



Affordable Housing Code Task Force
City Hall -250 North 5th Street, Grand Junction, CO 81501
Training Room, 2nd Floor City Hall
 July 9, 2026 (3:30 p.m. – 5:00 p.m.)

Registration URL -

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| 1. Change of Use | Mike Foster |
| 2. Detention Ponds | Ron Abeloe |
| 3. Process Discussion | Keith Ehlers |

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
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 Hearing 7.15.26</i> | Mark /Mike |
| CID Certified Irrigation Designer | <i>City Council Hearing 7.15.26</i> | Ron /Ivan/Kevin |
| Significant Trees | <i>PC Hearing 7.14.26</i> | Kevin Bray |
| Shared Driveways | <i>TBD</i> | Ron Abeloe |
| Detention Ponds | <i>Staff Report to HACTF</i> | Ron/Mark |

Items on Hold

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| Minor Site Plan Trigger | Mike Foster (Hold) |
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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)