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**CITY COUNCIL AGENDA
WEDNESDAY, FEBRUARY 4, 2026
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Appointments

To the Grand Junction Housing Authority 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, February 4, 2026 or 4) submitting comments [online](#) until noon on Wednesday, February 4, 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. Summary of the January 26, 2026 Workshop
- b. Minutes of the January 21, 2026 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending Section 21.08.020 of the Zoning and Development Code Regarding Bicycle Storage and Parking and Setting a Public Hearing for February 18, 2026
 - ii. Introduction of an Ordinance Amending Section 21.05.020 of the Zoning and Development Code Regarding Pedestrian Access and Setting a Public Hearing for February 18, 2026
- b. Quasi-judicial
 - i. Introduction of an Ordinance to Rezone a Total of 3.60 Acres from MU-1 (Mixed-Use Neighborhood) and RM-12 (Residential Medium 12) to MU-2 (Mixed -Use Light Commercial), Located at the Northeast Corner of the Intersection of Patterson Road and 29 Road and Setting a Public Hearing for February 18, 2026
 - ii. Introduction of an Ordinance Zoning the Ricciardella Annexation to RM-8 (Residential Medium 8), Located at 2716 B 1/4 Road, and Setting a Hearing for March 18, 2026
 - iii. A Resolution Amending Resolution 69-25 Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Ricciardella Annexation of 7.37 Acres, Located at 2716 B 1/4 Road, and Setting a Public Hearing for March 18, 2026

3. Agreements

- a. Pecos League User Agreement at Lincoln Park Stadium Summer 2026

4. Procurements

- a. Authorize a Sole Source Contract to Garney Construction to replace the 26-year-old Tow-Bro Circular Clarifier Assembly in Final Clarifier #4 at the Persigo Wastewater Treatment Plant
- b. Approval of the Sole Source Award to Taylor Fence to Replace the Lift Gates at the Public Safety Campus
- c. Authorize a Sole Source Contract to Garney Construction for replacing the suction and discharge piping on the large wastewater pumps in the Raw Sewage Pump Building at the Persigo Wastewater Treatment Plant

5. Resolutions

- a. A Resolution Issuing a Revocable Permit Within 263 Square Feet of the 20' Alley in Block 126 of the City of Grand Junction Plat for a Sky Bridge Airspace Encroachment at 230 S 5th St
- b. A Resolution Issuing a Revocable Permit Within 80 Square Feet of the 20' Alley in Block 126 of the City of Grand Junction Plat for a Sanitary Sewer Line at 230 S 5th St
- c. A Resolution Issuing a Revocable Permit Within 81 Square Feet of the 20' Alley in Block 126 of the City of Grand Junction Plat for a Storm Sewer Line at 230 S 5th St
- d. A Resolution Amending Resolution 69-25 to Correct a Clerical Error in the Property Address
- e. A Resolution of Support for Federal Legislation to Reauthorize Funding for the Department of Energy Grand Junction Uranium Disposal Site

REGULAR AGENDA

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

6. Public Hearings

- a. Legislative
 - i. An Ordinance Amending Sections of the Zoning and Development Code and 24 Road Corridor Design Standards (Title 21 and Title 25 of Grand Junction Municipal Code) Regarding Planned Development, Mixed-Use Downtown District Specific Standards, Short-Term Rentals, Accessory Uses and Structures, Shared Driveways, ROW Dedication, Multi-Unit Design Standards, Access to Public Streets, and Service and Storage Areas in the 24 Road Corridor
 - ii. An Ordinance to Extend the Prohibition on the Establishment of any New or Relocation of Existing Gaming Arcades or Gaming Uses within the City of Grand Junction
- b. Quasi-judicial

- i. An Ordinance Amending the Comprehensive Plan from Residential High to Mixed Use for 3.72 Acres Located at 377 29 Road and 379 29 Road
- ii. An Ordinance Rezoning 3.72 Acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) located at 377 and 379 29 Road
- iii. An Ordinance Zoning the Morelli Annexation to Mixed-Use Light Commercial (MU-2), 2.56 Acres Located on Unaddressed Property Between 3105 E 1/2 Road and 3112 I-70B, Parcel Number 2943-103-00-101

7. Resolutions (not public hearings)

- a. A Resolution Authorizing City-Owned Land to be Incorporated into the Proposed Camelback Gardens Planned Development and Outline Development Plan
- b. A Resolution of the City Council of the City of Grand Junction, Colorado, Excusing Councilmember Ballard From Certain Absences During Military Deployment and Authorizing Remote Participation

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