



PLANNING COMMISSION WORK SESSION

448 E. 1st Street, Room 190 Salida, Colorado 81201

Monday, June 28, 2021 - 5:00 PM

AGENDA

Please register for the Planning Commission Work Session meeting:

<https://attendee.gotowebinar.com/register/2264104861873917709>

CALL TO ORDER BY CHAIRMAN - 6:00 PM

DISCUSSION ITEMS

1. Community Development Department Updates
2. Discussion regarding potential Housing Emergency Measures

ADJOURN

Other Housing Emergency Measures Being Considered...

Potential Short-term Solutions for Longer-term Gains:

- Applying commercial system development fees (SDFs) to rental complex developments, instead of the per unit fees currently applied
 - Must be Single-ownership/Single-lot (but can take on a variety of forms)
 - Size calculations via standardized sheet (perhaps same as BV's)
 - Must include a minimum of 3 units
 - Must meet a minimum of 50%? 75%? of the maximum allowed density for the lot
 - Individual units may not exceed 1200 SF, excluding garage space

- Ratcheting up the residential unit # threshold for Limited Impact Reviews (currently 5 in R-2, RMU, C-1, and Ind) and Major Impact Reviews (currently 20 in all zones except R-1 - not allowed). Perhaps 20 for LIR and based on a total building size threshold for MIR?

- Allow for Rooming/Boarding houses as Admin Review in C-1, C-2, and RMU (currently LIR in R-3, R-4, RMU, C-1, and C-2; not allowed in R-1, R-2, or Ind)

- Include R-2 in the Inclusionary Housing density/dimensional standards incentives (currently only applicable in R-3, R-4, RMU, and C-1)

- Raise STR license fees specifically for affordable housing purposes

Potential Short-term Solutions for Short-term Gains:

- Waive long-term rental restrictions for hotels

- More permissive long-term RV/tiny home rules in certain zone districts
 - C-1, Ind?, R-3?, R-4?
 - Density limits would apply
 - Rental program, similar to STRs?

- Cap and/or moratorium on new STR licenses in commercial (and residential?) zones
 - Existing licenses would still be able to operate
 - New licenses for County full-time residents only (a la Poncha Springs)?
 - Cap based on % of new units?

- “Open Doors” Rental Housing Program
 - Focused on second homes, STR homes, and housemate options
 - Collaboration with city/county employers and other organizations
 - Paid incentives to homeowners