

**OURAY COUNTY HOUSING AUTHORITY
AGENDA**

Thursday, May 13, 2010, 4:00 pm
Ridgway Town Hall
201 North Railroad Street, Ridgway, Colorado

ROLL CALL Board Members: President Jen Coates, Vice-President Ben DeGear, Secretary Lynn Padgett, Paul Hebert, and Mike Fedel

ADDITIONS AND DELETIONS TO THE AGENDA

PUBLIC COMMENTS, REQUESTS, PRESENTATIONS

Established time for the public to address the Authority regarding any item not otherwise listed on the agenda. Public comments will be limited to 5 minutes per person.

DISCUSSION/ ACTION ITEMS

1. IZ Educational Workshop Update
2. Review Accessory Dwelling Regulations for Ouray County – Lynn Padgett
3. 2010 Action Plan Update
 - a. BOCC
 - b. Ridgway
 - c. Ouray
4. SMRHA Update
 - a. Homebuyer Education Classes in Ouray County – May 24-25th
 - b. April 20th, 2010 letter to Senator Bennet (attached)
 - c. June 4th regional meeting
 - d. Rural Housing Track at Housing Now conference – Oct 2010
5. Conflicts of Interest

APPROVAL OF MINUTES

6. Minutes from the meeting of April 16th, 2010

ADJOURNMENT

Agenda Item #2: Ouray County ADU Regulations

Quick notes about ADUs in the OC Land Use Code:

Section 3 (Zoning Provisions-Zones)

Lists Use By Right and Special Use By Permit for the different Zones in the County along with setbacks and maximum building height. The setbacks and maximum building heights apply to Accessory Dwelling Units which are a subset of Accessory Structures as referenced in this section of the Code.

Section 6 (Planned Unit Developments)

one reference to Accessory Dwellings:

SITE REQUIREMENTS AND REVIEW CRITERIA

The following site requirements shall be followed in any Planned Unit Development processed under this Code:

Water and sewer

The Applicant shall provide, within the PUD, both potable water and proof that adequate sewage treatment facilities can be provided to serve the maximum user population of the PUD, both permanent and transient, including potential accessory dwellings.

Section 22 (Definitions)

Definition:

ACCESSORY USES AND STRUCTURES. A non-commercial use and/or structure, except for home occupations and home businesses as defined in Section 28 of this Code which are allowed, naturally and normally incidental to a use by right and complying with all of the following conditions:

- A. Is clearly incidental and customary to and commonly associated with the operation of the use by right;
- B. Is operated and maintained under the same ownership as the use by right;
- C. Includes only those structural features consistent with the use by right;
- D. Includes accessory dwelling units subject to the following conditions:
 - (1) The maximum living area allowed for an accessory dwelling unit shall be limited to 800 square feet **with the exception of units for employees which shall have no area limitation; and**
 - (2) Accessory dwelling units shall be located within 100 feet of the main structure **with the exception of units for employees which shall have no separation limitation;** and
 - (3) The minimum parcel size to allow an accessory dwelling unit shall be 3 acres. One accessory dwelling unit shall be allowed per parcel. Any additional accessory dwelling units shall not exceed a density of 1 accessory dwelling unit per 35 acres; and
 - (4) The construction of any accessory dwelling unit must comply with all County standards and regulations; and

(5) An accessory dwelling unit may be occupied without payment of rent for any period, or may be leased or rented to a tenant for a lease term of not less than ninety (90) days.

E. The gross land area utilized by all accessory uses of all uses by right on the same property shall not exceed ten (10) percent of the gross land area utilized by all the uses by right.

Section 3

ZONING PROVISIONS – ZONES

(Amended December 12, 2006 by Board of County Commissioners)

3.1 ESTABLISHMENT OF ZONES

Ouray County is hereby divided into eight (8) zones as follows:

- A. Alpine
- B. Colona
- C. High Mesa
- D. North Mesa
- E. Public Lands
- F. South Mesa
- G. South Slope
- H. Valley

3.2 ZONING MAP AND BOUNDARIES

All Zones shall be designated on the “Official Zoning Map of Ouray County” which is on file in the records of the Ouray County Clerk and Recorder. A copy of the map is attached to this Code and, in the event of any conflict between the copy of the map on file in the County records, the latter shall be conclusively deemed to prevail.

3.3 THE INTENT OF THE ZONES

The intent of the Ouray County zones is to achieve, on balance across the zones, the overall goal of the Ouray County Master Plan: To allow gradual, long-term population and economic growth in Ouray County in a manner that does not harm the County’s irreplaceable scenic beauty, wildlife, air and water resources, and other environmental qualities and that does not unduly burden the County’s residents or its governments. This overall goal includes, in alphabetical order, specific goals for agricultural lands, county/municipal relationships, economic development, housing, natural resources, rural character, tourism, transportation, utilities, visually significant areas, and wildlife and plant habitats. The specific intents of the zones that follow shall be read in conjunction with the combination of the Master Plan’s overall and specific goals, and provide general guidance with regard to specific uses within each zone.

A. Alpine Zone. The intent of the Alpine Zone is to preserve the natural beauty, wildlife habitat, and recreational, historic and archeological values of high altitude

areas and manage the County's natural resources in a manner that is both environmentally sound and protects private property rights, while allowing mining, agriculture, forestry, recreation, and limited low density and resort/conference center development.

B. Colona Zone. The intent of the Colona zone is to maintain an area of high-density residential development (one unit per 6,000 square feet) and commercial activity.

C. High Mesa Zone. The intent of the High Mesa Zone is to encourage agricultural production, preserve areas for wildlife migration and habitat and scenic, historical and archaeological values, and to allow low density residential development that does not adversely impact the significant vegetative, wildlife, historic, archaeological and scenic values of the Zone.

D. North Mesa Zone. The intent of the North Mesa Zone is to preserve areas for wildlife migration and habitat and allow up to six acre residential development (medium density) that is not impacted by geologic hazards.

E. Public Lands Public Lands Zone. The intent of the Public Lands Zone is to preserve and protect private lands that are not publicly owned and managed by Federal or State entities in the Zone from future development, thereby providing visual and recreational enjoyment for the County's present and future residents as well as for visitors.

F. South Mesa Zone. The intent of the South Mesa Zone is to allow medium density and, where appropriate, high density (including commercial) development if all appropriate infrastructure is available. The purpose is to meet the overall Master Plan goal of allowing gradual, long-term population and economic growth without harming the County's irreplaceable environmental qualities and unduly burdening the County's residents or governments.

G. South Slope Zone. The intent of the South Slope Zone is to preserve areas for wildlife migration and habitat and allow up to six acre residential development (medium density) that is not impacted by geologic hazards.

H. Valley Zone. The intent of the Valley Zone is to protect and preserve visually significant and sensitive areas of Ouray County, maintain its overall rural character, and/or encourage the continued use of lands for agricultural productivity.

3.4 ZONE USES AND REQUIREMENTS

A. Alpine Zone

(1) Uses Allowed by Right:

- (a) Underground Mining subject to State and Federal permitting and conditions set forth in Section 12 of this Code.

(b) Accessory uses and structures that are accessory to any other use by right and any permitted use.

(c) Farming/Ranching.

(d) Home occupation.

(e) Non-commercial camping.

(f) Non-commercial logging.

(g) Single family dwelling unit (maximum density of one unit per 35 acres) on parcels not previously approved by Ouray County as part of a Planned Unit Development.

(2) Uses Allowed by Special Use Permit:

(a) Bed and breakfast.

(b) Cemetery.

(c) Church.

(d) Commercial camping.

(e) Commercial equestrian activity.

(f) Commercial logging.

(g) Commercial outdoor recreation – day use.

(h) Governmental facility.

(i) Guest ranch.

(j) Home Business

(k) Livery or horse rental operation.

(l) All mineral extraction and processing operations except those allowed pursuant to Section 3.4.A (1)(a).

(m) Oil and gas exploration and facilities.

(n) Public park or wildlife reserve.

(o) Public service facility.

(p) Public utility.

- (q) Sand and gravel operation.
- (r) School.
- (s) Temporary use.
- (3) Planned Unit Development:
 - (a) Regular PUD (maximum density of one unit per 35-acres).
 - (b) Resort/Conference Center PUD.
- (4) Minimum Lot Size:
 - (a) All uses except as otherwise provided for in this Code - thirty-five (35) acres.
 - (b) Planned unit developments – as established by Section 6 of this Code.
 - (c) Special uses – as established by Section 5 of this Code.
- (5) Required Setbacks: All structures shall be located at least twenty-five (25) feet from any property lines unless approved otherwise in a PUD. With the exception of lots and parcels that have an area of two (2) acres or less, the minimum setbacks for structures shall be ten (10) feet from the side and back property lines and twenty-five (25) feet from the front property line. No structure may be closer than one hundred (100) feet from the centerline of U. S. Highway 550 or Colorado Highway 62, if visible from such highways.
- (6) Maximum Building or Structure Height: The maximum building or structure height shall be thirty-five (35) feet unless approved otherwise in a planned unit development.

B. Colona Zone

- (1) Uses Allowed by Right:
 - (a) Single-family dwelling units.
 - (b) Accessory Uses and Structures.
 - (c) Home occupation.
- (2) Uses Allowed by Special Use Permit:
 - (a) Church.
 - (b) Commercial use.

- (c) Governmental facility.
- (d) Home Business
- (e) Multi-family dwelling.
- (f) Oil and gas exploration and facilities.
- (g) Public service facility.
- (h) Public utility.
- (i) School.

(3) Planned Unit Development: Regular PUD (maximum density of 7 units per acre).

(4) Minimum Lot Size: Lot size shall not be less than fifty (50) feet by one hundred twenty (120) feet. Larger lot sizes may be required to meet requirements for adequate sewage disposal.

(5) Floor-to-Lot Ratio: For all uses, maximum floor-to-lot area ratio shall not exceed 1:1.

(6) Required Setbacks: All structures shall be at least twenty (20) feet from any street or highway right-of-way (except alleys) and at least ten (10) feet from all other property lines.

(7) Maximum Building or Structure Height. Maximum building or structure height shall not exceed thirty-five (35) feet.

C. High Mesa Zone

(1) Uses Allowed by Right:

- (a) Farming/Ranching.
- (b) Single family dwelling unit (maximum density of one unit per 35 acres) on parcels not previously approved by Ouray County as part of a Planned Unit Development.
- (c) Non-commercial logging.
- (d) Accessory uses and structures that are accessory to any other use by right and any permitted use.
- (e) Home occupation.
- (f) Non-commercial camping.

(2) Uses Allowed by Special Use Permit:

- (a) Bed and Breakfast.
- (b) Cemetery.
- (c) Church.
- (d) Commercial camping.
- (e) Governmental facility.
- (f) Guest ranch.
- (g) Home Business
- (h) Mineral operation.
- (i) Oil and gas exploration and facilities.
- (j) Public park or wildlife reserve.
- (k) Public service facility.
- (l) Public utility.
- (m) Sand and gravel operation.
- (n) School.
- (o) Temporary Use.

(3) Planned Unit Development:

- (a) Regular PUD (maximum density of one unit per thirty-five (35) acres.

(4) Minimum Lot Size:

- (a) Single family dwellings – thirty-five (35) acres.
- (b) Planned unit developments, as established by Section 6 of this Code.
- (c) Special uses – as established by Section 5 of this Code.

(5) Required Setbacks: All structures shall be located at least twenty-five (25) feet from any property lines, unless a greater setback is required within an approved PUD.

(6) Maximum Building or Structure Height: Maximum building height shall not exceed thirty-five (35), unless a height of less than thirty-five (35) feet is required within an approved PUD.

D. North Mesa Zone

(1) Uses Allowed by Right:

- (a) Single-family dwelling units (maximum density of 1 unit per 35-acres).
- (b) Accessory uses and structures that are accessory to any other use by right and any permitted use.
- (c) Home occupations.
- (d) Farming/Ranching.
- (e) Non-commercial camping.

(2) Uses Allowed by Special Use Permit:

- (a) Bed and breakfast.
- (b) Cemetery.
- (c) Church.
- (d) Governmental facility.
- (e) Guest ranch.
- (f) Home Business
- (g) Oil and gas exploration and facilities.
- (h) Public park or wildlife reserve.
- (i) Public service facility.
- (j) Public utility.
- (k) Sand and gravel operation.
- (l) School.
- (m) Temporary use.

- (3) Planned Unit Development:
 - (a) Limited PUD (maximum density of one unit per 13 acres).
 - (b) Regular PUD (maximum density of one unit per 6 acres).
- (4) Minimum Lot Size:
 - (a) Single family dwelling (outside of a planned unit development) thirty-five (35) acres.
 - (b) Planned unit developments – as established by Section 6 of this Code.
 - (c) Special uses – as established by Section 5 of this Code.
- (5) Required Setbacks: All structures shall be located at least twenty-five (25) feet from any property lines unless a greater setback is required within an approved PUD.
- (6) Maximum Building or Structure Height: Maximum building height shall not exceed thirty-five (35) feet unless a height of less than thirty-five (35) feet is required within an approved PUD.

E. Public Lands Zone

Only lands that are not owned by Federal or State entities are subject to the following regulations.

- (1) Uses Allowed by Right:
 - (a) Farming/Ranching
 - (b) Non-commercial camping
 - (c) Underground mining
- (2) Uses Allowed by Special Use Permit:
 - (a) Commercial camping when administered by State and Federal Agencies.
 - (b) Commercial logging.
 - (c) Governmental facility.
 - (d) Oil and gas exploration and facilities.
 - (e) Public park and wildlife reserve.
 - (f) Public service facility.

- (g) Public utility.
- (3) Minimum Lot Size: 35 acres.
- (4) Required Setbacks: All structures shall be located at least twenty-five (25) feet from any property lines.
- (5) Maximum Building or Structure Height: Maximum building height shall not exceed thirty-five (35) feet.

F. South Mesa Zone

- (1) Uses Allowed by Right:
 - (a) Single-family dwelling units (maximum density of one unit per 35-acres).
 - (b) Accessory uses and structures that are accessory to any other use by right and any permitted use.
 - (c) Home occupations
 - (d) Non-commercial camping.
- (2) Uses Allowed by Special Use Permit:
 - (a) Bed and breakfast.
 - (b) Church.
 - (c) Commercial uses (as allowed in approved planned unit developments).
 - (d) Governmental facility.
 - (e) Home Business
 - (f) Oil and gas exploration and facilities.
 - (g) Public park.
 - (h) Public service facility.
 - (i) Public utility.
 - (j) Sand and gravel operation.
 - (k) School.
 - (l) Temporary use.

- (3) Planned Unit Development
 - (a) Limited PUD – Maximum density one unit per 13 acres.
 - (b) Regular PUD – Maximum density one unit per six acres.
- (4) Minimum Lot Size:
 - (a) Single family dwellings (outside a planned unit development) – thirty-five (35) acres.
 - (b) Planned unit developments – as established by Section 6 of this Code.
 - (c) Special uses – as established by Section 5 of this Code.
- (5) Required Setbacks: All structures shall be located at least twenty-five (25) feet from any property lines unless a greater setback is required within an approved PUD.
- (6) Maximum Building or Structure Height: Maximum building height shall not exceed thirty-five (35) feet unless a height of less than thirty-five (35) feet is required within an approved PUD.

G. South Slope Zone

- (1) Uses Allowed by Right:
 - (a) Single-family dwelling units (maximum density one unit per 35-acres).
 - (b) Accessory uses and structures that are accessory to any other use by right and any permitted use.
 - (c) Farming/Ranching.
 - (d) Home occupation.
 - (e) Non-commercial camping.
- (2) Uses Allowed by Special Use Permit:
 - (a) Bed and breakfast.
 - (b) Governmental facility.
 - (c) Home Business
 - (d) Oil and gas exploration and facilities.

- (e) Public park and wildlife reserve.
 - (f) Public service facility.
 - (g) Public utility.
 - (h) Temporary use.
- (3) Planned Unit Development
- (a) Limited PUD (maximum density of one unit per 13 acres).
 - (b) Regular PUD (maximum density of one unit per 6 acres).
- (4) Minimum Lot Size:
- (a) Single family dwellings (outside a planned unit development) – thirty-five (35) acres.
 - (b) Planned unit developments – as established by Section 6 of this Code.
 - (c) Special uses – as established by Section 5 of this Code.
- (5) Required Setbacks: All structures shall be located at least twenty-five (25) feet from any property lines unless a greater setback is required within an approved PUD.
- (6) Maximum Building or Structure Height: Maximum building height shall not exceed thirty-five (35) feet unless a height of less than thirty-five (35) feet is required within an approved PUD.

H. Valley Zone

- (1) Uses Allowed by Right:
- (a) Farming/ranching.
 - (b) Single-family dwelling units (maximum density of one unit per 35 acres).
 - (c) Accessory uses and structures that are accessory to any other use by right and permitted use.
 - (d) Home occupation.
 - (e) Non-commercial camping.
- (2) Uses Allowed by Special Use Permit:

- (a) Bed and breakfast.
 - (b) Cemetery.
 - (c) Church.
 - (d) Commercial equestrian activity.
 - (e) Commercial outdoor recreation – day use.
 - (f) Governmental facility.
 - (g) Guest ranch.
 - (h) Home Business
 - (i) Livery or horse rental operation.
 - (j) Oil and gas exploration and facilities.
 - (k) Public service facility.
 - (l) Public utility.
 - (m) Sand and gravel operation.
 - (n) School.
 - (o) Temporary use.
- (3) Planned Unit Development
- (a) Regular PUD (maximum density of one unit per 35-acres).
- (4) Minimum Lot Size:
- (a) All uses except as otherwise provided for in this Code - thirty-five (35) acres.
 - (b) Planned unit developments - as established by Section 6 of this Code.
 - (c) Special uses – as established by Section 5 of this Code.
- (5) Required Setbacks: All structures shall be located at least fifty (50) feet from any property lines unless approved otherwise in a PUD. With the exception of lots and parcels that have an area of two (2) acres or less, the minimum setbacks for structures shall be located ten (10) feet from the side and back property lines and twenty-five (25) feet from the front property line. No

structure may be closer than one hundred (100) feet from the centerline of U.S. Highway 550 or Colorado Highway 62.

(6) Maximum Building or Structure Height: Maximum building height shall not exceed thirty-five (35) feet, unless a height of less than thirty-five (35) feet is required in an approved PUD.

3.5 OVERLAY DISTRICTS

A. Intent and purpose: Due to continued growth pressures, there is an increased need for coordination between the Municipalities and the County to promote the efficient use of services and protection of open lands, agricultural lands, alpine lands and community identities. It is therefore the intent and purpose of the Overlay Districts to establish districts and create a process to jointly review development on unincorporated property surrounding the Town of Ridgway and the City of Ouray.

B. Definitions:

1. Area of Influence (AOI). An area of unincorporated land wherein development or use of land has an impact upon the adjoining municipality.

2. Urban Development. Development that conforms to the standards of moderate and high density residential, commercial/industrial or tourist land use categories, which is typical to urbanized areas. Urban development also includes the types of services that are generally required to support that development such as central potable water, storm water systems, central sanitary sewer systems, quick-response fire and police protection, urban level street design and maintenance, parks and recreation programs, open space and undeveloped parks, urban level retail and commercial development and other similar services that are typically provided by cities and towns.

3. Urban Growth Management Area (UGMA). An area of unincorporated land adjacent to a municipality in which urban development may be allowed when annexed by the municipality. The Urban Growth Management Area includes an area sufficient to provide for ten to twenty-five years of anticipated and desirable urban growth and development for the adjacent municipality.

C. Establishment of Overlay Districts: The following Overlay Districts are hereby established:

1. The Ridgway Urban Growth Management Area.
2. The Ridgway Area of Influence
3. The Ouray Urban Growth Management Area
4. The Ouray Area of Influence

D. Overlay Districts: All Overlay Districts shall be designated on the “Official Zoning Map of Ouray County” which is on file in the records of the Ouray County Clerk and Recorder. A copy of the map is attached to this Code and in the event of any conflict between the copy and the map on file in the County records, the latter shall be conclusively deemed to prevail.

E. District Uses and Requirements.

1. Within the Ridgway Area of Influence and the Ouray Area of Influence, the following uses are allowed:

a. All uses allowed by right shall be permitted within the underlying Zone(s), as stated under Section 3 of this Code.

b. Uses allowed by special use permit and Planned Unit Developments within the underlying Zone, as stated under Section 3 of this Code, may be permitted, upon review and approval of the Board of County Commissioners. Said uses shall follow the process as contained herein.

2. Within the Ridgway Urban Growth Management Area and the Ouray Urban Growth Management Area, the following uses are allowed:

a. All uses allowed by right shall be permitted within the underlying Zone(s), as stated under Section 3 of this Code.

b. Uses allowed by special use permit within the underlying Zone, as stated under Section 3 of this Code, except Home Businesses, may be permitted, upon review and approval of the Board of County Commissioners. Said uses shall follow the process as contained herein.

F. Development Review – Urban Growth Management Area. Applications for planned unit developments, special use permits, exemptions from the definition of subdivision, variances and rezoning shall first be considered for annexation by the adjoining municipality prior to submittal of an application to the County Land Use Office.

1. The municipalities will consider all petitions for annexation of lands within the adjoining UGMA and will not decline to annex such property except for good cause. For the purposes of this Section, good cause includes, without limitation, the following:

a. Extension of one or more municipal services to the area would place an unreasonable economic burden on the existing users of such service or upon the future residents or owners of property in the area itself.

b. The area is not contiguous to the municipality’s existing boundaries.

c. The development proposal fails to meet the criteria for inclusion and annexation in the initial growth boundary outlined within the municipality's master or comprehensive plan.

2. If the municipality declines an annexation proposal within the UGMA, the Applicant/Developer may then submit a completed application to the Ouray County Land Use Office. Depending upon the request, the application shall include all information and documentation as set forth and outlined under the various sections of this Code. In addition, the application shall also include a written denial of annexation from the respective municipality.

G. Development Review – Area of Influence. Applications for planned unit developments, special use permits, exemptions from the definition of subdivision, variances and rezoning shall be submitted to the Ouray County Land Use Office and shall follow the requirements, standards and processes as set forth and outlined under the various sections of this Code.

H. Joint Planning Boards. Applications for planned unit developments, special use permits, exemptions from the definition of subdivision, variances and rezoning located within an Urban Growth Management Area or an Area of Influence shall be reviewed by a Joint Planning Board, rather than the Ouray County Planning Commission, and the Joint Planning Board shall make a recommendation to the Board of County Commissioners.

1. When a request is located within the Ridgway Urban Growth Management Area or the Ridgway Area of Influence, the Ridgway Area Joint Planning Board shall review the application.

2. When a request is located within the Ouray Urban Growth Management Area or the Ouray Area of Influence, the Ouray Area Joint Planning Board shall review the application.

Section 22: DEFINITIONS

Words and terms used in this Code shall be interpreted in accordance with the following definitions:

ACCESSORY USES AND STRUCTURES. A non-commercial use and/or structure, except for home occupations and home businesses as defined in Section 28 of this Code which are allowed, naturally and normally incidental to a use by right and complying with all of the following conditions:

F. Is clearly incidental and customary to and commonly associated with the operation of the use by right;

G. Is operated and maintained under the same ownership as the use by right;

H. Includes only those structural features consistent with the use by right;

- I. Includes accessory dwelling units subject to the following conditions:
 - (1) The maximum living area allowed for an accessory dwelling unit shall be limited to 800 square feet with the exception of units for employees which shall have no area limitation; and
 - (2) Accessory dwelling units shall be located within 100 feet of the main structure with the exception of units for employees which shall have no separation limitation; and
 - (3) The minimum parcel size to allow an accessory dwelling unit shall be 3 acres. One accessory dwelling unit shall be allowed per parcel. Any additional accessory dwelling units shall not exceed a density of 1 accessory dwelling unit per 35 acres; and
 - (4) The construction of any accessory dwelling unit must comply with all County standards and regulations; and
 - (5) An accessory dwelling unit may be occupied without payment of rent for any period, or may be leased or rented to a tenant for a lease term of not less than ninety (90) days.

- J. The gross land area utilized by all accessory uses of all uses by right on the same property shall not exceed ten (10) percent of the gross land area utilized by all the uses by right.

Agenda Item #4 b: Letter to Senator Bennet

April 21, 2010

Senator Michael Bennet
Committee Member
Committee on Banking, Housing, and Urban Affairs
702 Hart Senate Office Building
Washington DC 20510

Dear Senator Bennet:

We are writing to request a conversation with you in Telluride, Colorado while you are visiting the region in May. A ten (10) county region of housing professionals meet twice each year to discuss regional, national, and local housing issues. We believe this is a unique opportunity to learn about the practical impacts of federal funding in our counties, the successes and the problems. We understand you will be in Telluride in May and we would like to schedule a one and a half hour (1½) to two (2) hour meeting and video conference where our other federal representatives may join the conversation too. We are open to scheduling the meeting to meet your timeline. ***Our public meeting would include the housing organizations and local elected officials from San Miguel, San Juan, Ouray, Dolores, Montezuma, La Plata, Archuleta, Montrose, Delta and Gunnison Counties. This is a unique opportunity to exchange information with a large group of constituents in rural Colorado. As a member of the Committee on Banking, Housing, and Urban Affairs we would look forward to hearing the upcoming priorities for 2011 and the current issues. (Please see attached map of the region represented and a summary of the topics we'll discuss).***

We are a rural consortium representing our communities in the Southwest part of the state. Our communities are quite diverse and are impacted by tourism, natural resource development, immigrating retirees, and second home development, agriculture, or even a combination of occurrences within one county. Some of our communities have become very expensive places to live for the local workforce and force them to drive from two counties away or more for employment. The high cost in certain areas causes some of our region to be viewed nationally as communities with significant financial resources. Due to our small population sizes we are often not eligible for the funding, which you have voted for, believing it could be accessed throughout Colorado. Without sufficient housing and employment opportunities we will continue to lose our viability as rural communities.

The members of our consortium are the housing organizations charged with addressing the multitude of housing problems that have resulted from both past and current development in our rural communities. We understand the connection between housing and employment is integral to our economic recovery. Our communities have worked hard to develop diverse solutions to the problems we face, but we are still struggling. In some of our counties we are trying to cope with housing markets where households with incomes as high as 160% of the median income cannot afford the cost of housing. In fact, these communities are characterized by the fact that folks with well-paying jobs including store managers, small business owners,

craftsmen and others, must commute long distances to work because they cannot afford to live in our towns.

Our rural communities are also characterized by efforts to provide affordable housing through our own resources and by combining funding streams. We have developed strong inclusionary housing policies, utilized federal funding opportunities when we are able, and have created innovative public private partnerships that generate local resources for housing.

The size of our communities and high cost of housing in some of our counties do not allow the resources approved through state and federal affordable housing programs, to be utilized by our communities.

We hope we have appealed to your interest in the economy and housing. We are impressed that you are reaching out to rural communities with visits. We believe that it is very important that the dialogue we propose happens in rural as well as urban America. We also believe very strongly that a one-size-fits-all response to any community definitions or needs will not achieve the dynamic redefinition of development that our federal programs are trying to achieve. We look forward to your consideration of our request as you provide us the best direction of how we can engage with you. To contact our consortium please Shirley Greve at Shirley@smrha.org or phone 970-728-3034, ext. 5. We would like to set a date for the meeting by the end of April.

Sincerely,
Shirley Greve

Shirley Greve
Executive Director
San Miguel Regional Housing Authority

Participating Organizations include:
Regional Housing Authority of La Plata County
Gunnison Housing Authority
Delta Housing Authority
Montrose County Housing Authority
Montezuma County Housing Authority
Ouray County Housing Authority
Housing Colorado Inc.
Housing Solutions for the Southwest
San Juan Development Association

Agenda Item #5: Conflicts of Interest

Instructions:

<http://www.elections.colorado.gov/Content/Documents/How%20to%20File%20a%20Conflict%20of%20Interest.pdf>

Link: <http://www.elections.colorado.gov/Default.aspx?PageMenuID=1246>

Agenda Item #6: Meeting Minutes

OCHA

Meeting Minutes

April 16, 2010

Opening:

The regular meeting of the OCHA was called to order at 3:30 on 4/16/2010 in City of Ouray Community Center by Jen Coates, acting President.

Present:

Ben DeGear, City of Ouray, City Councilor

Jen Coates, Town of Ridgway, Planner

Mike Fedel, City of Ouray, Planner

Paul Hebert, Town of Ridgway, Town Councilor

Lynn Padgett, Ouray County, Commissioner

Shirley Greve, Executive Director, San Miguel Regional Housing Authority

Note from Secretary: Items were taken out of order.

A. Election of Officers for 2010, 1 year term

MOTION by Padgett, SECOND by Fedel to nominate Jen Coates as President. DISCUSSION: Coates said it would be good to have an officer from each of the three jurisdictions. If Jen Coates were to be President then Paul Hebert might be off the hook for his current position of Secretary, since both are from Town of Ridgway. MOTION PASSED UNANIMOUSLY.

MOTION by Coates, SECOND by Fedel to nominate Ben DeGear as Vice-President. NO DISCUSSION. MOTION PASSED UNANIMOUSLY.

MOTION by Coates, SECOND by Hebert to nominate Lynn Padgett as Secretary. NO DISCUSSION. MOTION PASSED UNANIMOUSLY.

B. Shirley Greves, Executive Director of San Miguel Housing Authority

With San Miguel County acting as fiscal agent, the SMRHA got a \$80,000 grant to do a regional needs assessment for Ouray and San Miguel Counties, including commuter data. RRC will be awarded the contract. RRC bid \$70,000. Studies need staff assistance from the jurisdictions. Anything beyond 8 hours per month of staff assistance can be invoiced to San Miguel County for reimbursement. The study will need to "buy" confidential employer data only available to government entities. SMRHA will take the lead on getting any Ouray County related data requests so as not to burden our Ouray County jurisdictions staff. Shirley will be meeting with all 3 of the Ouray County jurisdictions to get a designated liaison and let them know of the grant. The study will begin in June and will be done in December 2010. A public presentation will follow in January 2011.

A survey strategy was discussed. Sending a link to a web survey via email to realtors, teachers, chambers and having printouts at the City of Ouray, Town of Ridgway, Ouray County Courthouse and Ouray County Land Use offices was discussed.

Greves announced that there was a reduction in force at the San Miguel Regional Housing Authority due to funding constraints. A strategic plan creating a 501 c(3) organization has been drafted.

Greves will be teaching 2 homebuyer education classes in Ouray County in 2010. The first is anticipated in May. The second will possibly be held in July or fall. Discussion was had on pros/cons of different months for area residents.

Discussion was had on Section 8 vouchers which are administered by Montrose County for any Ouray County citizens. Section 8 voucher holders find their own rentals, which can be in Montrose or Ouray Counties. There has been no new allocation of vouchers for many years. Greves will inquire and help determine if the OCHA should pursue dedicated vouchers that could be administered by San Miguel County. San Miguel County has 55 vouchers, but there is no way to transfer them. They are administered out of Shandoka in Telluride.

MOTION by Paul Hebert to sign the 502 guaranteed home loan program. SECOND by Ben DeGear. NO DISCUSSION. MOTION PASSED UNANIMOUSLY.

All 3 jurisdictions will be asked to contribute \$100 to help cover the costs of the homebuyer education classes for refreshments and other materials. Ouray County could maybe donate the use of a facility if desired. Discussion was had on having the SMRHA invoice each of the three jurisdictions directly since the OCHA is not funded this year.

C. Budget

Discussion: Jen Coates called Bill Wiley about filing an annual budget report with the Division of Local Affairs. Was this necessary even if the budget was a "Zero". she was told to call the Secretary of State. Town Manager Greg Clifton is checking the statutes since the RHA is a government entity. There is a chance that the RHA may not need to file a budget. However, for CHOTO, minutes need to be recorded to show that the RHA has been in existence for the last 18 months.

Greve discussed the simplified budget submitted to the state by the San Miguel Regional Housing Authority, and that the SMRHA does not have bylaws, but does still file its budget with state, so as not to hold up payments as a penalty for non-filing. TABOR is an issue for having a "funded" budget at this stage of the RHA's existence.

D. Update on IZ (Inclusionary Zoning)

The RHA submitted a memo to Ouray County with recommendations on Inclusionary Zoning dated January 28. The County had their work session with staff and the BOCC. The BOCC and staff did not have enough information yet and will continue to meet with county staff on the subject in the future.

Discussion of the Action Plan suggestions. A memo from Ouray County was received by Jen Coates. Jen Coates reported on a conversation with County Commissioner Keith Meinert. Coates suggested an educational workshop presented by an outside party could be organized for the BOCC and county staff. Possibly City of Ouray and Town of Ridgway staff and officials could benefit from an Inclusionary Zoning workshop. ACTION ITEM BY CONCENSUS: It was agreed that the RHA will write a memo to the County to give notice that a workshop will be planned.

President Coates is working on IZ guidelines and a policy for Town of Ridgway. Town of Ridgway has concerns that the Town may implement IZ policies without the City of Ouray or the County implementing IZ policies.

Discussion of merits of deed restrictions that would sunset after a 10-year period if owned by the same owner for that full period.

E. Other Updates

1. President Coates update about an Insurance Policy: Policy quoted at \$2,700 per year. RHA currently has no funding. Each jurisdiction can chip in 1/3 of cost. Ben DeGear asked if CIRSA general liability is held by the Town of Ridgway. Discussion about waivers that might be needed by City of Ouray and Ouray County if Town of Ridgway uses their Town general liability insurance.

2. ACTION ITEM: Lynn Padgett will email the RHA ahead of the next workshop, the County's Land Use Code language on Accessory Dwelling Units (ADUs) and a summary of a loophole concern identified by the County Planner Mark Castrodale, along with setbacks and square footage constraints that exist in the code.

3. Mike Fedel updated the group that the City of Ouray is working on Chapter 7 of the City's Code.

4. HB1017 Update: this bill has been approved by the State House and Senate. It removes the cloud of doubt surrounding voluntary agreements between developers and local governments for agreements and deed restrictions related to rent. So IZ might be OK on rented units now.

5. Discussion on lack of attendance by the County Planning Department in RHA meetings. It was noted that the City of Ouray and Town of Ridgway both have a Planner and an elected official attending regularly. ACTION ITEM: Lynn Padgett will request the BOCC to provide make either the County Planner or the Planning Tech available for the RHA meetings. The Planning Tech position is currently vacant but will be filled.

F. Approval of Minutes

The minutes of the January 25, 2010 meeting of the Multi-Jurisdictional Housing Authority were presented. Discussion was had about the proper way to refer to the Authority. Is it "Multi-Jurisdictional Housing Authority" or "Ouray County Housing Authority"? State statues refer to Multi-Jurisdictional Housing Authority. IGA with Ouray County, Town of Ridgway and City of Ouray refers to Ouray County Housing Authority (OCHA). Board will be referred to as the same name as identified in the IGA -- OCHA.

MOTION by Padgett, SECOND by Hebert, to approve January 25 Minutes WITH the following CHANGES: 1. Change 2009 to 2010. Voting were only those 3 RHA board members present on Jan 25: Hebert-Yes, Padgett-Yes, Coates-Yes.

MOTION by Padgett to Suspend "Bob's Rules" and to allow for approving minutes when there is not a quorum (3) of those who were present at the meeting. No SECOND. MOTION DIED.

The minutes of the March 11, 2010 meeting were TABLED because of the 3 members who attended that meeting, only 2 were present at this time (Ben DeGear had to leave at 5:30 pm, prior to this business).

G. Agenda for Next Meeting

Approval of March 11, 2010 and April 16, 2010 minutes;
Update on Insurance considerations and Town of Ridgway Attorney opinion;
Update on IZ workshop scheduling;
Update on SMRHA joint needs assessment study;
Discussion of Ouray County Accessory Dwelling Unit code and "loophole";
Other.

Adjournment:

Meeting was adjourned by President Coates. The next general meeting will be at 4:00 pm on May 13th at the Ridgway Town Hall at 201 Railroad Street in Ridgway.

Minutes respectfully submitted by: Lynn Padgett, RHA Secretary

Approved by:

Approval Date: