, modify, or add requirements for development in general or to address specific development issues;

As discussed above, pre-development analysis, including the identification of site constraints such as existing vegetation, is a routine component of site planning and feasibility review. Staff has not been provided evidence to support the claim that incorporating tree inventory into this process represents a substantial additional burden but rather builds on standard due diligence already undertaken as part of development design.

As addressed earlier, tree preservation does not inherently limit overall unit yield when site design principles, consistent with and promoted by the Comprehensive Plan, are applied. However, as noted by HACTF, staff agrees that the presence of significant trees and the requirement to preserve trees may constrain the site, even though mitigation options are available.

The potential for preemptive removal of regulated features is not unique to tree preservation and does not necessarily justify eliminating the standard. This issue is also acknowledged in the City's Urban Forestry Management Plan, which identifies unlawful tree removal on private property, particularly in advance of development, as an enforcement and regulatory clarity challenge. The Plan recommends refining permitting processes and clarifying requirements, rather than eliminating tree protection standards altogether.

c. To add, modify or expand zone districts; or

Not applicable.

d. To clarify or modify procedures for processing development applications.

Not applicable.

Because the HACTF recommendation clearly modifies requirements for development in general (specific reason b), staff finds this criterion is met.

STAFF FINDING OF FACT AND RECOMMENDATION

Pursuant to GJMC § 21.02.050(d), an applicant for a Code Text Amendment has the burden of producing evidence that proves each of three criteria has been met. After review of the proposed text amendment, the following finding of fact has been made:

In accordance with GJMC §21.02.050(d) of the Grand Junction Zoning and

Development Code, the proposed text amendment to Title 21 is not consistent with the Comprehensive Plan, is not consistent with the Zoning and Development Code, and does meet at least one of the specific reasons outlined. One of the three required criteria has been met.

Therefore, staff recommends denial.

PLANNING COMMISSION FINDING OF FACT AND RECOMMENDATION
At the July 14, 2026 regular meeting, the Planning Commission voted (5-2) to approve a motion recommending approval of the request to the City Council and adopting the findings provided in the recommendation form submitted by the Housing Affordability Code Task Force.

FISCAL IMPACT:

This is no direct fiscal impact for this item.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5340, an ordinance amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Preservation of Significant Trees and order publication in pamphlet form.

Attachments

1. Significant Trees Recommendation Form 03.5.26 revised
2. Forestry Board to City Council_Significant Trees_8.26.26
3. Planning Commission Minutes - 2026 - July 14
4. Draft Ordinance

Recommendation Form – Significant Trees

1. Problem Statement

The Significant Tree provisions of the code introduce additional regulatory requirements for development projects, including tree surveys, preservation thresholds, and replacement requirements. These provisions can increase project complexity, extend review timelines, and add costs for applicants and staff review. Questions remain regarding the overall effectiveness and efficiency of this code as a regulatory tool. Since adoption of this provision, there is no evidence of significant trees being preserved and no fees-in-lieu have been paid.

2. Outcome Statement (Goal / Objective)

The significant trees portion of the code should be removed.

3. Proposed Change (Draft Concept)

The recommendation is to remove the entire section of 21.07.040 from the code and to direct staff to explore a non-punitive, voluntary incentive for Significant Tree preservation in the future as resources allow.

Proposed Code Section for Removal, Grand Junction Municipal Code §21.07.040 – Preservation of Significant Trees and remove reference to mature trees in 21.09.060(a)(1).

~~§ 21.07.040**Preservation of significant trees.**~~

~~**(a)** This section applies to the following:~~

~~**(1)** New residential, mixed-use, and commercial development;~~

~~**(2)** Redevelopment as follows:~~

~~**(i)** Preservation is required for all lots in MU-3.~~

~~**(ii)** Preservation is required for lots larger than one acre in all other zone districts unless otherwise exempt.~~

~~**(3)** All development in Industrial zone districts is exempt from this section.~~

~~**(b)** Existing landscape features such as escarpments, large trees or stands, heavy vegetative cover, ponds, and bluffs shall be identified by the applicant as part of the development review process.~~

~~**(1)** This identification shall include a surveyed inventory of significant trees. Prior to undertaking a survey, an applicant may have a landscape professional view the site and determine whether there are any potential significant trees on the site. If there are no potentially significant trees on the site, the applicant may request the Director waive the survey requirement.~~

~~**(2)** Any significant tree to be preserved during development shall be identified on the proposed landscaping plan.~~

~~**(c)** All trees, except those identified as 'excluded' on the Suitable Plants List, that meet all of the following criteria as determined by a certified arborist shall be considered significant:~~

~~**(1)** Are 15 inches or larger in DBH;~~

~~**(2)** Are in fair or better condition;~~

~~**(3)** Are free from irreparable structural defects; and~~

~~**(4)** Are not infested with a disease or pestilence that threatens the good health of other trees.~~

~~**(d)** Preservation Required.~~

~~**(1)** Where significant trees exist on a property, at least one and no less than 30% of significant trees shall be preserved during development.~~

~~**(i)** Significant trees may be preserved in individual lots or private common areas.~~

~~**(ii)** Significant trees may also be preserved in land dedicated for public use while still credited to the site tree preservation requirement. Where the value of the land dedication does not meet the minimum assessment requirement of GJMC § **21.05.030(a)**, the valuation of the significant tree shall not be considered separately from or added to the assessment total.~~

~~**(iii)** The developer may request review by the City Forester to determine if well-established. healthy trees under 15 inches in diameter may be approved for credit towards preservation at an equivalent DBH.~~

~~**(2)** If the 30% minimum preservation requirement impedes the proposed Primary Development of a site, then the Director may grant a 10% adjustment of the minimum setbacks, lot size, parking lot interior landscaping, and parking count requirements, or allow the use of cluster development.~~

~~**(3)** Furthermore, the City Forester may adjust the drip line protection standards described in Subsection (d)(6)(i) of this section so to allow for additional flexibility for the development to occur around the identified significant trees.~~

~~**(4)** If the provisions in Subsections **(d)(2)** and **(3)** do not provide a viable means of development the site with the preservation of the minimum required significant trees then, at the developer's discretion, the developer may remove significant trees present on the site. Tree replacement shall be required for all significant trees removed on a property at the following ratios:~~

~~**Table 21.07-3: Tree Replacement Requirements**~~	
~~**Percent of Trees Preserved**~~	~~**Tree Replacement Ratio**~~
~~Minimum 30% preservation~~	~~3 caliper inches per 5 inches DBH [1]~~
~~Above 30% minimum~~	~~1 caliper inch per 3 inches DBH [2]~~
~~Significant trees damaged or killed during construction~~	~~3 caliper inches per 5 inches DBH [1]~~

~~**Notes:**~~

~~[1] If developer cannot replace trees on-site, they may pay a fee-in-lieu according to GJMC § **21.07.040(f)**.~~

~~[2] See GJMC § **21.07.040(d)(1)(ii)** for credit applied to preserved trees.~~

~~**(e)** Replacement of Significant Trees.~~

~~Replacement trees may be planted in individual lots and private common areas.~~

~~**(f)** Fee-In-Lieu.~~

~~The fee in-lieu shall be based on the value of the required replacement tree(s) not planted on site, along with the total cost of installation. The City shall use this payment to purchase the required replacement trees not planted on-site and plant them on nearby public property.~~

~~**(g)** Features to be preserved shall be protected throughout site development. No person shall kill or damage a landscape feature required to be preserved by this section. The developer shall protect trees from compaction.~~

~~**(1)** During construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five feet outside the canopy dripline. In no case shall vehicles be parked, or materials or equipment be stored or stockpiled within the enclosed area.~~

~~**(2)** Irrigation shall be provided to trees preserved during construction of sufficient quantity to ensure their health and survival.~~

§ 21.09.060 Open and undeveloped spaces.

(a)(1) Stream beds and corridors, bluffs, ridges, steep slopes, ~~mature trees~~ and/or stands of native vegetation, rock outcroppings, wetlands, native upland ecosystems, riparian areas, and wildlife corridors;

Code Text Amendment Criteria – City of Grand Junction Land Use Code §21.02.050.(d)(3)(iii)
An applicant for a Code Text Amendment has the burden of producing evidence that proves each of the following criteria:

Review Criteria

A. Consistency with Comprehensive Plan. The proposed Code Text Amendment is generally consistent with applicable provisions of the Comprehensive Plan.
- Plan Principle 5 – Encourage flexibility and innovation in development design. Currently the code to preserve significant trees restricts site design and removing this language would be consistent with this section of the Comp Plan as it increases flexibility in site planning which is explicitly encouraged by the Comp Plan.
- Plan Principle 3, Responsible and Managed Growth prioritizes infill and redevelopment within City limits. Tree preservation requirements can make redevelopment harder and by eliminating the significant tree language, removes obstacles to urban infill.
- Plan Principle 11- 3(e) Equitable Considerations. Include considerations in equity in decision-making processes across the City organization to ensure that benefits and/or burdens of City actions or investments are shared fairly and do not disproportionately affect a particular group or geographic location over others.
- The Comp Plan recognizes that housing supply is insufficient. The plan encourages mixed-density housing, higher-density housing, and more housing production. Development regulations increase housing costs and by eliminating the significant tree code language, development costs may be reduced leading to increased housing supply.
- Plan Principle 8- Resource Stewardship supports the City's green infrastructure through retention and protection of healthy established trees. The tree preservation requirements as written are a dis-incentive for property owners to maintain healthy established trees. We should not have a code that punishes a property owner that has provided years or more likely decades worth of the very benefit this code aims to achieve. While some undeveloped properties have more trees than others, developed property overall is responsible for the majority of our existing canopy today.

B. Consistency with Zoning and Development Code Standards. The proposed Code Text Amendment is consistent with and does not conflict with or contradict other provisions of this Code.
- This amendment is supported in the City's 2024 Housing Strategy Update under Strategy 1 – Continue to implement land use code changes that facilitate attainable housing development and housing diversity. Specifically listed in the recommended actions for Grand Junction is the evaluation of additional code changes to allow for innovative practices in zoning to encourage affordability and diversity of housing product.
- Removing reference to "mature trees" in 21.09.060(a)(1) reduces confusion in the code in reference to this section.

C. Specific Reasons.
   a. To address trends in development or regulatory practices;

- A common development trend is removing or simplifying regulations that add procedural steps or discretionary review to development. Section 21.07.040 Preservation of significant trees requires additional site analysis, professional consultant costs, and additional review steps. Eliminating this section would reduce pre-development studies, simplify the development review process and reduce project timelines.
- Many communities have moved away from tree preservation mandates tied to individual development sites and instead rely on citywide urban forestry programs. Tree canopy goals may be better addressed at the citywide scale rather than site-by-site preservation mandates.

b. To expand, modify, or add requirements for development in general or to address specific development issues;

- Modify by removing the significant tree code language. The significant tree requirement adds cost for the following reasons, trees must be surveyed and protected, which may limit the area where development can occur, and may limit lot layout and design.
- The current code §21.07.040(d)(1) can constrain or conflict with site layout efficiency. Eliminating the code would allow site design to respond directly to development needs, reduce the need for administrative adjustments, and improve feasibility for smaller constrained sites.

c. Because the regulation applies only during development review, property owners may remove trees prior to submitting an application, limiting the effectiveness of the preservation requirement.

d. To add, modify or expand zone districts; or

- N/A

e. To clarify or modify procedures for processing development applications.

- N/A

Metrics

Amendment Title/Reference: Significant Trees – Code Language §21.07.040	Description: Remove section §21.07.040

Which of the City Council Strategic Priorities is the proposal implementing?

	Check All Boxes that Apply
Strategic Pillar 1: Core Services	
Strategic Pillar 2: Housing	X
Strategic Pillar 3: Fiscal Policy & Position	
Strategic Pillar 4: Gov. Transparency	
Strategic Pillar 5: Gov. Efficiency	X

Cost Consideration Metric Point		Positive Impact *(Reduce Cost)*	Neutral Impact *(No Change)*	Negative Impact *(Increase Cost)*	Description of impact (Notes)
Direct Cost / Expenses:					
	Land / Entitlements:	x			Tree survey requirement, calculations, increased meetings, negotiation, ambiguity in the code
	Infrastructure	x			Influence on design except in some circumstances where the existence of trees have no conflict
	Vertical Building	x			Influence on Design when conflicts with housing
Cost of Time:					
	Entitlement Process:	x			Adds time in navigation, providing documentation, etc
	Infrastructure:	x			Design and construction limitations
	Market Conditions Fluctuation				
Intangibles:					

Land Use Efficiency	X			When there is aconflict with infrastructure or housing and significant trees
Risk & Predictability Confidence	X			Ambiguity in code and forester involvement

Which Comprehensive Plan Principals is the proposal implementing?

	Check Boxes that Apply
Plan Principle 1: Collective Identity	
Plan Principle 2: Resilient and Diverse Economy	
Plan Principle 3: Responsible and Managed Growth	X
Plan Principle 4: Downtown and University Districts	
Plan Principle 5: Strong Neighborhoods and Housing Choices	X
Plan Principle 6: Efficient and Connected Transportation	
Plan Principle 7: Great Places and Recreation	
Plan Principle 8: Resource Stewardship	X
Plan Principle 9: Quality Education and Facilities	
Plan Principle 10: Safe, Healthy, and Inclusive Community	
Plan Principle 11: Effective and Transparent Government	X

Grand Junction
Forestry Board
Est.1914

August 26, 2026

Grand Junction City Council
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

RE: Proposed Elimination of Significant Trees Provisions from the Grand Junction Development Code

Dear Mayor and Members of City Council:

The Grand Junction Forestry Board is writing to express concern regarding the proposal to eliminate the Significant Trees provisions from the City's Development Code without any collaboration or meaningful engagement with the Board. The Board believes these provisions should not be eliminated without clear evidence that they create a significant or disproportionate barrier to affordable housing development.

The Board recognizes that affordable housing is an important community priority. We also recognize that development regulations should periodically be evaluated to ensure they are effective, reasonable, and responsive to community needs. The ordinance does not require preservation of every tree on a development site, nor does it prohibit development when significant trees are present. Rather, it provides a limited framework for considering the preservation of particularly valuable, established trees. The Board believes the ordinance can be improved to support affordable housing without eliminating protections for significant trees.

The Board recommends that the City:

1. To be aligned with the Strategic Priority of Government Transparency and Accountability, the Forestry Board requests that this item be postponed and agendized for a City Council Workshop that allows the participation of the Forestry Board before it is considered on the regular Council Agenda.
2. Retain the Significant Trees provisions in the Development Code while their effectiveness and impacts are evaluated.
    a. Collect and evaluate data regarding the actual impact of the provisions on affordable housing, including documented costs, delays, site-design constraints, and project feasibility.
    b. Explore targeted revisions or alternative approaches that could reduce barriers to affordable housing while maintaining reasonable protections for significant trees.

Established trees represent decades of growth and provide substantial community benefits including temperature reduction, stormwater management, soil moisture retention, mental and physical well-being, wildlife habitat, carbon storage, neighborhood character, and other environmental and social benefits that cannot be immediately replaced by newly planted trees. The loss of a mature tree and the planting of a replacement tree are not equivalent in the short term or even for decades.

The Board also believes there is clear evidence that tree preservation is a community priority. In 2023, the City conducted a public survey as part of development of the Urban Forestry Management Plan. Of the 529 people who responded, 77% identified sustaining trees during construction as “Very Important,” while only 6% considered it “Not Important.” The survey generated approximately five times the response received by comparable peer-community surveys and approached the response volume of a much larger city, Austin, Texas. While a public survey does not determine policy by itself, these results provide meaningful evidence of strong community support for protecting trees during construction.

Tree preservation is also consistent with the City's broader planning direction. Grand Junction's adopted strategic and planning documents recognize the value of trees and the importance of preserving and expanding the community's urban tree canopy. The Comprehensive Plan and Parks, Recreation, and Open Space Master Plan identify tree preservation, replacement, and canopy expansion as important community objectives and recognize trees as an element of the City's green infrastructure.

The Significant Trees provisions were originally developed through a collaborative process involving the Forestry Board, Planning Department, the development community, and other stakeholders. All interest groups made compromises in this process to land at what was believed to be a fair ordinance. The Board believes that a significant change to a policy intended to protect a valued community resource deserves a similarly thoughtful and inclusive process.

We respectfully ask City Council to retain the Significant Trees provisions and postpone and agendize this for a City Council Workshop that allows the participation of the Forestry Board before it is considered on the regular Council Agenda.

Thank you for your consideration and for your continued service to the Grand Junction community.

Respectfully,

Grand Junction Forestry Board
Mollie Freilicher (Chair)

GRAND JUNCTION PLANNING COMMISSION
July 14, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Commissioner Robert Quintero.

Those present were Planning Commissioners; Ian Thomas, Gregg Palmer, Ian Moore, Sandra Weckerly (virtually), Keith Ehlers, and Caleb Abeloe.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Tim Lehrbach (Zoning Supervisor), Daniella Acosta Stine (Principal Planner), and Madeline Robinson (Planning Technician).

There were 5 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. **Approval of Minutes**

   Minutes of Previous Meeting(s) from June 23, 2026.

   Commissioner Palmer moved to approve the Consent Agenda.

   Commissioner Moore seconded; motion passed 7-0.

REGULAR AGENDA

1. **Redlands 360 Amended ODP Plan** **PLD-2025-714**

   Consider a request by Grand Junction Land Company, LLC (Owner of Part), Redlands Three Sixty, LLC (Owner of Part), and La Plata Communities, LLC (Applicant) to amend the Redlands 360 Planned Development Outline Development Plan (ODP), incorporate approximately 29.08 acres into the ODP, including Parcel Nos. 2945-172-00-183, 2945-183-00-005, and 2945-183-00-006, and establish Planned Development (PD) Zoning for newly added lands, resulting in a total ODP area of approximately 629.08 acres, and amend the ODP to modify certain bulk and lighting standards for property located South of the Redlands Parkway and Highway 340 Intersection

   Staff Presentation

   Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

   Questions for Staff

   Commissioner Moore asked for clarification that the only public comment received on this project was from the neighborhood meeting minutes.

Applicant Jane Quimby made a presentation about the Redlands 360 project.

Commissioner Moore asked the applicant Jane Quimby about the number of trails that would remain as they are now and not be developed or altered. Also asked if the reasoning for the amended ODP is due to the additional properties that were acquired.

Commissioner Palmer asked staff for clarification about the number of build outs for the project. Daniella Acosta-Stine clarified that the maximum number of units for the planned development was 1,750.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, July 7, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:03 p.m. on July 14, 2026.

Discussion
There was no discussion among the commissioners.

Motion and Vote
Commissioner Palmer made the following motion "Chair, on the amendment on the Planned Development Outline Development Plan for the Redlands 360 development that will incorporate approximately 29.08 acres, including Parcel Nos. 2945-172-00-183, 2945-183-00-005, and 2945-183-00-006, resulting in a total ODP area of approximately 629.08 acres; establish PD zoning for the newly added lands, including Parcel No. 2945-172-00-183, which was recently annexed without a City zoning designation, and rezone Parcel Nos. 2945-183-00-005 and 2945-183-00-006 from RSF-4 to PD; and amend the ODP to modify certain bulk and lighting standards for property located south of the Redlands Parkway and Highway 340 intersection, City File Number PLD-2025-714, I move that the Planning Commission forward a recommendation of approval to the City Council with the findings of fact listed in the staff report."

Commissioner Moore seconded; Motion passed 7-0.

2. **Zoning Code Amendment – Significant Trees ZCA-2026-51**
Consider a request by the Housing Affordability Code Task Force to amend Section 21.07.040 and § 21.09.060(a)(1) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Preservation of Significant Trees

Staff Presentation
Tim Lehrbach, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Moore asked staff about their feelings towards the previous code and tree preservation, and Grand Junction's tree canopy loss.

Commissioner Quintero asked about the length of process to have a parcel evaluated.

Commissioner Thomas asked about the number of projects that have been evaluated using the present Significant Tree Code.

Commissioner Ehlers asked staff about options to incentivize preservation of trees, and a non-punitive option for developers. He also asked about data referencing the loss of tree canopy and the tree canopy that has been created by developers.

Commissioner Weckerly asked staff about data, for instances that occurred when trees were removed before development to circumvent current Significant Tree Code.

Commissioner Moore followed up with questions about penalty to developers eliminating trees on a property before even applying with the city.

Co-Chair of the Housing Affordability Code Task Force (HACTF, Kevin Bray, made a presentation to Planning Commission.

Commissioner Thomas asked applicant Kevin Bray about consideration of proposing an alternative rather than removing the regulation in its entirety. Thomas followed up with the likelihood of leaving current code as is while density regulations are being met with development.

Commissioner Moore asked about developer's feelings before the code was updated.

Commissioner Abeloe asked for a list of cost to developers when they submit an application under current code for significant tree portion and tree survey, and if there is any loss of land.
Commissioner Weckerly asked if cottonwoods were considered a significant tree and made comments about their high-water need.

Commissioner Ehlers made comments about research being conducted by universities about the water consumption of older trees and with the current drought the need to keep trees is conflicting and bad code.

Commissioner Abeloe asked for clarification about cost of development and what the additional cost of the arborist and preserving trees are, and if any measures were taken for incentives.

Commissioner Weckerly asked if current code disincentivizes green field development and infill.

City staff and the applicant responded to the presentations of each party and to the questions raised by the Commission.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, July 7, 2026, via www.gjcity.org.

HACTF member, Ron Abeloe commented that the urban canopy was growing in the valley under private development.

HACTF member, Mike Foster, made comments about decision making with trees and when to cut them down.

The public hearing was closed at 7:18 p.m. on July 14, 2026.

Discussion
Commissioner Moore stated that a lot of work has gone into making this current code and there needs to be more presented.

Commissioner Ehlers expressed concerns about the existing code, indicating that the proposed changes are needed and satisfy the approval criteria, while raising concerns about the extent of government regulation.

Commissioner Weckerly commented that the city forester made a presentation to planning commission in workshop.

Commissioner Abeloe says he looks at cost analysis when he develops properties and members of the HACTF also have that same experience and they know of options to make housing more affordable.

Commissioner Thomas made comment that he is not seeing the burden with the current code and HACTF didn't present any hard data to support their position.

Commissioner Palmer made comment that no real numbers were presented and the amount of savings that would be incurred with code being changed.

Motion and Vote
Commissioner Abeloe made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-51, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as provided by the Housing Affordable Task Force."

Commissioner Ehlers seconded; Motion passed 5-2.

OTHER BUSINESS

The item on the June 23rd hearing pertaining to a zoning code amendment for shared driveways was postponed for tonight's hearing. This item is still being worked on and will be readvertised when it is ready to be heard at an upcoming hearing.

ADJOURNMENT

Commissioner Ehlers made a motion to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 8:15 p.m.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _______

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING PRESERVATION OF SIGNIFICANT TREES

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

On August 6, 2025, the City Council adopted Resolution No. 47-25 appointing members to a Housing Affordability Code Task Force, which would provide recommendations to the city to reduce the regulatory burden of developing new affordable and workforce housing which would result in reducing housing costs.

The Housing Affordability Code Task Force has recommended that the City Council amend the Zoning and Development Code to remove provisions requiring the preservation of significant trees with development.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined):

~~21.07.040 PRESERVATION OF SIGNIFICANT TREES.~~

~~(a) This section applies to the following:~~

~~(1) New residential, mixed-use, and commercial development;~~

~~(2) Redevelopment as follows:~~

~~(i) Preservation is required for all lots in MU-3.~~

~~(ii) Preservation is required for lots larger than one acre in all other zone districts unless otherwise exempt.~~

~~(3) All development in Industrial zone districts is exempt from this section.~~

~~(b) Existing landscape features such as escarpments, large trees or stands, heavy vegetative cover, ponds, and bluffs shall be identified by the applicant as part of the development review process.~~

~~(1) This identification shall include a surveyed inventory of significant trees. Prior to undertaking a survey, an applicant may have a landscape professional view the site and determine whether there are any potential significant trees on the site. If there are no potentially significant trees on the site, the applicant may request the Director waive the survey requirement.~~

~~(2) Any significant tree to be preserved during development shall be identified on the proposed landscaping plan.~~

~~(c) All trees, except those identified as 'excluded' on the Suitable Plants List, that meet all of the following criteria as determined by a certified arborist shall be considered significant:~~

~~(1) Are 15 inches or larger in DBH;~~

~~(2) Are in fair or better condition;~~

~~(3) Are free from irreparable structural defects; and~~

~~(4) Are not infested with a disease or pestilence that threatens the good health of other trees.~~

~~(d) Preservation Required.~~

~~(1) Where significant trees exist on a property, at least one and no less than 30% of significant trees shall be preserved during development.~~

~~(i) Significant trees may be preserved in individual lots or private common areas.~~

~~(ii) Significant trees may also be preserved in land dedicated for public use while still credited to the site tree preservation requirement. Where the value of the land dedication does not meet the minimum assessment requirement of GJMC § 21.05.030(a), the valuation of the significant tree shall not be considered separately from or added to the assessment total.~~

~~(iii) The developer may request review by the City Forester to determine if well-established. healthy trees under 15 inches in diameter may be approved for credit towards preservation at an equivalent DBH.~~

~~(2) If the 30% minimum preservation requirement impedes the proposed Primary Development of a site, then the Director may grant a 10% adjustment of the minimum setbacks, lot size, parking lot interior landscaping, and parking count requirements, or allow the use of cluster development.~~

~~(3) Furthermore, the City Forester may adjust the drip line protection standards described in Subsection (d)(6)(i) of this section so to allow for additional flexibility for the development to occur around the identified significant trees.~~

~~(4) If the provisions in Subsections (d)(2) and (3) do not provide a viable means of development the site with the preservation of the minimum required significant trees then, at the developer's discretion, the developer may remove significant trees present on the site. Tree replacement shall be required for all significant trees removed on a property at the following ratios:~~

~~Table 21.07-3: Tree Replacement Requirements~~	
~~Percent of Trees Preserved~~	~~Tree Replacement Ratio~~
~~Minimum 30% preservation~~	~~3 caliper inches per 5 inches DBH [1]~~
~~Above 30% minimum~~	~~1 caliper inch per 3 inches DBH [2]~~
~~Significant trees damaged or killed during construction~~	~~3 caliper inches per 5 inches DBH [1]~~

~~**Notes:**~~

~~[1] If developer cannot replace trees on site, they may pay a fee in lieu according to GJMC § 21.07.040(f).~~

~~[2] See GJMC § 21.07.040(d)(1)(ii) for credit applied to preserved trees.~~

~~(e) Replacement of Significant Trees.Replacement trees may be planted in individual lots and private common areas.~~

~~(f) Fee-In-Lieu.The fee in-lieu shall be based on the value of the required replacement tree(s) not planted on site, along with the total cost of installation. The City shall use this payment to purchase the required replacement trees not planted on-site and plant them on nearby public property.~~

~~(g) Features to be preserved shall be protected throughout site development. No person shall kill or damage a landscape feature required to be preserved by this section. The developer shall protect trees from compaction.~~

~~(1) During construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five feet outside the canopy dripline. In no case shall vehicles be parked, or materials or equipment be stored or stockpiled within the enclosed area.~~

~~(2) Irrigation shall be provided to trees preserved during construction of sufficient quantity to ensure their health and survival.~~

21.09.060 OPEN AND UNDEVELOPED SPACES.

(a) Sensitive Lands and Unique Site Features. Each subdivision plat shall include and protect as much of the following open space as the Director deems reasonable to protect public health and safety based on the anticipated size, use, and impacts of the proposed development:

(1) Stream beds and corridors, bluffs, ridges, steep slopes, ~~mature trees~~ and/or stands of native vegetation, rock outcroppings, wetlands, native upland ecosystems, riparian areas, and wildlife corridors;

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INTRODUCED on first reading this 5th day of August 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 2nd day of September 2026 and ordered published in pamphlet form.

ATTEST:

Laurel Lutz
President of the City Council

Selestina Sandoval
City Clerk