



**MESA
COUNTY**

**PLANNING COMMISSION
WORKSHOP**

June 11, 2026

5:45 p.m.

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

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

PROJECT
REVIEW

PRO2026-0092

Mesa County Land
Development Code
Amendment



March 27, 2026

The following are those Sections of the Land Development Code that the Planning Commission requested additional review. Each Section is identified and the proposed language highlighted and underlined in [blue](#).

I have also included the proposed amendments regarding developments outside fire districts (Section 8.09 B.). As I recall, the discussion centered around removing the proposed text and reverting back to the existing text.

Table 6-1 (Add the following)

| TABLE 6-1: USE TABLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|----------|-------------------|-----|------|-------|-------|-------|-------|-------|--------|--------|----------------|-----|-----|-----|-----|------------------------|---------------------|-----|--------------------------|---------|-------------------------|--------|-----|-----|--------|-------------------------|
| Principal Uses Allowed | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Use Category (Section) | Specific Use Type | Rural | Urban Residential | | | | | | | | | | Nonresidential | | | | | Mack Overlay Districts | Mixed Use Districts | | Gateway Overlay District | | Site Specific Standards | | | | | |
| | | AF1/AF35 | RSFR | URR | RSFE | RSF-1 | RSF-2 | RSF-4 | RMF-5 | RMF-8 | RMF-12 | RMF-16 | RMF-24 | R-O | B-1 | B-2 | C-1 | C-2 | I-1 | I-2 | TIER #1 | TIER #2 | | MU-OTC | MUR | MUC | Area A | Area B |
| Utilities (Section 12.04) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Utility, Basic 12.04 I. | Utility Service Facilities (underground) | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | |
| | Utility Treatment, or Service Facility | C | | | | | | | | | | | | | | | | C | C | | C | C | C | C | | | | |
| | Minor Basic Utilities | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | |
| | Battery Energy Storage System (BESS) | | | | | | | | | | | | | | | | | | C | C | | | | | | | | |
| | Basic Utilities | C | C | C | C | C | C | C | C | C | C | C | C | C | C | A | A | A | A | A | C | C | C | C | A | C | C | |
| Industrial (Section 12.06) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Warehouse and Freight Movement 12.06 C. | Indoor Operations, Storage and Loading | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Indoor Storage with Outdoor Loading Dock | | | | | | | | | | | | | | | | | | | | | | | | | | | 6.02 M. |
| | Outdoor Storage or Loading | | | | | | | | | | | | | | | | | | | | | | | | | C | | 6.02 M. |
| | Sand or Gravel Storage | C | | | | | | | | | | | | | | | | | | | | | | | | | | 6.02 M. |
| | Data Center | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| All Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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 ([+250](#)) 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 (Currently proposed, conversation was to revert back to original language)

B. Development Located Outside of Fire Protection District

1. 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.
2. 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.
3. 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 five (5) 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. 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;
 3. The dimensional reduction shall be less than or equal to the open area provided by the tract;
 4. Maintenance of the tract shall be provided for in a binding agreement approved by the County;
 5. The tract is part of the subdivision or development that is the subject of the application.
 6. Abutting tracts may not be used to reduce any dimension of an easement.

Section 12 – Definitions (Amend and add the following)

Agrioltaics: 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 solar panels. The relationship between the solar panels and agricultural production must be interdependent. To qualify as a valid agricultural use, the property must demonstrate at least 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.