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**GRAND JUNCTION CITY COUNCIL
MONDAY, JUNE 1, 2026
WORKSHOP, 5:30 PM
FIRE DEPARTMENT TRAINING ROOM
625 UTE AVENUE**

1. Discussion Topics

- a. 2026 Community Survey Draft Review
- b. Housing Affordability Code Task Force Request for Consultant
- c. Real Estate Committee Review

2. City Council Communication

An unstructured time for Councilmembers to discuss current matters, share ideas for possible future consideration by Council, and provide information from board & commission participation.

3. Next Workshop Topics

4. Other Business

What is the purpose of a Workshop?

The purpose of the Workshop is to facilitate City Council discussion through analyzing information, studying issues, and clarifying problems. The less formal setting of the Workshop promotes conversation regarding items and topics that may be considered at a future City Council meeting.

How can I provide my input about a topic on tonight's Workshop agenda?

Individuals wishing to provide input about Workshop topics can:

1. Send input by emailing a City Council member ([Council email addresses](#)) or call one or more members of City Council (970-244-1504)

2. Provide information to the City Manager's Office (johnnym@gjcity.org) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.
 3. Attend a Regular Council Meeting (generally held the 1st and 3rd Wednesdays of each month at 5:30 p.m. at City Hall) and provide comments during "Public Comments."
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Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: June 1, 2026
Presented By: Kelsey Coleman
Department: City Manager's Office
Submitted By: Kelsey Coleman

Information

SUBJECT:

2026 Community Survey Draft Review

EXECUTIVE SUMMARY:

City Council will review draft questions for the 2026 Community Survey, specifically proposed questions intended to gauge community interest in potential future investment in the Orchard Mesa Pool. Feedback from Council will help refine survey language and ensure the survey captures meaningful community input regarding recreation priorities and potential funding considerations.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction conducts a community satisfaction survey every two years using a professional survey consultant. This approach ensures consistent methodology, reliable data collection, and accurate trend analysis over time. RRC Associates, a Colorado-based firm, administered the survey in 2018, 2022, 2024 and will do so again in summer 2026.

City Council has directed staff to include questions in the 2026 survey to better understand community willingness to invest in the future of Orchard Mesa Pool as the City evaluates potential ballot considerations for 2027.

The survey is mailed to a randomized, proportionate sample of residents within City limits across Grand Junction's eight neighborhoods to gather input from a range of populations across the community. Respondents may complete the survey by paper or electronically using a unique code issued to each respondent.

FISCAL IMPACT:

For discussion only.

SUGGESTED ACTION:

For discussion only.

Attachments

None



Grand Junction City Council

Workshop Session

Item #1.b.

Meeting Date: June 1, 2026
Presented By: Mike Bennett, City Manager
Department: City Manager's Office
Submitted By: Kimberly Bullen

Information

SUBJECT:

Housing Affordability Code Task Force Request for Consultant

EXECUTIVE SUMMARY:

The Housing Affordability Code Task Force (HACTF) submitted an official request to the City on May 13, 2026 requesting the City retain a qualified consultant through an RFP process to assist in the evaluation and revision of the City's Transportation Engineering Design Standards (TEDS), codified in the Grand Junction Municipal Code (GJMC) Chapter 29, and regulations contained within GJMC Article 21.

BACKGROUND OR DETAILED INFORMATION:

The Housing Affordability Code Task Force (HACTF) was established on August 6, 2025, by City Council Resolution 47-25 to convene a committee comprised of persons engaged in residential building and development to provide recommendations to the city to reduce the regulatory burden of developing new affordable and workforce housing which would result in reducing housing costs. The expectation is that the Task Force will gather and incorporate into its recommendations feedback from people in the single-unit and multi-unit home building and residential subdivision industry, including others not named to the Committee. It is also the expectation that the Task Force will first establish 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. This effort directly aligns with the City Council's adopted 2025-2027 Strategic Plan, specifically the strategic priority of Housing and Goal 1 - Streamline the planning and approval processes by reducing the city's review turnaround times, reducing barriers, while increasing predictability for applicants.

Through collaboration with City staff, Task Force members, and the development community, it has become evident that certain provisions within TEDS, Article 21, and

related policy documents, particularly elements of the City's Bike and Pedestrian Plan may be unintentionally contributing to increased housing costs, extended timelines, unnecessary complexity, and reduced project feasibility. The Task Force has submitted a formal request to the city to retain a qualified consultant through an RFP process to assist in the evaluation and revision of the City's Transportation Engineering Design Standards (TEDS), codified in the Grand Junction Municipal Code (GJMC) Chapter 29, and regulations contained with GJMC Article 21.

The Task Force believes this effort should include a focused deregulatory review intended to identify opportunities to simplify standards, reduce unnecessary requirements, improve predictability, and streamline development processes while continuing to maintain appropriate public safety and infrastructure objectives.

A consultant with expertise in transportation standards, land development engineering, housing affordability, and implementation-oriented regulatory reform would provide valuable support.

The Task Force has dedicated significant in-kind time and professional expertise to this effort over the past several months. In addition, Task Force members have participated in subcommittee work that has frequently required multiple meetings to evaluate code provisions, identify inefficiencies, and develop potential solutions.

Engaging outside expertise will help ensure this work can move forward without placing additional strain on Community Development staff, whose time and resources remain critical to maintaining efficient review and approval processes.

FISCAL IMPACT:

This request will have a fiscal impact but until an RFP process is completed we won't know the extent of the impact. This work was not budgeted for in the 2026 budget.

SUGGESTED ACTION:

Provide direction to staff

Attachments

1. HACTF Consultant Letter

Housing Affordability & Code Task Force
City of Grand Junction

May 13, 2026

Grand Junction City Council
250 North 5th Street
Grand Junction, CO 81501

RE: Request for Consultant Support – TEDS and Subdivision Code (GJMC Article 21) Revisions

Dear City Manager Bennett, Mayor Lutz, and Members of Council,

On behalf of the Housing Affordability & Code Task Force, we respectfully submit this request for City support to retain a qualified consultant to assist in the evaluation and revision of the City’s Transportation Engineering Design Standards (TEDS), codified in GJMC Chapter 29, and regulations contained within GJMC Article 21.

The Task Force was established to identify and implement practical, measurable strategies to improve housing attainability while maintaining the quality, safety, and long-term viability of development within the City of Grand Junction. This effort directly aligns with the City Council’s adopted 2025–2027 Strategic Plan, which recognizes the need to review regulatory requirements that may slow housing development and to streamline review processes that enable private-sector housing development.

Through collaboration with City staff, Task Force members, and the development community, it has become evident that certain provisions within TEDS, Article 21, and related policy documents—particularly elements of the City’s Bike and Pedestrian Plan—may be unintentionally contributing to increased housing costs, extended timelines, unnecessary complexity, and reduced project feasibility.

As a result, the Task Force believes this effort should include a focused de-regulatory review intended to identify opportunities to simplify standards, reduce unnecessary requirements, improve predictability, and streamline development processes while continuing to maintain appropriate public safety and infrastructure objectives.

While prior Task Force efforts have successfully addressed several procedural and code-related inefficiencies, the scope and technical complexity of TEDS and subdivision code revisions require specialized expertise. A consultant with experience in transportation standards, land development engineering, housing affordability, and implementation-oriented regulatory reform would provide valuable support through:

- Comprehensive review of existing TEDS and Article 21 requirements
- Identification of provisions that disproportionately impact housing affordability and project feasibility
- Evaluation of Bike and Pedestrian Plan requirements as they relate to development standards, including opportunities to reduce, streamline, or eliminate elements that add cost without commensurate public benefit
- Drafting support for code and standards updates
- Coordination with City staff and Task Force members
- Recommendations focused on efficiency, predictability, and reduction of unnecessary regulatory burden

The Task Force has dedicated significant in-kind time and professional expertise to this effort over the past several months. In addition to regular Task Force meetings, members have participated in subcommittee work that has frequently required multiple meetings per week to evaluate code provisions, identify inefficiencies, and develop potential solutions. Collectively, this represents a meaningful professional investment and a strong foundation of work already completed. At this stage, additional progress will benefit from targeted technical support, and this request represents an opportunity for the City to partner in advancing the work through the engagement of a qualified consultant.

This approach is also intended to support the City's broader strategic goals surrounding government efficiency, continuous improvement, and cross-departmental collaboration. Engaging outside expertise will help ensure this work can move forward without placing additional strain on Development Department staff, whose time and resources remain critical to maintaining efficient review and approval processes.

This effort is expected to generate long-term value by reducing unnecessary development costs, improving efficiency in the entitlement and construction process, and supporting the creation of housing attainable to a broader range of Grand Junction residents.

To ensure the consultant engagement remains aligned with the original intent and objectives of the Housing Affordability & Code Task Force, we respectfully request that Task Force representation be included in both the development of the Request for Proposals (RFP) and the consultant selection process. Given the substantial time, professional expertise, and institutional knowledge contributed by Task Force members throughout this initiative, participation in these steps will help maintain continuity, reinforce accountability to the goals established by Council, and support the selection of a consultant with practical experience in implementation-oriented regulatory reform.

We believe this effort represents an important opportunity to advance the City's adopted strategic priorities related to housing, government efficiency, and fiscal responsibility while continuing to support long-term economic sustainability and attainable housing opportunities within the community.

We respectfully request Council's support so that the Task Force may proceed with this important work.

Thank you for your continued leadership and partnership in addressing housing affordability in Grand Junction. We are available to provide additional detail or answer any questions at your convenience.

Sincerely,



Kelly Maves
Co-Chair



Kevin Bray
Co-Chair

Housing Affordability & Code Task Force
City of Grand Junction



Grand Junction City Council

Workshop Session

Item #1.c.

Meeting Date: June 1, 2026
Presented By: Mike Bennett, City Manager
Department: City Manager's Office
Submitted By: Mike Bennett, City Manager

Information

SUBJECT:

Real Estate Committee Review

EXECUTIVE SUMMARY:

The City Council has followed a practice that assigns two members of City Council to function as a "Real Estate Committee." This committee reviews potential real estate decisions with the City Manager and the City Attorney prior to formal requests and decisions are brought before the entire Council whether through an Executive Session, if applicable, a Council Workshop, or formal action at a regular City Council meeting. This item is for the City Council to review whether to continue or alter this practice.

BACKGROUND OR DETAILED INFORMATION:

The City Council has traditionally followed a practice that assigns two members of City Council to function as a "Real Estate Committee." This committee reviews potential real estate decisions with the City Manager and the City Attorney prior to formal requests and decisions are brought before the entire Council whether through an Executive Session, if applicable, a Council Workshop, or final and formal action at a regular City Council meeting. This item is for the City Council to review whether to continue or alter this practice. This discussion is to consider whether this committee is necessary. At a recent City Council workshop, while the City Council was reviewing upcoming Council Workshop discussion items, this was requested to be schedule for a future workshop.

City Manager Bennett and Interim City Attorney Jeremiah Boies will be prepared to discuss this topic with the Council.

FISCAL IMPACT:

No fiscal impact.

SUGGESTED ACTION:

For discussion only.

Attachments

None