

April SSR Meeting #5

Monday, April 27, 2026

1:30pm – 3:30pm

333 West Colorado Ave 2nd Floor, Telluride CO 81435

Zoom Link for Virtual Attendance

Invite link: <https://us06web.zoom.us/j/86097259982?pwd=M54xcez6wkm1ZEoL5K1791R7ZcCsLX.1>

Meeting ID: 860 9725 9982

Passcode: 731354

One tap mobile

+17193594580,,86097259982#,,,,*731354# US

+17207072699,,86097259982#,,,,*731354# US (Denver)

Join by SIP

• 86097259982@zoomcrc.com

Join instructions

<https://us06web.zoom.us/join/86097259982?signature=-M9zjbDiLeINbPLtRjRRkd2x0Tw6nqzPnxIHb6Ge3Yc>

April SSR Meeting #5 Agenda

2-Hour Working Session

- I. Recap of Project's Objectives (*5 minutes*)
- II. Accelerated Housing Review (*25 minutes*)
- III. Draft Code Recommendations (*85 minutes*)
- IV. Closing (*5 minutes*)



**SAN MIGUEL
COUNTY**
COLORADO



SAN MIGUEL COUNTY Housing Code Update

SSR Meeting #5

April 27, 2026 | 1:30pm – 3:30pm



MEETING AGENDA

- I. Recap of Project Objectives (5 min)
- II. Accelerated Housing Review (25 min)
- III. Draft Code Recommendations (85 min)
- IV. Closing (5 min)



SSR Group Purpose

- Serve in an **advisory capacity** (non-binding recommendations)
- Act as a bridge between **technical analysis and community values**
- Provide “**temperature checks**” on proposed solutions through consensus-seeking discussions
- Help **identify unintended consequences** of proposed code changes
- **Review and comment** on the Housing Code Update project as it develops
- **Serve as liaisons**—share project information with your networks and bring their feedback back to the Roundtable
- **Amplify outreach efforts** to ensure broad community input
- Adhere to the SSR Charter, including consensus-seeking norms and a **70% super-majority for formal recommendations**

ACCELERATED HOUSING REVIEW

What is Accelerated Housing Review?

- Qualifying affordable housing projects will be eligible for **certainty around review times**
- Existing standards and procedures remain unchanged
- Each eligible individual application for these qualifying projects (with some exceptions*) must reach a decision within **90 days**
 - *Notable exceptions are subdivision, rezoning, and PUD application
 - The decision may be approval or denial, review standards are the same



Why Now?

- To remain eligible for Proposition 123 funding, San Miguel County **must** adopt a streamlined review process for qualifying affordable housing projects
- This Accelerated Review Process must be adopted by the **December 31, 2026**
- If the process is adopted before **June 2026**, the County qualifies for additional funding from DOLA
- Accelerated review incentive funding is still available and BOCC/CPC gave direction to proceed at the March 26th joint work session

Prop 123 Expedited Review – Proposed

Review Timeframe: 90 days (*min required*)

- ***Proposed:*** Maintain minimum requirement

AMI Range: **120%** AMI Rentals, **200%** AMI Ownership

- ***Proposed:*** Increased from min requirements (60% AMI rentals, 100% AMI ownership) to be tailored closer to San Miguel County

Deed Restriction: ***Require permanent deed restriction***

- ***Proposed:*** Added per discussion

Unit Threshold: Majority (50%) of units affordable (*min required*)

- ***Proposed:*** Maintain minimum requirement

Prop 123 Expedited Review – Options to Customize

Eligible Applications: Adjusted DOLA list to San Miguel County application

• ~~Site Plan~~

- Development Plan
- Building Permit
- Variance

• ~~Conditional or~~ Special Use Permit ~~or Approval, Permitted Use Permit or Approval~~

- Planned Unit Development ~~approval or~~ amendment ~~that is not limited to zoning approval or subdivision of land~~
- Construction or engineering documents, Modifications of site plan, development permit, variance, or required construction or engineering documents following initial approval of an Affordable Housing project

Prop 123 Expedited Review – Options to Customize

Ineligible Applications : Adjusted DOLA list to San Miguel County application

~~• Concept Review~~

~~• Pre-Application Review~~

- Preliminary or Final Subdivision
- Initial Zoning and Rezoning
- Comprehensive Plan Amendment
- Appeals
- Planned Unit Development or Amendment that includes Rezoning or Subdivision

~~• Sign Permits~~

- Permits related to non-residential use
- Construction or engineering drawings that are not required as part of the Development and Land Use Application types listed herein

Prop 123 Expedited Review – Options to Customize

Concurrent Applications: Not required per Prop 123

- **Proposed:** BOCC opted to *include language to allow concurrent* (overlapping) application submittal and review to reduce overall timeframes

Noticing Requirements: No change - Per State requirements

Additional SSR Discussion Notes/Amendments:

- Clarification that all procedures and standards apply
- Added section of exempted application types
- Clarification of extension requirements
- Clarification that AMIs apply only to initial qualification (purchase or rental)
- Request for project caps will not meet DOLA approval

Accelerated Housing Review



Process and Next Steps:

- Discussed parameters with the SSR group on January 26, 2026
- Project team developed draft language to add a Section 3-15 of the Land Use Code.
- Reviewed with SSR group on March 2, 2026
- Draft was reviewed at a joint Planning Commission and Board of County Commissioners work session Thursday, March 26th
- Comments were addressed from joint work session
- Staff completed voluntary compliance review with DOLA – *minor changes suggested that have been incorporated*
- Updated draft posted for public review on April 8th – *prior to final DOLA compliance discussion*
- Planning Commission hearing May 14th
- Board of County Commissioner hearing June 3rd

CODE RECOMMENDATIONS

General Feedback Summary



Strong consensus, broad support

- 1D. Flexible Front Setback Allowances
- 1E. Redefine the Community Housing Zone
- 2A. Live-Work Housing
- 2B. ADUs by Right
- 2C. Cottage Clusters and Tiny Homes
- 3A. Density Bonus
- 3B. Lot Coverage, Setbacks and Size Reductions
- 3D. Fee Reductions/Waivers
- 3E. Incentives for Deed-Restricted ADUs
- 4B. Reduce Reliance on PUDs
- 6A. Provide Clear Use Tables and Standardized Definitions for All Zoning Districts



Mixed or conditional support

- 1A. Reduce Minimum Lot Sizes
- 1B. Adjust Density Allowances
- 1F. Allow Multiple Dwelling Units Under Relaxed Rules on Large Lots
- 2D. Campers/RVs/Vans
- 3G. Affordability Definitions, Qualifying Criteria, and Deed Restrictions
- 3H. Employee Housing Mitigation Impact Fee Structure
- 6B. Consider Consolidating Residential Zones Intended for Lower Density



Strong consensus, broad dissent

- 1C. Adjust Minimum Parking Requirements
- 3F. Reductions in Open Space Requirements
- 5A. Developing a TDR Program



Provide Options for Streamlined Application Procedures

Implement a Streamlined Review Process for Affordable Housing

- Accelerated Housing Review in progress

Reduce Reliance on PUDs

- Expand Uses allowed by Right, Administrative, or 1-Step Review (see other recommendations)

Standards for Additional Workforce Housing Types



Cottage Clusters, Cohousing, and Tiny Homes

- Allow cottage clusters and cohousing in the CH, MD, and HD zones
- Allow tiny homes as well as RVs, yurts, and other alternative living spaces in CH, MD, and HD zones when they will be used for seasonal workforce housing
- Define these housing types within the code:
 - Cohousing
 - Difference between cohousing and boarding house
 - Cottage Clusters: Include language from existing code on cottage clusters in WMTR district (319.2H IIA), remove requirement that develops as part of a PUD

“A comprehensive development consisting of cottages on a single lot. Individual dwelling units are clustered around a shared courtyard (common open space) with off-street parking and access.”
 - Tiny Homes
- Consider provisions that only allow cottage clusters within one mile from existing towns
- Adequate provision of water, wastewater, and utility services is necessary to support additional units without straining existing infrastructure

Standards for Additional Workforce Housing Types



Townhomes

- Separate Townhomes from Multi-family dwelling definition resulting in 4 housing types:
 - *Single-family detached*
 - *Duplex*
 - *Single-family attached*
 - *Multi-family*
- Allow for Duplex and Single-family Attached (townhomes) wherever Single-family detached home types are allowed
 - *provided that the project meets requirements for density allowances and review standards for public services, water supply, wastewater treatment, road access, wildlife friendly fences, environmental impacts, scenic views, and maintenance plans*

Standards for Additional Workforce Housing Types



Mixed-Use Workforce Housing

- Remove references to 'live/work units' and instead allow for mixed-used buildings with workforce housing multi-family buildings in Wright's Mesa, AHPUD, Commercial, and Mixed-Use zones to include housing off-site workers

ADUs by Right

- Allow ADUs by Right in the R, LD, MD, HD, CH, and WMTR zones

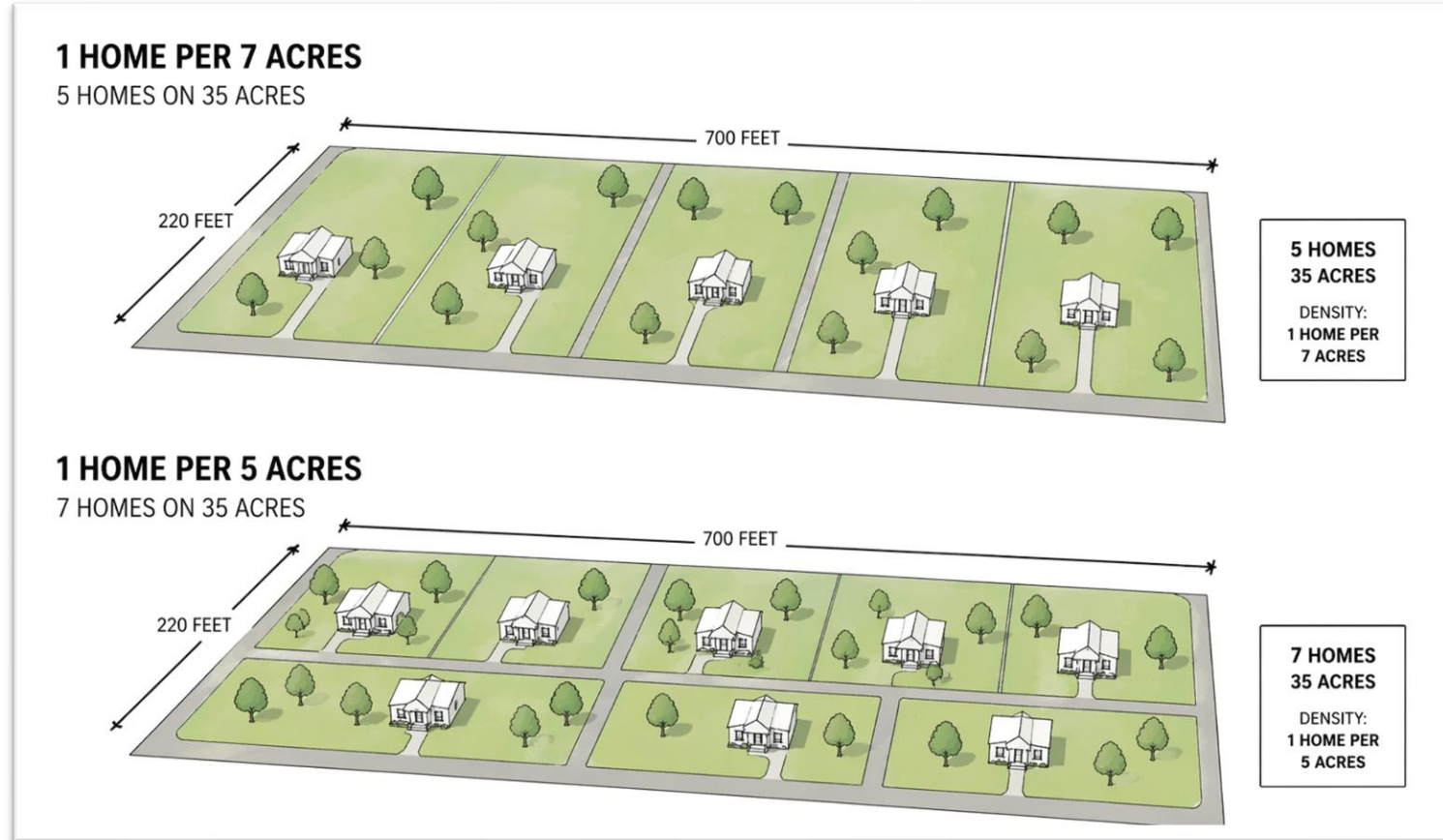
**HB24-1152 requires ADUs to be allowed by administrative approval in all areas where a single-family dwelling is allowed. PUD's incorporate their own standards so have not been included in this list.*

Regulatory Incentives for Affordable Housing Development



Qualification for Density Bonus

- Use existing County's R-1 deed restriction to qualify for the **density bonus** in exchange for guaranteed AMI targets





Zoning and Density Adjustments

Update setbacks to reflect PUD setback allowances

Zone District	Existing Setbacks (F, R, S)	Proposed Change (F, R, S)
LDR and LD	50', 50', 50'	25', 25', 25'
R (SF Res)	30', 20' 10'	No change
MD	30', 20', 20'	20'*, 20', 12.5'
HD	30', 30', 30'	15'*, 15', 12.5' 15' perimeter multi-family
All Other Zones	Varies	No Change
*Alley loaded townhomes – 10' Front		



Zoning and Density Adjustments

Refine the Community Housing Zone

- Mostly keep unchanged, except:
 - *Revise purpose statement to better reflect community priorities*
 - *Reduce baseline density allowance to 15 DU / acre, with higher allowance as a density bonus for more deeply affordable units (current max = 20 DU / acre)*
 - *Allow cohousing units*
 - *Allow development up to 45 feet in height for more deeply affordability restrictions rather than only tied to development that will be net zero on an annual basis (standard max = 35')*

Zoning and Density Adjustments



Increase base densities to match PUD allowance and add density bonus

Low Density Districts	Existing By Right Density Max	Existing PUD Density Max	Proposed By Right Density Max	Proposed Density Bonus
LDR <i>(Low Density Residential)</i>	1 DU / 35 acres	1 DU / 6-8 Acres	No Change	1 DU / 6-8 acres
R <i>(Single-Family Residential)</i>	1 DU / 35 acres	1 DU / 9,375 sf (~4.76 DU / acre)	No Change	4 DU / acre
LD <i>(Low Density)</i>	1 DU / 35 acres	1 DU / 7 acres	1 DU / 7 acres	1 DU / 5 acres
WMRA, WMRR, and F	1 DU / 35 acres	Not Specified	No Change	No Change



Zoning and Density Adjustments



Increase base densities to match PUD allowance and add density bonus

Med-High Density Districts	Existing By Right Density Max	Existing PUD Density Max	Proposed By Right Density Max	Proposed Density Bonus
MD	1 DU / 35 acres	1 DU / 3 Acres	1 DU / 3 acres	14 DU / acre
HD	1 DU / 35 acres	40 people/acre min 80 people/acre max	6-8 DU / acre	30 DU / acre
CH	20 DU / acre	1 DU / 7 acres	1 DU / 7 acres	1 DU / 5 acres
AH-PUD	1 DU / 35 acres	Not Specified	No Change	No Change
WMTR	1 DU / 2,500 SF for duplex	Not Specified	No Change	NA
PR	1 DU / 18,750 SF	Not Specified	No Change	NA



Dwelling Units (DU) / Acre

1 DU / 35 acres



Large-lot Single-Family (Loveland, CO)

2 DU / 1 acre



Accessory Dwelling Unit (Cartsbad, CA)

4 DU / 1 acre



Duplex (Frisco, CO)

1 DU / 5 acres



Large-Lot Single-Family (Thayne, WY)

2 DU / 1 acre



Fourplex (Montrose, CO)

2 DU / 1 acre



Duplex (South Fork, CO)



Dwelling Units (DU) / Acre

8 DU / 1 acre



Small-scale Apartments (Thermopolis, WY)

8 DU / 1 acre



Condominiums (Driggs, ID)

10 DU / 1 acre



Townhomes (Pinedale, WY)

~5 DU / 1 acre



Small-Lot Single-Family Clusters (Park City, UT)



Townhomes (Summit County, UT)

10 DU / 1 acre



Clustered Single-Family (Frisco, CO)

7 DU / 1 acre



Dwelling Units (DU) / Acre



~14 DU / 1 acre



Small-lot Single-Family (Buena Vista, CO)



Apartments – 2 stories (Jackson, WY)



18 DU / 1 acre



Small-Lot Single-Family (Park City, UT)

22 DU / 1 acre



Apartment Complex – 4 stories (Park City, UT)



Reduce Reliance on PUDs

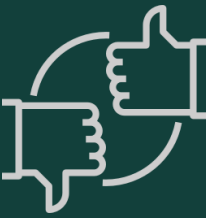


Housing Use Allocations	Existing By Right	Proposed By Right	Existing Admin	Proposed Admin	Existing 1-Step	Proposed 1-Step	Existing 2-Step	Proposed 2-Step
LDR	Single-family detached	Single-family detached, ADU	NA	No Change	NA	No Change	NA	No Change
R	Single-family detached	Single-family detached, ADU	No Change	4 DU / acre	NA	No Change	NA	No Change
LD	Single-family detached (<12,000 SF)	Single-family detached, ADU	ADU	None – remove ADU	NA	Duplex	Single-family detached (>12,000 SF)	No Change
WMRA	Single-family detached, ADU	No Change	NA	No Change	NA	No Change	NA	No Change
WMRR	Single-family detached	No Change	NA	No Change	NA	No Change	NA	No Change
F	Single-family detached (<12,000 SF)	No Change	Caretaker Unit	No Change	NA	No Change	Single-family detached (>12,000 SF)	No Change



Reduce Reliance on PUDs

* Per PUD currently



Housing Use Allocations	Existing By Right	Proposed By Right	Existing Admin	Proposed Admin	Existing 1-Step	Proposed 1-Step	Existing 2-Step	Proposed 2-Step
MD	SFD (<12,000 SF)	SFD (<12,000 SF), ADU	ADU	ADU, Duplex	NA	5 acres or less: SFA (8 units), RV, Tiny Home	NA	Up to 10 acres: Duplex*, SFA (9-20 units), Cottage Court, Cohousing, MF* (20 units), RV, Tiny Home
HD	SFD (<12,000 SF)	SFD (<12,000 SF), ADU	ADU	ADU, Duplex (on parcels <5 acres)	NA	5 acres or less: SFA, Boarding House, Cohousing, Cottage Court, RV, Tiny Home	NA	> 5 acres: SFD, SFA, Duplex*, MF*, Boarding House, Cohousing, Cottage Court, RV, Tiny Home
CH	NA	Single-family detached (<12,000 SF), ADU	NA	No Change	5 acres or less: SFD, SFA, Duplex, MF, Boarding Houses, RV, Tiny Home	5 acres or less: SFD, SFA, Duplex, MF, Boarding Houses, RV, Tiny Home, Cohousing, Cottage Court	5 acres: SFD, SFA, Duplex, MF, Boarding House, RV, Tiny Home	5 acres: SFD, SFA, Duplex, MF, Boarding House, RV, Tiny Home Cohousing, Cottage Cluster
AH-PUD	SFD	SFD, ADU	NA	No Change	NA	No Change	PUD: SFD, SFA, MF, Boarding House	PUD: SFD, SFA, MF, Boarding House, Cohousing, Cottage Court, RV, Tiny Home
WMTR	SFD, Duplex, Alley House	SFD, Duplex, Alley House, ADU	NA	No Change	Boarding House, Cohousing	No Change	Cottage Court, MF	No Change
PR	SFD, ADU	No Change	NA	No Change	NA	No Change	NA	No Change



Poll Results – Review Type

Administrative

- Large-lot Single-Family
- Accessory Dwelling Unit
- Duplex*

*



Duplex (Frisco, CO)

One-Step

- Fourplex
- Duplex**

**



Duplex (South Fork, CO)

Two-Step

- Small-scale apartments
- Small-lot single-family clusters
- Small-lot single-family
- Condominiums
- Townhomes

Five-Step

- Apartment Complex (4+ stories)

Current Process

Review Type	Timeline	Decision Body	Public Hearing?	Examples
Administrative	2-4 weeks	Planning Director	No	ADUs, minor amendments
One-Step	6-8 weeks	Planning Commission OR BOCC	Yes	Special Use Permits, medium-scale projects
Two-Step	10-12 weeks	PC recommendation → BOCC decision	Yes (both)	Rezoning, substantial amendments, major developments
Five-Step	6-12+ months	Multiple PC and BOCC stages	Yes (multiple)	Subdivisions, PUDs

NEXT STEPS

Next Steps

Accelerated Housing Review:

- Planning Commission hearing May 14th
- Board of County Commissioner hearing June 3rd

Full recommendations Report:

- SSR Survey
- SSR Meeting(s) to discuss remaining items
- May/June – Finalize Recommendations
- June – Final SSR Review (tentative)
- July – Joint CPC/BOCC work session
- Aug/Sept/Oct – Referrals and CPC/BOCC meetings for final approval/adoption



THANK YOU