

Agenda Summary

GRAND COUNTY COMMISSION MEETING

September 20, 2022

AGENDA ITEM: _____

TITLE:	Public Hearing to consider an ordinance to Amend Article 4, Special Purpose Overlay Districts to establish an “Alternative Dwelling Overlay District” Pilot Program
FISCAL IMPACT:	Unknown (enforcement may require additional county staff)
PRESENTER(S):	Elissa, Planning & Zoning

Prepared By:
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GRAND COUNTY
PLANNING &
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FOR OFFICE USE ONLY:

**Attorney
Review:**

Ongoing

Possible MOTION:

***County Commission policy is to vote on public hearing agenda items at a meeting following the public hearing.*

I move to approve /deny the proposed ordinance to Amend Article 4, Special Purpose Overlay Districts to establish an "Alternative Dwelling Overlay District" Pilot Program,

(If approving) with the following conditions (if any):

SUMMARY: The proposed Ordinance would establish a pilot program for permitting Alternative Dwelling Communities / Long-Term Camp Parks on parcels with a minimum size of 0.5 acre as a Special Purpose Overlay District. The ADO District would provide a relatively sanitary, regulated and environmentally responsible living situation for residents who choose to live in their RV's, Trailers, or other types of Alternative Dwellings throughout the County. Currently, unregulated RV/camping living situations are having damaging effects on neighborhoods and the environment. Often, unsanitary conditions exist, including environmentally harmful illegal sewage disposal. Other negative impacts include parking in civic centers and public parks and the unfair cost share for paying customers of the water and sewer system, due to illegal hookups.

BACKGROUND:

Timeline of development of the ADO ordinance

- December 2021 -- the original concept and need was discussed at Planning Commission, with overall consensus to move forward with an update to the LUC to allow long term camparks and tiny homes.
- [March 1, 2022 P&Z staff report to the Commission](#), we discussed a preliminary list of LUC updates, and the long term camp park initiative was listed as a potential Housing solution.
- [March 30, 2022, staff report to the Commission](#) -- the initiative was listed as "Housing B" in the list of LUC update priorities.
- April 20, 2022 — Commission Admin and Commission members provided direction to P&Z to shift focus from the Article 3 updates, and prioritize the long term camp park initiative in order to address illegal camping on private property. At first, the direction we took was to develop a "Temporary Dwelling Permit," to address immediate concerns with camping on private property. The TDP would later be replaced by a "Long term camp park overlay district."
- June 23, 2022 — Land Use Steering Committee, the consensus was to do away with the Temp Dwelling Permit as many felt it was "kicking the can" down the road and instead we should simply extend any Voluntary Compliance Agreement deadline out to the end of October 2022, when we hoped to have the long term camp park update complete.
- July 11, 2022 -- PC staff report to review draft code and use standards for the long term camp park / Alternative Dwelling Overlay (ADO) district (as it came to be called).
- August 3, 2022 -- P&Z and Planning Commission held a town hall aka "Community Housing Forum" at Star Hall, to share the draft code and proposed ordinance with the public and get feedback -- over 45 members of

the public attended and overwhelmingly expressed support for the initiative.

- August 8, 2022 -- PC public hearing to consider the Alternative Dwelling Overlay district ordinance (public comment was in favor, but concerned with some of the use standards being cost prohibitive or over burdensome and other helpful comments to improve language overall.) PC voted to leave the public hearing open until Aug 18th and wait to vote until Aug 22nd.
- August 22, 2022 -- PC meeting - vote was unanimous to send a favorable recommendation to the County Commission.

PLANNING COMMISSION RECOMMENDATION: On August 22, 2022 at a regular Planning Commission meeting, the Planning Commission voted unanimously to send a favorable recommendation to the County Commission to approve the Ordinance. There are several specific terms in the draft code recommended by the Planning Commission for approval, that have been suggested to be revised, by the Attorney and Commissioner input – those changes are redlined in the current draft code and discussed in the Staff Report.

ATTORNEY RECOMMENDATION: Supportive generally but draft ADO needs additional work prior to adoption plus consultation with GCSO re. anticipated impacts, including noise, animal and illegal dwelling complaints.

In that vein, the Enforcement section is woefully inadequate, and the County Attorney has rejected it in its entirety. However, there is not enough time to redraft it before the public hearing.

STAFF RECOMMENDATION: Review the staff report and the draft code. Take into consideration public comments provided. If warranted, suggest revisions to the draft code as condition(s) of approval.

ATTACHMENT(S):

1. Staff Report
2. ADO Ordinance
3. Draft Code
4. UTMP Map
5. GWSSA Fact Sheet
6. Public Comments