

GRAND JUNCTION PLANNING COMMISSION

December 23, 2025, 5:30 PM

MINUTES

The meeting of the Planning Commission was called to order at 5:34 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Thomas (virtually), Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director) Thomas Lloyd (Planning Manager), Daniella Acosta Stine (Principal Planner), and Madeline Robinson (Planning Technician).

There were 8 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from December 9, 2025.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 6-0.

REGULAR AGENDA

2. Lucky Me Center - 29 Rd & Patterson Rd

RZN-2025-293

Consider a request by Lucky Me Premises LLC, Property Owner, to rezone a total of 3.60 acres from MU-1 (Mixed-Use Neighborhood) and RM-12 (Residential Medium 12) to MU-2 (Mixed - Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road. - **This item to be moved to the January 13th, 2026 Planning Commission Hearing**

3. 377 & 379 29 Road Comprehensive Plan Amendment

CPA-2025-502

Consider a request by Sunshine of Delta, Inc. for a Comprehensive Plan Amendment for approximately 3.72 acres from Residential High to Mixed Use located at 377 29 Road and 379 29 Road

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits on behalf of Senior Planner, Jenna Gorney, into the record and provided a presentation regarding the request.

Questions for Staff

No questions for staff from the commissioners.

Applicant John Moir, owner of Sunshine of Delta, made comment that staff did an excellent job and had nothing further to add. He was present to answer any questions.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

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

*The public comment period was closed at 5:51 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

Commissioner Ehlers had a question for the applicant as to why the MU-1 zoning had not been looked at for the CPA. Planning Manager Lloyd made comment that MU-2 does allow for higher density and more flexibility with the commercial and retail uses.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the Comprehensive Plan Amendment request for the property located at 377 and 379 29 Road, City file number CPA-2025-502, 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 Palmer seconded; motion passed 6-0.

4. 377 & 379 29 Road Rezone

RZN-2025-503

Consider a request by Sunshine of Delta, Inc., for a Rezone of approximately 3.72 acres from Residential Medium 12 (RM-12) to Mixed-Use Light Commercial (MU-2) located at 377 and 379 29 Road

Staff Presentation

Thomas Lloyd, Planning Manager, introduced exhibits on behalf of Senior Planner, Jenna Gorney, into the record and provided a presentation regarding the request.

Questions for Staff

No questions for staff from the commissioners. No presentations or comment from the applicant either.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

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

*The public comment period was closed at 6:09 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

No discussion occurred.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the Rezone request for the property located at 377 and 379 29 Road, City File Number RZN-2025-503, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Palmer seconded; motion passed 6-0.

5. Zoning Code Amendments

ZCA-2025-698

Consider a request to Amend Section 21.02.010(b)(3) pertaining to Planning Commissioner Terms

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 for staff

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

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

*The public comment period was closed at 6:15 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

Commissioner Palmer made comment that he believes in term limits, but commissioners are appointed by City Council where Council members are elected. Palmer supports this item.

Commissioner Thomas also made comments that he supports the item as well, and there are times when the commission struggles to find qualified individuals.

Commissioner Zyvan made comment that he approves of the gap between terms.

Motion and Vote

Commissioner Palmer made the following motion “Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-698, I move that the Packet Page 98 Planning Commission forward a recommendation of approval to City Council with the finding of fact listed in the staff report.”

Commissioner Quintero seconded; motion passed 6-0.

6. Zoning Code Amendments

ZCA-2025-697

Consider an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Application Outreach Meetings, Required Improvements, and Accessible Parking

Staff Presentation

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

Questions for Staff

Commissioner Zyvan had clarifying questions about how the city is complying with the State's accessibility with EV charging.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

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

The public comment period was closed at 6:29 p.m. on December 23, 2025.

There were no additional questions or comments for Staff or the Applicant.

Discussion

Commissioner Palmer wanted further clarification as to why staff wanted to make the changes brought forth with this item.

Motion and Vote

Commissioner Zyvan made the following motion "Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-697, excluding 21.05.020(q), 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 Quintero seconded; motion passed 6-0.

7. Zoning Code Amendments

ZCA-2025-699

Consider a request to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) concerning Pre-Application Meetings

Staff Presentation

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

Questions for Staff

Commissioner Ehlers questioned the absolute striking of the criteria from the code, and what other services may still be available for applicants.

Commissioner Zyvan questioned the barriers applicants may endure with this elimination from code.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 16, 2025, via www.gjcity.org.

Co-applicant Kevin Bray, had a presentation for the Commissioners.

Housing Task Force Member Mark Austin made comment to the commissioners of his support of removing Pre-Application meetings.

Commissioner Ehlers had questions about the checklist and its revisions. Community Development Director Tamra Allen made comment that the Pre-Application process would be voluntary now.

*The public comment period was closed at 7:05 p.m. on December 23, 2025.
There were no additional questions or comments for Staff or the Applicant.*

Discussion

Commissioner Zyvan approves of the variability for submittals.

Motion and Vote

Commissioner Quintero made the following motion “Madam Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-699, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

Commissioner Palmer seconded; motion passed 6-0.

OTHER BUSINESS

Workshop will be occurring on January 8th

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting. Palmer seconded

The vote to adjourn was 6-0.

The meeting adjourned at 7:08 p.m.