

GRAND JUNCTION PLANNING COMMISSION
July 14, 2026, 5:30 PM
MINUTES

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

Those present were Planning Commissioners; Ian Thomas, Gregg Palmer, Ian Moore, Sandra Weckerly (virtually), Keith Ehlers, and Caleb Abeloe.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Tim Lehrbach (Zoning Supervisor), Daniella Acosta Stine (Principal Planner), and Madeline Robinson (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 June 23, 2026.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Moore seconded; motion passed 7-0.

REGULAR AGENDA

1. Redlands 360 Amended ODP Plan **PLD-2025-714**

Consider a request by Grand Junction Land Company, LLC (Owner of Part), Redlands Three Sixty, LLC (Owner of Part), and La Plata Communities, LLC (Applicant) to amend the Redlands 360 Planned Development Outline Development Plan (ODP), incorporate approximately 29.08 acres into the ODP, including Parcel Nos. 2945-172-00-183, 2945-183-00-005, and 2945-183-00-006, and establish Planned Development (PD) Zoning for newly added lands, resulting in a total ODP area of approximately 629.08 acres, and amend the ODP to modify certain bulk and lighting standards for property located South of the Redlands Parkway and Highway 340 Intersection

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 for clarification that the only public comment received on this project was from the neighborhood meeting minutes.

Applicant Jane Quimby made a presentation about the Redlands 360 project.

Commissioner Moore asked the applicant Jane Quimby about the number of trails that would remain as they are now and not be developed or altered. Also asked if the reasoning for the amended ODP is due to the additional properties that were acquired.

Commissioner Palmer asked staff for clarification about the number of build outs for the project. Daniella Acosta-Stine clarified that the maximum number of units for the planned development was 1,750.

Public Hearing

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

There were no public comments.

The public hearing was closed at 6:03 p.m. on July 14, 2026.

Discussion

There was no discussion among the commissioners.

Motion and Vote

Commissioner Palmer made the following motion “Chair, on the amendment on the Planned Development Outline Development Plan for the Redlands 360 development that will incorporate approximately 29.08 acres, including Parcel Nos. 2945-172-00-183, 2945-183-00-005, and 2945-183-00-006, resulting in a total ODP area of approximately 629.08 acres; establish PD zoning for the newly added lands, including Parcel No. 2945-172-00-183, which was recently annexed without a City zoning designation, and rezone Parcel Nos. 2945-183-00-005 and 2945-183-00-006 from RSF-4 to PD; and amend the ODP to modify certain bulk and lighting standards for property located south of the Redlands Parkway and Highway 340 intersection, City File Number PLD-2025-714, I move that the Planning Commission forward a recommendation of approval to the City Council with the findings of fact listed in the staff report.”

Commissioner Moore seconded; Motion passed 7-0.

2. Zoning Code Amendment – Significant Trees **ZCA-2026-51**

Consider a request by the Housing Affordability Code Task Force to amend Section 21.07.040 and § 21.09.060(a)(1) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Preservation of Significant Trees

Staff Presentation

Tim Lehrbach, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Moore asked staff about their feelings towards the previous code and tree preservation, and Grand Junction's tree canopy loss.

Commissioner Quintero asked about the length of process to have a parcel evaluated.

Commissioner Thomas asked about the number of projects that have been evaluated using the present Significant Tree Code.

Commissioner Ehlers asked staff about options to incentivize preservation of trees, and a non-punitive option for developers. He also asked about data referencing the loss of tree canopy and the tree canopy that has been created by developers.

Commissioner Weckerly asked staff about data, for instances that occurred when trees were removed before development to circumvent current Significant Tree Code.

Commissioner Moore followed up with questions about penalty to developers eliminating trees on a property before even applying with the city.

Co-Chair of the Housing Affordability Code Task Force (HACTF, Kevin Bray, made a presentation to Planning Commission.

Commissioner Thomas asked applicant Kevin Bray about consideration of proposing an alternative rather than removing the regulation in its entirety. Thomas followed up with the likelihood of leaving current code as is while density regulations are being met with development.

Commissioner Moore asked about developer's feelings before the code was updated.

Commissioner Abeloe asked for a list of cost to developers when they submit an application under current code for significant tree portion and tree survey, and if there is any loss of land. Commissioner Weckerly asked if cottonwoods were considered a significant tree and made comments about their high-water need.

Commissioner Ehlers made comments about research being conducted by universities about the water consumption of older trees and with the current drought the need to keep trees is conflicting and bad code.

Commissioner Abeloe asked for clarification about cost of development and what the additional cost of the arborist and preserving trees are, and if any measures were taken for incentives.

Commissioner Weckerly asked if current code disincentivizes green field development and infill.

City staff and the applicant responded to the presentations of each party and to the questions raised by the Commission.

Public Hearing

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

HACTF member, Ron Abeloe commented that the urban canopy was growing in the valley under private development.

HACTF member, Mike Foster, made comments about decision making with trees and when to cut them down.

The public hearing was closed at 7:18 p.m. on July 14, 2026.

Discussion

Commissioner Moore stated that a lot of work has gone into making this current code and there needs to be more presented.

Commissioner Ehlers expressed concerns about the existing code, indicating that the proposed changes are needed and satisfy the approval criteria, while raising concerns about the extent of government regulation.

Commissioner Weckerly commented that the city forester made a presentation to planning commission in workshop.

Commissioner Abeloe says he looks at cost analysis when he develops properties and members of the HACTF also have that same experience and they know of options to make housing more affordable.

Commissioner Thomas made comment that he is not seeing the burden with the current code and HACTF didn't present any hard data to support their position.

Commissioner Palmer made comment that no real numbers were presented and the amount of savings that would be incurred with code being changed.

Motion and Vote

Commissioner Abeloe made the following motion "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-51, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as provided by the Housing Affordable Task Force."

Commissioner Ehlers seconded; Motion passed 5-2.

OTHER BUSINESS

The item on the June 23rd hearing pertaining to a zoning code amendment for shared driveways was postponed for tonight's hearing. This item is still being worked on and will be readvertised when it is ready to be heard at an upcoming hearing.

ADJOURNMENT

Commissioner Ehlers made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 8:15 p.m.