

Staff Comments
Draft HFP Addendum

Notes on Future Growth Trends

1. Staff would encourage the BOT to consider the effect infill and redevelopment may have on this population growth estimate as well. There are several properties within town that could be considered either ripe for redevelopment or already under-utilized. Examples include the industrial property next to Town Hall and other commercial uses that would benefit from mixed-use development.
2. Staff also assumes that as the market changes for ADU development (more and more competition, efficiency, and technology) their development will become more prevalent in town. In the past five years, the ADU industry has grown exponentially, as well as their support from the State government.
3. The development of the Eastern Corridor also needs to be considered as a reason for population growth. Several property owners have expressed great interest in housing development. For example, TEBO is requesting an R3 Zone District for this purpose.
4. Cohousing, which is not a new concept, but certainly a growing trend due to HB24-1007, may also lead to population growth. Now that two and three families can live in one home (this could be the case for larger homes in Lyons, of which there are plenty) we may need to reevaluate.
5. Lastly, new tax Incentives (Prop 123 and BC Tax 1B) and changing state regs (ADU by-right and no occupancy limits) may also lead to a population increase. It seems that the state will continue to develop a carrot and stick approach to housing, which may also result in added housing units.
6. While staff believes 733 may be too ambitious, 50 seems low. Staff would recommend a growth of at least 300 people (120) households.
7. The Eastern Corridor has several properties ready for residential development that will not fall under the 10-acre rule. Also, the community has expressed that density within that area is generally acceptable. This was stated as a possible solution/compromise in the community IGA discussions.

Note on the “Distorted Graph”

Staff agrees that the graph could be reworked but understands that the consultant wanted to represent the current time period.

Note on HOA’s

As we all know, pressure from the state on HOA authority will continue to rise. While we cannot foresee what will happen, these trends should not be ignored.

Notes on Municipal Zoning

While the appetite for allowing housing on Municipal Zoned parcels may not exist currently, future boards may see value in amending this section of code to allow for housing development. This could open up land for development as well.

Notes on the Blue Line

Staff would also note that a developer could put infrastructure in place to “raise this line”. While this would be capital-intensive, it is still a possibility.

Notes on Confluence/Deed-Restricted Buyout Properties

Staff would encourage rewording this section, to not quote a single elected official. This paragraph should consider using the adopted policy (the DRPOB Plan) instead.