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**PLANNING COMMISSION WORKSHOP AGENDA
HUMAN RESOURCES TRAINING ROOM
CITY HALL, 250 N 5TH STREET
THURSDAY, JANUARY 22, 2026 - 12:00 PM
*Attend virtually: bit.ly/GJ-PCW-2026***

Call to Order
- 12:00 PM

1. Discussion on Final Plats, Plat Note Requirements, Plat Language, the Recording Material for a Plat, and Recordation Timing in Relation to Ongoing Construction Activities
2. Discussion Regarding Removing Accessory Use Specific Standards for Drive-Through Facilities
3. Discussion Regarding Amending the Standards for Alternative Parking Plans and Crediting On-Street and Off-Site Parking Spaces

Other Business

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

<u>Meeting Date:</u>	January 22, 2026
<u>Presented By:</u>	Thomas Lloyd, Planning Manager
<u>Department:</u>	Community Development
<u>Submitted By:</u>	

Information

SUBJECT:

Discussion on Final Plats, Plat Note Requirements, Plat Language, the Recording Material for a Plat, and Recordation Timing in Relation to Ongoing Construction Activities

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

Staff seeks Planning Commission input on a potential zoning text amendment to change language for plat requirements in the Zoning & Development Code. This includes changes to the required notes shown on the plat (with guidance from our City Surveyors office), changes to the recording material for plats (based on new requirements with Mesa County as well as trends seen elsewhere), and adding language to clear up recordation timing in relation to ongoing construction activities.

SUGGESTED MOTION:

Attachments

None



Grand Junction Planning Commission

Workshop Session

Item #2.

<u>Meeting Date:</u>	January 22, 2026
<u>Presented By:</u>	Thomas Lloyd, Planning Manager
<u>Department:</u>	Community Development
<u>Submitted By:</u>	

Information

SUBJECT:

Discussion Regarding Removing Accessory Use Specific Standards for Drive-Through Facilities

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

Staff has received requests from members of the development community to remove the Accessory Use Specific Standards for Drive-Through Facilities. Staff is interested in direction from members of the Planning Commission on these requests. Discussion will include potential benefits, trade-offs, and areas of alignment or misalignment with the City's adopted Plans. Staff will also introduce conceptual mitigation strategies to address these.

SUGGESTED MOTION:

Attachments

None



Grand Junction Planning Commission

Workshop Session

Item #3.

<u>Meeting Date:</u>	January 22, 2026
<u>Presented By:</u>	John Gross, Associate Planner, Daniella Acosta, Principal Planner
<u>Department:</u>	Community Development
<u>Submitted By:</u>	

Information

SUBJECT:

Discussion Regarding Amending the Standards for Alternative Parking Plans and Crediting On-Street and Off-Site Parking Spaces

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

Staff seeks Planning Commission input on a potential zoning text amendment to amend the standards for alternative parking plans. Staff has identified potential improvements to how on-street and off-site parking spaces are credited and believe that proposed tweaks would be helpful for infill development in areas of the City that demonstrate adequate parking. Staff will introduce the preliminary concept and is interested in the Planning Commissions thoughts.

SUGGESTED MOTION:

Attachments

None