

Prop 123 Grant Proposal Summary

Regulatory Audit and Amendments to Advance Housing Production

Project Overview

Clear Creek County seeks Prop 123 funding to conduct a comprehensive regulatory audit of its zoning and subdivision codes to identify and implement targeted amendments that remove barriers to and identify opportunities for additional housing development.

The project has 3 main outcome objectives:

- 1) Streamline development review and permitting processes.
- 2) Modernize development standards that constrain housing production.
- 3) Identify opportunities to expand residential uses in appropriate commercial districts.

The effort will ensure alignment with state housing laws and best practices, improve clarity and predictability for applicants, and reduce unnecessary costs and delays.

Project Objectives

1. **Streamline Planning Reviews and Permitting for Housing**
 - Evaluate current residential review procedures.
 - Improve interdepartmental coordination and permitting processes with Building, Site Development, and other internal agencies.
 - Review current subdivision processes that are unnecessarily burdensome for residential development and reduce barriers. (Requiring subdivisions for all condominiums and building envelope modifications are examples of current barriers)
 2. **Remove Burdensome Zoning and Subdivision Development Standards**
 - Evaluate and revise ADU standards to reduce barriers to construction.
 - Review setbacks, lot coverage, height limits, density controls, parking requirements, and other land use standards that potentially unnecessarily constrain housing development.
 3. **Explore Residential Opportunities in Commercial Districts**
 - Evaluate commercial zoning districts for potential residential or mixed-use integration.
 - Propose residential uses by right in appropriate commercial and corridor zones.
 - Create mixed-use standards that support low-impact retail and neighborhood-scale commercial uses alongside housing.
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Scope of Work

Phase 1: Groundwork

- Comprehensive review of zoning and subdivision regulation permitting procedures.
- Gap analysis for compliance with current state housing laws.
- Benchmarking against peer jurisdictions with effective pro-housing policies.
- Stakeholder outreach (developers, real estate, CCRHA, boards, residents).
- Identification of barriers or red flags or community pushback.

Phase 2: Draft Procedures and Amendments

- Create clear administrative procedures and review timelines.

- Prepare code amendments/code recommendations.
- Legal review of proposed policy changes and amendments.
- Joint workshop w PC & BOCC (and BOA?)

Phase 3: Public Engagement & Adoption

- Stakeholder outreach, round 2.
- Planning Commission hearing(s).
- BOCC hearing(s) and adoption.

Expected Outcomes

- Reduced permitting timelines for housing projects.
- Clear and objective standards for residential development.
- Improved compliance with state housing requirements.
- Lower regulatory burdens and, in turn, development costs.
- Increased feasibility of housing projects (and affordable/attainable housing).
- Expanded residential opportunities in commercial corridors.

Deliverables

- Public Engagement/Stakeholder Plan at the beginning of project
- Regulatory Audit and State Law Compliance Reports (Phase 1)
- Draft Zoning & Subdivision Code Amendments (Phase 2)
- Final Adoption Package (Phase 3)

Budget Summary

Funding will support consulting services for:

- Regulatory audit and background research
- Code drafting and adoption support
- Public engagement/stakeholder facilitation

Conclusion

This project will improve County review processes, reduce barriers in the County's regulatory framework, and introduce new opportunities for housing development. These are all necessary and important steps to allow for and encourage housing development in a County that has extremely limited land availability due to constraints from the I-70 corridor, public lands, and unsuitable topography.