

GRAND JUNCTION PLANNING COMMISSION
June 10, 2025, 5:30 PM
MINUTES

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

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

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

There were 2 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from May 27, 2025.

2. Grand West Utility Easement Vacation

Consider a request to vacate drainage, landscape, and utility easements on a 17.54-acre parcel located at 2980 Highway 50 including all of the following: Drainage, Utility & Landscape Easement shown on the plat of Orchard Mesa Properties-Phase I, Reception Number 1264371, all of the Drainage Utility & Landscape Easements on Lot 2 of Orchard Mesa Properties Phase II, and all of the Drainage, Utility & Landscape Easement shown on Lot 1 of the plat of Orchard Mesa Properties Phase 3, Reception Number 1952685.

Commissioner Teske recused himself from voting on the Consent Agenda.

Commissioner Moore moved to approve the Consent Agenda.

Commissioner Weckerly seconded; motion passed 6-0.

REGULAR AGENDA

1. Zoning Code Amendment - Household Size, Occupancy, & Group Living **ZCA-2025-307**

Consider an Ordinance Amending Sections Of The Zoning And Development Code (Title 21 Of The Grand Junction Municipal Code) Regarding Definitions And Regulations Related To Household Size, Occupancy Limits, And Group Living Facilities.

Staff Presentation

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

Questions for Staff

Commissioner Weckerly asked for clarification on if the group living moratorium was for the code language or the use in general. She asked about amendments to the Residential Attached and Multifamily Design Standards (21.05.050). She asked how Group Living facilities were addressed under current code and what enforcement action is taken.

Commissioner Secrest asked Jamie Beard about the legal implications of approving this ordinance and questioned whether the occupancy changes aligned with the City's goals.

Commissioner Zyvan asked about the timeline for the Group Living moratorium.

Commissioner Moore speculated on compliance with occupancy standards and group living if the moratorium were to be lifted.

Vice Chair Quintero asked how other municipalities were handling HB-24-1007.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 3, 2025, via www.GJSpeaks.org.

Lincoln Folkers with the Ark of Mesa County spoke in opposition of the moratorium on Group Living.

Cody Kennedy spoke in opposition of the moratorium on Group Living.

The public comment period was closed at 6:14 p.m. on June 10, 2025.

Niki Galehouse clarified the intent of the proposed moratorium on Group Living.

Commissioner Weckerly asked if the moratorium made it easier to open a Group Home. She noted that the moratorium pertained to the zoning code text about group living and was not a moratorium on the use itself.

Commissioner Moore asked what impact the moratorium might have on existing and future group living facilities.

Commissioner Zyvan asked how the text changes affected the implementation of Group Living as a use.

Commissioner Teske asked about the language in HB24-1007 regarding the current definition of family and its connection to occupancy and group living. He asked if there are any building/fire code provisions or health and safety standards that limited occupancy for a given space.

The Public Hearing was closed at 6:22 p.m. on June 10, 2025.

Discussion

Discussion ensued about occupancy limits, the definition of family, and HB24-1007.

Motion and Vote

Commissioner Moore 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-2024-702, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.”

Commissioner Thomas seconded; motion passed 6-1 with Commissioner Secrest dissenting.

OTHER BUSINESS

Niki Galehouse noted that the Planning Commission Workshop on June 19 was cancelled for the holiday and there were no items for the hearing on June 24, so it was also cancelled. She encouraged watching the recording of the workshop from June 5. She indicated that there were a few upcoming vacancies for the commission.

ADJOURNMENT

Commissioner Weckerly moved to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 6:53 p.m.