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**PLANNING COMMISSION WORKSHOP AGENDA
HUMAN RESOURCES TRAINING ROOM
CITY HALL, 250 N 5TH STREET
THURSDAY, JANUARY 4, 2024 - 12:00 PM
Attend virtually: bit.ly/GJ-PCW-1-4-24**

Call to Order - 12:00 PM

Other Business

1. Discussion Regarding 2024 Revisions to the Zoning & Development Code

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

<u>Meeting Date:</u>	January 4, 2024
<u>Presented By:</u>	Niki Galehouse, Planning Supervisor
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Niki Galehouse, Planning Supervisor

Information

SUBJECT:

Discussion Regarding 2024 Revisions to the Zoning & Development Code

RECOMMENDATION:

EXECUTIVE SUMMARY:

Discussion Regarding 2024 Revisions to the Zoning & Development Code

BACKGROUND OR DETAILED INFORMATION:

In preparing the Zoning & Development Code update for adoption, as well as in initial training with staff and meetings with applicants on implementation of the new code, staff identified some items that were amended which inadvertently conflict with standard practice or could use additional clarification. Staff is committed to ensuring that these items are handled diligently to minimize disruption to the development workflow as the new code is implemented. This agenda item is intended to review the first round of revisions, which includes the following topics:

- Use-Specific Standards for Junkyards/Salvage Yards
- Accessory Use-Specific Standards for ADUs
- Accessory Use-Specific Standards, clarification of facade for Drive-Through

- Public Notice Requirements for Property Signs
- Zone Districts and Dimensional Standards, Setbacks - Flexibility
- Fence Materials, Electric fencing; Definition for Security Facilities
- Planned Developments, consolidation of information into one location
- Principal Use Table, Public Parking Structures
- Administration & Procedures, Withdrawn Application Following Public Notice
- Lot Coverage Definition - Align with Measurements
- Title 24 - Fence Materials
- Title 25 - Pedestrian Walk Width - allowing Alternate Streets Request
- All Overlays - Clean up references to old zone district nomenclature

SUGGESTED MOTION:

This item is for discussion purposes only.

Attachments

None