

GRAND JUNCTION PLANNING COMMISSION
December 10, 2024, 5:30 PM
MINUTES

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

Those present were Planning Commissioners; Shanon Secrest, Kim Herek, Orin Zyvan, Ian Moore, Robert Quintero, and Ian Thomas.

Also present were Jamie Beard (Assistant City Attorney), Niki Galehouse (Planning Manager), and Jacob Kaplan (Planning Technician).

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

As Chair Teske and Vice Chair Scissors were absent, a motion was held to select a member of the Commission to act as Chair for this hearing.

Commissioner Secrest made a motion to appoint Commissioner Weckerly as the temporary Chair.

Commissioner Zyvan seconded; motion passed 6-0.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from November 12, 2024.

Commissioner Secrest moved to approve the consent agenda.

Commissioner Quintero seconded; motion passed 6-0.

REGULAR AGENDA

1. Zoning & Development Code Amendment – Natural Medicine **ZCA-2024-702**

Consider Amendments to Title 21 Zoning and Development Code to Create Provisions To Regulate Natural Medicine.

Staff Presentation

Niki Galehouse, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Commissioner Secrest asked why there were additional buffering distances and zoning restrictions for natural medicine beyond what was typically allowed in the Medical and Dental Clinic use category. He noted that the Department of Regulatory Agencies (DORA) would also be

reviewing any applications for the natural medicine use. He commented that this use could include overnight stays and asked how that would be regulated.

Commissioner Zyvan asked if size and occupancy were considerations when the City evaluates which uses are allowed in a given zone district.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 3, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:50 p.m. on December 10, 2024.

Commissioner Weckerly clarified the DORA regulations regarding patients leaving the facility while still under the influence. She noted for the record that the State of Colorado allows licensed facilitators to provide at-home care for patients and indicated that it could require additional regulation at a City level in the future.

Commissioner Secrest noted that the State already regulates patient holding while under the effects of anesthesia and that the natural medicine facilities would likely mirror those regulations.

The public hearing was closed at 5:53 p.m. on December 10, 2024.

Discussion

There was no further discussion amongst the Commissioners.

Motion and Vote

Commissioner Herek made the following motion "Mrs. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-702, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Secrest seconded; motion passed 6-0.

OTHER BUSINESS

Niki Galehouse welcomed Ian Thomas to the Planning Commission. She noted that there was no hearing planned for December 24 and the workshop on December 19 was tentatively cancelled.

ADJOURNMENT

Commissioner Zyvan moved to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 5:55 p.m.