

To access the Agenda and Backup Materials electronically, go to [the City of Grand Junction Website](#). To participate or watch the meeting virtually register for the [GoToWebinar](#).



**CITY COUNCIL AGENDA
WEDNESDAY, DECEMBER 4, 2024
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Presentations

2025 Calendar Photographer Recognition

Public Comments

Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.

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, December 4, 2024 or 4) submitting comments [online](#) until noon on Wednesday, December 4, 2024 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. Summary of the November 18, 2024, Workshop

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance to Approve Amendments to Title 31 One Grand Junction Comprehensive Plan (Comprehensive Plan) including Chapter 31.04 Comprehensive Plan and Establish a Land Use Designation of Residential Low and Assignment of Tier 2 for Two Properties consisting of Approximately 9.5 Acres Located on the East Side of 30 Road just North of the Colorado River, and Setting a Public Hearing for December 18, 2024

3. Procurements

- a. Emergency Purchase Order for Sewer Repair at Broadway (Highway 340) Siphon
- b. Sole Source Purchase with Ferguson Enterprises Inc. for Water Meters

4. Resolutions

- a. Resolutions Levying Taxes for the Year 2024 in the City of Grand Junction, Colorado and the Downtown Development Authority
- b. A Resolution Adopting Rates, Fees, and Charges Effective January 1, 2025
- c. A Resolution Allocating Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor

5. Other Action Items

- a. Downtown Grand Junction Business Improvement District's 2025 Operating Plan and Budget
- b. Horizon Drive Business Improvement District's 2025 Operating Plan and Budget and Resolution Approving an Exemption from Audit for 2023 pursuant to C.R.S. 29-1-504 for the Horizon Drive Business Improvement District (HDBID)

REGULAR AGENDA

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

6. Resolutions

- a. A Resolution Authorizing the City Manager to Execute an Amended and Restated Lease for the Property at 261 Ute Avenue with United Way of Mesa County and/or Homeward Bound of the Grand Valley for the Resource Center for Homeless and Other Vulnerable Persons

7. Public Hearings

- a. Legislative
 - i. An Ordinance Amending Title 21 Zoning and Development Code, Chapter 21.05 Site and Structure Development Standards, to Modify and Clarify Provisions Relating to Bicycle and Pedestrian Improvements
 - ii. Presentation, Second Reading and Public Hearing of the Appropriation Ordinance for the 2025 Budget
 - iii. An Ordinance Amending Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Relating to Application Outreach Meetings, Withdrawn Applications, Public Notice, Minor Plat Amendments, Simple Subdivisions, Administrative Changes to the Comprehensive Plan, Non-Administrative Comprehensive Plan Amendments, Conditional Use Permits, Permitted Encroachments, Mixed-Use Districts Regulations, Public, Civic, and Institutional Campus (P-2) Zone District Regulations, Principal Use Table, Use-Specific Standards for Industrial Uses, Accessory Uses and Structures, Accessory Use-Specific Standards, Temporary Uses and Structures, Shared Driveway (Autocourt) Standards, Residential Compatibility Standards, Preservation of Significant Trees, Off-Street Parking and Loading, Measurements, and Definitions

8. 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.

9. Other Business

10. Adjournment