

GRAND JUNCTION PLANNING COMMISSION

October 14, 2025, 5:30 PM

MINUTES

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

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

Also present were Jamie Beard (Assistant City Attorney), Niki Galehouse (Planning Manager), Tim Lehrbach (Principal Planner), and Jacob Kaplan (Planning Technician).

There were 4 members of the public in attendance, and 1 virtually.

The Commissioners held a vote to elect a new Chair for the Planning Commission.

Commissioner Teske nominated Commissioner Weckerly as the new Chair.

The Commission voted 4-2 to appoint Commissioner Weckerly as the new Chair.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from September 29, 2025.

Commissioner Moore moved to approve the Consent Agenda.

Commissioner Teske seconded; motion passed 6-0.

REGULAR AGENDA

1. Messick-Dangler Annexation

ANX-2025-116

Consider a request by Carrie Messick, Cory Messick, and Sharon Valarie Dangler to zone 6.43 acres from Mesa County Residential Single Family – Rural (RSF-R) to Public, Civic, and Institutional Campus (P-2) located at 378 30 Road.

Staff Presentation

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

Questions for Staff

There were no questions for staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, October 7, 2025, via www.gjcity.org.

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

The public comment period was closed at 5:56 p.m. on October 14, 2025.

Discussion

Commissioner Secrest asked about density in the P-2 zone district and how max density would be calculated for this parcel given that a majority of the lot is underwater.

Chairwoman Weckerly asked about the acreage of the parcel.

It was determined that the acreage that was included in the public notice (6.43 acres) did not match the acreage of the parcel to be annexed (27.18 acres).

The Commission decided to continue this item to the October 28 Planning Commission Hearing.

2. Zoning Code Amendments

ZCA-2025-575

Consider an ordinance amending sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Landscaping, Buffering, and Screening and Definitions.

Staff Presentation

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

Questions for Staff

Commissioner Secrest asked what the consequence was if the City did not comply with the State's mandate. He noted his disagreements with State mandates. He asked about the City's Suitable Plants List.

Commissioner Moore asked if these standards would only apply at the time of development. se provisions would apply to single-unit lots.

Commissioner Teske asked for clarification on the proposed amendments to the General landscape standards in regard to landscaping requirements for single-unit detached and duplex dwellings. He asked why single-unit attached uses were not included in the housing types exempted from the General landscape standards. He noted that the turf standards established by the State are meant to apply to developments of more than 12 units, but the City considers 3+ units on a single lot as a multi-unit use. He expressed concerns that the City would be regulating beyond what the state was mandating.

Chairwoman Weckerly echoed Commissioner Teske's concerns about landscaping inadvertently being required for multi-unit development of 3-12 units. She cautioned that the requirement to irrigate by zones could potentially increase the cost to design an irrigation system, subsequently impacting housing affordability.

Staff explained that the current code has landscaping standards that apply to all multi-unit developments (3+ units on a single lot), but the State mandated landscaping regulations are only applied to developments of 13 units or more.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, October 7, 2025, via www.gjcity.org.

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

The public comment period was closed at 6:42 p.m. on October 14, 2025.

Discussion

No discussion occurred.

Motion and Vote

Commissioner Quintero made the following motion “Ms. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-575, 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 Moore seconded; motion passed 5-1.

OTHER BUSINESS

Niki Galehouse asked the commissioners to spread the word about the vacancies. She asked about the Commissioner’s availability for the November 25 hearing. She thanked the Commission and noted that this would be her last hearing with the City of Grand Junction.

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 6:45 p.m.