PLANNING COMMISSION RECOMMENDATION

Date: October 11, 2016
To: Chaffee County Board of County Commissioners
From: Chaffee County Planning Commission
Subject: Change to the maximum densities in Residential, Rural and Recreational Zone Districts listed on Table 2.1.

Findings:
1. Testimony and evidence was presented that lack of housing and lot availability in Chaffee County has significantly raising prices in comparison to other rural mountain counties in Colorado and Colorado as a whole. To qualify to buy an average home in Chaffee County a family needs an annual income of 135% of the area medium income.
2. Chaffee County is experiencing a crisis in affordability as well as attainable workforce housing.
3. Prior to 2008, Rural and Recreational Zones had a minimum average density of 2 acres per dwelling unit.
4. When agriculture lands are considered there is only approx. 13.1% of the total Chaffee County area available for future development. When the agriculture lands are excluded from that developmental acreage is less than 3.3% of the total Chaffee County acreage.
5. Changing the average density to 2 acres in the Rural and Recreational Zones districts gives larger land owners greater flexibility when considering potentially forced development for estate planning.
6. Changing the average density to 2 acres in the Rural and Recreational Zones districts gives larger land owners greater tax incentives for conservation easements.
7. Five acre minimum density created greater sprawl and greater expense to the County.
8. The visual difference between 5 acre and 2 acres minimum density is negligible.
9. The existing Chaffee County Land Use Code offers other development opportunities for clustering as well as flexible development designs using a planned development process.
10. Allowing for 2 acres minimum lot density in developed areas of Chaffee County in the Rural and Recreational Zone districts allows for similar infill developments to occur.

Tracy Vandaveer moved to recommend to the Board of Commissioners to adopt the Land Use Code changes based on the above findings. Rick Shovald seconded. After discussion the motion carried unanimously.