

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



**PLANNING COMMISSION WORKSHOP AGENDA
CITY HALL AUDITORIUM
CITY HALL, 250 N 5TH STREET
THURSDAY, JUNE 5, 2025 - 12:00 PM
Attend virtually: bit.ly/GJ-PCW-2025**

Call to Order - 12:00 PM

Other Business

1. Update on Household Definition Revisions
2. Commissioner Training - Review Criteria

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

Meeting Date: June 5, 2025
Presented By: Niki Galehouse, Planning Manager
Department: Community Development
Submitted By: Niki Galehouse, Planning Manager

Information

SUBJECT:

Update on Household Definition Revisions

RECOMMENDATION:

EXECUTIVE SUMMARY:

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. While the City has not been enforcing these standards, this Ordinance brings the City's Zoning & Development Code into compliance with State law. This item is scheduled for the June 10 hearing. While it has been previously workshopped, staff will provide a brief overview of recent updates for review and discussion.

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

This item is for discussion purposes only.

Attachments

1. ZDC (Title 21) Amendments 2025 Q2 Draft Ordinance_FINAL

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING TRANSITIONAL PROVISIONS, ADMINISTRATION AND PROCEDURES, USE-SPECIFIC STANDARDS FOR COMMUNITY ASSEMBLY, SHORT-TERM RENTALS, AND MINI-WAREHOUSE USES, ACCESSORY DWELLING UNIT USE-SPECIFIC STANDARDS, MULTI-MODAL TRANSPORTATION SYSTEM STANDARDS, RESIDENTIAL ATTACHED AND MULTIFAMILY DESIGN STANDARDS, BICYCLE PARKING AND STORAGE, PUBLIC RIGHT-OF-WAY LANDSCAPING, AND LIGHTING HEIGHT STANDARDS

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

When the Zoning & Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff has identified several items that were amended which inadvertently conflict with standard practice, have challenges with implementation of new practice, or could use additional clarification.

In addition, in the general course of usage of the Zoning & Development Code, certain items have come to light that also necessitate amendments to create additional clarity within the document. These revisions are of a similar nature and scope as those associated with the adoption of the 2023 Zoning & Development Code.

During the course of the 2024 legislative session, the State of Colorado created new regulations and peremptions regarding Accessory Dwelling Units (ADUs). Subject jurisdictions, of which the City is one, must comply with this new law by June 30, 2025. This set of amendments also includes revisions to ensure this compliance, including removal of parking requirements, updates to design and dimensional standards, and clarification about effectiveness of Planned Development (PD) restrictions.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City,

and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following sections of the zoning and development code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions ~~struck through~~, added language underlined):

21.01.110 TRANSITIONAL PROVISIONS

...

(c) Applications in Progress

...

(2) Complete applications for the first step of a multiple-step approval process submitted prior to the Effective Date shall continue to be processed pursuant to the 2010 Code. As long as the first step approval under the 2010 Code has not expired, then later step applications shall be processed pursuant to the 2010 Code if the first step approval was design specific, and pursuant to the 2023 Code if the first step approval was conceptual, as follows:

Table 21.01-1: Applications in Progress					
Complete Application, First Step	2023 Code	2010 Code	Later Step Application [1][2]	2023 Code	2010 Code
Conditional Use Permit					
CUP Application		x	Site Plan	x	
Planned Development					
Outline Development Plan		x	Final Development Plan(s)	x	x
			Site Plan(s) [2]		x
Rezoning					
Rezoning Application		x	Site Plan	x	
Subdivision					
Preliminary Plan		x	Final Plat		x

Notes:

[1] ~~Processed pursuant to 2010 Code only if First Step approval has not expired.~~

[2] ~~Applicant may elect review under 2023 Code.~~

(3) An applicant may elect to have the application(s) reviewed under the 2023 Code.

(4) Any questions about whether this Code or the 2010 Code is applicable shall be determined by the decision-making body. An applicability decision by either the Planning Commission or the City Council may only be appealed in accordance with Colorado Rule of Civil Procedure 106.

...

21.02.030 COMMONLY APPLICABLE PROCEDURES

The requirements described in this section are common to many of the procedures contained in this Code. Table 21.02-1 summarizes the common application procedures in this Code and identifies whether they are required for the specific procedures defined in GJMC **Error! Reference source not found.** Exceptions to these general rules apply and may be identified in the regulations for the specific procedures.

(a) Summary Table of Commonly Applicable Procedures

Table 21.Error! No text of specified style in document.-1: Summary Table of Commonly Applicable Procedures						
* = Optional ✓= Required Gray Box = Not Applicable						
PDIM = Proposed Development Information Meeting						
NCM = Neighborhood Comment Meeting						
Section	Procedure	General Mtg	Pre-App Mtg	Applic. Outreach Mtg	Public Notice	Public Hearing
	Detailed requirements in GJMC:	Error! Reference source not found.	Error! Reference source not found.	Error! Reference source not found.	Error! Reference source not found.	
...						
Administrative Approvals						
Error! Reference source not found.	Administrative Adjustment	*	*			
Error! Reference source not found.	Code Interpretation					
Error! Reference source not found.	Comprehensive Plan Amendment, Administrative Changes [1]	*	*			
Error! Reference source not found.	Final Plat	*	*		✓	
Error! Reference source not found.	Group Living Processes	*	*	PDIM [3]		
Error! Reference source not found.	Minor Plat Amendments	*	*			
Error! Reference source not found.	Preliminary Subdivision Plan	*	✓	PDIM [2]	✓	
Error! Reference source not found.	Revocable Permit, Director approval [2]	*	*			
Error! Reference source not found.	Sign Package	*	*			
Error! Reference source not found.	Simple Minor Subdivision	*	*		✓	

Table 21. Error! No text of specified style in document.-1: Summary Table of Commonly Applicable Procedures

*** = Optional ✓ = Required Gray Box = Not Applicable**

PDIM = Proposed Development Information Meeting

NCM = Neighborhood Comment Meeting

Section	Procedure	General Mtg	Pre-App Mtg	Applic. Outreach Mtg	Public Notice	Public Hearing
	Detailed requirements in GJMC:	Error! Reference source not found.	Error! Reference source not found.	Error! Reference source not found.	Error! Reference source not found.	
Error! Reference source not found.	Site Plan (Major and Minor)	*	✓ [1]		✓	
Applications Requiring a Public Hearing						
...						
21.02.050(o)	Vacation of Plat	*	*	NCM	✓-[5]	✓-[5]
...						
Notes: [1] Major site plans only. [2] PDIM, Major subdivision only. [3] <u>NCM PDIM</u> required for Fraternity/Sorority, Group Living, and Rooming/Boarding House applications. [4] Neighborhood Comment meetings are only required at the time of Outline Development Plan and a subsequent Neighborhood Comment or Proposed Development Information Meeting is not required for the associated Final Development Plan and Preliminary Subdivision Plan. [5] Vacation of Plat with public right-of-way or easement.						

...

(g) Public Notice and Public Hearing Requirements

...

(ii) Summary Table of Public Notice Requirements

Table 21.02-4: Summary Table of Public Notice Requirements				
Date/Days/Distance/Yes = Required Notice Gray Box = Not Applicable				
Section	Procedure	Published Notice	Mailed Notice	Sign Notice
Administrative Approvals				
...				
§ 21.02.040(k)	Site Plan (Major and Minor <u>Only</u>)		Owners within 500 feet	Yes
...				

...

21.02.040 ADMINISTRATIVE APPLICATIONS

...

(j) Subdivision, Minor¹

...

(3) Review Procedures. Applications for a Minor Subdivision shall meet the common review procedures for administrative applications in GJMC § 21.02.040(b) with the following modifications:

...

(ii) Review Criteria. The Director shall review the application against the following additional criteria:

...

(D) If a new lot(s) is being created, the subject property must not have been included in a Minor Subdivision or series of Minor Subdivisions resulting in more than four lots in total over the preceding 10 years and the current application must not cause the cumulative total to exceed four lots.

~~the total number of lots on the original property subdivided through a Minor Subdivision process within the preceding 10 years does not exceed four.~~

...

(l) Subdivision, Major

...

(4) Preliminary Subdivision Plan.

...

(i) Review Procedures.

...

(B) Public Notice. Notice shall be provided as follows:

a. ~~Within five working days of receipt of a complete application, the Director shall give notice, at the applicant's cost, by U.S. mail to each person shown as an owner within 500 feet and at the address by the County Assessor.~~

b. The Director may require the applicant pay for additional notice, in any form, for any type of proposal if such notice will further the purpose or intent of this Code.

(BC) Review Criteria.

...

21.02.050 APPLICATIONS REQUIRING A PUBLIC HEARING

...

(c) Annexation

¹ Note to publisher: Re-order this section to be in alphabetical order with other sections within 21.02.040 & update any references to affected section numbers accordingly throughout Title 21. Any references within Title 21 to a "Simple Subdivision" or "Subdivision, Simple" be replaced with "Minor Subdivision" or "Subdivision, Minor," respectively.

...

(7) Zoning of Annexed Areas. Land annexed to the City shall be zoned in accordance with GJMC § 21.02.050(~~dm~~) to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth. ~~Where a required density is not specified in the Comprehensive Plan, future development shall be at a density equal to or greater than the allowed density of the applicable County zone district.~~

...

(j) Planned Development.

...

(5) Outline Development Plan (ODP)

...

(v) Review Criteria for ODP. The Planning Commission shall review and recommend, and the City Council shall review and decide on an ODP based on demonstrated conformance with all of the following criteria:

...

(C) The rezoning criteria provided in GJMC § 21.02.050(~~dm~~);

(D) A Planned Development which allows the construction and/or use of single-unit detached dwellings shall allow accessory dwelling units (ADUs) in accordance with GJMC §21.04.040 and shall not have any standards regarding ADUs that are more restrictive than this Code. All ADU applications shall be reviewed through the administrative process in GJMC §21.02.040.

(~~DE~~) The ODP specifically shows the following requirements of a planned development:

...

(6) Final Development Plan (FDP)

...

(iv) Review Criteria. The Director, or the Planning Commission if applicable, shall review and decide on the application for FDP in light of the following additional criteria:

(A) The approved ODP, if applicable, ~~and PD ordinance with the following exception;~~

a. All requests for an accessory dwelling unit shall be processed through the administrative approval process in GJMC §21.02.040 and in accordance with GJMC §21.04.040. Restrictions in the ODP or PD ordinance regarding accessory dwelling units that are more restrictive than the Code shall not be enforced.

(~~B~~) The approved PD rezoning ordinance, if applicable;

(~~CB~~) The Submittal Standards for Improvements and Development, Transportation Engineering Design Standards (GJMC Title 29), and Stormwater Management Manual (GJMC Title 28) manuals and all other applicable development and construction codes, ordinances, and policies;

(~~DC~~) The applicable site plan review criteria in GJMC § 21.02.040(k); and

(~~ED~~) The applicable Final Plat review criteria in GJMC § 21.02.040(l)(5).

21.04.030 USE-SPECIFIC STANDARDS

...

(c) Public, Civic, and Institutional Uses

(1) Assembly, Community, or Religious/Private Group

(i) Art Gallery, Museum, or Library. An art gallery, museum, or library is prohibited in the R-R, R-ER, R-1R, R-2R, RL-4, RL-5, and RLM-8 zone districts. All other community assemblies are allowed.

(ii) General Requirements.

(A) Seating Capacity and Public Notice.

...

~~(B) Site Design and Layout. The front yard setback shall be counted towards the percentage of gross land area to be landscaped in all RM zone districts.~~

...

(d) Commercial Uses

...

(5) Short-Term Rentals (STR).

...

(vi) General Requirements. The owner of a dwelling used or to be used as a short-term rental shall:

...

~~(F) If the short-term rental unit is accessed by a shared driveway, provide the City with a copy of a written instrument authorizing use of the driveway for short-term rental purposes;~~

~~(GE) Provide the name, address, and phone number of the designated local responsible party to the City, and update such information with the City whenever it changes;~~

...

(e) Industrial Uses

...

(3) Mini-Warehouse

...

~~(vi) RV and Boat Storage. Driveway and parking areas for RV and boat storage may be permitted to have a gravel or other permeable surface if the applicant establishes that very little dust will be generated.~~

...

21.04.040 ACCESSORY USES AND STRUCTURES

...

(e) Accessory Use-Specific Standards

(1) Residential Uses

(i) Accessory Dwelling Unit

An accessory dwelling unit (ADU) is allowed only in conjunction with a single-family attached dwelling, a single-family detached dwelling, or a duplex dwelling. ADUs are not allowed in conjunction with cottage court dwellings. Any restrictions in an ODP or PD

ordinance regarding accessory dwelling units that are more restrictive than the Code shall not be enforced. ADUs shall not be included in density calculations. A Planning Clearance is required for any ADU and an ADU must demonstrate compliance with the following:

(A) Maximum Number of ADUs

- a. A lot with one single-family detached dwelling or a single-family attached dwelling with two units in the structure may have two ADUs if at least one of the ADUs is attached to the principal dwelling unit (e.g., attic, basement, carriage house, etc.).
- b. A duplex dwelling unit may have no more than one ADU on the lot.

(B) Site Layout

- a. The design and location of the ADU shall be clearly subordinate to the principal structure.
- b. The ADU shall not be located in front of the principal structure.
- c. An ADU may use the side setbacks for the principal structure.
- d. On corner lots, an ADU may use the setbacks for the principal structure where the property abuts a roadway.
- d. ~~One parking space shall be provided for the ADU. On-street parking within — 100 feet of the lot may serve as the required parking.~~

(C) Structure Requirements

- a. The ADU must meet all requirements of the building and fire codes.
- b. The ADU shall not exceed 900 square feet of habitable space.
- c. ~~The design and construction material of the ADU shall be complementary to those of the principal structure.~~ The accessory dwelling unit shall match at least two of the three following features of the principal structure: roof pitch, color, or material.

...

21.05.020 REQUIRED IMPROVEMENTS

...

(e) Multi-Modal Transportation System

(2) Required Street Improvements

...

(iii) External Streets

...

(B) Where a perimeter collector or arterial street is not required for Minimum Access, no local improvements will be required.

...

(3) Improvement Deferral for Existing Local Streets

(i) Policy and Applicability

~~(A)~~ Many areas of the City were developed in the unincorporated areas of Mesa County without modern urban street and drainage facilities. In many such neighborhoods and areas, the existing local streets do not have curbs, gutters, or sidewalks. Given that there

are no serious safety or drainage problems associated with these local streets, there is no current reason to improve these streets or to install curbs, gutters and/or sidewalks. When an owner in one of these established neighborhoods chooses to subdivide a lot or parcel or an owner in a commercial or industrial area chooses to develop a lot or parcel, unless such improvements are extended off site to connect to a larger system, the new "short runs" of curbing, gutters and/or sidewalks are of little value as drainage facilities or pedestrian ways until some future development or improvement district extends them to other connecting facilities.

(B) This section is applicable only in areas originally developed in Mesa County that meet the description of Subsection (e)(3)(i)(A).

...

21.05.050 RESIDENTIAL ATTACHED AND MULTIFAMILY DESIGN STANDARDS

...

(c) General Standards for All Residential Attached and Multifamily Development

...

(6) Bulk Storage.

- (i) Bulk storage areas intended for storage of materials other than food and clothing, such as tools, bicycles, ski equipment, etc. shall be provided and designed for this purpose. Bulk storage areas shall be free of encumbrances such as water heaters or other types of mechanical or electrical equipment.
- (ii) Exterior or detached bulk storage areas shall be designed as an integral part of the project and be integrated with the architectural character of the dwellings on the site. Bulk storage areas incorporated into garages, car ports, and screening walls shall use materials and details similar to those of the dwelling unit to achieve an integrated appearance.
- (iii) The provision of additional storage beyond these minimum requirements is encouraged.

...

(d) Development with Three or More Principal Structures.

...

(4) Garages, and Parking, and Bulk Storage.

(ii) Bulk Storage.

(A) Bulk storage areas intended for storage of materials other than food and clothing, such as tools, bicycles, ski equipment, etc. shall be designed for this purpose. Bulk storage areas shall be free of encumbrances such as water heaters or other types of mechanical or electrical equipment.

(B) Exterior or detached bulk storage areas shall be designed as an integral part of the project and be integrated with the architectural character of the dwellings on the site. Bulk storage areas incorporated into garages, car ports, and screening walls shall use materials and details similar to those of the dwelling unit to achieve an integrated appearance.

(C) The provision of additional storage beyond these minimum requirements is encouraged.

...

21.08.020 BICYCLE PARKING AND STORAGE

(a) Amount Required

1. Each nonresidential principal structure shall provide the following, depending on the category of the use as shown in **Error! Reference source not found.:**

Table 21. Error! No text of specified style in document.-2: Minimum Bicycle Parking Spaces Required		
Use or Use Category	Short-Term Spaces	Long-Term Spaces
Multifamily Dwelling	2 plus .05 per bedroom	2 plus .05 per bedroom
Food and Beverage Service, Recreation and Entertainment, and Retail Uses	2 plus 1 per 5,000 square feet of gross floor area	2 plus 1 per 12,000 square feet of gross floor area
Office Uses	2 plus 1 per 20,000 square feet of gross floor area	2 plus 1 per 10,000 square feet gross floor area
Industrial Uses*	2	2 plus 1 per 15,000 square feet internal gross floor area
All Other Nonresidential Uses	2 plus 1 per 20,000 square feet of gross floor area	2 plus 1 per 12,000 square feet internal gross floor area

*Warehouse uses, including mini-warehouse, shall not be required to provide parking for the additional gross floor area used for storage only.

...

(c) Design Standards

1. No more than 50 percent of the required bicycle parking spaces may require the bicycle to be hung or parked vertically, rather than being parked with both tires on the ground.
2. ~~Standard bicycle parking spaces shall be a minimum of six feet long and two and one-half feet wide.~~
3. Cargo bicycle and bicycle trailer parking spaces shall be a minimum of 10 feet long and three feet wide.
4. A four-foot-wide aisle is required between rows of bicycle parking spaces or between a row of bicycle parking spaces and any wall or any other obstruction, as measured from the center of the bicycle rack. The edge of the bicycle rack shall be a minimum of 11 feet from the edge of curb or pavement along a roadway.

...

(d) Alternative Bicycle Parking

The Director may waive or reduce the requirements of this section if pursuant to the following criteria:

1. The location and design standards may be waived or reduced if the applicant can demonstrate that Unique or unusual characteristics exist on a development site; or

2. The quantity of required spaces may be reduced if existing bicycle parking facilities are located within the public right-of-way and within 100 feet of the building's main entrance, provided that a minimum of two bicycle parking spaces are provided on-site.

...

21.07.070 PUBLIC RIGHT-OF-WAY

...

- (b) For the purpose of meeting minimum plant quantities, 50% of landscaping plantings on public right-of-way shall may be counted toward the landscape or open space requirements of this Code, unless specifically provided otherwise in this Code.

- (1) At least 75% of the unpaved adjacent right-of-way shall be covered by plant material at maturity, including tree canopy, shrubs, and or groundcover. No more than 15% of the right-of-way shall be landscaped with turf.

...

21.11.050 GENERAL STANDARDS

...

- (b) Lighting Height. No light fixtures shall be mounted more than 35 feet above the ground unless as a part of an approved ~~sports field~~ outdoor recreational facility or outdoor amphitheater.

...

21.14.020 DEFINITIONS

...

Dwelling unit means a building or portion thereof that provides complete, independent living facilities for ~~a single family~~ one or more individuals maintaining a household, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

...

INTRODUCED on first reading this 4th day of June 2025 and ordered published in pamphlet form.

ADOPTED on second reading this 18th day of June 2025 and ordered published in pamphlet form.

ATTEST:

Cody Kennedy
President of the City Council

Selestina Sandoval
City Clerk



Grand Junction Planning Commission

Workshop Session

Item #2.

<u>Meeting Date:</u>	June 5, 2025
<u>Presented By:</u>	Niki Galehouse, Planning Manager
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Niki Galehouse, Planning Manager

Information

SUBJECT:

Commissioner Training - Review Criteria

RECOMMENDATION:

EXECUTIVE SUMMARY:

As part of routine training and to support consistent decision-making, the Chair has requested a focused discussion on the review and approval criteria used in evaluating development applications. This discussion will provide an overview of the applicable criteria, including where they are located within the Zoning and Development Code, how they are presented in staff reports, and how applicants are expected to address them in their submittals. Commissioners will also receive guidance on how to apply these criteria during deliberations and when forming findings to support a motion for approval or denial.

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

This item is for discussion purposes only.

Attachments

None