

GRAND JUNCTION PLANNING COMMISSION
June 9, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:31 p.m. by Commissioner Robert Quintero.

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

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Daniella Acosta Stine (Principal Planner), Kate Kirk (Senior Planner), and Madeline Robinson (Planning Technician).

There were 2 members of the public in attendance, and 6 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from April 28, 2026.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Thomas seconded; motion passed 4-0.

REGULAR AGENDA

1. Redlands 360 ROW Vacation **VAC-2025-329**

Consider a request by Grand Junction Land Company, LLC to vacate approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road.

Staff Presentation

Daniella Acosta Stine, Principal 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.

Applicant's representative Jane Quimby made brief comment to the Commissioner's about the project.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 2, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:46 p.m. on June 9, 2026.

Discussion

Commissioner Thomas made comment that he appreciates the road safety and multi-modal services this project will bring.

Commissioner Palmer made comments that the roundabout will be proactive to the community, not reactive.

Motion and Vote

Commissioner Palmer made the following motion “Chair, on the request to vacate approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road, City file number VAC-2025-329, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact and conditions as listed in the staff report.”

Commissioner Thomas seconded; Motion passed 4-0.

2. Redlands 360 Easement Vacation **VAC-2025-328**

Consider a request by Grand Junction Land Company, LLC to vacate approximately 0.31 acres of two 14-foot multipurpose easements along South Broadway.

Staff Presentation

Daniella Acosta Stine, Principal 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, June 2, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:54 p.m. on June 9, 2026.

Discussion

No discussion occurred between the Commissioners.

Motion and Vote

Commissioner Palmer made the following motion “Madame Chair, on the request to vacate approximately 0.31 acres of two 14-foot multipurpose easements along South Broadway, City file number VAC-2025-328, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact and conditions as listed in the staff report.”

Commissioner Thomas seconded; Motion passed 4-0.

3. Wells Fargo on Wellington Drive-Thru CUP **CUP-2026-72**

Consider a request for a Conditional Use Permit (CUP) for a proposed 4,755 sf bank with a drive-through on a 1.06-acre property located at 1211 Wellington Ave in an MU-1 (Mixed-used Neighborhood) zone district.

Staff Presentation

Kate Kirk, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Thomas made comment about the number of parking spaces being provided and the effects that will have.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 2, 2026, via www.gjcity.org.

There were no public comments.

Owner of the property Sid Squirrel made comment to the Commissioner’s of his approval of the request and the benefit of a drive-thru to the bank. Applicant Aaron Barnhart also made it known that he was present virtually to answer any questions Commissioner’s may have.

The public hearing was closed at 6:10 p.m. on June 9, 2026.

Discussion

Commissioner Palmer made comment that he went and visited the site and he does not have any issue with the provided parking, and the infill of the bank will be a great addition to the area.

Commissioner Quintero made comment that with the residential component nearby, a bank will be nice.

Motion and Vote

Commissioner Palmer the following motion “Chair, on Wells Fargo on Wellington’s request for a Conditional Use Permit, file number CUP-2026-72, I move that the Planning Commission approve the Conditional Use Permit for Wells Fargo on Wellington, with the Conditions of Approval and Findings of Fact listed in the staff report.”

Commissioner Thomas seconded; Motion passed 4-0.

OTHER BUSINESS

Commissioner Thomas made a motion to postpone the chair and vice-chair election for the next meeting. Commissioner Palmer seconded; motion passed 4-0.

ADJOURNMENT

Commissioner Palmer made a motion to adjourn the meeting.

The vote to adjourn was 4-0.

The meeting adjourned at 6:13 p.m.