

PLANNING AND ZONING COMMISSION

AGENDA

~~DATE MAY 2, 2023, 6:30 P.M.~~

MAY 16, 2023 6:30 P.M

420 CENTRAL AVE DOLORES CO. 81323

OR VIRTUALLY BY THE LINK BELOW:

Join Zoom Meeting

<https://zoom.us/j/92252992315>

Meeting ID: 922 5299 2315

One tap mobile

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+12532158782,,92252992315# US (Tacoma)

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.**
5. **PUBLIC PARTICIPATION 5 minutes per person.**
6. **APPROVAL OF THE AGENDA**
7. **CONSENT AGENDA**

7.1 Minutes of April 11, 2023
8. **Staff updates**

8.1 Understanding Growth and Housing Issue in Dolores

- A. Comprehensive Plan
- B. Dolores Future Housing Needs/Regional Housing Needs Assessment
- C. Natural and Structural Limitations

8.2 Discussion items:

- A. Where Does the Rural Homes Project Fit?
- B. Changes at the State Level
 - a. Prop. 123 Funding
 - b. Future of SB23-213 and Potential Legislative Requirements
- C. Town Priorities Addressed by LUC Update
- D. Identify Potential Additional Changes for Affordable Housing
 - a. Short-term
 - b. Long-term

8.3 Refining agreed to LUC edits. (These will be scheduled for public hearing with the Planning Commission June 6, 2023)

A. Discussion/ recommendation:

- 1. Definition of affordable Housing see attached definition. Pg 3

Discussion/ recommendation:

- 2. Permitted Use table - amendments. Pg 3,

Discussion/ recommendation:

- 3. Affordable housing expedited review process. See attached process. Pg. 5

Discussion/ recommendation:

- 4. Density bonus- the establishment of a density bonus program to increase the construction of units that meet critical housing needs in the local community. See attached process pg 6

Discussion/ recommendation:

- 5. Remove Mandatory Homeowner association from the Land Use Code.

9. Adjournment

Affordable Housing Definition

A. Affordable Housing Definition

Dolores, Colorado, establishes the following affordable housing policies and definitions, adjustable as necessary to remain eligible for applicable sources of state and federal funding. Dolores, Colorado, will aim to approve housing developments priced so that more rental households earning no more than 80% of the Area Median Income, and existing homeowners earning no more than 140% of the Area Median Income, can afford to live in the Town. Where required by state or federal funding requirements, these standards shall be adjusted as follows:

Dolores, Colorado, will aim to approve, and as needed, annually increase the supply of new and existing housing so that more rental households earning no more than 60% of the Area Median Income, and existing homeowners earning no more than 100% of the Area Median Income, and first-time homeowners earning no more than 120% of the Area Median Income, can afford to live in the Town while paying no more than 30% of their gross monthly income for housing.

Proposed Use Table Amendments

Table 4.1: Primary Uses	LLR	new	R1	new	MRF	MH	CB1 + 2	CH	LI	new	P	R10	R35	Additional Use Limitations
	LLR1	LLR 2	NR1	NR2	NR3	MH P	DM U	CM U	IND	P1	P2	R10	R35	
	Key: /P/ Permitted Use /PL/ Permitted with Use Limitations /C/ Conditional Use /-/ Not Permitted [1] Affordable Housing Required													
RESIDENTIAL														
Households Living (dwelling unit/structure)														
1 du/structure	P	P	P	P	P	P	C	PL	--	--	--	P	P	
2 du/structure	P	P	P	P	P	P	PL	PL	--	--	--	--	--	Sec. 4.5.A
Townhomes (3 or more attached units)	C[1]	C[1]	C[1]	P	P	--	C	P	--	--	--	--	--	Sec. 4.5.A
3-4 du/structure multifamily	--	--	C[1]	P	P	--	PL	PL	--	--	--	--	--	Sec. 4.5.A
5-8 du/structure apartment	--	--	--	--	P	--	C	PL	--	--	--	--	--	
9+ du/structure apartment	--	--	--	--	P	--	--	PL	--	--	--	--	--	
Affordable housing development	P	P	P	P	P	P	P	P	--	--	--	P	P	
Manufactured Home	--	--	--	--	--	P	--	--	--	--	--	--	--	Sec. 4.5.A

Drafting notes:

1. Definition of “affordable housing development: a residential rental or ownership development in which at least [add number or percentage] of the units are affordable housing and are income restricted for a minimum period of [add number] years.
2. Proposed development must conform with zone district dimensional standards without any requests for variances.

Affordable Housing Expedited Review Process

1. Administrative Review

An affordable housing site plan shall be reviewed in accordance with the general approval procedures applicable to administrative review in Section 13.6, with the following modifications:

a. A community meeting shall be required for those projects that propose:

1. 10 or more total dwelling units;
2. 10,000 square feet or more of floor area; or
3. Development of 3 or more units on a lot adjacent to an existing single-family detached dwelling.

b. The total time between when the affordable housing site plan application is determined to be complete and the approval of the site plan shall not exceed 120 days. Applicants shall have 20 days to resubmit revised documents to address comments from the Town or the application shall be considered inactive and abandoned.

c. The construction of on-site affordable units in any development shall be timed such that the units shall be constructed and pass final inspection concurrently or prior to the market-rate dwelling units in that development.

2. Parking

a. Required Off-Street Parking

Parking shall be provided in accordance with Table 8.1 except that off-street parking for affordable housing units shall be provided at a minimum of 1 space per dwelling unit.

b. Bicycle Parking

Bicycle parking for developments with affordable housing units shall be provided as follows:

1. Short-term spaces: 2 plus .05 per bedroom calculated across the entire development. Short-term spaces shall meet the design requirements of Section <> [to be added].
2. Long-term spaces: 2 plus .05 per bedroom calculated across the entire development. Long-term bicycle parking shall be covered, enclosed, and secured to the maximum extent practicable. Long-term bicycle parking may be located inside a building.

3. Applicability of Standards to Adaptive Reuse of Commercial Properties for Affordable Housing Projects

a. Zoning District Standards

1. The structure may be expanded to the dimensional maximums of the applicable zoning district.
2. If the structure is nonconforming, it may be expanded in all aspects except expansion of the nonconformity.

b. Development Standards

The site shall be brought into compliance with applicable requirements of the following sections when lot space is reasonably available:

1. Article 7, Landscaping, Screening, and Trees
2. Article 8, Parking, Loading, and Access.
3. The site shall be brought into full compliance with Article 10, Outdoor Lighting and Article 11, Signs.

Density Bonus-

The establishment of a density bonus program to increase the construction of units that meet critical housing needs in the local community.

- a. This strategy is intended to: Allow more housing units to be built on a specific site than would otherwise be allowed by the applicable zone district.
- b. It works by: Changing required zoning standards in a manner that allows the construction of more building area. Bonuses could include:
 - 1. Relaxing dimensional standards such as minimum lot size, lot coverage, or setbacks
 - 2. Permitting a larger number of dwelling units in a building or development site
 - 3. Providing a bonus height allowance or exemption from height restrictions that allows for construction of additional stories
 - 4. Reducing the amount of open space required on a development site
 - 5. Reducing the required number of parking spaces

DOLA Strategy: Allowing planned unit developments (PUD) with integrated affordable housing units.

- a. This strategy is intended to: Support the creation of additional affordable housing by requiring the creation of affordable housing as one of the requirements of PUD approval.
- b. It works by: changing the PUD regulations to specify that affordable housing development must be included in any new planned unit development.
- c. Dolores Policy Questions
 - 1. Should the PUD regulations be amended to require some amount of affordable housing?
 - 2. How much affordable housing should be required?

April 11: PUD Community Benefit Ideas

This is a sample code section from another community that shows how they will incorporate housing and other community priorities as PUD community benefit requirements. This list could be limited to affordable housing or changed to reflect other community priorities in Dolores.

In order to be deemed as an acceptable alternative to the Town's established zone districts, the Conceptual and Final PUD shall include at least one of the following community benefits:

A. Affordable Housing

Affordable housing providing at least __ <insert minimum number> units of deed-restricted affordable housing.

B. Sustainable/Resilient Design

The application must propose project, site, or building design features demonstrated to achieve two or more of the following reductions in resource consumption or trip generation when compared to those levels anticipated for developments of a similar type under the reference base district:

- 1. A reduction in water consumption of at least 25 percent; or
- 2. A reduction in non-renewable energy use of at least 25 percent; or
- 3. A reduction in average daily motor vehicle trip generation of at least 25 percent

C. Park or Trail Dedication to Remedy Current Deficiencies

The application shall include a report that describes deficiencies in the existing local parks and recreation system.

The application shall include information as to how the project will solve or improve such deficiencies.