

GRAND JUNCTION PLANNING COMMISSION

March 10, 2026, 5:30 PM

MINUTES

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

Those present were Planning Commissioners; Ian Moore, Ian Thomas, Gregg Palmer, Caleb Abeloe, and Merritt Sixbey.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Daniella Acosta Stine (Principal Planner), Eric Mocko (Transportation Engineer), and Madeline Robinson (Planning Technician).

There were 47 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from February 24, 2026.

Commissioner Ehlers moved to approve the Consent Agenda.

Commissioner Thomas seconded; motion passed 7-0.

REGULAR AGENDA

1. 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) and the City of Grand Junction for the Camelback Gardens Development Proposed on a total of 25.36 Acres located in Sections 17 and 20, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa being all that land within Camelback Gardens Boundary Line Adjustment same as recorded at Reception Number 3148907, portions of the District Open Space shown on the following four (4) subdivision plats 1) The Ridges Filing No. Six same as recorded at Reception Number 1259706, 2) Cobblestone Ridges same as recorded at Reception Number 1778367, 3) Cobblestone Ridges Phase 2 same as recorded at Reception Number 1778368 and 4) Cobblestone Ridges Phase 2 Replat same as recorded at Reception Number 1789624 said District Open Space also known as Mesa County Parcel Number 2945-202-17-020 and Tract A Public Open Space dedicated on said Cobblestone Ridges Phase 2 Replat also known as Mesa County Parcel Number 2945-174-41-012 over a 17-year timeframe.

Staff Presentation

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

Questions for Staff

Commissioner Moore asked if future development of the subject parcels necessitated a road connection from High Desert Rd to Rana Rd.

Commissioner Thomas asked for more details about the land exchange and use of City-owned open space that were approved by City Council.

Applicant Scott Preisendorf provided some context on his plans for development on Lot 1 of Camelback Gardens.

Applicant Mike Stubbs provided some context on the history of the parcels and his plans for the development of Lot 2 of Camelback Gardens.

Commissioner Moore asked Mike if the viewsheds would be preserved.

Commissioner Ehlers asked Mike what his expected square footage was for an individual unit.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 3, 2026, via www.gjcity.org.

Chair Quintero asked Assistant City Attorney Jamie Beard for clarification on the policies for providing a public comment.

There was discussion amongst the Commission about allowing the public to give their three minutes to someone else or increasing the time allotted for individual public comments.

Commissioner Ehlers moved to keep the public comment at 3 minutes per person.

Commissioner Palmer seconded; motion passed 6-1.

Leanne Mumpy noted her disagreement with allowing the development to use the City-owned open space.

Bill Gulley expressed his concerns with the proposed density and the projected increase in traffic.

John Currier argued that the surrounding neighbors should be compensated for the potential decrease in property values.

Tom Politzer reiterated the previous public comments and asked if the open space would be available to everyone or only the residents of the development.

Chris Mcanany suggested the density of the ODP be limited to 4 units per acre and disallow the use of the City-owned open space in the density calculations. He stated that the staff recommendations conflicted with the goals of the comprehensive plan.

Rick Beauheim argued that City staff were granting special permissions to the developers and provided excerpts from the review comments of the plan case (PLD-2023-121). He had a letter prepared and indicated that the public comments following his would use their time to read the letter in its entirety.

Commissioner Ehlers indicated that the use of the City-owned open space for density calculations was not within the purview of the Planning Commission.

Dana Nkana continued Mr. Beauheim's comments.

Randy Greathouse continued Mr. Beauheim's comments.

Kurt Nelson continued Mr. Beauheim's comments.

Frank Margos continued Mr. Beauheim's comments.

Kimberly Greathouse stated that the granting of City-owned open space for density calculations was unprecedented and requested the property be zoned to RL-4.

Dee Wernette echoed the previous comments and expressed his disagreements with how the public comments were being addressed.

Teresa Edwards expressed her disagreements with the City Council allowing the developer to use the 15-acres of City-owned open space.

Terry Keane commented on the projected increase in traffic and the proposed max height for the PD.

Carol Bierbower echoed Ms. Keane's comments on increased traffic and the dangers it poses to pedestrian safety.

Danny Wenzinger requested this item be remanded back to staff for further review.

Ralph Wahlers commented on Staff's attention during the public comment period.

Todd Hegstrom comment that the proposed development was unfair to the surrounding neighbors.

The public comment period was closed at 7:07 p.m. on March 10, 2026.

Mike Stubbs provided his arguments to the public comments.

Commissioner Palmer asked what Council Resolution 13-26 says.

There was discussion about the specific language on the use of City-owned open space granted by Resolution 13-26. Jamie Beard commented that Resolution 13-26 allowed the City-owned open space to be included in the gross acreage of the ODP and the Planning Commission was responsible for determining if they agreed with Staff's findings on the appropriate range of density for the ODP.

Commissioner Moore asked about the land exchange and its impact on the approval or denial of the ODP. He asked the applicant to clarify their proposed unit count.

The public hearing was closed at 7:20 p.m. on March 10, 2026.

Discussion

Commissioner Ehlers commented that the density calculation was not something that could be modified by the Planning Commission.

There was additional discussion about the compatibility of the proposed housing types with the surrounding area, alternative development types, property ownership, and the Planning Commission's role in approving or denying the ODP.

Motion and Vote

Commissioner Palmer made the following motion "Mr. Chair, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed Camelback Gardens development that will rezone a property from PD to PD and establish an overall PD ODP for the entire property for the property located at 381 and 409 High Desert Road, City file number PLD-2023-121, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact and imposition of an expiration date on the ODP of December 31, 2043, as listed in the staff report."

Commissioner Thomas seconded; motion passed 6-1.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 7:40 p.m.