

GRAND JUNCTION PLANNING COMMISSION

July 8, 2025, 5:30 PM

MINUTES

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

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

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

There were 21 members of the public in attendance, and 1 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from June 10, 2025.

Commissioner Secrest moved to approve the Consent Agenda.

Commissioner Zyvan seconded; motion passed 7-0.

REGULAR AGENDA

1. Dual Immersion Academy ROW Vacation **VAC-2025-203**

Consider a request by the City of Grand Junction to vacate 4,000 square feet of a 20-foot-wide alley right-of-way between Riverside Parkway and West Main Street while reserving the westernmost 190.00 feet as a utility easement and the easternmost 10.00 feet as a multipurpose easement.

Staff Presentation

Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

No questions from commissioners to staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, July 1, 2025, via www.GJSpeaks.org.

There were no comments from the public either in attendance or online.

The public comment period was closed at 5:39 p.m. on July 8, 2025.

The Public Hearing was closed at 5:40 p.m. on July 8, 2025.

Discussion

No discussion occurred.

Motion and Vote

Commissioner Quintero made the following motion “Mr. Chairman, on the request to vacate 4,000 square feet of a 20-foot-wide alley public right-of-way – while retaining a utility easement over the westernmost 190.00 feet and a multipurpose easement over the easternmost 10.00 feet of the vacated areas as set forth in the attached description and sketch, City file number VAC-2025-203, located near the Dual Immersion Academy between Riverside Parkway and West Main Street – I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact and conditions as listed in the staff report.”

Commissioner Secrest seconded; motion passed 7-0.

2. East Middle School Rezone **RZN-2025-246**

Consider a request by Mesa County Valley School District 51, Property Owner, to rezone a total of 3 acres from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus), located at 830 Gunnison Avenue.

Staff Presentation

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

Questions for Staff

Commissioner Weckerly asked about the maximum density in the P-2 zone district. Staff responded with there is no maximum density in the P-2 zone district. Weckerly continued that if MU-1 zoning had been requested it would impact the area more than with the requested zone district of P-2.

Commissioner Moore asked about the set plans for the applicant, and that the petition is more about opening their options for the future for the property. Staff responded that the set plans would not be a part of the rezoning process but would be addressed later at a site plan review process.

Mark Austin went to the public podium as the representative for the School District and explained that the School District is trying to conduct more office and administrative type uses, which currently is not allowed at this location with its existing zone district of RM-8.

Commissioner Quintero asked about the status of the building and remodels that could occur to the building. Austin replied that there are some interior remodels occurring and some access points may change, as well as some adjacent street improvements.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, July 1, 2025, via www.GJSpeaks.org.

There were no comments from the public in attendance. The online attendee left the webinar.

The public comment period was closed at 6:07 p.m. on July 8, 2025.

The Public Hearing was closed at 6:09 p.m. on July 8, 2025.

Discussion

Discussion ensued about which other zone districts could have been chosen, instead of the P-2 by Commissioner Zyvan. Commissioner Secrest made comment about the school district doing a service to the community by utilizing the property more and is in favor of petition.

Motion and Vote

Commissioner Secrest made the following motion “Mr. Chairman, on the Rezone request for the property located at 830 Gunnison Avenue, City file number RZN-2025-246, 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 Quintero seconded; motion passed 7-0.

3. East Middle School Alley Vacation **VAC-2025-245**

Consider a request by Mesa County Valley District 51 to vacate 7,772 square feet of a 20-foot-wide alley right-of-way located at 830 Gunnison Avenue between N 8th Street and the vacated N 9th St right-of-way adjacent to Washington Park.

Staff Presentation

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

Questions for Staff

Commissioner Teske asked about clarification on the first condition referencing the vacation would not affect the public sewer line. Staff confirmed that a sanitary sewer easement would be granted to the City to help with the maintenance of the sewer line. Representative Mark Austin made himself available for any questions Commissioners may have.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, July 1, 2025, via www.GJSpeaks.org.

There were no comments from the public.

The public comment period was closed at 6:18 p.m. on July 8, 2025.

The Public Hearing was closed at 6:19 p.m. on July 8, 2025.

Discussion

Discussion ensued questioning the two conditions that were included in the proposed motion by Commissioner Zyvan. Planning Manager Niki Galehouse answered that there was language in the motion that included those items.

Motion and Vote

Commissioner Quintero made the following motion “Mr. Chairman, on the request to vacate 7,772 square feet of a 20-foot-wide alley public right-of-way, City file number VAC-2025-245, located at 830 Gunnison Avenue – I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report.”

Commissioner Secrest seconded; motion passed 7-0.

4. 2426 G Road Rezone **RZN-2025-138**

Consider a request by 2426 G Road LLC, property owner, to rezone approximately 4.33 acres from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12), located at 2426 G Road.

Staff Presentation

Daniella Acosta Stine, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Weckerly asked about the surrounding PD zone district and what underlying zone district was used for its implementation. Staff advised they could not find the underlying zone district and its associated ordinance. More research needed to be done. Weckerly continued her comments that it looked like the PD was developed with RM-8 zone district standards.

Applicant Brooks Cowles III made a small presentation about his company and overall goal for the property.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, July 1, 2025, via www.GJSpeaks.org.

Kasey Watts made a comment about the underlying zone district that was used for the PD zone district of Spanish Trails needs to be confirmed. Also made concerns about traffic congestion on G Road and limited parking for Canyon View Park. Further felt that the property values of Spanish Trails will decline with this new development.

Kay Yeager agreed with previous comments made. Further elaborated on the roads not being able to handle the proposed traffic that will incur. Also stated that the current homeowners' views will be obstructed. Felt low residential and single-family homes would be encouraged and embraced for development, but not multi-family.

Deena Daniels (sp) commented that with events at Canyon View Park, when Caprock Academy is in session, and when the Church has services, the traffic is chaotic on G Road. She is not for this development.

Kimberly Carroll is in agreeance with previous comments made and not for this development. The developer knew the zoning of the property was RL-4 when they bought it.

Sydney Swaim is also in agreement with previous comments made referencing traffic. She has concerns about what other access points this property would have other than G Road.

Kay Yeager came back to the podium and made further comments that there is a small representation of her neighborhood present tonight, but more of her neighbors are opposed to this development and the rezoning of it.

Ivan Geer, applicant's representative with River City Consultants, made comments on how the traffic will be addressed with the development. Clarified that apartments would not be built but attached townhomes. Commissioner Secrest asked Geer about the height restriction that would be implemented. Geer responded that it would be restricted by the zone district.

The public comment period was closed at 7:03 p.m. on July 8, 2025.

The Public Hearing was closed at 7:07 p.m. on July 8, 2025.

Discussion

Discussion ensued about the public's concerns by Commissioner Quintero, saying that he had the same concerns that have been stated by members of the public when his neighborhood was seeing more development, but a lot of those concerns have not come to fruition.

Commissioner Moore thanked the public for attending tonight's meeting, but the Planning Commission deals more with the development of the valley and how it meets the Grand Junction's plan and its utilities. A traffic study would probably need to be conducted for the traffic concern.

Commissioner Weckerly made comments that it is not their decision to automatically agree with the developer. Looking at the surrounding neighborhood, it looks to be RM-8 and the proposed attached townhomes are a good product but also had concerns for the congested traffic seen on G Road.

Trent Prall, Engineering and Transportation Director, made comment about the concerns with G Road and the public parking that occurs within the Spanish Trail Subdivision. An estimated 400 trips a day would be added to G Road with this development, an increase of about 4-5%. The city also has further plans to improve surrounding roads to this development.

Commissioner Weckerly asked an additional question referring to the ingress and egress to the property. Staff commented that the decision made about the ingress and egress would be made during the site plan review, not at the rezone stage.

Commissioner Secrest asked staffed about any additional drainage requirements. Staff responded that the decision would also need to be met at the site plan review stage.

Commissioner Scissors also thanked the public for attending tonight's meeting and expressing their concerns. The traffic concerns though would be addressed at a different stage in this development; tonight's decision is addressing the rezoning of the property and meeting the Comprehensive Plan requirements.

Commissioner Weckerly made a comment that the height restriction in RL-4 is 40 feet and that with RM-8 the height restriction is 50 feet. More than likely the proposed development would be around 50 feet.

Commissioner Secrest stated that as a developer many of the public's concerns are thought about when a development occurs, and as a planning commissioner they look at other aspects of the development meeting the code and comprehensive plan the city has put in place.

Commissioner Zyvan made a comment that with this development would help with multi-modal modes of transportation.

Motion and Vote

Commissioner Secrest made the following motion "Mr. Chairman, on the Rezone request for the property located at 2426 G Road, City file number RZN-2025-138, 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 Zyvan seconded; motion passed 6-0.

OTHER BUSINESS

Niki Galehouse requested that the Commissioners elect two members to serve on a 'Housing Affordability Code Task Force' that is being created.

Commissioner Weckerly and Commissioner Quintero volunteered to fill these roles.

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 7:40 p.m.