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**PLANNING COMMISSION WORKSHOP AGENDA  
CITY HALL AUDITORIUM  
CITY HALL, 250 N 5<sup>TH</sup> STREET  
THURSDAY, APRIL 17, 2025 - 12:00 PM  
*Attend virtually:* [bit.ly/GJ-PCW-2025](http://bit.ly/GJ-PCW-2025)**

**Call to Order - 12:00 PM**

1. Discuss Chair and Vice-Chair Positions

**Other Business**

1. Discussion Regarding Household Definition and Group Living Uses
2. Discussion Regarding 2025 Revisions to the Zoning & Development Code

**Adjournment**



## Grand Junction Planning Commission

### Workshop Session

Item #1.

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**Meeting Date:** April 17, 2025

**Presented By:** Niki Galehouse, Planning Manager

**Department:** Community Development

**Submitted By:**

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#### **Information**

**SUBJECT:**

Discuss Chair and Vice-Chair Positions

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

#### **Attachments**

None



## Grand Junction Planning Commission

### Workshop Session

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#### Item #1.

<b><u>Meeting Date:</u></b>	April 17, 2025
<b><u>Presented By:</u></b>	Niki Galehouse, Planning Manager
<b><u>Department:</u></b>	Community Development
<b><u>Submitted By:</u></b>	Niki Galehouse, Planning Manager

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#### **Information**

##### **SUBJECT:**

Discussion Regarding Household Definition and Group Living Uses

##### **RECOMMENDATION:**

##### **EXECUTIVE SUMMARY:**

Discussion Regarding Household Definition and Group Living Uses

##### **BACKGROUND OR DETAILED INFORMATION:**

In 2024 the State passed HB-24-1007 Home (Harmonizing Occupancy Measures Equitably) Act with an effective date of July 1, 2024. The State has declared the number of people living together in a single dwelling cannot be limited based on a familial relationship, except in the very limited circumstance stated in the law. The State has said this is "mixed concern" and as such the City cannot limit the number of people living in a single dwelling based on the familial relationship.

The purpose of this discussion is to evaluate necessary amendments to the Zoning & Development Code for the household definition and other related amendments to uses that rely on this definition, particularly those in the group living category.

##### **SUGGESTED MOTION:**

This item is for discussion purposes only.

**Attachments**

None



## Grand Junction Planning Commission

### Workshop Session

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#### Item #2.

<b><u>Meeting Date:</u></b>	April 17, 2025
<b><u>Presented By:</u></b>	Niki Galehouse, Planning Manager
<b><u>Department:</u></b>	Community Development
<b><u>Submitted By:</u></b>	Niki Galehouse, Planning Manager

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#### **Information**

##### **SUBJECT:**

Discussion Regarding 2025 Revisions to the Zoning & Development Code

##### **RECOMMENDATION:**

##### **EXECUTIVE SUMMARY:**

Discussion Regarding 2025 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 another round of revisions.

##### **SUGGESTED MOTION:**

This item is for discussion purposes only.

**Attachments**

None