

GRAND JUNCTION PLANNING COMMISSION

April 22, 2025, 5:30 PM

MINUTES

The meeting of the Planning Commission was called to order at 5:31 p.m. by Commissioner Teske.

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

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

There were 15 members of the public in attendance, and 1 virtually.

There was a request to continue the election of chair and vice-chair to a future hearing.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from April 8, 2025.

Commissioner Weckerly moved to approve the Consent Agenda.

Commissioner Secrest seconded; motion passed 7-0.

REGULAR AGENDA

1. 405 25 Rd Rezone **RZN-2025-12**

Consider a request by 405 Road LLC to rezone 1.03 acres from RL-4 (Residential Low - 4) to RM-8 (Residential Medium - 8) located at 405 25 Road.

Staff Presentation

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

Applicant Ty Johnson stated the purpose and intent of his request.

Questions for Staff

Commissioner Weckerly asked if 25 Rd was a dead-end or if it continued to Rose Dr, how many dwellings could be developed on a shared driveway, and if there would be adequate emergency services and road maintenance to accommodate this development. She asked why the 2020 Comprehensive Plan had a future landuse of the parcel of residential medium. She asked if the parcel could be developed at R-4 standards and why the rezone was being requested.

Commissioner Secrest asked how compatibility with the Comprehensive Plan is measured.

Commissioner Moore asked how many units could be developed on a lot this size at the RM-8 density.

Commissioner Zyvan asked about the process for flagpole annexations and how it impacted the annexation of the neighboring properties.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 15, 2025, via www.GJSpeaks.org.

Jared Taylor commented on EMS access, community benefit, site access, and the cost to make the infrastructure compatible with any future development on the parcel. He brought up the easements on the property and the challenges they could pose for future development.

Brian Goodrich expressed concerns with increased traffic, parking, site access, noise, and water shares.

Dave Gordon stated that he had no issue with subdivision of the subject parcel, but he did not think the rezone to RM-8 was compatible with the surrounding neighborhood.

Denise Okeson shared her concerns for pedestrian safety and the potential increase in noise from any future development.

Dustin Riddle stated that he wouldn't mind the subject parcel being subdivided into two half-acre parcels, but he didn't understand why the rezone to RM-8 was necessary.

Susan Smith noted that the previous owner of the property also tried to increase the density of the parcel and that it failed because the infrastructure did not support it.

Laura Riddle noted that she had no intent to develop her property. She commented on the challenges of the existing irrigation lines.

Jessa Taylor expressed concerns with access for emergency services, safety of her children, and the impact of development on her property value.

Wayne Allen agreed with the previous commenters that a rezone to RM-8 was not compatible with the existing neighborhood.

Sally Crum brought up an easement on the property and asked if a road could be built over it.

Brenden Smith stated that he was opposed to the development.

The public comment period was closed at 6:41 p.m. on April 22, 2025.

Ty Johnson restated his intentions for the property. He speculated on future development of the parcel and the City's thorough review requirements.

Commissioner Weckerly restated her question on why the property needed to be rezoned. She asked if on-street parking would be allowed on 25 Rd.

Commissioner Moore asked if the property could be subdivided under the current RL-4 zone designation. He asked about future development of the parcel under the RM-8 standards, and what would happen if development proved too challenging after the parcel was rezoned.

Commissioner Zyvan asked for clarification on subdivision of the property at the RL-4 zone designation.

The Public Hearing was closed at 6:55 p.m. on April 22, 2025.

Discussion

Commissioner Scissors clarified that the request was not about whether development could occur at the current density, but whether a rezone to RM-8 was consistent with the Comprehensive Plan.

Discussion ensued on the right for a property owner to develop their property as they see fit within the confines of the Zoning and Development Code contrasted with the challenges of such development and its impact on the surrounding neighborhood.

Motion and Vote

Commissioner Herek made the following motion "Mr. Chairman, on the Rezone request for the property located for property located at 405 25 Road, approximately 1.03 acres, City file number RZN-2025-12, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report."

Commissioner Zyvan seconded; motion passed 5-2.

OTHER BUSINESS

Niki Galehouse noted that this was Commissioner Herek's last meeting with the Planning Commission.

ADJOURNMENT

Commissioner Weckerly moved to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 7:18 p.m.