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**PLANNING COMMISSION WORKSHOP AGENDA
CITY HALL, 250 NORTH 5TH STREET
COMMUNITY DEVELOPMENT CONFERENCE ROOM**

THURSDAY, MAY 7, 2020 @ 12:00 PM

This meeting will be conducted as a VIRTUAL MEETING

View the meeting live or later at www.GJSpeaks.org

Call to Order - 12:00 PM

1. Discuss virtual meetings
2. Discuss proposed text amendments regarding clarifying and modifying requirements for Neighborhood Meetings
3. Discuss potential text amendments aimed at clarifying and updating landscaping requirements for new development.
4. Discuss potential text amendment regarding modify the requirement for a Conditional Use Permit (CUP) for uses that require a Hazardous (H) Occupancy.

Other Business

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

Meeting Date: May 7, 2020

Presented By: Tamra Allen, Community Development Director

Department: Community Development

Submitted By: Tamra Allen, Community Development Director

Information

SUBJECT:

Discuss virtual meetings

RECOMMENDATION:

EXECUTIVE SUMMARY:

Due to COVID-19, the Planning Commission has been meeting virtually since mid-March. Staff would like to discuss the conduct of future meetings, especially as it relates to quasi-judicial hearings.

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None



Grand Junction Planning Commission

Workshop Session

Item #2.

Meeting Date: May 7, 2020

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

Discuss proposed text amendments regarding clarifying and modifying requirements for Neighborhood Meetings

RECOMMENDATION:

EXECUTIVE SUMMARY:

Staff proposes to clarify requirements for a neighborhood meeting prior to a development application which is an ongoing planning process or of little consequence to neighboring properties but that remains useful in achieving the intended purpose of a neighborhood meeting.

BACKGROUND OR DETAILED INFORMATION:

This potential text amendment was discussed at a previous workshop and staff would now like to review the proposed amendment language.

SUGGESTED MOTION:

For Discussion Only.

Attachments

None



Grand Junction Planning Commission

Workshop Session

Item #3.

Meeting Date: May 7, 2020

Presented By: Lance Gloss, Associate Planner

Department: Community Development

Submitted By: Lance Gloss, Associate Planner

Information

SUBJECT:

Discuss potential text amendments aimed at clarifying and updating landscaping requirements for new development.

RECOMMENDATION:

EXECUTIVE SUMMARY:

An update to the landscaping section of the Zoning and Development Code has been considered for more than two years and is now being thoroughly explored by staff. Staff has invited industry stakeholders to join a roundtable/technical advisory group, and seeks guidance related to the various goals that can be achieved through a code text amendment. Goals suggested by staff include: enhanced urban form; resource and habitat conservation; economic development; increased flexibility of code requirements; and increased accessibility/clarity of information.

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

For Discussion Only.

Attachments

None



Grand Junction Planning Commission

Workshop Session

Item #4.

Meeting Date: May 7, 2020

Presented By: Jace Hochwalt, Associate Planner

Department: Community Development

Submitted By: Jace Hochwalt, Associate Planner

Information

SUBJECT:

Discuss potential text amendment regarding modify the requirement for a Conditional Use Permit (CUP) for uses that require a Hazardous (H) Occupancy.

RECOMMENDATION:

EXECUTIVE SUMMARY:

In the Use Table of Section 21.04.010 of the Grand Junction Zoning and Development Code, uses that require a Hazardous Occupancy classification per the International Fire Code or International Building Code require a Conditional Use Permit. A conditional use is not a use by right; it is one that is otherwise prohibited within a given zone district without approval of a conditional use permit. Staff would like to discuss potential revisions to the CUP requirements for different zone districts for hazardous occupancies.

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

For Discussion Only.

Attachments

None