



**Affordable Housing Code Task Force**  
**City Hall -250 North 5<sup>th</sup> Street, Grand Junction, CO 81501**  
**Training Room, 2<sup>nd</sup> Floor City Hall**  
May 14, 2026 (3:30 p.m. – 5:30 p.m.)

Registration URL -  
<https://attendee.gotowebinar.com/register/8742209710949946458>

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|---|--------------|
| 1. TEDS Staff Proposed Changes                            | Rick Dorris  |
| 2. RFP Process  | Duane Hoff   |
| 3. Process Discussion                                     | Keith Ehlers |
| 4. Community Development Process Improvement (BakerTilly) | Tamra Allen  |

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

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|---|---|
| TEDS (4’ Sidewalks and Street Sections) Scope for consultant Survey | Ivan /Mark /Keith<br>Ron Abeloe/Ivan Geer/Mike Foster |
| Plat Expirations  | Keith Ehlers/Ron Abeloe                               |
| Local Agency/Length of Review Time                                  | Kim Kerk/Ivan Geer                                    |
| Legal   |   |
| Cottage Court Decision  |   |
| Lot size/Width (TF Involvement)                                     |   |
| Overlaps – Exactions/Fees   |   |
| 24 Road Overlay   |   |
| Market Driven Amenities   |   |
| CC&R Review   |   |
| Subdivision Code  |   |

**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.

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|-----------------------------------|--|-----------------|
| Bicycle Storage/Parking           | <i>City Council 1<sup>st</sup> Reading 3.18.26</i> | Mark /Mike      |
|                                   | <i>Pulled from Council Agenda, back to TF</i>      |                 |
| Significant Trees                 | <i>PC Hearing TBD</i>                              | Kevin Bray      |
| CID Certified Irrigation Designer | <i>PC Hearing - TBD</i>                            | Ron /Ivan/Kevin |
| Detention Ponds                   | <i>PC Hearing - TBD</i>                            |                 |

**Items on Hold**



TEDS Scoping  
Change of Use  
Minor Site Plan Trigger  
Resources/Consultant

Ron Abeloe/Kevin Bray  
Mike Foster (Hold)  
Mike Foster (Hold)  
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)  
Pedestrian Access/Connections (Completed)

Revocable Permit – (Completed) Text Amendment is not required.

- Initial problem we were originally solving for was the concept of a “master revocable permit” with an example from Redlands 360 development, who were filing multiple individual permit applications for irrigation crossings, and the ability to file a single permit to allow for multiple irrigation crossings is an efficiency and cost savings.
- Currently in our code, the Community Development Director has the authority to grant revocable permits for irrigation, landscaping, and certain fencing.
- City legal believes without changing the code, we currently have the ability to allow for “master revocable permits” for each filing of a development when the permit can be issued with sufficient drawings identifying the specific property that is being permitted. These master revocable permits can be handled administratively.
- For the remaining revocable permits that come before Council, Legal’s analysis is that those can also be bundled together as a master revocable permit when individual items can be properly drawn and described within the single permit application.
- Granting a revocable permit should provide due process with a clear impartial decision with no appearance of impropriety without fear of unequal treatment. A record based on evidence to support the decision made is needed. These steps are best available with the City Council consideration of the request.

Code and Statute Citations (Completed)  
Roaring Fork vs St. Jude Discussion (Completed)