

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
THURSDAY, MAY 21, 2026 - 12:00 PM
Attend virtually: bit.ly/GJ-PCW-2026**

Call to Order - 12:00 PM

Other Business

1. Discussion regarding bicycle parking and storage
2. Discussion regarding parking space configuration
3. Discussion regarding alternative landscape plans

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

Meeting Date: May 21, 2026
Presented By: Tim Lehrbach, Principal Planner
Department: Community Development
Submitted By: Tim Lehrbach, Principal Planner

Information

SUBJECT:

Discussion regarding bicycle parking and storage

RECOMMENDATION:

EXECUTIVE SUMMARY:

Discussion regarding bicycle parking and storage

BACKGROUND OR DETAILED INFORMATION:

At workshops on November 14, 2025 and January 8, 2026, the Planning Commission discussed concerns raised by staff and the Housing Affordability Code Task Force (HACTF) regarding the quantitative and design requirements for bicycle parking and storage at § 21.08.020 in the Zoning and Development Code. Both the recommendation by the HACTF and a staff-recommended amendment were heard by the Planning Commission on January 13, 2026. No recommendation was passed. The City Council tabled the item indefinitely at the February 4, 2026. The HACTF has submitted a revised recommendation to staff.

SUGGESTED MOTION:

For discussion only

Attachments

1. Bicycle Parking HACTF Recommendation

Discussion Draft HACTF

§ 21.08.020. Short-term bicycle parking and storage.

- (a) **Amount Required.** Bicycle parking shall be provided for the following Principal Uses at a rate of 2 spaces plus 1 space per 20,000 square feet of gross floor area:
- (i) Food and Beverage Service
 - (ii) Recreation and Entertainment
 - (iii) Retail and office uses
- (b) **Location and Design.**
- (1) All bicycle parking areas shall be designated for bicycle parking only and located so that they are easily accessed from the street, clearly visible to passers-by for natural surveillance.
 - (2) Bicycle racks shall be anchored on improved non-permeable surfaces and installed with no less than three-feet of distance between any building wall, edge of curb, edge of pavement or other obstruction. Other dimensions may be considered if it can be demonstrated that the rack will maintain full functionality.
 - (3) The quantity of required sort 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 is provided on site.



Grand Junction Planning Commission

Workshop Session

Item #2.

<u>Meeting Date:</u>	May 21, 2026
<u>Presented By:</u>	Tim Lehrbach, Principal Planner
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Tim Lehrbach, Principal Planner

Information

SUBJECT:

Discussion regarding parking space configuration

RECOMMENDATION:

EXECUTIVE SUMMARY:

§ 21.08.010(e)(2)(ii) of the Zoning and Development Code provides that "Each parking space must be accessible independently of others." This requirement precludes the use of alternative parking configurations such as tandem parking and stacked or puzzle parking systems. Staff requests feedback from the Planning Commission regarding options for more flexible parking solutions, where appropriate.

BACKGROUND OR DETAILED INFORMATION:

§ 21.08.010(e)(2)(ii) of the Zoning and Development Code provides that "Each parking space must be accessible independently of others." This requirement precludes the use of alternative parking configurations such as tandem parking and stacked or puzzle parking systems. Staff requests feedback from the Planning Commission regarding options for more flexible parking solutions, where appropriate.

SUGGESTED MOTION:

For discussion only.

Attachments

None



Grand Junction Planning Commission

Workshop Session

Item #3.

<u>Meeting Date:</u>	May 21, 2026
<u>Presented By:</u>	Tim Lehrbach, Principal Planner
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Tim Lehrbach, Principal Planner

Information

SUBJECT:

Discussion regarding alternative landscape plans

RECOMMENDATION:

EXECUTIVE SUMMARY:

Staff requests feedback from the Planning Commission concerning alternative landscape plans for sites that present challenges (such as soil salinity or unavailability of irrigation water) for the establishment and maintenance of required landscaping.

BACKGROUND OR DETAILED INFORMATION:

Staff requests feedback from the Planning Commission concerning alternative landscape plans for sites that present challenges (such as soil salinity or unavailability of irrigation water) for the establishment and maintenance of required landscaping.

SUGGESTED MOTION:

For discussion only.

Attachments

None