

GRAND JUNCTION PLANNING COMMISSION

March 25, 2025, 5:30 PM

MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Vice Chairman Scissors.

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

Also present were Tamra Allen (Community Development Director), Niki Galehouse (Planning Manager), Jessica Johnsen (Zoning Supervisor), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 6 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

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

Commissioner Moore moved to approve the Consent Agenda.

Commissioner Zyvan seconded; motion passed 6-0.

REGULAR AGENDA

1. Trails End Rezone

RZN-2024-711

Consider a request by Jeff Zimmerman of Fort 5 LLC. and Fort 6 LLC., property owners, to zone 1.91 acres from a Planned Development (PD) to Mixed Use Light Commercial (MU-2) located at 651 S. Highway 50.

Staff Presentation

Jessica Johnsen, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Moore asked if the use of the property as a Mobile Home Park was an allowed use in the MU-2 zone district.

Commissioner Weckerly asked why the request was for a rezone instead of an amendment to the existing PD.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 18, 2025, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:45 p.m. on March 25, 2025.

There was no additional discussion among the staff or commissioners.

The public hearing was closed at 5:45 p.m. on March 25, 2025.

Discussion

Commissioner Zyvan noted for the record that this rezone request was consistent with the 2020 One Grand Junction Comprehensive Plan.

Commissioner Moore added that the rezone was intended to increase density, which was also consistent with the Comprehensive Plan.

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the rezone request for the property located at 651 S. Highway 50, City file number RZN-2024-711, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.”

Commissioner Zyvan seconded; motion passed 7-0.

2. Zoning and Development Code Amendment – Impact Fees **ZCA-2025-146**

Consider a Request to Amend Certain Sections of Title 21 of the Zoning and Development Code Related to Impact Fees, Fee Credits and Dedications.

Staff Presentation

Tamra Allen, Community Development Director, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Weckerly asked about the increase in the Parks fee and the impact it would have on affordable housing. She asked if the Commission could approve the code text amendments without the language regarding the revised fee table.

Commissioner Zyvan asked about the term “serve” was appropriate in regard to ROW dedication for new developments. He brought up that there were no proposed changes to the review criteria from the Development Fees section of the GJMC, and that they could serve as the guidelines for future discussions on impact fee revisions in lieu of the 5-year timeline.

Commissioner Secrest expressed concerns that removing the 5-year review timeline would reduce or eliminate public input on future impact fee discussions.

Commissioner Herek asked if the Planning Commission would be reviewing the amended impact fee table.

Commissioner Thomas expressed his favor for the additional Active Transportation Corridor dedications being an incentive for impact fee credits.

Vice Chair Scissors asked if there would be a schedule for when impact fees are evaluated if the 5-year timeline is removed.

Commissioner Moore noted that the removal of the 5-year review timeline could ensure that the City wasn't wasting time and resources on impact fee studies that were otherwise unnecessary.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 18, 2025, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:17 p.m. on March 25, 2025.

There was no additional discussion among the staff or commissioners.

The public hearing was closed at 6:17 p.m. on March 25, 2025.

Discussion

Discussion ensued about the language of the proposed text amendments, the fee table that would be considered at City Council, and the consequences an impact fee increases might have on housing affordability.

Motion and Vote

Commissioner Zyvan made the following motion "Mr. Chairman, on the request to amend Title 21 including Sections 21.02 and 21.05 of the Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-146, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report with the amendment that impact fees shall be **adjusted** starting January 1, 2026 and on July 1 and January 1 thereafter until July 1, 2029, in starting with the amount and **steps** shown in Table 21.02-8 Impact Fee Schedule."

Commissioner Thomas seconded; motion passed 5-2.

OTHER BUSINESS

ADJOURNMENT

Commissioner Herek moved to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 6:40 p.m.