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**PLANNING COMMISSION WORKSHOP AGENDA
HUMAN RESOURCES TRAINING ROOM
CITY HALL, 250 N 5TH STREET
THURSDAY, NOVEMBER 6, 2025 - 12:00 PM
*Attend virtually: bit.ly/GJ-PCW-2025***

Call to Order - 12:00 PM

Other Business

1. Discussion on Minimum Lot Sizes and Lot Widths in Residential Zone Districts
2. Discussion on Q4 2025 Zoning and Development Code amendments

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

<u>Meeting Date:</u>	November 6, 2025
<u>Presented By:</u>	Jenna Gorney, Senior Planner
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Jenna Gorney, Senior Planner

Information

SUBJECT:

Discussion on Minimum Lot Sizes and Lot Widths in Residential Zone Districts

RECOMMENDATION:

EXECUTIVE SUMMARY:

Discussion on Minimum Lot Sizes and Lot Widths in Residential Zone Districts

BACKGROUND OR DETAILED INFORMATION:

Staff request direction from the Planning Commission on minimum lot sizes in various residential districts. Specifically, the discussion will include an overview of the current approach and alignment with the Comprehensive Plan.

SUGGESTED MOTION:

For Discussion Only

Attachments

None



Grand Junction Planning Commission

Workshop Session

Item #2.

<u>Meeting Date:</u>	November 6, 2025
<u>Presented By:</u>	Tim Lehrbach, Principal Planner
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Tim Lehrbach, Principal Planner

Information

SUBJECT:

Discussion on Q4 2025 Zoning and Development Code amendments

RECOMMENDATION:

EXECUTIVE SUMMARY:

Discussion on Q4 2025 Zoning and Development Code amendments

BACKGROUND OR DETAILED INFORMATION:

Staff will present an amendment package for updates to the Zoning and Development Code concerning neighborhood comment meeting requirements, planned developments approved under a prior code, Mixed-Use Downtown (MU-3) zone district standards, parking for short-term rentals, accessory structures and uses, shared driveway (autocourt), pedestrian circulation, residential attached and multi-unit design standards, subdivision access to public streets, and 24 Road Corridor trash location.

SUGGESTED MOTION:

For discussion only.

Attachments

None