

GRAND JUNCTION PLANNING COMMISSION

April 14, 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; Ian Moore, Ian Thomas, Orin Zyvan, Robert Quintero, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Thomas Lloyd (Planning Manager), Stephanie Halford (Associate Planner), and Jacob Kaplan (Planning Technician).

There were 5 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. **Approval of Minutes**

Minutes of Previous Meeting(s) from March 10, 2026.

2. **Goose Downs Subdivision Extension**

SUB-2020-662

Consider a request by Terry DeHerrera to extend for 1 year the plat recording deadline for the first phase of Goose Downs Subdivision, 53 lots on 14.7 acres in an RL-4 (Residential Low 4) zone district located at 359 29 5/8 Road.

The minutes from the previous meeting had not been included in the Agenda Packet; Item 1 was of the consent agenda was moved to the next hearing.

Commissioner Ehlers moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 7-0.

REGULAR AGENDA

1. **Zoning Code Amendment – Impact Fees**

ZCA-2025-737

Consider a request by the City of Grand Junction to amend various provisions within Section 21.02.070 of the Zoning and Development Code regarding Development Impact Fees.

Staff Presentation

Tamra Allen, Community Development Director, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Moore asked how these changes would affect the 2026 City budget.

Commissioner Zyvan asked what date the previous ordinance (Ord. 5250) was adopted.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 7, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:47 p.m. on April 14, 2026.

Discussion

Commissioner Ehlers asked what the Planning Commission was considering.

Tamra clarified that the impact fee table is under the review of the Planning Commission.

Commissioner Palmer asked for clarification on the removal of the 6 to 8-year fee study timeline.

There was discussion among Staff and the Commission about the timing and frequency of the fee study requirement.

Commissioner Moore asked how the impact fees are tied to the City budget.

Commissioner Thomas asked who the stakeholders were in drafting these proposed code amendments.

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-2025-737, 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 Ehlers seconded; Commissioner Thomas added that he wished the Parks and Recreation Advisory Board had been more involved in the review process.

Motion passed 7-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 6:15 p.m.

