

GRAND JUNCTION PLANNING COMMISSION

January 27, 2026, 5:30 PM

MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Moore, Ian Thomas, Keith Ehlers, and Caleb Abeloe.

Also present were James Campbell (Staff Attorney), Thomas Lloyd (Planning Manager), Daniella Acosta Stine (Principal Planner), and Madeline Robinson (Planning Technician).

There were 6 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from January 13, 2026.

2. Aspire Residential Easement Vacation

VAC-2025-61

Consider a request to partially vacate a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive on a 7.10-acre parcel in a RH-24 district to accommodate the construction of three, three-story, 24-unit apartment buildings.

Planning Manager Thomas Lloyd made a request for this item to be moved to the regular agenda.

Commissioner Quintero moved to approve the Consent Agenda.

Commissioner Moore seconded; motion passed 7-0.

REGULAR AGENDA

1. Aspire Residential Easement Vacation

VAC-2025-61

Consider a request to partially vacate a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive on a 7.10-acre parcel in a RH-24 district to accommodate the construction of three, three-story, 24-unit apartment buildings.

Planning Manager Thomas Lloyd came to the podium and advised legal would like to move this item to the regular agenda and then discuss moving to a future meeting on February 24.

Commissioner Ehlers asked if the applicant was aware of this request.

Motion and Vote

Commissioner Ehlers made the following motion “Madam Chair, consider a request to partially vacate a Drainage Canal Easement and Easement for Pipeline for the City of Grand Junction located at 2651 Stacy Drive on a 7.10-acre parcel in a RH-24 district to accommodate the construction of three, three-story, 24-unit apartment buildings and move to a future meeting.”

Commissioner Moore seconded; motion passed 7-0.

2. Zoning Code Amendments - ROW Dedication & Landscape ZCA-2026-26

Consider a request by the City of Grand Junction to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Right-of-way Dedication, Acceptable Plant Material, and Street Frontage Landscape. **This item to be moved to the February 10, 2026 Planning Commission Hearing.**

3. Zoning Code Amendments – Significant Trees ZCA-2026-51

Consider a request by the Housing Affordability Code Task Force to amend Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Significant Trees. **This item to be moved to the February 10, 2026 Planning Commission Hearing.**

4. Camelback Gardens ODP PLD-2023-121

Consider a request by Camelback Gardens, LLC and Upland Homes, Inc for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens Development Proposed on a Total 10.29 Acres Located at 381 and 409 High Desert Road. **This item to be moved to the February 10, 2026 Planning Commission Hearing.**

OTHER BUSINESS

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 5:37 p.m.