

GRAND JUNCTION PLANNING COMMISSION

March 11, 2025, 5:30 PM

MINUTES

As Chairman Teske was absent, the Commission elected Commissioner Weckerly to act as chair for this meeting.

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

Those present were Planning Commissioners; Kim Herek, Shanon Secrest, 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 3 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from February 11, 2025.

Commissioner Secrest moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 5-0.

REGULAR AGENDA

1. Dixon Zone of Annexation

ANX-2023-690

Consider a request by Darryl and Carri Dixon to zone 2.89 acres from County RSF-2 (Residential Single Family – 2) to RL-4 (Residential Low – 4 du/ac) located at 2019 S Broadway.

Staff Presentation

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

Questions for Staff

Commissioner Moore asked for clarification on what was being requested with this proposal.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 4, 2025, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:52 p.m. on March 11, 2025.

There was no additional discussion among the staff or commissioners.

The public hearing was closed at 5:52 p.m. on March 11, 2025.

Discussion

The Commissioners discussed an email that had been received by a neighbor regarding their concerns over increased density. They commented on the City's need for more housing, the viability of the property for annexation given surrounding services, and the request being for the lower density of the two implementing zone districts of the Residential Low land use designation (RL-4 vs. RL-5).

Motion and Vote

Commissioner Herek noted for the record that the notification dates were missing from the staff report.

Niki Galehouse noted for the record what the dates were for the public hearing and that the dates would be added to the staff report in advance of the City Council hearing.

Jamie Beard noted for the record that because the dates were noted and would be corrected in the staff report, the Commission could still make a motion on this item.

Commissioner Moore made the following motion "Mrs. Chairman, on the Zone of Annexation request for the property located at 2019 S Broadway, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Quintero seconded; motion passed 5-0.

OTHER BUSINESS

Niki Galehouse requested to be notified if any of the Commissioners would not be attending the next workshop.

ADJOURNMENT

Commissioner Secrest moved to adjourn the meeting.

The vote to adjourn was 5-0.

The meeting adjourned at 5:59 p.m.