

Grand Junction City Council
Minutes of the Regular Meeting

July 15, 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 15th day of July, at 5:30 p.m. Those present were Councilmembers Robert Ballard, (virtual) Scott Beilfuss, Cody Kennedy, Jason Nguyen, Anna Stout (virtual), Ben Van Dyke, and Council President Laurel Lutz.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Zoning Supervisor Tim Lehrbach, Principal Planner Daniella Acosta, Housing Programs Specialist Paul Stahike, Associate Planner John Gross, 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, Jesse Militner, Dillion (no last name), Carol Rathbun, and AC Elliott.

City Manager Report

City Manager Mike Bennett had no report.

Boards and Commission Liaison Reports

Councilmember Beilfuss gave updates on the new ARtery facility, safety and transportation meetings, the Parks Improvement Advisory Board (PIAB), and the Mesa County Collaboration for the Unhoused (MCCUH) regarding Grand Valley Transit (GVT).

Councilmember Kennedy reported on the Grand Junction Economic Partnership website, Museums of the West and the Urban Trails committee.

Councilmember Van Dyke provided updates on the Downtown Development Authority (DDA) Terminal Project, invited the community to the July 23, 2026, 250/150 City Celebration on Main Street at 5:30 p.m., and the ribbon-cutting ceremony for the Main Street Plaza play area.

Councilmember Nguyen had updates on the Horizon Drive business district meeting and the Grand Junction Airshow.

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

Council President Lutz reported on Visit Grand Junction and the Grand Junction Housing Authority project, The Current.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the June 29, 2026, Workshop
- b. Minutes of the July 1, 2026, Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Repealing and Reenacting Title 6 of the Grand Junction Municipal Code Regarding Animals and Setting a Public Hearing for August 5, 2026
 - ii. Introduction of an Ordinance for a Purchase and Sale Agreement for Approximately 3.3 Acres of City-Owned Property to Grand Junction Homes, LLC for Affordable Housing, and Authorizing the City Manager to Sign and Setting a Public Hearing for August 5, 2026
- b. Quasi-judicial
 - i. Introduction of an Ordinance 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 and Setting a Public Hearing for August 5, 2026

3. Agreements

- a. Intergovernmental Agreement with Mesa County for Stormwater Quality Management Services

4. Resolutions

- a. A Resolution Authorizing the Dedication of Easements to Clifton Water District and Grand Valley Rural Power Lines, Inc. Associated with a Clifton Water District Pump Station
- b. A Resolution Adopting the 2026 Mesa County, Colorado Hazard Mitigation Plan

Councilmember Van Dyke moved, and Councilmember Nguyen seconded to adopt Consent Agenda Items #1-4. Motion carried by a unanimous voice vote.

REGULAR AGENDA

5.a.i. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Certified Irrigation Designer

The Housing Affordability Code Task Force requests an amendment to the Zoning and Development Code to defer the effective date of the requirement that irrigation plans must be certified by a professional who has been certified through the Certified Irrigation Designer (CID) or a similar EPA WaterSense labeled program.

Zoning Supervisor Tim Lehrbach gave a brief presentation and was available to answer questions from council.

Comments were heard from Councilmember Beilfuss.

The public hearing opened at 6:16 p.m.

There were no public comments.

The public hearing closed at 6:16 p.m.

Councilmember Van Dyke moved, and Councilmember Kennedy seconded, to adopt Ordinance No. 5330, an ordinance amending sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Certified Irrigation Designer, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

5.a.ii. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Bicycle Parking and Storage

The Housing Affordability Code Task Force (HACTF) recommended amendments to Grand Junction Municipal Code (GJMC) Section § 21.08.020 (Bicycle Parking and Storage) intended to reduce development costs and increase site design flexibility. The proposed amendment reduces the amount of bicycle parking required for all uses, removes the minimum required spaces altogether for many uses, collapses the distinction between short-term and long-term spaces, and consolidates location and design requirements into fewer, simpler provisions.

City Zoning Supervisor Tim Lehrbach and Housing Affordability Code Task Force members Mike Foster and Mark Austin gave a presentation and were available to answer questions from council.

Comments were heard from Councilmember Nguyen, Beilfuss, Kennedy and Van Dyke.

The public hearing opened at 7:00 p.m.

Public comments were heard from John Gargasz, Brian Shiu, Mackenzie Thorn, Anna (no last name), AC Elliott, Matt Smith, Mike Morgan, Stephanie Dickey, Kelly Mayes, Benedict Wright, David Leahmann, and Diane Schwenke.

The public hearing closed at 7:32 p.m.

Council took a short break at 7:32 p.m.

Council resumed at 7:47 p.m.

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

Councilmember Kennedy moved, and Councilmember Van Dyke seconded, to adopt Ordinance No. 5331, an ordinance amending sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Bicycle Parking and Storage, on final passage and ordered final publication in pamphlet form. Motion carried by a roll call vote 5-2 with Councilmembers Nguyen and Beilfuss voting No.

5.b.i A Resolution Accepting the Petition for the Annexation of 18.96 Acres of Land and an Ordinance Annexing the Bennett Annexation, Located at the Southern End of 23 Road

The Applicant, Redlands Three Sixty, LLC, is requesting annexation of approximately 18.96 acres located at the southern end of 23 Road. The subject property will be incorporated into the larger Redlands 360 development. The 18.96 acres consist of one parcel located at the southern end of 23 Road, Parcel Number 2945-172-00-183. The subject property is currently vacant, containing only overhead powerlines and a network of soft-surface trails. The property is Annexable Development per the Persigo Agreement. Annexation is requested to allow for inclusion into the larger Redlands 360 property, a forthcoming request for a PD amendment, and future development of a residential subdivision. The approximately 18.96-acre parcel being annexed is not being assigned as a Zone of Annexation as part of the annexation action. Consistent with Colorado law, the property will enter the City without a City zoning designation. State statute allows a municipality for up to 90 days following annexation to assign zoning to annexed property. Accordingly, the Planning Commission and City Council will consider a separate future action to amend the Redlands 360 Planned Development/Outline Development Plan (PD/ODP), which would incorporate the parcel into the existing ODP and establish Planned Development (PD) zoning, within the requisite statutory timeframe.

Principal Planner Daniella Acosta and applicant Jane Quimby gave a presentation and were available to answer questions from council.

Council had no further discussion.

The public hearing opened at 8:16 p.m.

There were no public comments.

The public hearing closed at 8:16 p.m.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded, to adopt Resolution No. 61-26, a resolution accepting a petition to the City Council for the annexation of lands to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Bennett Annexation, approximately 18.96 acres, located at the Southern End of 23 Road. Motion carried by a unanimous roll call vote.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded, to adopt Ordinance No. 5334, an ordinance annexing territory to the City of Grand Junction, Colorado, the Bennett Annexation, approximately 18.96 acres, located at Southern End of 23 Road, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

**5.b.ii 2026-2030 Five-Year Community Development Block Grant (CDBG)
Program Consolidated Plan and 2026 Annual Action Plan**

City Council will conduct a public hearing and consider adoption of the 2026-2030 CDBG Program Five-Year Consolidated Plan and the 2026 Annual Action Plan included in the Five-Year Plan.

Housing Programs Specialist Paul Stahike gave a brief presentation and was available to answer questions from council.

Council had no further discussion.

The public hearing opened at 8:34 p.m.

There were no public comments.

The public hearing closed at 8:34 p.m.

Councilmember Van Dyke moved, and Councilmember Kennedy seconded to adopt Resolution No. 63-26 regarding the 2026-2030 CDBG Five-Year Consolidated Plan. Motion carried by a unanimous voice vote 6-0. Due to technical issues, Councilmember Stout's vote could not be heard. She left the meeting while attempting to resolve the issue and had trouble reconnecting.

Councilmember Van Dyke moved, and Councilmember Kennedy seconded to adopt Resolution 64-26 regarding the 2026 Program Year Annual Action Plan as a part of the City of Grand Junction 2026-2030 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program. Motion carried by a unanimous voice vote 6-0. Due to technical issues, Councilmember Stout's vote could not be heard. She left the meeting while attempting to resolve the issue and had trouble reconnecting this item.

**5.b.ii A Resolution Accepting the Petition for the Annexation of 41.09
Acres of Land and Ordinances Annexing and Zoning the Monument
Vistas Annexation to Residential Low 5, Located at 888 21 Road**

The Applicant, 4PF GZ Impact Land Fund, LLC, is requesting annexation of approximately 41.09 acres at 888 21 Road. The subject property is occupied by a single-unit residence. Annexation is requested to zone and create a future residential subdivision. The property is Annexable Development per the Persigo Agreement. The request for annexation is being considered concurrently by the City Council with the zone of annexation request.

Associate Planner John Gross and applicant representative Tracy States with River City Consultation gave a brief presentation and was available to answer questions from council.

The public hearing opened at 8:44 p.m.

Public comments were heard from AC Elliott.

The public hearing closed at 8:47 p.m.

Comments were heard from Councilmember Stout.

Councilmember Kennedy moved, and Councilmember Stout seconded to adopt Resolution No. 62-26, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Monument Vistas Annexation, approximately 41.09 acres, located at 888 21 Road. Motion carried by a unanimous voice vote.

Councilmember Van Dyke moved, and Councilmember Kennedy seconded to adopt Ordinance No. 5332, an ordinance annexing territory to the City of Grand Junction, Colorado, the Monument Vistas Annexation, approximately 41.09 acres, located at 888 21 Road, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

Councilmember Van Dyke moved, and Councilmember Stout seconded to adopt Ordinance No. 5333, an ordinance zoning the Monument Vistas Annexation to Residential Low 5 (RL-5) zone district, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

6. Non-Scheduled Comments

No comments were heard.

7. Other Business

Councilmember Kennedy reported City staff is coordinating a tour of the Persigo facility, and on top of the Grand Mesa and Kannah Creek to tour the watershed areas to highlight water resources and infrastructure.

8. Adjournment

The meeting adjourned at 8:51 p.m.

Selestina Sandoval, MMC

City Clerk

