

# GRAND JUNCTION PLANNING COMMISSION

April 28, 2026, 5:30 PM

## MINUTES

The meeting of the Planning Commission was called to order at 5:32 p.m. by Chair Sandra Weckerly.

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

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Sam Wuebbles (Associate Planner), and Madeline Robinson (Planning Technician).

There were 4 members of the public in attendance, and 4 virtually.

### **CONSENT AGENDA**

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#### **1. Approval of Minutes**

Minutes of Previous Meeting(s) from March 10, 2026, and April 14, 2026.

*Commissioner Palmer moved to approve the Consent Agenda.*

*Commissioner Thomas seconded; motion passed 7-0.*

### **REGULAR AGENDA**

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#### **1. 2426 G Road ROW Vacation**

**VAC-2025-202**

Consider a request by 2426 G Road LLC to vacate the eastern 15 feet of 24 ¼ Road Public Right-of-Way between Canyon View Park and 2426 G Road.

##### **Staff Presentation**

Sam Wuebbles, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

##### **Questions for Staff**

There were no questions from Commissioner's for staff.

##### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 5:43 p.m. on April 28, 2026.*

## **Discussion**

No discussion occurred between the Commissioners.

## **Motion and Vote**

Commissioner Quintero made the following motion “Chair, on the 24 ¼ Road Public Right-Of-Way Vacation located between Canyon View Park and 2426 G Road, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.”

*Commissioner Palmer seconded; Motion passed 7-0.*

## **2. Brookfield West Comprehensive Plan Amendment **CPA-2025-52****

Consider a request by Brookfield Mixed Use 35, LLC for a Comprehensive Plan Amendment for approximately 19.83 acres from Industrial to Residential Low located at 860 21 Road.

### **Staff Presentation**

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

### **Questions for Staff**

Commissioner Palmer asked about the buffer zone between Fruita and Grand Junction. Planning Manager Lloyd answered that the buffer zone is to the west. Commissioner Zyvan asked about the long-term planning of the area.

Representative Tracy States made a brief presentation that the original parcel was 35 acres and then was subdivided. The applicant still owns some of the surrounding industrial sites but has not seen any demand for industrial properties to be sold, but there is for residential properties.

Commissioner Ehlers asked about the property line and size and asked if the subdivision has already occurred. Planning Manager Lloyd answered that the Assessor’s Office is behind, but the Subdivision has occurred and property lines exist, but that they have not been drawn in yet on the GIS map.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:05 p.m. on April 28, 2026.*

## **Discussion**

Commissioner Ehlers voiced concern about giving up industrial property but acknowledged there currently is a huge need for residential properties and the request makes sense. Commissioner Palmer also said that the request matches with what is already in the area. Commissioner Zyvan

voiced some concern about the request and the challenge the community faces with affordable and obtainable housing. Commissioner Quintero and Thomas also shared these concerns.

### **Motion and Vote**

Commissioner Palmer made the following motion “Chair, on the Comprehensive Plan Amendment request for the property located at 860 21 Road, City file number CPA-2025-52, 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 Quintero seconded; Motion passed 7-0.*

### **3. Brookfield West Rezone RZN-2025-62**

Consider a request by Brookfield Mixed Use 35, LLC for a Rezone of approximately 19.83 acres from Industrial Light (I-1) to Residential Low 5 (RL-5) located at 860 21 Road.

#### **Staff Presentation**

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

#### **Questions for Staff**

Commissioner Zyvan asked if City Council will also need to approve this request. Staff explained that the decision would be a recommendation of conditional approval, with the recommendation of approval being conditioned on the Comprehensive Plan Amendment being approved by City Council.

#### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:24 p.m. on April 28, 2026.*

#### **Discussion**

There was no discussion among Commissioner’s on this item.

#### **Motion and Vote**

Commissioner Quintero made the following motion “Chair, on the Rezone request for the property located at 860 21 Road, City file number RZN-2025-62, 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 7-0.*

### **4. Zoning Code Amendments – Q2 2026 ZCA-2026-191**

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 Zoning Board of Appeals, Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, Outdoor Lighting, and Definitions.

### **Staff Presentation**

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

### **Questions for Staff**

Commissioner Thomas asked what a footcandle was. Planning Manager Lloyd explained it's a measurement of light. Commission Moore asked about the square footage requirement and if it meant regarding building footprint or overall square footage.

Commissioner Ehlers asked about site improvements and expanding the building footprint and when those review criteria would apply. Ehlers also asked about the lighting requirements for projects and what stage they would be implemented.

Commissioner Zyvan asked about ADU's and if two attached ADU's would be allowed.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

*There were no public comments.*

*The public hearing was closed at 6:52 p.m. on April 28, 2026.*

### **Discussion**

No discussion occurred between the Commissioners.

### **Motion and Vote**

Commissioner Quintero 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-2026-191, 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 Zyvan seconded; Motion passed 7-0.*

## **5. Zoning Code Amendments – Drive-Through Facilities **ZCA-2026-211****

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 Drive-Through Facilities.

## **Staff Presentation**

Thomas Lloyd, Planning Manager, introduced exhibits into the record and provided a presentation regarding the request.

## **Questions for Staff**

Commissioner Moore asked where current code originated from referencing drive-throughs.

Commissioner Palmer asked about where drive-throughs are specifically allowed in the community.

Commissioner Zyvan asked about cases where the current provisions of the drive-through standards have not worked in the community. Commissioner Weckerly asked about the frequency of site plans not working due to the drive-through standards.

Commissioner Ehlers asked staff if they were aware of any incidents of pedestrians being harmed in a drive-through lane.

## **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 21, 2026, via [www.gjcity.org](http://www.gjcity.org).*

Sid Squirrell made comment that these proposed changes are needed for development to occur.

Mike Foster also made comment that the proposed changes will not cause any detriment to pedestrians and was in favor of the request.

*The public hearing was closed at 7:08 p.m. on April 28, 2026.*

## **Discussion**

Commissioner Quintero made mention of where the current drive-through provisions originally came from isn't exactly known. This proposed provision seems to be correcting the problem.

Commissioner Thomas mentioned vehicles in a drive-through typically drive slowly and the risk of injury is minimal. Further proposed an alternative to what has been stricken from code and rather allow more direct connection for pedestrians and bicyclists to the building and not allowing the full wraparound of a drive-through around a building. Commissioner Zyvan agreed with Commissioner Thomas.

Further discussion ensued by Commissioner Ehlers and Weckerly in opposition to Commissioner Thomas's proposal and are in favor of tonight's proposal.

Commissioner Moore made comment that with every opposition against pedestrian access makes it harder for alternative modes of travel, and echoes Commissioner's Thomas's and Zyvan's concerns.

Commissioner Quintero proposed making a motion and seeing if anyone would second the motion.

Commissioner Palmer stated that he is for the proposal as written.

**Motion and Vote**

Commissioner Quintero 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-2026-211, 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; Motion passed 4-3.*

**OTHER BUSINESS**

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**ADJOURNMENT**

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Commissioner Ehlers made a motion to adjourn the meeting.

*The vote to adjourn was 7-0.*

The meeting adjourned at 7:41 p.m.