



**MESA
COUNTY**

**PLANNING COMMISSION
WORKSHOP**

July 9, 2026

5:45 p.m.

*Please note change of location
below for this Workshop.*

**544 Rood Avenue
Public Hearing Room
Grand Junction, CO**

Section 6.02 Y. (Amend the following)

Y. Minor Entertainment Events

~~Applications for minor entertainment events shall address the following concerns, including mitigation, in a Conditional Use Permit application:~~

- ~~1. Vehicle access and circulation (including emergency access);~~
- ~~2. Noise limits set forth in C.R.S. §25-12-103;~~
- ~~3. Hours of operation with an appropriate time to end activities associated with proposed events;~~
- ~~4. Distance of the event footprint from adjacent residences to minimize, or eliminate if possible, potential impacts of noise, dust, lights, and other effects of the events;~~
- ~~5. Peak hour traffic generation; and~~

1. Minor entertainment event establishments shall be subject to the following standards:

- a. Hours of operation: ~~with an appropriate time to end activities associated with proposed events~~ Events shall only be conducted between the hours of 8:00am and 10:00pm;
- b. Screening of the event activities from residences on adjacent properties shall require a six (6) foot earthen berms or privacy fences.
- c. The maximum number of attendees shall be limited to the following:
 - (1) Five (5) acres or less: twenty-five (25) attendees;
 - (2) More than five (5) acres up to ten (10) acres: fifty (50) attendees;
 - (3) More than ten (10) acres up to twenty-five (25) acres: one hundred (100) attendees;
 - (4) More than twenty-five (25) acres up to thirty-five (35) acres: two hundred (200) attendees;
 - (5) More than thirty-five (35) acres: three hundred (300) attendees.
- d. The allowed number of outdoor events will be limited to six (6) per month, not to exceed forty-eight (48) per calendar year
- e. A minimum separation of five hundred five hundred (500) feet from the edge of the event area to the nearest outside wall of an existing residential occupied structure on adjacent properties or a negotiated agreement is reached with the adjacent property owner(s).
- f. The property shall be owner occupied.
- g. Neighborhood Meeting

The Applicant shall hold a meeting with area property owners after the Application Review step has been completed. Property owners within the notification area shall be invited to the meeting, which will be held at a reasonable time to encourage maximum participation. The purpose of the meeting is for the Applicant to discuss the application with area property owners and to identify issues that may need to be resolved to meet the approval criteria in this LDC and any other adopted County regulations. A written narrative describing the meeting attendance and results must be submitted to the Director prior to Final Plan approval.

Section 6.02 AA. 3. (Amend the following)

3. Maximum occupancy of a short-term rental shall be determined at the time of site plan approval based on the number of parking spaces and bedrooms. Total occupancy shall not exceed two (2) persons per bedroom plus two (2) additional renters, including the operator, except where the Director determines that the size, configuration and/or structural features of the unit allow greater or lesser occupancy

Section 6.02 BB. 2. (Amend the following)

- d. Setbacks
 - (1) One quarter (1/4) mile from a Colorado designated Scenic By-way or from the Palisade Fruit and Vine Byway.
 - (2) A minimum of ~~one~~ two hundred fifty (~~1250~~) feet from the nearest outside wall of an existing residential occupied structure on adjacent properties or a negotiated agreement is reached with the adjacent property owner.

Section 6.02 BB. 2. (Add the following)

- i. Securities - Bonding – Prior to construction, the owner/operator is required to submit an irrevocable standby letter of credit, bond, or alternative form of security in an amount sufficient to fund the estimated decommissioning costs with the County as beneficiary. Decommissioning cost shall include costs associated with the dismantlement, recycling, and safe disposal of facility components and site reclamation activities.

The decommissioning cost estimates, which shall be updated and delivered to the Community Development Director every five (5) years from the establishment and submittal of the Security. If the estimated costs change, the security amount shall be updated accordingly to reflect those changes.

Section 8.09 – Fire Protection (Revert to the original language. This involves removing the proposed changes (indicated in blue underline) and restoring the previous text (indicated in ~~red strikethrough~~)

C. Development Located Outside of Fire Protection District

- 3. If a development that is subject to the terms of this Section is proposed in a location that is outside of the boundaries or service area of any fire protection district or volunteer fire department, then the development shall only be allowed if the applicant provides evidence that the property will be annexed to the applicable district, or that a service agreement has been entered into between the applicant and the applicable fire protection district or volunteer fire department.
- 4. Nonresidential Development
 - a. In the event that neither annexation into a fire district nor a service agreement is practicable, evidence may be submitted showing that the development meets the requirements of the most recent edition of the International Fire Code that is concurrent with the International Building Code version recently adopted by Mesa County.
- 5. Residential Subdivisions
 - a. ~~For existing platted properties, including lots therein which may be further subdivided~~ In the event that neither ~~inclusion~~ annexation into a fire district nor a service agreement is practicable, the Director may determine that sprinkling of all habitable structures in with the accordance ~~International Fire Code~~ most recent edition of the International Fire Code that is concurrent with the International Building Code version recently adopted by Mesa County. is acceptable if all of the following is true or can be met:
 - b. The development is for single-family detached residential structures;
 - c. Each residential lot is at least one acre in size;
 - d. Each residential structure shall be set back a minimum of fifty feet (50) from all property lines;
 - e. Fire hydrants shall be installed in the development in accordance with the Land Use Code;
 - f. Water supply for fire flows shall provide at least twenty (20) pounds per square inch residual and one thousand (1000) gallons per minute;
 - g. There shall be recorded covenants, conditions and restrictions that prohibit brush, weeds, wood piles and similar combustible materials within thirty feet (30) of the outside of each structure;
 - h. The covenants, conditions and restrictions shall also contain a provision that substantially

provides notice that “The lots subject to these covenants, conditions and restrictions are NOT within a fire protection district, nor is there a contract with a fire protection district, to provide fire suppression on the properties subject to these covenants, conditions and restrictions.

- i. Final plats recorded after the effective date of this amendment shall also contain the statement described in g, above.
- j. The findings of a through e above, may be satisfied by the written statement of a licensed fire protection engineer.

Section 7.01 E. (Add the following)

Setback Exceptions.

- A. Required setbacks may be reduced to a minimum of three (3) feet by the Director on lots abutting "tracts" where the following conditions are met, and to the extent the abutting tract provides for a portion of the minimum setback:
 1. The abutting "tract" includes one or more of the following:
 - a. A park, trail, or open space that has been dedicated to the County for the use of the general public;
 - b. A required landscape buffer;
 - c. A required drainage facility; or
 - d. Open space (whether required by this Code or otherwise established), which is land within a development designed for and perpetually limited to the common use or enjoyment of the residents or occupants of the development and/or the public, but not including areas used for streets, alleys, driveways, or off-street parking or loading areas.
 2. Any amplified sound or music shall be held indoors with all doors and windows closed.
 3. Only that portion of the proposed lot line that is contiguous with the abutting tract may be used for purposes of determining the proposed dimensional reduction;
 4. The dimensional reduction shall be less than or equal to the open area provided by the tract;
 5. Maintenance of the tract shall be provided for in a binding agreement approved by the County;
 6. The tract is part of the subdivision or development that is the subject of the application.
 7. Abutting tracts may not be used to reduce any dimension of an easement.

Section 12 – Definitions (Amend and add the following)

Agrivoltaics: Agrivoltaics, agrophotovoltaics, agrisolar, or dual-use solar is the integrated use of land for both solar panels and agricultural production, such as crop or livestock production ~~or pollinator habitats,~~ underneath ~~or adjacent to~~ the solar panels. The relationship between the solar panels and agricultural production must be interdependent and the principal use of the property must remain agricultural. To qualify as a valid agricultural use, the property must demonstrate at least twenty-four (24) months of verified commercial agricultural activity prior to the installation of the solar facility. Furthermore, this agricultural use must be maintained as continuous, commercial-based activity following the solar installation.

Data Center: A building or buildings used to house information technology or telecommunications equipment with which digital information is processed, transferred, and/or stored. A data center may include associated ancillary structures, including, but not limited to, offices, security buildings, cooling water tanks, and backup power systems.

Battery Energy Storage System (BESS): A system consisting of one or more battery modules capable of collecting and storing energy from the grid or a generation facility and then discharge that energy to the electrical grid at a later time. A BESS is not a system of one or more batteries used within a residence or business for personal or private use.

Other Issues:

- **Orchard Mesa Overlay Zone**
 - Planning Commission should postpone the proposed amendments until the County has had the opportunity to meet with the Orchard Mesa community.
- **Airport Environs Overlay**
 - I do not believe there is a need to review the Airport Environs Overlay. The area of the Airport Environs Overlay located outside of the city limits are necessary to ensure proper oversight of any development that occurs within the Overlay subdistricts.
- **Community/Neighborhood Plans**
 - Most of these plans are over 10 years old. Any necessary elements have already been codified and added to the Land Development Code.
 - Clifton-Fruitvale Community Plan (adopted by Planning Commission in 2011)
 - Gateway Rural Community Plan (adopted by Planning Commission in 2004)
 - Glade Park (adopted by Planning Commission in 2014)
 - Loma Community Plan (adopted by Planning Commission in 2009)
 - Mack Community Plan (adopted by Planning Commission in 2012)
 - Mesa/Powderhorn Plan (adopted by Planning Commission in 2013)
 - Orchard Mesa Community Plan (adopted by Planning Commission in 2014)
 - Redlands Neighborhood Plan (adopted by Planning Commission in 2002)
 - Whitewater Community Plan (adopted by Planning Commission in 2011)
- **Dark Sky/Lighting Standards**
 - Planning Commission should postpone the proposed amendments until the County has had the opportunity to meet with the citizens to discuss the need for more regulation.
- **Grand Valley River Initiative**
 - Once this plan is finalized, the County may wish to review the goals and objectives to determine which elements, if any, should be codified. Until the final document is completed, it should not be incorporated into the Land Development Code.
- **BESS/Data Centers**
 - Planning Commission should hold off these on requested amendments, with the exception of adding both to the I-1 and I-2 zones, until the County has the opportunity to meet with industry representatives and concerned citizens.

PROJECT
REVIEW

PRO2026-0092

Mesa County Land
Development Code
Amendment