

Town Council

4/27/2023

LUDC UPDATE

Staff Presentation: Community Development

Residential Uses and Standards

- Intent of the Section: To provide a variety of housing types that align with appropriate zone districts, transportation networks, community needs, and individual preferences.
- Proposed amendments:
 - Add new 'missing-middle' housing types: Cottage Courts, Multi-Plex
 - Potential Tiny Homes on Wheels as ADUs.
 - Clarify types and applicable subdivision process.
 - Clarify definitions: Single-household detached and attached, multi-household, townhomes, duplexes.
- Potential options:
 - Keep current types with some clarification.
 - Increase in available housing types.
- Requested direction:
 - Confirmation of proposed housing typology.

Residential Uses and Standards

Multi-plex examples



Cottage Court examples



Image: Courtesy of the Cottage Company, Missingmiddlehousing.com

Image credits: Missingmiddlehousing.com

Residential Uses and Standards – Tiny Homes as ADU



Image: studio-shed.com



Image credits: houseplans.com



Image: Tumbleweedhouses.com



Image: Tumbleweedhouses.com



Image: thetinylife.com/colorado-tiny-house-builders/



Image: escalantevillage.com

Sustainability Standards

- Intent of the Section: To accelerate the installation and implementation of sustainability techniques to lower carbon footprints, lower energy costs, and add energy resiliency throughout the community.
- Proposed amendments:
 - New section with a menu of sustainability options.
 - Requirements are met through a point system.
- Potential options:
 - Requirements could apply to only new development.
 - Requirements could be required on new development and major modifications to existing buildings.
 - Staff recommends revisiting this section post-adoption to review efficacy.
 - Reduce or modify requirements for new single-household residential homes.
- Requested direction:
 - What development types should be required to meet the sustainability points.
 - Do the points seem reasonable as an initial ‘proof-of-concept’ pending adoption.

Sustainability Standards

■ Key components:

- **Site/ building adjustments:** Passive solar orientation, charging plugs, water smart and native landscaping, clustered design
- **Minor capital investments:** Bicycle infrastructure, garden plots
- **Major capital investments:** Solar, geo-thermal, passive energy generation (water panels), alternative technology/ innovation

Pros

- Accelerates adoption
- Reinforces local labor and installation skills
- Sets sustainability and resiliency expectations
- May encourage re-use of existing development

Cons

- Potential costs not offset by energy savings
- Supply and delivery may increase construction time
- May overly incentivize adaptive re-use vs. new construction

Sign Code

- Intent of the Section: To have a sign code that is constitutionally sound while limiting visual clutter and is easy to understand and administer.
- Proposed amendments:
 - A content neutral sign code to comply with current constitutional law.
- Potential options:
 - Only modify allowed size, height, and location.
 - Regulate based on sign type and zone, and not content.
- Requested direction:
 - Should staff work on a major revision to the sign code?

Sign Code – Content Neutral



Sign Code – Reed v. Gilbert and Austin v. Reagan

- We can regulate:
 - Location
 - Height
 - Size
 - Time
 - Type
 - Structure
 - On-premise/off-premise signs

Sign Code – Size and Height Downtown/ East Village



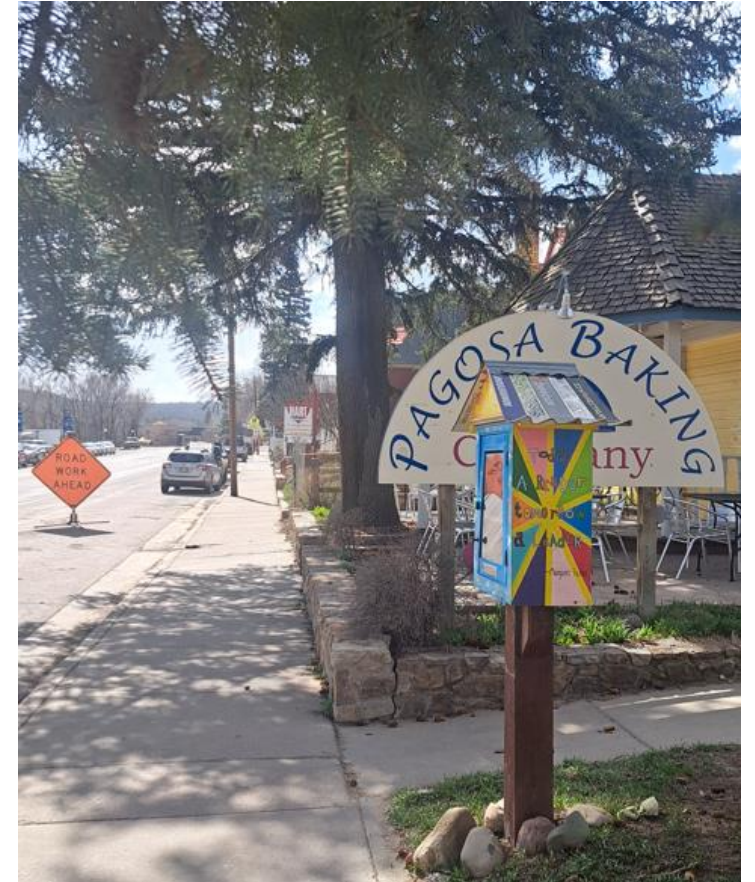
~ 18 – 20 feet

Sign Code – Size and Height Downtown/ East Village



~ 10 – 15 feet

Sign Code – Size and Height Downtown/ East Village



~ < 10 feet

Sign Code – Uptown sign size and height examples



Sign Code Revisions

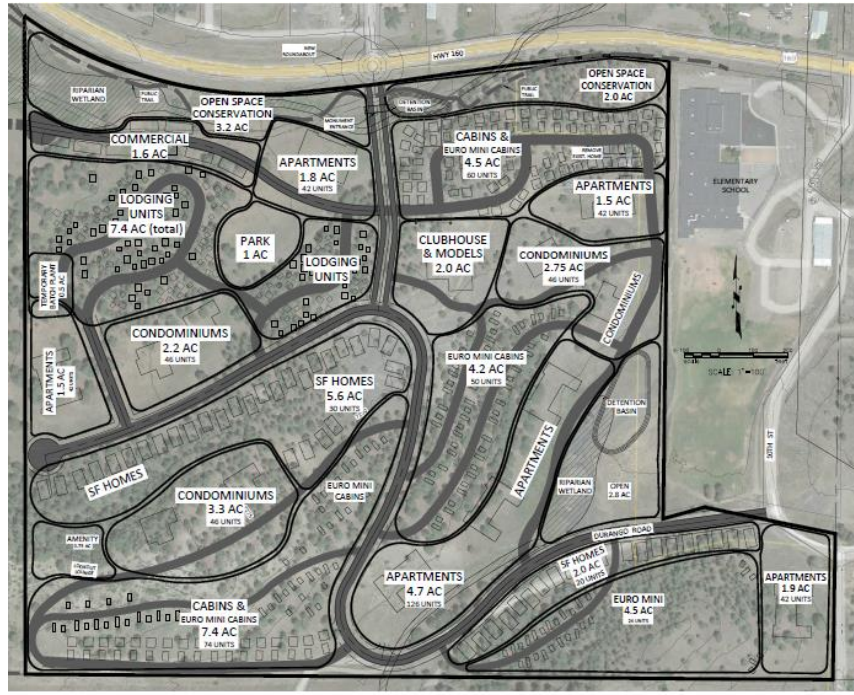
- Proposed sign code revisions
 - Size and height based on speed limit
 - Tailor size, height, and type to overlays
 - Content neutral process
 - Update types, materials, and structures for permanent and temporary signs
 - Considerations or minimums allowance for multi-tenant buildings

Subdivision and Process

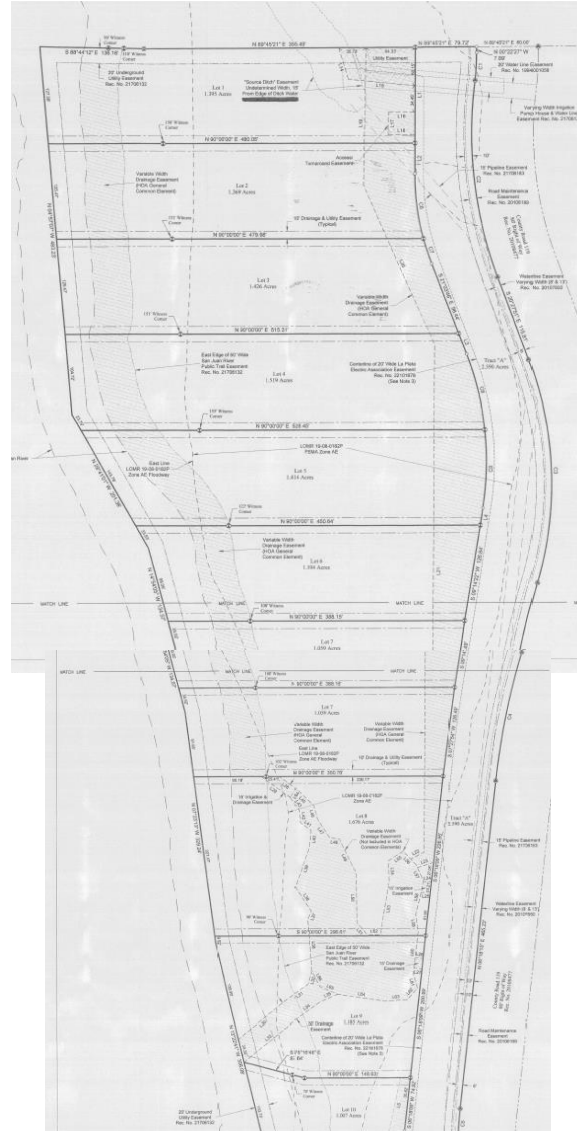
- Intent of the Section: To provide opportunities to subdivide land to create ownership opportunities while ensuring public improvements are made at the cost of development.
- Proposed amendments:
 - Modifications and clarifications to what constitutes a major subdivision requiring a public hearing process.
- Potential options:
 - Status quo.
 - Modify code to allow more subdivisions to be approved administratively.
- Requested direction:
 - Increase number of lots to qualify as a major subdivision.
 - Exempt townhomes from major subdivision.
 - Limit or clarify process requiring a public hearing vs. public meeting (consent agenda) vs. administrative approval.

Subdivision and Process

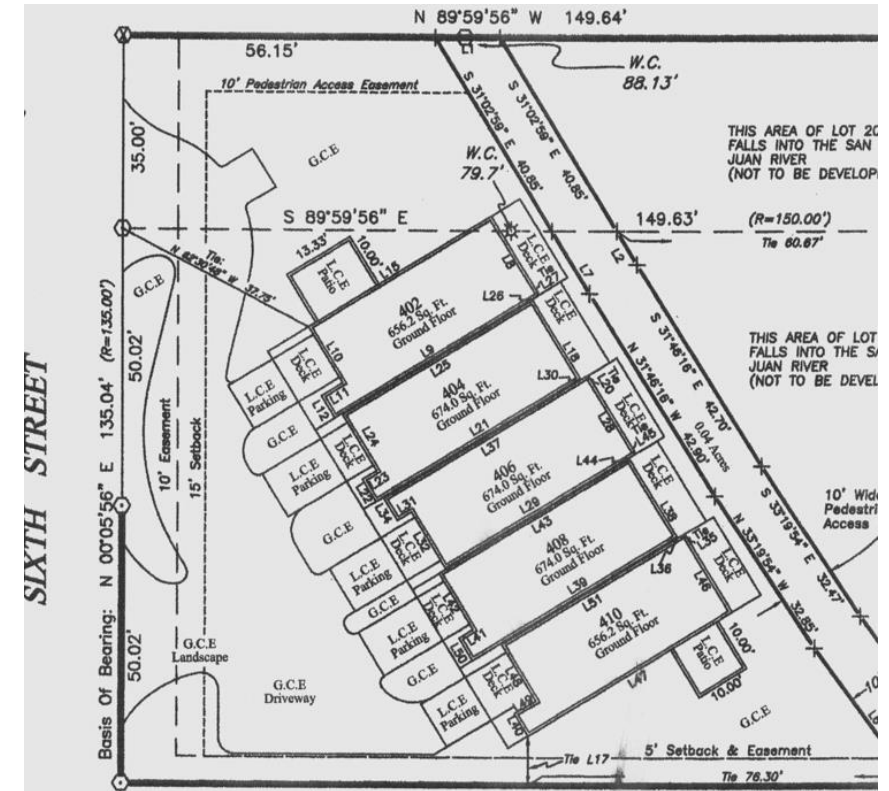
79 Acre Master Planned Development



11 Lot SFH Subdivision



5 Townhome Subdivision



East End and Put (Putt) Hill Overlays

- Intent of the Section: To create overlay districts for the East End and Put Hill that respond to specific design contexts in those areas for current and future development.
- Proposed amendments:
 - Creation of the East End Overlay District.
 - Creation of the Put Hill Overlay District.
- Potential options:
 - Initiate area study to define desired district characteristics.
 - Wait to initiate overlays.
- Requested direction:
 - Whether to initiate overlay studies.
 - Council's level of involvement.

Put Hill Overlay

- Intent of the Section: Identified as potential overlay in Pagosa Springs Forward 2018 Comp Plan.
- Purpose: To preserve the natural aesthetic and enhance the built environment in this key connection between downtown and uptown.
- Proposed Boundary Area: West of Middle School to Rob Snow Road.
- Possible considerations:
 - Tree preservation measures
 - Establish and preserve view corridors from public areas
 - Building setbacks and enhanced buffering from 160
 - Require secondary road network



Put Hill Overlay



Put Hill Overlay



Put Hill Overlay



Building setbacks



Landscape buffering from 160



Tree and view preservation



Secondary road network and integration of buildings with natural landscape



No clear cutting and tree removal w/ permit



Put Hill Overlay

- Intent of the Section: Identified as potential overlay in Pagosa Springs Forward 2018 Comp Plan.
- Purpose: To preserve the natural aesthetic and enhance the built environment in this key connection between downtown and uptown.
- Proposed Boundary Area: West of Middle School to Rob Snow Road.
- Possible considerations:
 - Tree preservation measures
 - Establish and preserve view corridors from public areas
 - Building setbacks and enhanced buffering from 160
 - Require secondary road network



East End Overlay

- Intent of the Section: Identified as potential overlay to ensure development is compatible with the East End Multi-Modal Plan.
- Proposed amendments:
 - Creation of the East End Overlay District.
 - Appropriate setbacks and build-to zones, screening to the river, and design that does not undermine the multi-modal plan.
- Potential options:
 - Initiate area study to define desired district characteristics.
 - Wait to initiate overlays.
- Requested direction:
 - Whether to initiate overlay studies.
 - Council's level of involvement.

East End Overlay

Currently zoned MU-C

20' front setback from secondary roads.

No restriction on parking location.

Limited provisions for views and buildings facing river trail.



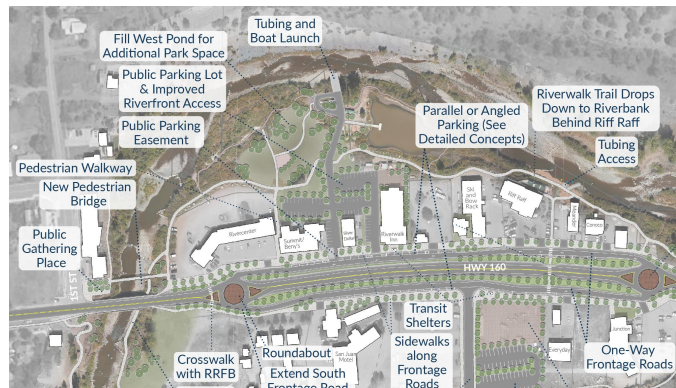
East End Overlay

Currently zoned MU-C

20' front setback from secondary roads.

No restriction on parking location.

Limited provisions for views and buildings facing river trail.



East End Overlay

Keep MU-C zoning

20' front setback from secondary roads.

Restrict parking not within the 20' front setback.

Add provisions for views and buildings facing river trail.



East End – View from the trail



Public Engagement

- Intent: To allow adequate public input on the form and function of the LUDC as the draft approaches adoption.
 - Proposed areas for engagement:
 - Sign code
 - Residential standards
 - Sustainability section
 - New Overlays
 - Potential strategies:
 - Focus groups.
 - Surveys.
 - Invitations for staff office-hours.
 - Requested direction:
 - Necessary level of engagement prior to public hearings for adoption.
 - Optimal way to communicate public feedback into revisions, Council and Planning Commission, and back to the public.
- Proposed areas for outreach:
- Sections of draft with primarily technical changes

Administrative initiatives

- Intent of the Section: Staff is working on several administrative options outside of regulation to enhance the quality of applications and customer experience.
- Proposed initiatives:
 - Improved application form.
 - Applicant narrative checklist addressing various LUDC requirements.