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**PLANNING COMMISSION WORKSHOP AGENDA
HUMAN RESOURCES TRAINING ROOM
CITY HALL, 250 N 5TH STREET
THURSDAY, MARCH 7, 2024 - 12:00 PM
Attend virtually: bit.ly/GJ-PCW-2024**

Call to Order - 12:00 PM

Other Business

1. Review New Criteria for Rezone in 2023 Zoning and Development Code
2. Review Interim Housing Draft Regulations

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

<u>Meeting Date:</u>	March 7, 2024
<u>Presented By:</u>	Niki Galehouse, Planning Supervisor
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Niki Galehouse, Planning Supervisor

Information

SUBJECT:

Review New Criteria for Rezone in 2023 Zoning and Development Code

RECOMMENDATION:

EXECUTIVE SUMMARY:

The 2023 Zoning and Development Code revised the criteria for a rezone, which can be found in Section 21.02.050(l)(3)(ii). The upcoming hearings for March 12 anticipate the first application which will be reviewed under these new criteria. The purpose of this agenda item is to refresh on the new criteria prior to the hearing.

BACKGROUND OR DETAILED INFORMATION:

The 2023 Zoning and Development Code revised the criteria for a rezone, which can be found in Section 21.02.050(l)(3)(ii). The upcoming hearings for March 12 anticipate the first application which will be reviewed under these new criteria. The purpose of this agenda item is to refresh on the new criteria prior to the hearing.

Section 21.02.050(l)(3)(ii) Review Criteria. An applicant for Rezoning has the burden of producing evidence that proves each of the following criteria:

(A) **Consistency** The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

(B) **Development Patterns** The proposed zoning will result in logical and orderly development pattern(s).

(C) **Benefits** The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

SUGGESTED MOTION:

This item is for discussion purposes only.

Attachments

None



Grand Junction Planning Commission

Workshop Session

Item #2.

<u>Meeting Date:</u>	March 7, 2024
<u>Presented By:</u>	Niki Galehouse, Planning Supervisor
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Niki Galehouse, Planning Supervisor

Information

SUBJECT:

Review Interim Housing Draft Regulations

RECOMMENDATION:

EXECUTIVE SUMMARY:

Interim Housing has been identified by the Unhoused Needs Assessment, the 2023 Zoning & Development Code (ZDC) Committee, and City Council as a land use that should be explored. Since the adoption of the 2023 ZDC, staff has been working with a consultant and a working group to identify the needs within the City and develop regulations to address the use within the City. This agenda item intends to provide an update to Planning Commission on the progress of the project.

BACKGROUND OR DETAILED INFORMATION:

As part of the Unhoused Needs Assessment, the community has identified that interim housing in the form of temporary shelter may serve as an important part of the housing continuum and is generally not a land use or structure allowed under today’s Zoning and Development Code.

It is important to note that “transitional housing” has evolved as a term to identify the

programmatic goals and supportive services designed to act as a bridge between temporary and permanent housing. This term is not generally related to a specific housing type and can include anything from typical “brick and mortar” multi-family housing facilities to safe camping areas. The term “interim housing” is now being utilized by many government agencies and the housing sector to identify shelter types like sanctioned camping, safe parking, and temporary shelters that often are not permanent facilities and that often either don’t meet or are not required to meet building codes for permanent residential use. Interim housing may or may not have transitional programmatic services. Due to the evolution of terminology and because “brick and mortar” facilities are already allowed under the City’s Zoning and Development Code, the City will be using the term “interim housing.”

During the adoption of the 2023 Zoning & Development Code, the Development Code Committee identified that the topic of interim housing warranted more extensive community input and discussion for more detailed recommendations to be made. At the City Council Workshop on December 4, 2023, City Council agreed that interim housing be considered urgently. As such, staff contracted with Clarion Associates (“Clarion”) to facilitate the process and provide recommendations. Clarion has experience in developing regulations on this subject with other communities.

Staff and Clarion recommended a working group be formed to provide direct input and offer insight into Grand Junction's needs and preferences in addressing this topic. Members of the working group have been playing a critical role in discussing and developing any land use changes that may result, serving as a sounding board that reflects a diverse set of perspectives. This group comprises 20 members, varying from nonprofit, financial, development, and community backgrounds.

Since January 16, 2024, the Interim Housing Work Group has met 6 times to undertake this work. Discussions began with understanding the issue and reviewing five case study communities to see their best practices and sample other jurisdictional code language. From there, the group started working on regulations by working through issues related to:

- Definitions
- Zone district appropriateness
- Buffers
- Transportation to support services
- Permitted shelter types
- Setbacks and internal spacing
- Screening
- Sanitary facilities and waste disposal
- Site amenities
- Vehicle parking and bicycle storage
- Occupancy limits
- Operational entities and on-site management
- Management plan; and

- Procedure for approval.

City Council discussed this topic at the March 4, 2024 workshop and provided direction to staff to conduct public outreach before completing work on the draft regulations. Staff will develop an engagement strategy and anticipates these activities taking place in April, after which draft regulations may be adjusted prior to being brought before City Council and Planning Commission.

SUGGESTED MOTION:

This item is for discussion purposes only.

Attachments

None