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**PLANNING COMMISSION WORKSHOP AGENDA
CITY HALL AUDITORIUM
CITY HALL, 250 N 5TH STREET
THURSDAY, JULY 17, 2025 - 12:00 PM
Attend virtually: bit.ly/GJ-PCW-2025**

Call to Order - 12:00 PM

Other Business

1. Discussion on Broadening Permitted Housing Types in Residential Zoning Districts
2. Discussion Regarding 2025 Revisions to the Zoning & Development Code

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

<u>Meeting Date:</u>	July 17, 2025
<u>Presented By:</u>	Daniella Acosta, Senior Planner
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Daniella Acosta Stine

Information

SUBJECT:

Discussion on Broadening Permitted Housing Types in Residential Zoning Districts

RECOMMENDATION:

EXECUTIVE SUMMARY:

Discussion on Broadening Permitted Housing Types in Residential Zoning Districts

BACKGROUND OR DETAILED INFORMATION:

Staff seeks Planning Commission input on a potential zoning text amendment to add single-unit housing types in all residential districts, and potentially to allow any housing form—including single-unit detached, duplexes, and multi-unit—provided projects meet existing minimum density, dimensional, and site design requirements. The discussion will include potential benefits, trade-offs, and areas of alignment or misalignment with the City's adopted Comprehensive Plan. Staff will also introduce possible mitigation strategies to address urban form, infrastructure efficiency, and neighborhood compatibility in higher-density districts.

SUGGESTED MOTION:

For discussion only.

Attachments

None



Grand Junction Planning Commission

Workshop Session

Item #2.

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

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 training staff and meetings with applicants on implementation of the 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