

GRAND JUNCTION PLANNING COMMISSION

May 27, 2025, 5:30 PM

MINUTES

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

Those present were Planning Commissioners; Ken Scissors, Sandra Weckerly, Ian Moore, Robert Quintero, and Ian Thomas.

Also present were Jamie Beard (Assistant City Attorney), Niki Galehouse (Planning Manager), Jessica Johnsen (Zoning Supervisor), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 5 members of the public in attendance, and 0 virtually.

Commissioner Moore nominated Commissioner Scissors for the Chairman of the Planning Commission.

*Chairman Teske moved to elect Commissioner Scissors as Chairman.
Commissioner Quintero seconded; motion passed 5-0.*

Commissioner Moore nominated Commissioner Quintero for the Vice Chairman of the Planning Commission.

*Commissioner Teske nominated Commissioner Quintero as Vice Chairman.
Commissioner Scissors seconded; motion passed 5-0.*

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from April 22, 2025.

2. Grand West Utility Easement Vacation

Consider a request to vacate a 15-foot drainage, landscape, and utility easement on a 17.54-acre parcel located at 2980 Highway 50. RESCHEDULED TO JUNE 10

Commissioner Thomas moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 6-0.

REGULAR AGENDA

1. 30 Road Retail/Office/Storage CUP

CUP-2025-88

Consider a request for a Conditional Use Permit (CUP) for a proposed 6,000 sf Retail and 60,820 sf Mini-Warehouse on a 4.20-acre portion of the property located at 492 30 Road in a MU-1 (Mixed-Use Neighborhood) zone district.

Staff Presentation

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

Markus Jones with Summit Point Partners LLC gave a brief presentation with renderings of what the development could look like.

Questions for Staff

Commissioner Moore asked why the Conditional Use Permit was required and under what circumstances the CUP would expire or be revoked.

Chairman Scissors asked how the property could be zoned MU-1 if the future landuse was Commercial. He asked why the property was zoned MU-1 instead of MU-2 or MU-3.

Commissioner Weckerly clarified that the legacy B-1 zone district was combined with the legacy R-O zone district to create the current MU-1 zone district. She added that mini-warehouse is an allowed use in the Residential High zone districts.

Commissioner Quintero asked when the zoning code was updated.

Commissioner Thomas asked if the property could be redeveloped as a residential use in the future.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 20, 2025, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:04 p.m. on May 27, 2025.

The Public Hearing was closed at 6:04 p.m. on May 27, 2025.

Discussion

Commissioner Quintero stated his approval of the proposed development.

Motion and Vote

Commissioner Moore made the following motion "Mr. Chairman, on the Summit Point Partners LLC request for a CUP, file number CUP-2025-88, I move that the Planning Commission approve the Conditional Use Permit for Summit Point Partners LLC with the Conditions of Approval and Findings of Fact listed in the staff report."

Commissioner Thomas seconded; motion passed 6-0.

2. **377 28 Rd Annexation**

ANX-2024-437

Consider a request by Wendi Gechter IRA to zone 5.58 acres from County I-2 (General Industrial District) to City I-1 (Industrial Light) located at 377 28 Road.

Commissioner Teske recused himself from deliberating on this item.

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 rezone would be a subsequent item once the property was annexed.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 20, 2025, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:15 p.m. on May 27, 2025.

The Public Hearing was closed at 6:15 p.m. on May 27, 2025.

Discussion

Commissioner Quintero spoke in favor of the zone of annexation.

Motion and Vote

Commissioner Quintero made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located at 377 28 Road, City file number ANX-2024-437, 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 Thomas seconded; motion passed 5-0.

3. **Zoning & Development Code Amendments - Q2 2025**

ZCA-2025-306

Consider an Ordinance Amending Sections Of The Zoning And Development Code (Title 21 Of The Grand Junction Municipal Code) Regarding Transitional Provisions, Administration And Procedures, Use-Specific Standards For Community Assembly, Short-Term Rentals, And Mini-Warehouse Uses, Accessory Dwelling Unit Use-Specific Standards, Multi-Modal Transportation System Standards, Residential Attached And Multifamily Design Standards, Bicycle Parking And Storage, Public Right-Of-Way Landscaping, And Lighting Height Standards.

Staff Presentation

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

Questions for Staff

There was discussion about the proposed revisions to the ADU design standards.

Commissioner Moore asked if the revisions to the landscape requirements allowed developers to supersede the City on landscaping in the public right-of-way.

Commissioner Teske asked for clarification on why the shared driveway language for STRs was proposed to be removed. He asked for clarification on the meaning of “minimum access” within the Multimodal Transportation Systems language. He indicated that the language for the Bicycle Parking and Storage revisions was unclear in regard to minimum sidewalk width. He inquired about the “and/or” for the ROW landscaping revisions.

Commissioner Weckerly asked if the “may” within the Landscape code revisions applied to the City’s or the developer’s discretion. She stated that she thought the bulk storage requirements for multifamily development had been removed in previous discussions.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 20, 2025, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 7:07 p.m. on May 27, 2025.

The Public Hearing was closed at 7:07 p.m. on May 27, 2025.

Discussion

Discussion ensued about which code text amendments required further consideration and how to revise any subsequent motions.

Niki Galehouse stated for the record the changes being made to the amendments, including:

Strike “the design and construction material of the ADU shall be complementary to those of the principal structure” and remove the addition of new language there.

For the External Streets for Multimodal Transportation Systems, I will be adding Section A and striking the reference to TEDS which defines minimum access as otherwise defined in Section A.

For the Bicycles, I have adjusted the underlined Number 2 to “accounting for the length or width of a standard bicycle, the parking shall not reduce the minimum sidewalk width, as required by provisions of this code and any applicable overlays”.

Motion and Vote

Commissioner Teske 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-2024-54, I move that the Planning Commission forward a recommendation of approval to City

Council with the findings of fact listed in the staff report subject to the amendments just described to us by Mrs. Galehouse on the record and tabling bulk storage.”

Commissioner Quintero seconded; motion passed 6-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Quintero moved to adjourn the meeting.

The vote to adjourn was 5-0.

The meeting adjourned at 7:18 p.m.