



SAN MIGUEL COUNTY COMMITTEE MEETINGS

BOARD OF COUNTY COMMISSIONER MEETING AGENDA THURSDAY, NOVEMBER 4, 2021 – 1:00 PM

Affordable Housing (Workforce) zone district workshop #2 - Meeting with
the Board of County Commissioners and the Planning Commission

1. **1:00 pm CALL TO ORDER. Join a Meeting, Zoom.us, Meeting, Zoom.us, Meeting ID #534.180.495, Password 014764, audio 1-301-715-8592 or 1-253-215-8782**

2. **PLANNING MATTERS**

- a. Affordable Housing (Workforce) zone district work session with the Board of County Commissioners and the Planning Commission
Presented By: Kaye Simonson, Director of Planning
[BOCC CPC Affordable Housing Zone Packet 101121.pdf](#)

3. **PUBLIC COMMENT**

Please limit comments to 3 minutes. If comments are not related to an item on the agenda, there will be no Board response or action taken since the topic was not posted with proper notice and any comment could potentially violate the Colorado Open Meetings Law.

4. **3:00 pm ADJOURNMENT**

NOTE: This agenda is subject to change, including the addition of items up to 24 hours in advance or the deletion of items at any time. All times are approximate. The County Manager reports may include administrative items not listed. Regular meetings, Public Hearings, and Special Meetings are recorded, and **ACTION MAY BE TAKEN ON ANY ITEM.** Formal Action cannot be taken at Work Sessions. For further information, contact the County Administration office at 970-728-3844. If special accommodations are necessary per ADA, contact 970-728-3844, via email bocc@sanmiguelcountyco.gov prior to the meeting.

Request to speak during a meeting via zoom: Via Computer - Click Raise Hand in the Webinar Controls or Telephone - Dial #9 to raise your hand.

The official, designate posting place for all meeting notices will be online at <https://www.sanmiguelcountyco.gov/liveagenda>. Use this link to view the live agenda with any last-minute changes. To be automatically notified, please sign up at www.sanmiguelcountyco.gov, sign up for alerts, and follow the prompts.



AGENDA ITEM 2.a

TITLE:

Affordable Housing (Workforce) zone district work session with the Board of County Commissioners and the Planning Commission

Presented by: Kaye Simonson, Director of Planning

Time needed:

RECOMMENDED ACTION/MOTION:

INTRODUCTION/BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

[BOCC CPC Affordable Housing Zone Packet 101121.pdf](#)

Description:

MEMORANDUM

TO: Board of County Commissioners
County Planning Commission
FROM: Kaye Simonson, AICP, Planning Director
RE: Affordable Housing Zone District Work Session
DATE: October 11 2021

[Z:\Affordable Housing\2021 AH Zone District]

Over the last several months, the BOCC and CPC have both had discussions with Planning staff on ways to increase workforce housing. Specifically, we have been tasked with looking at the Land Use Code, identifying barriers to the creation of housing, and formulating Land Use Code amendments to enable development of housing. Currently, the development of high-density housing must occur through the 5-step Planned Unit Development process, which can take over a year to complete.

At the direction of the BOCC, a zone district exclusively for Affordable Housing has been prepared. This draft is intended to start the discussion. Some consideration should be given to the name of the zone district – for example, calling it the “Workforce Housing” zone district would limit confusing it with the Affordable Housing PUD zone district.

The draft suggests dimensional standards, density, and review processes based on the number of units (denoted in red and highlighted in the draft). These are all open for discussion. It is envisioned that affordable housing development could include single-family, duplex, multi-family housing, as well as rooming houses and tiny home spaces. The building setbacks are compatible with Building Code requirements. Development would have to meet certain standards, including provision of water (quantity and quality), wastewater, access, geohazards, and other site concerns. As currently written, the review process (administrative, one-step or two-step) is based on the number of proposed units. The BOCC and CPC may wish to consider other options. Where staff has noticed potential Land Use Code conflicts, notes are included. Properties would have to be rezoned to the new district, which is a two-step process. Review of the proposed development could run concurrent with consideration of the rezone application.

Also included in the draft are a few ideas about increasing housing opportunities in the F zone district within caretaker dwellings, and in the Public and Parks zone districts, where housing for people who work on the site, first responders, and essential personnel could be built.

County Policies regarding Housing (LUC Section 2-29), Areas and Activities of Local and State Interest (LUC Section 5-4), and select Definitions (Article 6) are attached to the draft zone district for reference.

Location:

The Board and Commission should consider where it would be appropriate to rezone

properties for Affordable Housing. The draft sets a basic parameter of having direct access to a state highway or County road that is maintained year-round. Staff would suggest that rezoning properties in the High Country, Rangeland Grazing or West End zone districts would not be appropriate. The Forestry, Agricultural and Open (F) zone could be appropriate, as could properties zoned High, Medium or Low Density. The Placerville Residential and Commercial zone districts already allow high-density development, should water and sewer service become available. Whether the Wright's Mesa zone district is appropriate should be discussed; multi-family and cottage development can be built in the Wright's Mesa Town Residential (WMTR) zone district through the 2-step process, with consultation with the Town of Norwood to ensure water and sewer service is available. All other Wright's Mesa zones only allow single-family homes. Zoning map excerpts are attached.

Master Plan:

Excerpts from the San Miguel County Comprehensive Development Plan (the county-wide master plan), the Telluride Regional Area Master Plan (TRAMP; an element of the county-wide plan), and the Wright's Mesa Master Plan are also attached. Some Master Plan amendments are recommended that will support the development of workforce housing through a streamlined process. The amendment could include a Land Use map showing where rezoning to the Affordable Housing zone would be appropriate.

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5-324 AFFORDABLE HOUSING (AHD) or WORKFORCE HOUSING (WH)

5-324 A. Purpose

The purpose of the **Affordable Housing** zone district is to provide for the development of workforce housing for people employed within San Miguel County. Housing may be in attached or detached single-family homes, duplexes, or multi-family. Development may also include rooming houses and spaces to connect tiny homes. All dwelling units shall be subject to the County's **R-1** Housing Deed Restriction (see Section 5-1304). *(Note: we may want to create a deed restriction that allows employment county-wide and not just in the R-1 school district.)*

Clustered development is encouraged to maintain open space and to be efficient in design and construction of infrastructure. Recreational, civic and public uses may be part of the development where appropriate. All development shall include appropriate guarantees for the protection of public health, safety and welfare, which shall include, but are not limited to, provision of water and wastewater treatment; mitigation of geohazards; site access; and any other applicable site-specific considerations.

All development in the Affordable Housing zone district is encouraged to include energy efficient design and alternative energy generation such as solar power. Net zero development – producing enough energy through the use of measures such as solar panels, passive design, and other means to offset the energy consumed on an annual basis – is strongly encouraged.

Notes:

- A two-step process to rezone to the Affordable Housing zone district will be required. Applications for rezone and development can be considered concurrently.
- If the property is subdivided, that is a 5-step process.
- Condominium subdivisions do not require County review, although we may include a condition in the development approval for County review of plats and covenants.
- Areas of State and Local Interest (LUC Section 5-4) require 2-step review for multi-family development, if there were impacts to resources (floodplain, geologic hazard, wildlife, etc.) If the project is designed to avoid impacts, 1041 review may not be

5-324 B. Uses Allowed by Right *(Note: this is a \$100 development permit, where needed.)*

- I. Customary residential accessory buildings and uses;
- II. Day care homes; and
- III. Home occupations.

5-324 C. Uses Allowed Subject to Administrative Review *(Note: this is a \$275 administrative permit; it may include consultation with other departments and agencies, as needed. It does not require public notice.)*

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- I. Dwelling units – up to **ten (10) units**; contained in any combination of the following:
 - a. Single-family dwellings, attached and/or detached;
 - b. Duplexes;
 - c. Multi-family dwellings;
 - d. Rooming houses;
 - e. Tiny home spaces (no more than **twenty (20) percent** of units); and
- II. Day care centers; and
- III. Parks, playgrounds, playing fields, and other recreational facilities to serve residents of the development.

5-324 D. Uses Allowed Subject to One-Step Planning Commission Review *(Note: this would include notification to neighboring properties and statutory consultation with review agencies.)*

- I. Dwelling units – **eleven (11) to twenty-five (25)** units; containing any combination of the following:
 - a. Single-family dwellings, attached and/or detached;
 - b. Duplexes;
 - c. Multi-family dwellings;
 - d. Rooming houses;
 - e. Tiny home spaces (no more than **twenty (20) percent** of units); and
- II. Churches, community meeting halls, libraries, and other civic facilities.

5-324 E. Uses subject to Two-Step Special Use Permit Review *(Note: this would include notification to neighboring properties and statutory consultation with review agencies.)*

- I. Dwelling units – **twenty-six (26) or more** units; containing any combination of the following:
 - a. Single-family dwellings, attached and/or detached;
 - b. Duplexes;

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- c. Multi-family dwellings;
 - d. Rooming houses;
 - e. Tiny home spaces (no more than **twenty (20) percent** of units); and
- II. Parks, playgrounds, playing fields, and other recreational facilities to serve residents of the development **and regional residents**; and
- III. Fire stations, schools, and other public facilities and uses.

5-324 F. Area and Bulk Requirements Permitted by Right

- I. Density – **twenty (20) dwelling units per acre** *(Note: this is 2,178 gross square feet per unit, inclusive of driveways, parking, open space, etc.) (Note: the TRAMP sets a maximum density of 15 units per acre for areas identified for affordable housing.)*

Minimum Lot Area – **One (1) acre**

II. Setbacks

- a. Setbacks from any development to property lines of any abutting parcel zoned other than Affordable Housing and to any right-of-way – twenty (20) feet;
- b. Front yard – to allow flexibility in the design process, there is no minimum internal front yard setback;
- b. Rear yard – to allow flexibility in the design process, there is no minimum internal rear yard setback;
- c. Side yard:
 - i. Detached Principal buildings – ten (10) feet to adjacent buildings;
 - ii. Attached Principal buildings – zero (0) feet on the attached side(s) and ten (10) feet to adjacent buildings on the detached side;
 - iii. Accessory buildings – five (5) feet to the nearest building(s)

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III. Maximum Building Height:

- a. Thirty-five (35) feet
- b. For development that is net zero on an annual basis, forty (40) feet.

IV. Minimum Common Open Space – fifteen (15) percent, to be developed as either Active or Passive Open Space

(Note: 15% of an acre is 6,534 s.f. 5-805 E, Public Park Dedication Requirements (subdivisions) requires park and rec facilities for 300 s.f. times the total "population level" of a subdivision. At 300 s.f. per person, that would be 21 people per acre. A maximum density of 20 units per acre could have a much higher population. If the property were later subdivided into individual lots, the amount of open space could be deficient.)

V. Minimum Off-street Parking

Clustered parking areas are encouraged. Off-street parking shall be provided for each principal use as required in Section 5-702, with the following exceptions:

- a. Studio and one (1) bedroom dwelling units: one (1) parking space per unit;
- b. All other dwelling units: two (2) spaces per unit;
- c. Rooming house: one (1) parking space per sleeping room, except where the property is served by public transit, in which case the parking requirement shall be two (2) spaces for every three (3) sleeping rooms;
- d. Tiny home spaces: one (1) parking space per unit.

5-324 G. Review Standards

An applicant seeking approval for an Affordable Housing development in this zone district must demonstrate to the satisfaction of the Decision Maker substantial compliance with the standards in this section:

- I. Adequate public services such as roads, water, wastewater, public safety and fire protection are available to serve the proposed use;
- II. There shall be adequate water supply to serve the development that meets the standards of Section 5-605. Specifically, the water system shall meet an average daily demand of three hundred (300) gpd (gallons per day) per residential unit or seventy-five (75) gpd per capita, whichever is greater.

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Water shall be treated by a method determined by the County or state health department to conform to minimum local and state requirements;

- III. The wastewater treatment system shall meet the standards of Section 5-607;
- IV. The property shall have direct access to a state highway or a County road that is maintained year-round;
- V. A traffic study may be required to determine the adequacy of the access and surrounding road network, and to identify any needed improvements;
- VI. Fencing shall be “wildlife friendly fences,” in compliance with Colorado Parks and Wildlife fencing standards; *(Note: this is described in Section 5-407.)*
- VII. In areas where development is proposed that has been or may be designated as being in any area of local or state interest or being an activity of local or state interest, the requirements of Section 5-4 shall be met; *(Note: 1041 regulations in LUC Section 5-4 require 2-step review for multiple family development where those interests/activities are impacted.)*
- VIII. The use minimizes or mitigates any materially adverse environmental impacts and generally utilizes the most environmentally suitable area of the site;
- IX. Any proposed structures are located outside the Scenic Foreground Overlay Zone District or are designed consistently with the Scenic Foreground Overlay standards; **and**
- X. **Require a development agreement or covenants to ensure there is a responsible HOA or entity to maintain the systems and infrastructure.**

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The following are potential LUC amendments that could add to available workforce housing.

5-307 Forestry, Agriculture and Open (F)

5-307 C. Uses Allowed Subject to Administrative Review

- I. Caretaker unit - a second residential unit may be allowed on all parcels, except no caretaker units shall be allowed in the San Miguel Canyon Area. Such unit shall be attached to or located within 300 feet of the primary residence (as measured between the closest exterior walls). Such unit shall contain no more than 2,000 sq. ft. of floor area, and shall contain full kitchen and bathroom facilities. The Floor Area of the caretaker unit shall be included in the calculation for employee housing Impact Fee mitigation as defined in Section 5-13 of this Code. No lease or rental of a caretaker unit shall be less than 30 days or more than five years. Caretaker units shall not be conveyed or sold separately from the remainder of the parcel and shall remain under the same ownership as the primary residence;

CONSIDER:

Allow a 2nd Caretaker unit if the well permit allows a total of three (3) dwellings and the quantity and quality of water is sufficient to serve all three dwellings and if both Caretaker units are deed-restricted and occupied by qualified employees; the 300-foot separation could be increased to (500?) feet if deed-restricted.

Article 6, Definitions

Caretaker Unit: A second residential unit on a parcel in the F District, subject to the provisions of Section 5-307C, that provides caretaking for a non-resident homeowner and/or a long-term rental opportunity for local workers.

NOTE: Most Caretaker units are now built as part of a compound, for use by the owners, their families and their guests. They are rarely occupied by caretakers or local workers.

NOTE: Prior to adoption of Resolution No. 2007-11, Employee Housing Mitigation Fee, Caretaker units on properties 5-35 acres in size were required to be deed-restricted.

CONSIDER:

Allow Detached Sleeping Rooms, which would be accessory buildings with full baths and a wet bar sink but no kitchen. Occupants of detached sleeping rooms would have to be allowed access to kitchen and laundry facilities in the principal dwelling unit.

If on a property where a caretaker unit is allowed, why are they not developing that instead?

This would work best where the principal dwelling is owner-occupied, or the entire

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property is rented long-term to a group of roommates; would not work well with a second home, or if the principal dwelling is a short-term rental.

Pros:

- *Creates a way by which additional housing can be provided that is safe and sanitary*
- *As an extension of the principal dwelling, it could allow more housing in areas where ADUs and caretaker units aren't allowed (e.g. San Miguel Canyon)*

Cons:

- *No guarantee it will be occupied by someone employed locally*
- *No guarantee occupants would be allowed access to the principal dwelling*
- *Can't deed-restrict an accessory structure (a single bedroom); deed restrictions are for full dwelling units*
- *Could become an extension of the compound for use by their guests, e.g. a way to get a bunk room with a full bath*

5-313 Park (P)

5-313 C. Uses Allowed Subject to One-step Planning Commission Approval

X. Accessory Affordable Housing for employees employed on-site or for first-responders or essential personnel.

Define Essential Personnel: Employees who must be available to respond to a workplace (within a specific amount of time) in order to continue critical infrastructure operations or services.

Define First Responder: A person with specialized training who is among those responsible for going immediately to the scene of an accident or emergency to provide assistance; an emergency response provider.

5-315 Public (PUB)

5-315 B Uses Allowed Subject to One-step Planning Commission Approval

X. Accessory Affordable Housing for employees employed on-site or for first responders or essential personnel.

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The following Land Use Code excerpts are provided for easy reference. Other Code sections may apply.

ARTICLE 2 LAND USE POLICIES

SECTION 2-29: HOUSING

Resident and tourist speculative investment and the utilization of an increasing percentage of the housing stock as short-term accommodations or vacation homes are economic factors contributing to high housing costs and a contraction of the housing stock available for permanent and seasonal residents. Real estate market forces spur developers to create an exclusionary, homogenous, high income, second-home housing market absent of low and moderate income housing opportunities. It is the policy of the County to:

2-2901

Alleviate overcrowding, excessive commuting, and social instability prevalent in the permanent resident community resulting from speculative, second home and tourist influences in the permanent resident housing market;

2-2902

Provide a wider choice of housing alternatives for persons of low or moderate incomes living in the community;

2-2903

Insure that future development alleviates rather than contributes to problems of inadequate housing for persons residing or working within the County;

2-2904

Disapprove those developments that are exclusionary;

2-2905

Assist the private sector in providing new affordable housing throughout San Miguel County, but primarily in the Telluride Region, to reduce the critical shortage of affordable housing;

2-2906

Prepare, adopt and continually update a Housing Action Plan addressing affordable housing;

2-2907

Revise County land use policies and regulations based upon the adoption of the Housing Action

Plan and updates to the Plan; and

2-2908

Insure that housing units that are intended to mitigate the impacts of development upon affordable housing are located in the same general area as the development.

2-2909

Insure that all new employee generating development contributes its fair share to the housing of local residents in order to reduce commuting traffic, create social investment and maintain vitality within our community.

2-2910

It is the policy of the County to provide affordable employee housing for persons working in the County. This policy has been reiterated by the Board of County Commissioners and is formally recognized in this Code and by the establishment of the multi-jurisdictional housing authority created by San Miguel County and Towns of Mountain Village and Telluride. Revisions to this Code are necessary to further the goal of the County to provide housing that is affordable to the average person employed in the County so that further degradation of our community character is prevented and that the County continues to be a viable residential community.

San Miguel County has set the following priorities to further the goal of providing affordable housing:

1. Onsite construction of affordable housing units
2. Off-site construction of affordable housing units
3. Dedication of improved lots within a subdivision
4. Dedication of (raw or unimproved) land
5. Conversion of existing free market housing to deed restricted, appreciation Capped units in a manner acceptable to the Board of County Commissioners
6. Payment in-lieu (employee housing Impact Fees), to apply to development that has not otherwise fully mitigated its employee housing impacts.

SECTION 5-4: AREAS AND ACTIVITIES OF LOCAL AND STATE INTEREST/"1041" ENVIRONMENTAL HAZARD REVIEW

5-401 Applicability

This section of the Code contains development standards for Areas and Activities of Local and State Interest, pursuant to C.R.S. Section 24-65.1-101 et seq. The standards apply to areas mapped on San Miguel County's adopted Environmental Hazard Maps and to unmapped areas known to be Areas of Local and State Interest ("Colorado House Bill 1041 Environmental Hazard Areas"). Section 5-401 D. identifies Areas of Local and State Interest, and Section 5-401 E. identifies Activities of Local and State Interest.

5-401 A. Administrative Reviews

The Planning Director may grant administrative 1041 environmental hazard review approval for the development of a single-family dwelling unit, accessory structures and a driveway.

5-401 B. One-step Planning Commission Reviews

The Planning Commission may only grant 1041 environmental hazard review approval for the development of a single-family dwelling unit, accessory structures and a driveway. The Planning Commission serves as the decision-making body for 1041 environmental hazard reviews when an applicant proposes to construct one single-family dwelling unit or accessory structure or and driveway within a mapped or known environmental hazard area.

5-401 C. Two-step Reviews

Reviews of multiple single-family dwelling units, multi-family dwelling units and non-residential uses in relation to Areas of Local and State Interest shall be two-step reviews. (*emphasis added*)

All reviews relevant to Activities of Local and State Interest shall be two-step reviews.

5-401 D. The following are the Areas of Local and State interest within San Miguel County:

- I. Floodplain hazard areas (refer to Section 5-403);
- II. Geologic hazard areas (refer to Section 5-404);
- III. Historic and archaeological resource areas (refer to Section 5-405);

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- IV. Wildfire hazard areas (refer to Section 5-406); and
- V. Wildlife habitat areas (refer to Section 5-407).

5-401 E. The following are the Activities of Local and State interest within San Miguel County:

- I. Domestic Water and Sewage Treatment Systems (refer to Section 5-408);
- II. Water Projects (refer to Section 5-409);
- III. Solid Waste Disposal (refer to Section 5-410);
- IV. Public Utility Facilities (refer to Section 5-411);
- V. Highways (refer to Section 5-412);
- VI. New Communities (refer to Section 5-413);
- VII. Nuclear Detonations (refer to Section 5-414);
- VIII. Areas Around Key Facilities (refer to Section 5-415);
- IX. Rapid or Mass Transit Terminal Stations and Fixed Guideways (refer to Section 5-416);
- X. Airports (refer to Section 5-417);
- XI. Telluride Regional Airport (refer to Section 5-418);

Note: Subdivisions are subject to a 5-step review process, pursuant to LUC Section 5-14 and LUC Section 3-7. Therefore, it is expected that any housing development in the proposed zone district would remain under one ownership and be rental units, or be part of a condominium subdivision if sold. The County does not review condominium subdivisions. Some counties review condominiums as Exempt Subdivisions, which we may want to consider.

ARTICLE 6 DEFINITIONS

Accessory Use/Structure

A use or structure naturally and normally incidental to, subordinate to, and devoted primarily to the principal use or structure of the premises. An accessory use or structure:

- (1) does not change the basic character of the premises (as determined by its principal use or structure;
- (2) is subordinate in area, extent and purpose to the principal use or structure served;
- (3) contributes to the comfort, convenience or necessity of occupants of the principal use or structure served; and
- (4) is located on the same lot or contiguous lots under the same ownership as the principal use or structure.

In no event shall an accessory use be construed to authorize a use not otherwise permitted in the Zone District in which the principal use is located, and in no event shall an accessory use or structure be established prior to the principal use or structure to which it is accessory. Kitchen and/or bath facilities shall be allowed in accessory structures only when such structures are associated with active mining operations.

Accessory Dwelling Unit

An additional dwelling unit limited to a maximum of 800 square feet, accessory to a single-family residence in the High Density, Medium Density or Low Density Zone District. The Floor Area of the Accessory Dwelling Unit shall be included in the calculation for employee housing Impact Fee mitigation as defined in Section 5-13 of this Code.

Bath Facilities

That portion of a structure, which includes a bathtub, shower and/or other personal bathing or washing areas.

Caretaker Unit

A second residential unit on a parcel in the F District, subject to the provisions of Section 5-307 C, that provides caretaking for a non-resident homeowner and/or a long-term rental opportunity for local workers.

Dwelling Unit

A separately enterable, self-sufficient room or combination of rooms containing kitchen and bath facilities and designed for or used as a residence by an individual, single family or guests, independent of other families or guests.

Family

Two or more persons related by blood or marriage, or between whom there is a legally recognized relationship, or not more than 5 unrelated persons occupying the same dwelling unit.

Kitchen

Any room in a structure for the preparation and cooking of food that contains any of the following facilities: stove, refrigerator (except those not larger than 6 cubic feet), sink (excluding wet bar sinks not larger than 12"x12"), oven, range, and cooktop. Second kitchens and the installation of electrical wiring, gas piping and/or plumbing to accommodate the aforementioned appliances in a potential second kitchen are prohibited in the Affordable Housing Planned Unit Development (AH PUD) Zone District and the San Miguel Canyon Area. Commercial kitchens may be installed as second kitchens in all areas of the County; however, a commercial kitchen must be inspected and approved by the County Environmental Health Director. In areas where second kitchens are prohibited, a commercial kitchen, if installed must be removed if the commercial operation ceases, and may not be used for preparation of food consumed in the residence.

San Miguel Canyon Area

All developable land within one mile of the San Miguel River between the western edge of the Telluride Region and the base of Norwood Hill, excluding parcels or portions thereof that lie atop one of the mesas adjoining the river canyon.

Note: Second kitchens and accessory units are prohibited in the San Miguel Canyon due to the small size of most parcels, which have Residential Well Permits that are limited to one dwelling unit only.

Rooming House

Any structure where persons are housed for compensation, by the day or week, including hotels, motels, lodges, boarding houses and dwellings into which the general public is received. Each room intended for sleeping shall be maintained in a clean and sanitary condition and has:

- (1) At least 70 square feet of habitable floor area;
- (2) At least 30 additional square feet of floor space for each additional intended occupant; and
- (3) Access to a flush toilet, lavatory, basin, and tub or shower in working order and properly connected to water and sewer systems, with a minimum of one toilet for each four occupants.

Sleeping shall not be permitted in the halls of rooming houses without the express permission of the Board of County Commissioners in response to a public emergency.

Existing text is highlighted in red. Proposed new text is underlined and highlighted.
Proposed deleted text is shown with ~~strike-through~~.

San Miguel County Comprehensive Development Plan (1978; through 2008)

Goals and Objectives

The following goals and objectives, which shall guide the use of land within the San Miguel Canyon Area, were originally adopted as a part of the Comprehensive Development Plan in June 1976 and have been amended through April 1994.

SECTION 2. SAN MIGUEL CANYON AREA

2.1 Residential

Goal:

To preserve and protect the integrity of the residential semi-rural lifestyle which exists in communities situated in San Miguel Canyon, ~~to provide low- and moderate- cost housing for year-round residents~~, and to protect and preserve the natural resources which are central to the Down Valley environment.

Objectives:

- (1) Encourage Low Density single-family residential development. "Low Density" shall mean a maximum of one unit per 7 net acres of "Useable Land," plus one unit per 35 acres on the balance of the property, provided that all development is clustered on Usable Land. "Usable Land" shall exclude any areas within the 200-foot Scenic Highway setback designated for State Highway 145 from Ellerdville to Norwood Hill, within the 100-foot major highway setback designated for Highway 145 from Society Turn to Sawpit, on slopes of 30 percent or greater, within the 100-year floodplain on the San Miguel River or the 100-year floodplain of one its tributaries or with unmitigatable geologic hazards.
- (2) Eliminate unsafe living conditions by enforcing the appropriate building codes in new construction and encouraging the renovation of older structures.
- (3) Maintain and develop residential areas which recognize and complement the natural and historic environment. These elements include areas of significance, such as archaeological and historic sites. Of particular importance is maintaining the healthy ecosystem of the San Miguel River.
- (4) Restrict development in areas identified as floodplain, natural hazard or hazardous mined areas to help ensure sound residential neighborhoods.
- (5) Strive for traffic corridors that are safe and that are environmentally sensitive to the residential areas they bisect.
- (6) Allow for the construction of residential development that will provide workforce housing where it is possible to provide adequate water and wastewater treatment, the development has access to traffic corridors, and the property is not located where hazards exist.

SECTION 7. REMAINDER OF THE COUNTY

7.1 Overall Goals

Maintain and promote an atmosphere in which individual communities can retain their separate identities and remain viable for local residents while providing services for visitors and accommodating growth. To develop and maintain a planning process in San Miguel County based on trust, communication and the shared goal of enhancing the quality of life of all members of the community and working toward the solution of experienced by the community. Protection of local property owners, especially of residential uses, from rapidly escalating taxes. To maintain a planning process which is accessible to all citizens.

Policies:

- (1) Encourage development under Planned Unit Development zoning except for small, single use or purpose projects.
- (2) Cluster new development near existing development centers to minimize public costs of development and preserve open space.
- (3) Control local government spending (and curtail services) and shift the burdens of extra services to those who create the demand for them where possible, i.e., to developers, to tourists for services demanded by peak loading, etc.
- (4) Keep all regulations that are necessary or desirable to attain the planning goals as straightforward and simple to use as possible.

7.2C Residential Goal

To develop and maintain housing and residential communities which enhance the living environment of all citizens of San Miguel County.

Objectives:

- (1) Encourage construction and maintenance of low and moderate income housing.
- (2) Restrict development in natural hazard areas including floodplains, avalanche, geologic and soils hazard areas to ensure sound residential development.
- (3) Encourage provision of an adequate number of permanent housing units to meet the needs of the projected population.
- (4) Discourage residential development where year-round access and basic utilities cannot be provided.

Policies:

- (1) ~~Require major mining operators to provide adequate housing for their employees, especially where mines or mills are located at a considerable distance from established communities.~~
- (2) (1) Develop programs, possibly through a County housing authority, to promote moderate cost workforce housing throughout the County. Streamline the permitting process and remove regulatory barriers to construction of workforce housing.
- (3) (2) Eliminate unsafe living conditions by enforcing the appropriate building and sanitation codes in new construction and renovation projects.

- (4)(3) Develop workable mobile home regulations for situations where this type of housing is the viable alternative for permanent or temporary housing.
- (4) Allow for the construction of residential development that will provide workforce housing where it is possible to provide adequate water and wastewater treatment, has access to traffic corridors, and the property is not located where hazards exist.

TELLURIDE REGIONAL AREA MASTER PLAN (TRAMP; 1989, as amended)

D. Preservation of Community

Goal:

Maintain and enhance the distinctive sense of community which is present in the Telluride Region Area today. The essence of this sense of community is the small town way of life against the mountain backdrop. It includes the concept of neighbors sharing their successes and failures and helping each other to meet real human needs. It also means preserving the sense of smallness in the scale and style of man's impact upon the historic Town of Telluride and the majestic mountain setting. There are often references to creating a community that benefits both permanent residents and visitors alike. Reality often presents situations that are not necessarily beneficial to both permanent residents and visitors, and when these conflicts occur, the Goals and Objectives' intent of the Master Plan should be to honor the concerns and interests of the local community as first priority.

Objectives:

1. Ensure the provision of affordable housing to serve both permanent and seasonal employees. Without a stable resident population, the sense of community will soon be lost.
2. Protect the integrity of the National Historic District by maintaining a compact edge for the Town of Telluride.
3. Avoid development which would be inconsistent with the scale and character of the Town of Telluride.
4. Protect the scenic vistas of mountain slopes from existing development and along State Highway 145.
5. Develop and maintain reasonable population and growth projections for the Telluride Regional Area in order that residents and investors will be better able to make sound investment decisions.
6. Maintain State Highway 145 as an improved two-lane highway by encouraging the development of alternate transportation systems capable of preventing the deterioration of safety levels and the service capacity of the roadway.
7. Disapprove those residential developments which are exclusionary with respect to persons (and their families) who live and earn their incomes primarily in the Telluride Region.

Affordable Housing

Goal:

Provide an adequate self-contained supply of affordable housing to meet the needs of seasonal employees and permanent residents.

Objectives:

1. Ensure an adequate mix of housing types and sizes within each sub-community to meet the needs of persons and their families which will be employed or generated as a result of the operation of any future development. Without a stable resident population, the sense of community will soon be lost.
2. Develop long-term housing policies and occupancy guidelines to guarantee the production and maintenance of affordable housing as a part of each new sub-community. At a minimum, all such affordable housing should be restricted to the long-term housing market by appropriate lease restrictions.
3. Preserve existing affordable housing and zoning which **that** protects it, ~~such as the mobile home zoning at the Pandora Trailer Park.~~
4. Identify the need for affordable housing and any inadequacy which **that** exists in the supply of housing which **that** is affordable and available for the permanent residents of the Regional Area.
5. Develop a plan to address any affordable housing shortfall. This plan might include an incentive program such as a new zoning category specifically for affordable long-term housing, allowing higher densities than are allowed in existing zone districts.
6. Encourage all employers to provide housing for their own seasonal employees.
7. Encourage the production of accessory employee units attached to and within single-family houses ~~when the adverse impacts can be adequately mitigated~~ **where adequate water, wastewater and other services are available.**
8. Encourage the preservation of existing affordable housing areas and allow for expansion of such housing consistent with these goals and objectives.
9. Define the term "affordable housing" to mean housing which **that** is deed-restricted to exclusive use and occupancy by persons (and their families) who live and earn their livings in the R-1 School District. "Affordable housing" will be permanently restricted with the "R-1 Housing Deed Restriction".
10. Require all developments to mitigate the effects of such development upon affordable housing.
11. **Streamline the permitting process and remove regulatory barriers to construction of workforce and affordable housing.**
12. **Allow for the construction of residential development that will provide workforce and affordable housing where it is possible to provide adequate water and wastewater treatment, has access to traffic corridors, and is not located where hazards exist.**

J. R-1 Housing

The R-1 Housing Future Land Use Category is distinguished by its purpose, to provide affordable housing exclusively for persons and their families who are employed and earn their economic living in the local economy and in the R-1 School District. This

designation is applied to lands currently providing housing which meets the intended purpose. In addition, any land in the Telluride Region, or any development outside of the area defined as the Telluride Region under which all increases in residential density are deed restricted by the R-1 housing Deed Restriction, may be eligible for treatment under the R-1 Housing Future Land Use District upon satisfactory demonstration of consistency with the intended purpose and adopted criteria. Principal uses may include clustered single-family, duplex-family and multi-family residential units, as well as more innovative types of residential development such as zero lot line houses, townhouses, patio homes and atrium homes. The density of residential development in the District may vary from one dwelling unit per two (2) acres to a maximum density of 45 **20** units per acre, depending upon an analysis of factors such as neighborhood compatibility, availability of urban services, road capacities, usable open space and consistency with the adopted goals and objectives of the Telluride Regional Area Master Plan.

Deed Restricted Employee Housing

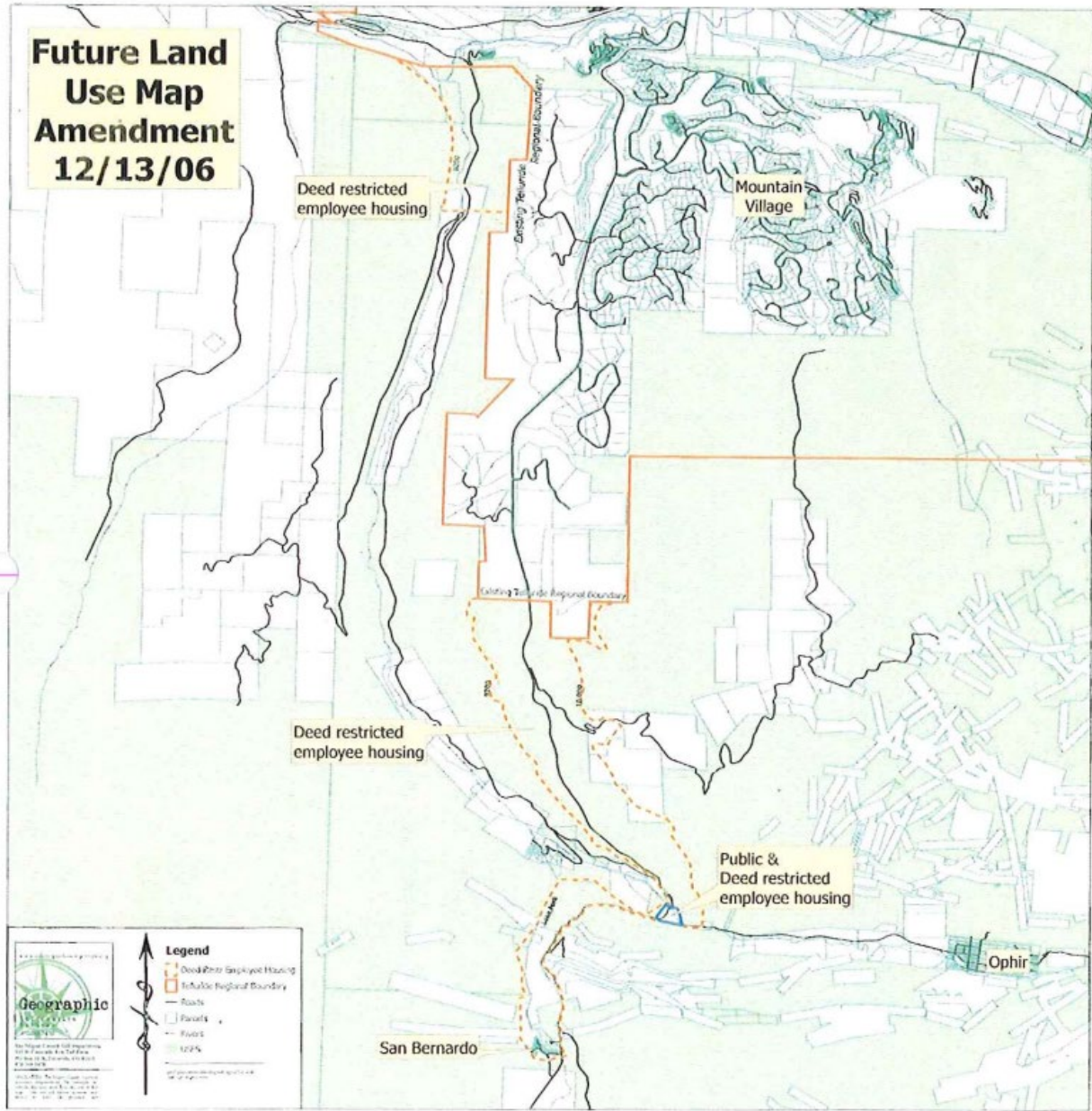
In 2006 the Telluride Region Area was extended as shown on the amended Future Land Use Map (Figure 44B) as follows:

- a. Extend the region farther south along SH145, beyond Sunshine Campground to the southern boundary of the San Bernardo AHPUD. This extension would allow potential sites at Ophir Loop, Pathfinder and potentially a few others to be considered for employee housing.
- b. Expand the Telluride region to include additional lands, both public and private, that are south of and adjacent to or in proximity to the Ilium Valley portion of the Lawson Hill PUD.

Properties considered for employee housing must be considered through a public AHPUD Zoning and PUD process in accordance with the County Land Use Code, **or through any other affordable housing zone district or process** and/or as amended **adopted** by the Board of County Commissioners.

This land annexed to the Telluride Region shall apply only to properties seeking a rezoning ~~and PUD process~~ for employee housing and these properties shall not be eligible to apply for High Density (HD), Medium Density (MD), or Low Density (LD) zoning.

The ban on solid-fuel burning devices in the Telluride Region shall not apply to these properties.



WRIGHT'S MESA MASTER PLAN (2010)

Goal LU 2 – Planned Town of Norwood Future Growth

Support a logical expansion of the Town of Norwood that provides adequate land for town growth, creates livable neighborhoods near services with open lands and parks and other civic facilities, supports viable economic development, protects agriculture lands, and promotes efficient use of utilities and services.

Policy LU 2(a) – Norwood Master Plan Area New town-level development on Wright's Mesa will occur first within the town's incorporated limits, and second within the Town of Norwood Master Plan Area. (See Future Land Use Plan.)

Goal LU 3 – Town Residential and Housing in Neighborhoods

New residential neighborhoods will locate where they can be served with sewer and water near town services and jobs, and they will provide housing opportunities for Wright's Mesa residents, families, and workers.

Policy LU 3(a) – Town Residential to Have Public Improvements and Utilities Town-level residential development (i.e., at least one unit per acre) will only occur within the Norwood Master Plan Area, where basic public improvements and services are available or where they are provided by the landowner or developer. Neighborhoods should be within walkable distances of parks, schools, and services (i.e., less than half a mile).

Policy LU 3(b) – Housing for Diverse Population Encourage construction and maintenance of housing to meet the diverse needs of the community.

Policy LU 3(c) – Housing to Meet Future Needs Future town neighborhoods within the Norwood Master Plan Area should provide housing units to meet the needs of the projected population.

Goal LU 6 – Compatible Rural Residential

New rural residential will be compatible with rural lifestyles, agriculture, scenic views, and sensitive areas, and it should be configured to conserve productive agricultural lands to the extent possible.

Policy LU 6(b) – Very Low Density Residential Development and Agriculture Development on lands that are outside of the Norwood Master Plan Area will remain at very low densities (i.e., no more than 1 residential unit per 35 acres), except where rural land use options are used.

Zoning Map excerpts

