



Affordable Housing Code Task Force
City Hall -250 North 5th Street, Grand Junction, CO 81501
Training Room, 2nd Floor City Hall
January 22, 2026 (3:30 p.m. – 5:30 p.m.)

Registration URL -
<https://attendee.gotowebinar.com/register/7273986751992653402>

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| 1. Quick recap of last meeting | Kelly Maves/Kevin Bray |
| 2. Introduction of Interim City Attorney Jeremiah Boies | Mike Bennett |
| 3. Review of Code Amendment Spreadsheet (Next round) | Tamra Allen |
| 4. Update on Staff Reports/Planning Commission Hearing Process | Co-Chairs |
| a) Discussion on pending recommendations | Tamra Allen |
| 5. Update on Agency Review/Comments Timeline | Tamra Allen |
| 6. Meeting Updates | TF Members |
| a) TEDS Scoping | Ivan Geer |
| b) Surveying | Ron Abeloe |
| c) Revocable Permits | Jane Quimby |
| 7. Metrics Matrix | Keith Ehlers |

Resolution: Establishment of metrics for which success can and should be measured from the outcomes of their work, including but not limited to those changes that will directly and demonstrably result in housing becoming more affordable.

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

TEDS (Sidewalks and Street Sections) Scope for consultant	Ivan Geer/Mark Austin
Revocable Permit	Jane Quimby/Dillon Foster
Survey	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	
Overlaps – Exactions/Fees	
24 Road Overlay	
Market Driven Amenities	
CC&R Review	



Recommendations/Pending Staff Comments: 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.

CID Certified Irrigation Designer	<i>PC Hearing 02/10/26</i>	Ron /Ivan/Kevin
Bicycle Storage/Parking	<i>City Council 1st Reading 02/4/26</i> <i>City Council 2nd Reading 02/18/26</i>	Mark /Mike
Pedestrian Access/Connections	<i>City Council 1st Reading 02/4/26</i> <i>City Council 2nd Reading 02/18/26</i>	Mark /Mike
Pre-Application	<i>City Council 01/21/26</i>	Mark /Ron/Kevin
Significant Trees	<i>PC Hearing 01/27/26</i>	Kevin Bray

Items on Hold

Change of Use	Mike Foster (Hold)
Minor Site Plan Trigger	Mike Foster (Hold)

Staff Responses: Recommendations that have been submitted to the City and are waiting for staff to review and provide responses. For Code Amendments staff will work on code language and that information will come back to the Task Force before moving through the Code Amendment process.

Resources/Consultant	Mayor Kennedy/Mike Bennett
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Next Action Items: Items to be added to the agenda.

Other Business

Completed Items

Inclusionary Zoning-Linkage Fee	<i>(Forwarded to Council)</i>	Kevin Bray
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