



Affordable Housing Code Task Force
City Hall -250 North 5th Street, Grand Junction, CO 81501
Training Room, 2nd Floor City Hall
March 5, 2026 (3:30 p.m. – 5:30 p.m.)

Registration URL -
https://attendee.gotowebinar.com/register/8917558724282873433

- 1. Quick recap of last meeting Kelly Maves/Kevin Bray
2. Review of Code Amendment Spreadsheet Tamra Allen
3. Discussion on Pending Recommendations TF/ Staff
a) Bike Parking Mark Austin/Mike Foster
b) CID Kevin Bray/Ron Abeloe/Ivan Geer
c) Significant Trees Kevin Bray/Ron Abeloe/Ivan Geer
4. Meeting Updates
a) TEDS Scoping Ivan Geer
b) Surveying Ron Abeloe
5. Metrics Keith Ehlers

Current Focus/Assignments: Items not yet discussed with the Task Force but are on the agenda to discuss.

- TEDS (4' Sidewalks and Street Sections) Scope for consultant Ivan /Mark /Keith
Survey Ron Abeloe/Ivan Geer/Mike Foster
Plat Expirations Keith Ehlers/Ron Abeloe
Local Agency/Length of Review Time Kim Kerk/Ivan Geer
Code and Statute Citations Ivan Geer
Legal
Cottage Court Decision
Lot size/Width (TF Involvement)
Overlaps – Exactions/Fees
24 Road Overlay
Market Driven Amenities
CC&R Review
Roaring Fork vs. St. Jude

Recommendations/Pending Action: Items that have been discussed at the Task Force and those assigned to write up the recommendation on the Recommendation Template Form to submit to Co-Chairs and Kimberly.

- Pedestrian Access/Connections City Council 1st Reading 2/18/26 Mark /Mike
City Council 2nd Reading 3/4/26



CID Certified Irrigation Designer     *PC Hearing 1<sup>st</sup> Reading*     Ron /Ivan/Kevin  
*PC Hearing 2<sup>nd</sup> Reading*

Bicycle Storage/Parking     *City Council 1<sup>st</sup> Reading*     Mark /Mike  
*City Council 2<sup>nd</sup> Reading*

Significant Trees     *PC Hearing*     Kevin Bray

**Items on Hold**

Change of Use     Mike Foster (Hold)  
Minor Site Plan Trigger     Mike Foster (Hold)  
Resources/Consultant     Mayor Kennedy/Mike Bennett

**Next Action Items:** Items to be added to the agenda.

**Completed Items**

ADA Digital Compliance     (Completed)  
Inclusionary Zoning-Linkage Fee     (Forwarded to Council as information only)  
Pre-Application Meeting     (Completed)  
Pre-Application Checklist     (Completed)  
Revocable Permit - Staff is bringing forward a text amendment.