

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



**PLANNING COMMISSION WORKSHOP AGENDA
HUMAN RESOURCES TRAINING ROOM
CITY HALL, 250 N 5TH STREET
FRIDAY, NOVEMBER 14, 2025 - 12:00 PM
Attend virtually: bit.ly/GJ-PCW-2025**

Call to Order - 12:00 PM

Other Business

1. Discussion on Q4 2025 Zoning and Development Code amendments
2. Discussion on Removal of Pre-Application Requirement
3. Discussion on Revisions to Site and Building Design Standards: Residential Attached and Multifamily Design Standards, Bicycle Parking, and Internal Sidewalk Widths for Industrial Uses
4. Discussion on Fair Market Value Determination for Right-of-Way Acquisition

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

Meeting Date: November 14, 2025
Presented By: Tim Lehrbach, Principal Planner
Department: Community Development
Submitted By: Tim Lehrbach, Principal Planner.

Information

SUBJECT:

Discussion on Q4 2025 Zoning and Development Code amendments

RECOMMENDATION:

EXECUTIVE SUMMARY:

The Q4 2025 Zoning and Development Code Amendments address procedural, design, and access-related updates to improve clarity and consistency in code implementation. Revisions include adjustments to public outreach requirements, shared driveway and access standards, multifamily design elements, short-term rental parking, and other targeted sections identified through ongoing code use and review.

BACKGROUND OR DETAILED INFORMATION:

Staff will present the Q4 2025 Zoning and Development Code Amendments for discussion and feedback. The proposed updates include clarifications and adjustments to procedures for public outreach and planned developments, revisions to mixed-use downtown open space standards, short-term rental parking requirements, and accessory use performance standards. Additional changes address multi-modal transportation system provisions for shared driveways, residential attached and multifamily building design, subdivision access and connectivity, and screening requirements within the 24 Road Corridor. These amendments are intended to improve clarity, resolve implementation issues, and maintain consistency across the Code.

SUGGESTED MOTION:

For discussion only.

Attachments

1. DRAFT - ZDC (Title 21) Amendments 2025 Q4 Draft Ordinance

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, 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 preemptions 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):

21.02.030 COMMONLY APPLICABLE PROCEDURES

The requirements described in this section are common to many of the procedures contained in this Code. Table 21.02-3 summarizes the common application procedures in this Code and identifies whether they are required for the specific procedures defined in GJMC 21.02.050. 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 21.02-3: 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:	21.02.030(b)(1)	21.02.030(b)(2)	21.02.030(c)	21.02.030(g)	
...						
Applications Requiring a Public Hearing						
...						
21.02.050(p)	Vacation of Public Right-of-Way or Easement or Easement	*	*	NCM [5]	✓	✓
...						
Notes:						
...						
	[5] NCM, Vacation of Public Right-of-Way only.					
...						

21.02.050 APPLICATIONS REQUIRING A PUBLIC HEARING

(j) Planned Development.

(8) Planned Developments Approved Under Prior Codes.

- ...
- (i) Intent. The City's intent is to continue to allow the development PDs approved under prior codes, determining that they remain valid under this Code subject to the lapse provisions of GJMC § 21.02.050(j)(79). To give effect to this intent, interpretation may be required to fully describe applicable terms and requirements and to avoid the continuance of shell PDs that cannot be fully implemented or developed.
- ...

21.03.060 MIXED-USE DISTRICTS.

...

(e) Mixed-Use Downtown (MU-3)

...

(4) District Specific Standards.

- ...
- (ii) ~~Open Space. Applications for multifamily or mixed-use developments in an MU-3 zone district shall be required to pay the in-lieu fee, as determined in GJMC § 21.05.030(a), rather than provide a land dedication.~~
- ...

21.04.030 USE-SPECIFIC STANDARDS

...

(d) Commercial Uses

...

(5) Short-Term Rentals (STR).

...

(iv) Occupancy.

- ...
- ~~(B) A short-term rental permit shall only be issued and/or renewed in a Residential zone district when an applicant demonstrates that there is one additional parking space for each bedroom above four bedrooms on the lot. No additional required parking may be located between the front facade of the principal structure and the public street or private access way.~~
- ...

21.04.040 ACCESSORY USES AND STRUCTURES

...

(c) General Standards for Accessory Uses and Structures.

- ...
- (2) Performance Standards. Accessory structures or uses shall be constructed, maintained, and conducted in compliance with GJMC § ~~21.04.040(c)(2)~~ 21.04.030(a).
- ...

21.05.020 REQUIRED IMPROVEMENTS

...

(e) Multi-Modal Transportation System

...

(5) Shared Driveway (Autocourt)

...

(ii) Ownership. The shared driveway shall be platted in a tract dedicated to the homeowners association. The declaration shall address maintenance responsibility for the tract and shared driveway.

~~(A) A shared driveway shall be owned and maintained by the owners of the parcels or lots that abut the shared driveway.~~

~~(B) The shared driveway shall be platted in a tract dedicated to the property owners of the parcels that abut the shared driveway.~~

(iii) Access.

~~(A) No more than five single-unit lots shall abut or touch any portion of the shared driveway and no more than five single-unit dwellings may utilize a single shared driveway.~~

...

(iv) Design.

(A) Shared driveways shall be a minimum of 16 feet wide flowline to flowline and a maximum of 150 feet long.

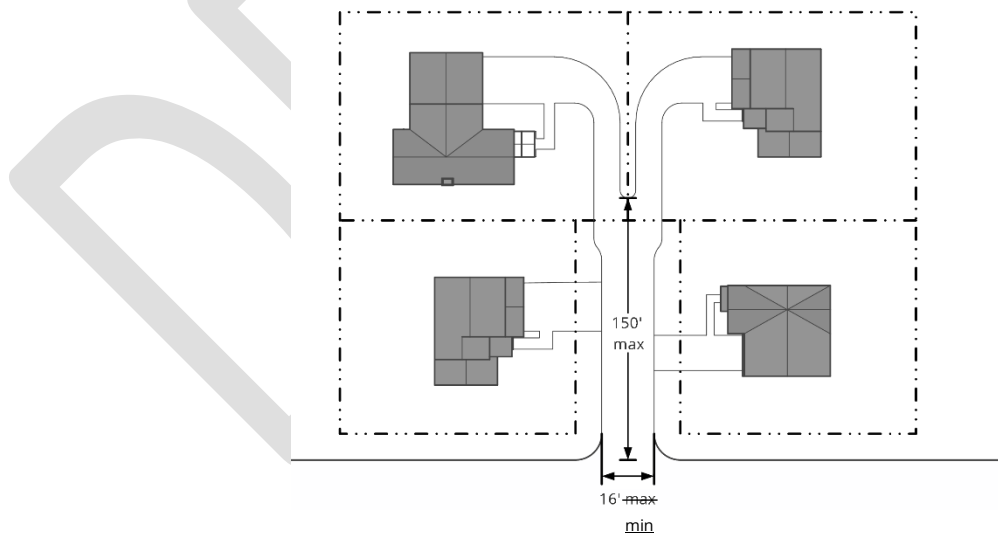


Figure 05.02-1 Shared Driveways

...

21.05.050 RESIDENTIAL ATTACHED AND MULTI-UNIT DESIGN STANDARDS

...

(d) Development with Three or More Principal Structures.

...

(2) Building Design Elements.

...

- ii. In cases where the long axis of a building is perpendicular to the primary street, the portion of the structure facing the primary street shall ~~be configured with at least one functioning entry and~~ include one or more transparent windows and [other features?].

...

21.09.050 ACCESS, CIRCULATION, AND CONNECTIVITY.

...

(b) Access to Public Streets.

...

(2) If the plat provides for indirect access (i.e., over intervening private drives), access easements or tracts benefiting all lots with indirect access shall be ~~provided~~ shown on the ~~recorded~~ plat. Easements shall be used to access not more than one lot with no street frontage.

(3) Single-unit attached dwellings and/or multi-unit dwellings with no street frontage ~~or limited street frontage may be allowed by the Director provided access is reasonably and readily available for each dwelling unit~~ shall provide access to each dwelling unit through the use of private streets, shared drives, parking lots, and/or other specifically identified limited common elements.

(i) Access to each lot shall be shown on the plat.

(ii) Easements shall be used to access not more than one lot.

...

TITLE 25 – 24 ROAD CORRIDOR DESIGN STANDARDS

25.03.060 SERVICE AND STORAGE AREAS (NONRESIDENTIAL AND MULTIFAMILY-UNIT STRUCTURES)

...

(a) Outdoor storage, loading and operations areas shall be ~~attractively~~ screened from adjacent parcels and streets as required by other provisions of this Code and shall not be located within 20 feet of any public street.

~~(1) Outdoor storage, trash collection and/or compaction, loading or other such uses shall be located in the rear of the lot. If because of lot configuration the Director determines that~~

~~such placement is not feasible, then the side yard may be used, but in no case shall such area be located within 20 feet of any public street, public sidewalk or on-site pedestrian way.~~

...

INTRODUCED on first reading this ____ day of December 2025 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of January 2026 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>	November 14, 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 Removal of Pre-Application Requirement

RECOMMENDATION:

EXECUTIVE SUMMARY:

Proposal to remove the mandatory pre-application meeting and offer it as an optional service for applicants.

BACKGROUND OR DETAILED INFORMATION:

Staff is proposing to remove the mandatory pre-application meeting requirement for Planned Developments, Major Subdivisions, and Major Site Plans from the Zoning and Development Code. In practice, pre-application meetings have proven valuable for many applicants but are not always necessary depending on project complexity or applicant experience. By eliminating the requirement from the Code and instead offering pre-application review as an optional service administered by the Community Development Department, applicants will have greater flexibility in how they prepare for submittal while staff resources can be directed toward projects that benefit most from early coordination. This change maintains transparency and support opportunities without imposing a procedural requirement.

SUGGESTED MOTION:

For discussion only.

Attachments

None



Grand Junction Planning Commission

Workshop Session

Item #3.

<u>Meeting Date:</u>	November 14, 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 Revisions to Site and Building Design Standards: Residential Attached and Multifamily Design Standards, Bicycle Parking, and Internal Sidewalk Widths for Industrial Uses

RECOMMENDATION:

EXECUTIVE SUMMARY:

Discussion on site and building design revisions to exclude townhomes from multifamily standards, limit bike parking to multifamily, and align internal sidewalks with ADA or overlay standards.

BACKGROUND OR DETAILED INFORMATION:

Staff will lead a discussion on potential revisions to site and building design standards focusing on residential attached and multifamily design, bicycle parking, and internal sidewalk requirements for industrial uses. The discussion will consider whether to exclude townhome (residential attached) from multifamily building design standards, remove bicycle parking requirements for all uses except multifamily, and reduce internal sidewalk width standards to meet ADA requirements or overlay standards where applicable, rather than the current six-foot minimum. The goal is to simplify the code,

improve proportionality, and ensure design standards are appropriately scaled to different development types.

SUGGESTED MOTION:

For discussion only.

Attachments

None



Grand Junction Planning Commission

Workshop Session

Item #4.

<u>Meeting Date:</u>	November 14, 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 Fair Market Value Determination for Right-of-Way Acquisition

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

Staff will lead a discussion on codifying the City's existing process for determining fair market value in right-of-way (ROW) acquisitions. The goal is to formalize current practices within the Zoning and Development Code to ensure consistency, transparency, and alignment with established appraisal and acquisition procedures.

SUGGESTED MOTION:

For discussion only.

Attachments

None