

GRAND JUNCTION PLANNING COMMISSION

August 11, 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; Keith Ehlers, Ian Moore, Gregg Palmer, Robert Quintero, and Orin Zyvan.

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

There were 11 members of the public in attendance, and 2 virtually.

Chair Weckerly made comment that the first item on the agenda for the South Westgate Subdivision ROW Vacation has been moved to the hearing on August 25th.

CONSENT AGENDA

1. Approval of Minutes

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

Commissioner Palmer to approve the Consent Agenda.

Commissioner Quintero seconded; motion passed 6-0.

REGULAR AGENDA

1. South Westgate Subdivision ROW Vacation **VAC-2026-148**

Consider a request by Martin Mendoza to vacate a portion of Inland Ave Public Right-of-Way that is the outlying areas of a cul-de-sac that abut 567 South Westgate Drive and 569 South Westgate Drive. The vacation shall be conditioned on the City of Grand Junction retaining a 14' multipurpose easement in each portion of the cul-de-sac along the remaining Inland Avenue right-of-way. **This item has been continued to the August 25th hearing.**

2. Galley Meadows Rezone **RZN-2025-749**

Consider a request by Monument Homes Development, Inc. and Cuesta Verde LLC, to rezone approximately 13.04 acres from Residential 1 Retired (R-1R) lying within the North West GJ planning zone to Residential Low - 4 (RL-4). The parcels are addressed as 2590 Galley Ln (Parcel #2945-031-37-001) and 675 26 Road (Parcel #2945-031-00-009).

Staff Presentation

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

Questions for Staff

Commissioner Moore asked if RL-4 is the lowest density that could occur on this property, and how the irrigation shares would be dispersed to the new lots that would be created.

Representative Tracy States made statements that these properties are infill parcels, and the developer is requesting the lowest density that he can apply for.

Commissioner Moore had further questions about the access points with this proposed subdivision, and the traffic study that was conducted for the development. Further asked about any standards for dark sky regulations with subdivisions.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, August 4, 2026, via www.gjcity.org.

Pete Woodbury, 2582 Galley Ln, has concerns about safety issues with Galley Ln and the entrances' location off Galley Ln and 26 Rd.

Susan Woodbury, 2582 Galley Ln, wanted to see what measures could be taken to shielding street and exterior lights. Another concern she had was the construction traffic that would occur with this development.

Michelle Gossage, 2595 Galley Ln, made a request for the entrance to come off 26 Rd instead of Galley Ln. Also made a request to reconsider the low density of RL-4.

Mark Bautch, 663 26 Rd, made comments about his concerns with traffic on 26 Rd and how it has increased. He disagrees with the traffic study and feels with the new development it will distract from the current feel of the neighborhood.

The public hearing was closed at 6:04 p.m. on August 11, 2026.

Discussion

Commissioner Quintero made comments that tonight's item was to see if the rezone met the criteria but was appreciative of the public's attendance.

Commissioner Moore agreed with Commissioner Quintero's comments but wanted to shed further light on other parameters that go into a subdivision process.

Commissioner Ehlers made comment that the Comp Plan has determined the older zonings were retired because they did not serve the public the best that they could be. There will be other plans implemented with this subdivision to improve upon pedestrian and multi-modal means of traffic and did not see any conflict with the Code. He further encouraged citizens to take part in the upcoming Comprehensive Plan Review.

Commissioner Palmer made statement that this process works best when people are involved in the process. Further made comment that the lowest density that could be applied for is RL-4.

Commissioner Weckerly made comment that the public's concerns are valid and taken into consideration with the Comprehensive Plan update in the forthcoming year.

Motion and Vote

Commissioner Quintero made the following motion, "Chair, on the Rezone request for the properties located at 2590 Galley Lane (Parcel #2945-031-37-001) and 675 26 Road (Parcel #2945-031-00-009), City file number RZN-2025-749, 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 Palmer seconded; Motion passed 6-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Palmer made a motion to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 6:13 p.m.