

July SSR Meeting #6

Thursday, July 16, 2026

9:00am – 12:00pm

BOCC Meeting Room

Zoom Link for Virtual Attendance

(In-person attendance requested)

Invite link:

<https://us06web.zoom.us/j/84502946677?pwd=cKG6VanJpoilt8Kl8GR5bYs2hXb3ce.1>

Meeting ID: 845 0294 6677

Passcode: 519464

Meeting Intent

During this meeting, we will review and discuss refinements of the recommendations for changes to the Land Use Code that will make affordable and workforce housing easier to build. The feedback from this meeting will inform the final recommendations and redlines to the Land Use Code.

March SSR Meeting #4 Agenda

3-Hour Working Session

- I. Recap of prior meetings, draft code recommendations report, and framing current discussion *(25 minutes)*
- II. Refining draft recommendations *(60 minutes)*
 - a. *Zoning and Density Adjustments*
- III. Break *(5 minutes)*
- IV. Refining draft recommendations *(45 minutes)*
 - a. *Additional Workforce Housing Types*
 - b. *Regulatory Incentives for Affordable Housing*
- V. Synthesis of feedback, key refinements, and areas needing follow-up *(30 minutes)*
- VI. Meeting wrap-up and next steps *(15 minutes)*



**SAN MIGUEL
COUNTY**
COLORADO



SAN MIGUEL COUNTY Housing Code Update

SSR Meeting #6

July 16, 2026 | 9:00am – 12:00pm



MEETING AGENDA

- I. Recap and Framing Discussion
- II. Refining Draft
Recommendations
 - a. Zoning and Density
 - b. Workforce Housing Types
- III. Synthesis and Next Steps

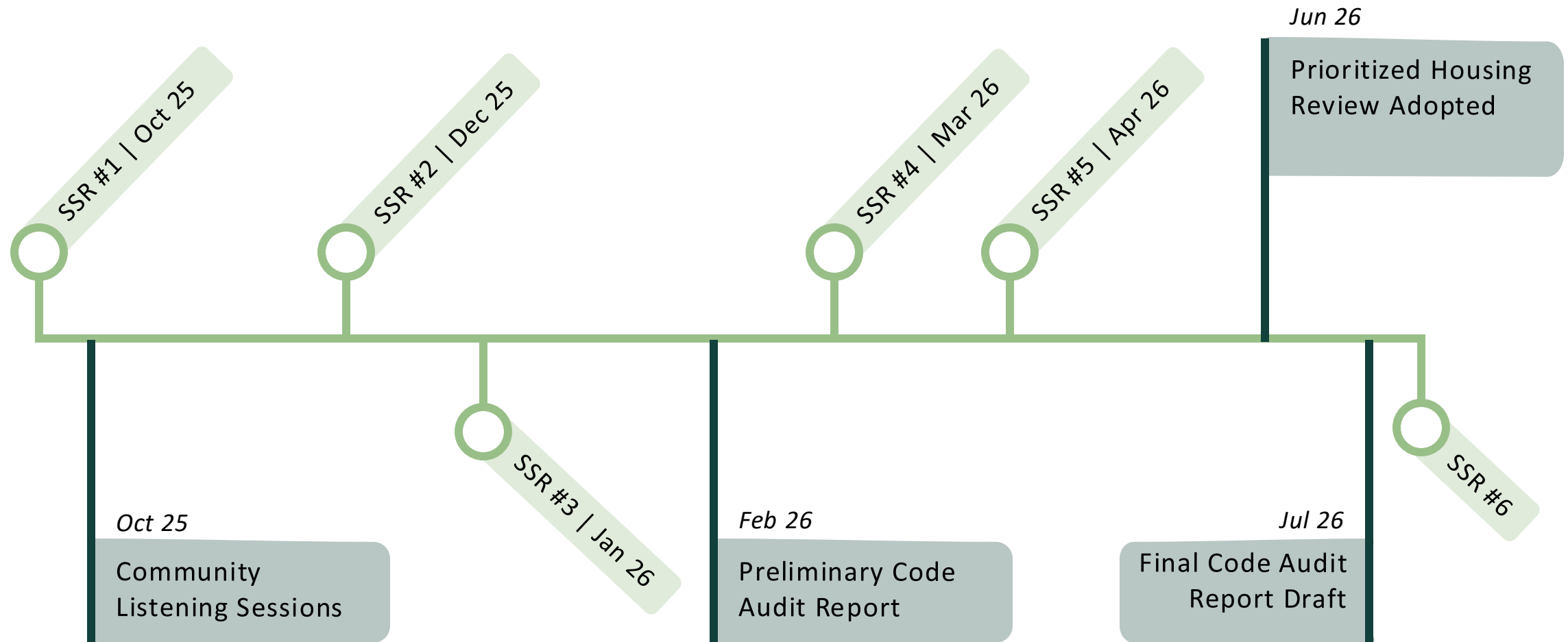


SSR Group Purpose

- 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 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**

**PROGRESS TO
DATE AND NEXT
STEPS**

Recap of Past Discussions



- ## Additional Workforce Housing Types

- 
- SAN MIGUEL COUNTY**
Housing Code Update



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Project Overview

How to Use This Document

Community Engagement

Existing Code Framework

Analysis and Recommendations

Appendix A: Code Redlines

Appendix B: Housing Needs Context

Appendix C: Existing Code Context

Appendix D: Background Information

San Miguel County has undertaken a comprehensive effort to identify and remove regulatory barriers that constrain housing production. The San Miguel County Housing Code Update, funded by a 123 Local Planning Capacity Grant, will assess current regulatory standards, and permitting processes to identify ways to streamline and reduce delays that prevent housing production and adopt changes to increase production.

This project implements key recommendations from the 2024 Housing Element (2024) and other community planning efforts. The project is scheduled for completion by July 2026.

July 2026

How to Use This Document

Community Engagement S

This section summarizes high-level themes, ideas, and findings from the San Miguel County Housing Code Update project.

- July 2026

Zone District	Current Minimum Lot Sizes (by right)	Proposed Minimum Lot Size (by right)
Low Density (LD)	35 acres	7 acres
Medium Density (MD)	35 acres	6 acres for well and septic 3,000 sf if connected to public water and sewer
High Density (HD)	35 acres	2 acres for well and septic 3,000 sf if connected to public water and sewer
Wright's Mesa Town Residential (WMTR)	5,000 sq. ft.	2,500 sf if connected to public water and sewer

Table 3: Current Lot Size Requirements with – No Changes Recommended

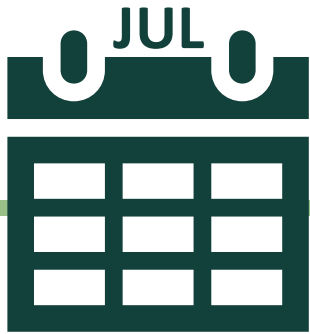
Table 3: Current Lot Size Requirements with – No Changes Recommended

Zoning District	Current Minimum Lot Sizes (By right)	Proposed Density (By right)
Low Density Residential (LDR)	35 acres	No Change
Single-Family Residential (R)	35 acres	No Change
Community Housing (CH)	Not specified	No Change
Affordable Housing Planned Unit Development (AH) (PUD)	35 acres	No Change
Wright's Mesa Rural Agriculture (WMRA)	35 acres	No Change
Wright's Mesa Rural Residential (WMRR)	As previously platted	No Change
Wright's Mesa Light Industrial (WMLI)	5,000 sq. ft.	No Change
Forestry, Agriculture, and Open Space (F)	35 acres	No Change
Placerville Residential (PR)	18,750 sq. ft.	No Change
Placerville Commercial (PC)	7,500 sq. ft. w/o sewer; 3,750 sq. ft. with sewer 5 acres if subdivided; 0.5 acre if subdivided on water or sewer;	No Change
Mobile Home (MH)	7,500 sq. ft. if subdivided and on water and sewer	No change
Mixed Use Development (MXD)	Not specified	No Change
High County Area (HCA)	35 acres*	No Change
West End (WE)	3 acres*	No Change
Rangeland Grazing (RG)	35 acres*	No Change

July 2026

Final Code Audit Report PUBLIC DRAFT | 14

Tentative Schedule for Next Steps



July 29

Joint PC /
BOCC work
session



Draft redlines
updated to
review
agencies



September 10

PC meeting



October 25

BOCC adoption
hearings



Tabled Items

The following items will *not* be a part of the current update:

- Adjust parking requirements
- Incorporate campers, RVs, and vans as a standalone or accessory housing use
- Application fee reductions or waivers
- New incentive programs for deed-restricted ADUs
- Adjust the Employee Housing Mitigation Impact Fee Structure
- Develop a TDR program
- Consolidate Residential zones

REVIEW OF DRAFT RECOMMENDATIONS

Zoning and Density Adjustments

Zone District Purposes

- a. *“The purpose of the **Low Density (LD) Zone District** is to provide areas suitable for clustered, low-density residential development in accordance with the San Miguel County Comprehensive Development Plan”*
- b. *“The purpose of the **Medium Density (MD) Zone District** is to provide areas suitable for clustered medium density residential development in accordance with the San Miguel County Comprehensive Development Plan.”*
- c. *“The purpose of the **High Density (HD) Zone District** is to provide areas suitable for high density, clustered, mixed-use development in accordance with the East End Master Plan.”*

Zoning and Density Adjustments

1A: Reduce minimum lot sizes

Zone District	Current Minimum Lot Sizes (by right)	Proposed Minimum Lot Size (by right)*
Low Density (LD)	35 acres	7 acres
Medium Density (MD)	35 acres	3 acres for well and septic; 6,000 sf if connected to public water and sewer
High Density (HD)	35 acres	2 acres for well and septic; 3,000 sf if connected to public water and sewer
Wright's Mesa Town Residential (WMTR)	5,000 sq. ft.	2,500 sf if connected to public water and sewer

*Subdivision approval required to create lots less than 35 acres

No minimum lot size changes proposed for other zone districts



Zoning and Density Adjustments

1B. Adjust Density Allowances

Zone District	Current Density Allowances (By right)	Maximum Density with PUD	Proposed Density (By right)	Density Bonus (25%)*	Density Bonus (35%)**	Density Bonus (50% + 10 ft height increase)***
Low Density (LD)	1 DU / 35 acres + 1 ADU	1 DU / 7 acres	1 DU / 7 acres	1 DU / 5.6 acres	1 DU / 5.2 acres	1 DU / 4.7 acres
Medium Density (MD)	1 DU / 35 acres + 1 ADU	1 DU / 3 acres	1 DU / 3 acres	1 DU / 2.4 acres	1 DU / 2.2 acres	1 DU / 2 acres
High Density (HD)	1 DU / 35 acres + 1 ADU	40 people/acre minimum; 80 people/acre maximum	15 DU / acre	19 DU / acre	20 DU / acre	22.5 DU / acre



Zoning and Density Adjustments

1C. Reduce Setbacks – *approved direction at April meeting*

Zone District	Existing Setback (Front, Rear, Side)	Proposed Change (Front, Rear, Side), not including building envelope	Code Section to Update
Low Density (LD)	50', 50', 50'	25', 25', 25'	5-304G.II Setbacks
Medium Density (MD)	30', 20', 20'	20' (10' for alley loaded lots), 20', 12.5'	5-303G.III Setbacks
High Density (HD)	30', 30', 30'	15' (10' for alley loaded lots), 15', 12.5' 15' perimeter for multi-household dwellings	5-302F.II Setbacks
All Other Zones	Varies	No Change	NA

Zoning and Density Adjustments

1D. Allow Multiple Dwelling Units on Large Lots

- Allow one (1) Caretaker unit per 35-acre parcel as a use by right in the F zone district
- Allow one (1) additional ADU by administrative review.
- Allow one (1) Secondary unit on a parcel 5 acres or larger in the WM and WMRA zone districts as a use allowed subject to administrative review
- Allow up to two (2) Secondary units per 35-acre or larger parcel in the WM and WMRA zone districts, also subject to administrative review.



Zoning and Density Adjustments

1D. Refine the Community Housing Zone

- Revise purpose statement to better reflect community priorities
- Allowing cohousing units; and
- Allow development up to 40 feet for multi-family buildings and up to 45 feet in height for development with more deeply affordable restrictions, in addition to development that will be net zero on an annual basis.

5-324 COMMUNITY HOUSING (CH)

5-324 A. Purpose

The purpose of the Community Housing zone district is to provide for the development of high-density, clustered housing for people who live and work within San Miguel County. Housing may be in attached or detached single-family homes, duplexes, multi-family buildings, or rooming houses. Development may also include alternative living units such as spaces for RVs, tiny homes or yurts. Dwelling units shall be subject to the County's R-1 Housing Deed Restriction (see Section 5-1304 and 5-1305), unless free-market units are allowed within the development.

Properties that may be considered for rezoning to CH shall be located within the Telluride area. Properties that are developed for purposes other than residential use shall not be considered for rezoning to CH. Properties that are developed for purposes other than residential use shall not be considered for rezoning to CH. Properties that are developed for purposes other than residential use shall not be considered for rezoning to CH.

Clustered development is encouraged. Development shall be located within the Telluride area. Development shall be located within the Telluride area. Development shall be located within the Telluride area.

All development in the Community Housing zone shall be designed to be net-zero energy. Development shall be designed to be net-zero energy. Development shall be designed to be net-zero energy.

5-324 B. Uses Allowed by

- Customary
- Day care
- Home occupation

San Miguel County Land Use Code

5-324 C. Uses Allowed Subject to Administrative Review

- Temporary Alternative Living Space sites;
- Day care centers;
- Public transportation facilities primarily serving the development; and
- Public utilities and infrastructure to primarily serve the development.

5-324 D. Uses Allowed Subject to One-Step Planning Commission Review

- Dwelling units – on parcels five (5) acres or less:
 - Single-family dwellings, attached and/or detached;
 - Duplexes;
 - Multi-family dwellings;
 - Rooming houses;
 - RV, tiny home, yurt and other Alternative Living Spaces (no more than twenty (20) percent of total units);
- Churches, community meeting halls, libraries, and other civic and community-serving facilities;
- Parks, playgrounds, playing fields, and other recreational facilities to serve residents of the development; and
- One (1) Free-market (not deed restricted) dwelling unit.

5-324 E. Uses subject to Two-Step Special Use Permit Review

- Dwelling units – on parcels greater than five (5) acres:
 - Single-family dwellings, attached and/or detached;
 - Duplexes;
 - Multi-family dwellings;
 - Rooming houses;
 - RV, tiny home, yurt and other Alternative Living Spaces (twenty

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December 2021



Standards for Additional Workforce Housing Types

2A. Update Household Definitions

(approved direction at April meeting)

Establish separate housing types for the following:

- Duplex dwelling
- Single-household attached dwelling (Townhomes)
- Detached single-household dwelling
- Multi-household dwellings (apartments or condominiums)
- Cohousing
- Cottage Housing



Standards for Additional Workforce Housing Types

2B, 2C, 2E. Expand Housing Type Use Allowances

- Expand ADU, duplex, and townhome allowances
- Create allowances for new housing types identified in 2A
- All recommendations apply only where 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.

Table 7: Current and Recommended Housing Type Allowances – Proposed Recommendations

Zone District	By Right	Admin Review	1-Step	2-Step	PUD
LD	Single-household detached dwelling with <12,000 sq. ft. of floor area; accessory dwelling units with up to 1,000 sq. ft. of floor area	Accessory Dwelling	Duplex dwelling buildings with	Single-household dwellings and duplex	Duplex dwellings
Zone District	By Right	Admin Review	1-Step	2-Step	PUD
	<12,000 sq. ft. of floor area; accessory dwelling units with up to 1,000 sq. ft. of floor area	Duplex dwellings	dwellings with 8 units or less	cottage housing; cohousing; multi-household with 20 units or less	
MD	Single-household detached dwelling with				
HD	Single-household detached dwelling with less than 12,000 sq. ft. of floor area; accessory dwelling units with up to 1,000 sq. ft. of floor area	Accessory Dwelling Units Duplex on parcels ≤5-acres	≤ 5 acres: Single-household attached dwellings; rooming houses; cohousing; cottage housing; RV, tiny home, yurt and other alternative living spaces (no more than 20% of total units)	> 5 acres: Single-household attached; duplex; multi-household; cohousing; cottage housing; rooming house; RV, tiny home, yurt and other alternative living spaces (21% or more of total units)	Duplex residences; Multi-family residences
CH	Single-household detached dwelling with <12,000 sq. ft. of floor area; accessory dwelling units with up to 1,000 sq. ft. of floor area	NA	≤ 5 acres: Single-household dwellings, attached and/or detached; duplex; multi-household dwellings; rooming houses; RV, tiny home, yurt, and other alternative living spaces (no more than 20% of total units); cohousing; cottage housing	> 5 acres: Single-household dwellings attached and/or detached; duplex; multi-household dwellings; rooming houses; RV, tiny home, yurt and other alternative living spaces (21% or more of total units); cohousing; cottage housing; free-market (not deed restricted) dwelling units: a. Comprising 10% or less of the total units for a development that is not net zero on an annual basis; or b. Comprising 20% or less of the total units for a development that is not net zero on an annual basis	Free Market dwelling units comprising 11% of non net zero development or 21% of net zero development



Reminder: 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



DISCUSSION

THANK YOU