

# GRAND JUNCTION PLANNING COMMISSION

February 11, 2025, 5:30 PM

## MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Chairman Teske.

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

Also present were Niki Galehouse (Planning Manager), Thomas Lloyd (Senior Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 0 members of the public in attendance, and 1 virtually.

### **CONSENT AGENDA**

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#### **1. Approval of Minutes**

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Minutes of Previous Meeting(s) from January 14, 2025.

*Commissioner Herek moved to approve the Consent Agenda.*

*Commissioner Quintero seconded; motion passed 6-0.*

### **REGULAR AGENDA**

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#### **1. Grand Mesa Industrial Park COU** **COU-2024-569**

Consider a request for a Conditional Use Permit (CUP) for a proposed 58,275 sf Recycling Collection Facility on a 10.745-acre portion of the property located at 3199 D Road in an I-1 (Light Industrial) zone district.

##### **Staff Presentation**

Thomas Lloyd, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

##### **Questions for Staff**

Commissioner Moore asked what the process was for the disposal of unrecyclable waste that makes it through the facility. He also asked if the CUP could be revoked if the applicant operated outside of the normal business hours they had provided.

Commissioner Secrest asked what the difference was between the existing use and the proposed use that necessitated the CUP.

Niki Galehouse indicated that there was a previous use on this property that also required a CUP, but it had expired.

Commissioner Quintero asked if the applicant intended to modify their operational hours in the future.

Commissioner Zyvan asked if the operational hours were a condition of the CUP. He asked if the peak traffic expectations would be affected by a change in operational hours.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, February 4, 2025, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

There were no public comments.

*The public comment period was closed at 6:13 p.m. on February 11, 2025.*

There was no additional discussion among the staff or commissioners.

*The public hearing was closed at 6:14 p.m. on February 11, 2025.*

### **Discussion**

Commissioner Secrest expressed favor for this project since it would be less intensive than the previous uses on this property.

Commissioner Zyvan echoed Commissioner Secrest's comments but added his concerns about a future increase in traffic or waste generated by the facility if the operational hours were to change.

Commissioner Quintero agreed with the other commissioners.

### **Motion and Vote**

Commissioner Moore made the following motion "Mr. Chairman, on the GJ Partners, LLC request for a Conditional Use Permit, file number CUP-2024-569, I move that the Planning Commission approve the Conditional Use Permit for GJ Partners, LLC with the Conditions of Approval and Findings of Fact listed in the staff report."

*Commissioner Zyvan seconded; motion passed 6-0.*

## **2. Zoning & Development Code Amendments Q1 2025 ZCA-2024-701**

An Ordinance Amending Sections Of The Zoning And Development Code (Title 21 Of The Grand Junction Municipal Code) Regarding Residential Single-Family Attached Dwellings In Mixed-Use Zone Districts, Residential Attached And Multifamily Design Standards, And Definitions Related To Residential Uses.

### **Staff Presentation**

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

## **Questions for Staff**

There were no questions for staff.

## **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, February 4, 2025, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

There were no public comments.

*The public comment period was closed at 6:24 p.m. on February 11, 2025.*

There was no additional discussion among the staff or commissioners.

*The public hearing was closed at 6:24 p.m. on February 11, 2025.*

## **Discussion**

Commissioner Secrest expressed his approval of these code revisions.

## **Motion and Vote**

Commissioner Secrest made the following motion “Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-701, 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 Quintero seconded; motion passed 6-0.*

## **OTHER BUSINESS**

Niki Galehouse noted that there would be a Planning Commission Workshop on February 20<sup>th</sup>, but the February 25<sup>th</sup> Hearing had been cancelled.

## **ADJOURNMENT**

Commissioner Zyvan moved to adjourn the meeting.

*The vote to adjourn was 6-0.*

The meeting adjourned at 6:26 p.m.