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**CITY COUNCIL AGENDA
WEDNESDAY, SEPTEMBER 17, 2025
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming September as Hispanic Heritage Month in the City of Grand Junction

Appointments

To the Forestry Board

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 17, 2025 or 4) submitting comments [online](#) until noon on Wednesday, September 17, 2025 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 September 3, 2025, Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Concerning the Reinstatement and Extension of the Corridor Infill Incentive for the Landing on Horizon Project by APR Grand Junction 3, LLC and Setting a Hearing for October 1, 2025
 - ii. Introduction of an Ordinance Authorizing the City Manager to Sign a Lease Agreement for approximately 3 acres of City Owned Property to Rural Homes for Affordable Housing, and Setting a Public Hearing on October 1, 2025
 - iii. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Zone Districts and Dimensional Standards, Use Standards, Off-Street Parking, and Measurements and Definitions and Set a Public Hearing for October 1, 2025

And

Introduction of an Ordinance Amending Sections of the Transportation Engineering Design Standards (Title 29 of the Grand Junction Municipal Code) Regarding Alternative Street Sections and Standard Street Sections and Set a Public Hearing for October 1, 2025

3. Resolutions

- a. A Resolution of the Grand Junction City Council Amending Resolutions 44-89, 89-94, 21-09 and 28-12 Concerning the Grand Junction Arts Commission and the Bylaws of the Same
- b. A Resolution Authorizing the City Manager to Amend and Sign a Revised Funding Agreement for A Conditional Financial Commitment of \$938,464 For Phase One of Liberty Apartments Project by Aspire Residential, LLC

REGULAR AGENDA

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

4. Public Hearings

- a. Quasi-judicial
 - i. An Ordinance Rezoning a 4.33 Acre Property Located at 2426 G Road to RM-12 (Residential Medium 12) **(Continued from August 6, 2025)**

5. Resolutions

- a. A Resolution Repealing Resolution 97-22 and Adopting A Revised Expedited Review Policy For Affordable Housing Projects
- b. A Resolution Authorizing the City Manager to Sign a Letter of Intent for Rural Homes to Purchase Lot TBD-3 of Approximately 1.245 acres and TBD-7 of approximately 2.03 acres of property located West of 28-1/4 Road, North of Grand Ave and South of Gunnison Ave
- c. A Resolution Authorizing the City Manager to Sign a Letter of Intent for Vertikal to Purchase Lot TBD-2 of Approximately +/- .82 acres, TBD-4 of approximately +/-1.51 acres, and TBD-5 of +/-1.09 acres of property located West of 28-1/4 Road, North of Grand Ave and South of Gunnison Ave

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