

**GRAND JUNCTION PLANNING COMMISSION**  
**September 29, 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; Shanon Secrest, Sandra Weckerly, Orin Zyvan, Ian Thomas, and Ian Moore.

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

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

**CONSENT AGENDA**

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**1. Approval of Minutes**

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

*Commissioner Secrest moved to approve the Consent Agenda.*

*Commissioner Thomas seconded; motion passed 6-0.*

**REGULAR AGENDA**

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**1. Zoning Code Amendments – Q3 2025 **ZCA-2025-415****

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Consider Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Zone Districts and Dimensional Standards, Use Standards, Off-Street Parking, and Measurements and Definitions.

**Staff Presentation**

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

**Questions for Staff**

Commissioner Weckerly asked for clarity on the proposed amendments for “Special Setbacks” (Section 21.03.040(e)(5)(i)).

There was discussion about the tradeoff between maximum lot sizes and density as determined by the zone district.

Commissioner Moore noted that the smaller lot sizes would increase the land available for additional housing.

Planning Manager Galehouse gave a few examples of calculating density for various zone districts and lot sizes.

Commissioner Secrest expressed concerns that reducing maximum lot size would reduce the amount of viable housing products that developers are able to create.

Commissioner Moore noted that single-unit dwellings are not currently allowed in RM-12+ zone districts regardless of lot size, and that the amendments sought to increase flexibility for developers.

Commissioner Secrest indicated that lot sizes weren't important as long as density is met.

Commissioner Weckerly's suggested the maximum lot size be changed to 8,000 sq ft.

Commissioner Zyvan expressed concerns that there were no proposed amendments to accessory structure setbacks. He also asked how the changes to lot coverage related to lot paving and impervious surfaces.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Monday, September 22, 2025, via [www.gjcity.org](http://www.gjcity.org).*

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

*The public comment period was closed at 6:38 p.m. on September 29, 2025.*

There was no additional discussion among the Commissioners.

*The Public Hearing was closed at 6:38 p.m. on September 29, 2025.*

### **Discussion**

No discussion occurred.

### **Motion and Vote**

Commissioner Secrest 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-2025-415, 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 Weckerly seconded; motion passed 6-0.*

### **OTHER BUSINESS**

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Commissioner Weckerly made recognition to Niki Galehouse leaving Planning Commission and how she will be missed.

### **ADJOURNMENT**

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Commissioner Weckerly made a motion to adjourn the meeting.  
*The vote to adjourn was 6-0.*

The meeting adjourned at 6:40 p.m.