

GRAND JUNCTION PLANNING COMMISSION
June 23, 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 Thomas, Gregg Palmer, Ian Moore, Robert Quintero, Keith Ehlers, and Orin Zyvan.

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

There were 4 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from June 9, 2026.

2. Mesa Mall West Easement Vacation

VAC-2025-318

Consider a Request by EVC-WDG Mesa LLC to Vacate a 20-foot Wide Sanitary Sewer Easement Located on a 7.84 acre Parcel at 2405 Patterson Road.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 7-0.

REGULAR AGENDA

1. Monument Vista Zone of Annexation

ANX-2026-47

Consider a request by 4PF GZ Impact Land Fund LLC to zone 40.18 acres from Mesa County Residential Single Family – Rural (RSF-R) to Residential Low 5 (RL-5) located at 888 21 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.

Applicant's representative Tracy States made a brief comment about the parcel to the south, and that it went through a minor subdivision and Comprehensive Plan Amendments before being rezoned.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:43 p.m. on June 23, 2026.

Discussion

There was no discussion among the commissioners.

Motion and Vote

Commissioner Quintero made the following motion “Chair, on the Zone of Annexation request for the property located at 888 21 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Palmer seconded; Motion passed 7-0.

2. Zoning Code Amendment - Bicycle Parking and Storage ZCA-2026-30

Consider a request by the Housing Affordability Code Task Force to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Bicycle Parking and Storage.

Staff Presentation

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

Questions for Staff

Commissioner Quintero asked if there would be any maximum thresholds for bicycle parking.

Commissioner Moore asked where rentable storage spaces fell on the chart and what their required minimum bicycle storage would be. Also, he inquired if industrial uses could be mandated to require bicycle spaces.

Mark Austin, member of the task force, made comment that he was present and able to answer any questions commissioners may have.

Commissioner Zyvan asked Mark Austin as to why certain uses, instead of zones, were used to determine the number of bicycle spaces.

Commissioner Weckerly asked if a burden would be created if industrial uses mandated bicycle parking.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:32 p.m. on June 23, 2026.

Discussion

Commissioner Quintero made a statement that bicycle storage will not solve the housing affordability issues, but every little bit does help. However, nothing is stopping developers from providing bicycle storage if they decide to do so.

Commissioner Thomas made statements that developers are a business, and numbers have been lacking from the task force. Lower-income families rely heavily on bicycle modes of transportation and by having bicycle storage would be incredibly beneficial to them.

Commissioner Quintero asked Thomas the percentage of people that use public transportation instead of utilizing bicycles for their transportation.

Commissioner Zyvan made mention of the different perspectives revolving around this topic.

Commissioner Quintero made comment that the proposal is not getting rid of bicycle parking but allows builders to decide what they need for their customer base.

Commissioner Weckerly made a comment that the long-term bicycle storage from past projects were not being utilized.

Commissioner Palmer appreciates the passion from the individuals that are pro bicycles. Does not see the benefit of putting the burden of providing bicycle parking on developers.

Commissioner Ehlers resonated with Commissioner Palmer's statements and asked where the balance needs to occur.

Commissioner Moore made comments that this will always be a problem and what is the best solution for bicycle usage and their storage. There is no other way to increase bicycle usage than to start mandating amenities for bicycles. Proposed an amendment to the item that all zones should have a minimum of 2 bicycle spaces.

Motion and Vote

Commissioner Quintero made the following motion "Chair, on the request to amend Title 21 of the Zoning and Development Code of the Grand Junction Municipal Code regarding bicycle parking and storage, City file number ZCA-2026-30, I move that the Planning Commission forward a recommendation of approval to City Council, based on the finding of fact provided in the staff report."

Commissioner Palmer seconded; Commissioner Moore requested to amend the motion to add back a minimum of two short-term spaces for industrial and other non-residential uses. Commissioner Thomas seconded the amended motion.

The vote to amend the motion failed 3-4 with Commissioners Weckerly, Quintero, Palmer, and Ehlers voting No.

Commissioner Palmer restated his second to Commissioner Quintero's original motion.

Motion passed 4-3 with Commissioners Zyvan, Moore, and Thomas voting No.

3. Zoning Code Amendment - Certified Irrigation Designers **ZCA-2026-51**

Consider a request by the Housing Affordability Code Task Force to amend sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Certified Irrigation Designers.

Staff Presentation

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

Questions for Staff

Commissioner Quintero and Palmer asked what will happen a few years down the road and there is still no certified individual for this type of work.

Commissioner Zyvan asked what the reasoning is for three more years for this deferral.

Commissioner Ehlers asked if certification is required for installing irrigation systems. Was confirmed that only the design of the irrigation system needs to be from a certified irrigation individual by Zoning Supervisor Tim Lehrbach. Ehlers further asked if there was an expiration for the certified design.

Commissioner Moore further asked about clarification for the three-year time mark for the deferral, instead of one or two years. Also asked what the delay with projects has been not having a certified irrigation plan.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, June 16, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 7:56 p.m. on June 23, 2026.

Discussion

Commissioner Quintero made comment that water is super important, especially this year.

Commissioner Palmer made comment that if this has been delayed once before, then why does it need to be a regulation at all.

Commissioner Zyvan made comment that three years seems like a long time, when it takes only a few months to get a certification. Likened the idea of having the deferral for two years.

Commissioner Thomas stated this proposal felt like another stop gap. Proposed regulatory relief if a developer can provide a certified plan in a timely manner.

Commissioner Ehlers wants to reject the proposal in its entirety and seems that this certification is just forced bureaucracy. Landscape architects are already doing the work that the certification is mandating.

Commissioner Moore made comments that the two-year deferral made more sense. If things have still not changed then maybe getting rid of this regulation entirely for right now. But also stated concerns that later down the road if water scarcity is still an issue, and Grand Junction has not provided any documentation that they are conserving water these issues may be more punitive.

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-2026-51, 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 Palmer seconded; Motion passed 7-0.

4. Zoning Code Amendment – Shared Driveways ZCA-2026-319

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 Shared Driveways. ***This item is being continued to the July 14, 2026 hearing.***

OTHER BUSINESS

Commissioner Palmer made a motion to elect Commissioner Weckerly as Chair of the Planning Commission.

Commissioner Ehlers seconded; Motion passed 7-0.

Commissioner Quintero made a motion to elect himself as Vice Chair of the Planning Commission.

Commissioner Ehlers seconded; Motion passed 7-0.

Commissioner Moore made a request to create reserve items for upcoming workshops. For in the instance when the main items for a workshop are canceled, the reserve items can be brought up and a workshop can still take place instead of just cancelling it.

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 8:18 p.m.