

STATE PLANNING LEGISLATION: INTRODUCTION

City Council Study Session June 17, 2024

Purpose:

Overview of four key bills and their potential impacts and relation to the UDC in advance of the CML conference

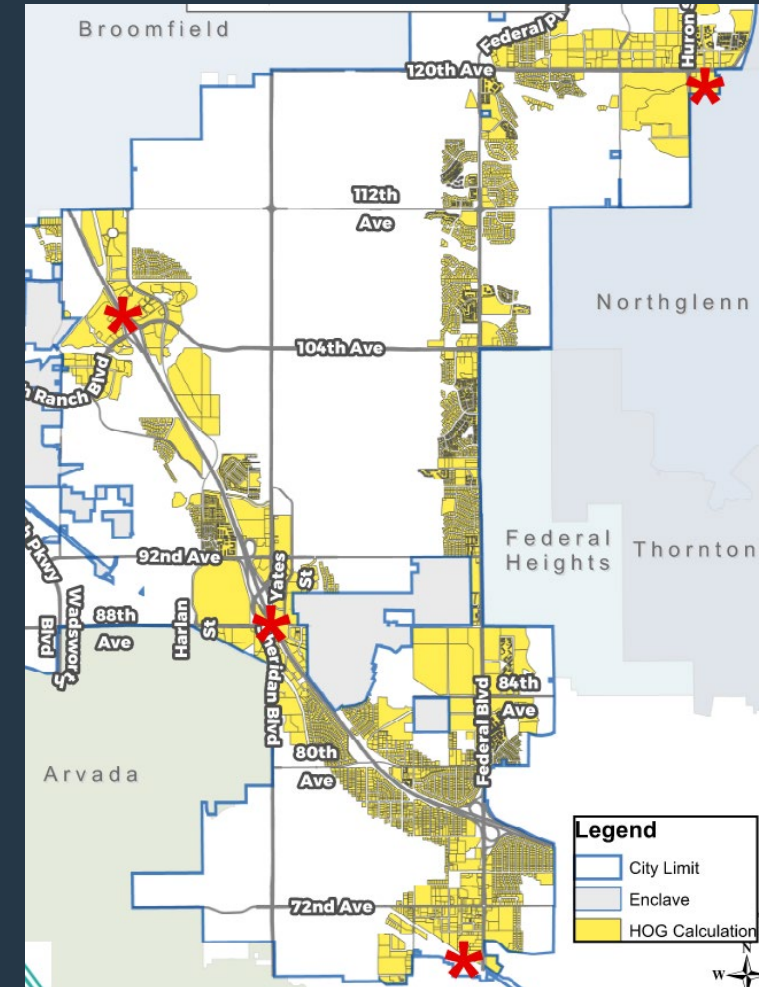
New State Planning Legislation

- **ADUs - HB24-1152:** Accessory Dwelling Units (ADUs) to be allowed with single-family detached lots; prescriptive on setbacks, parking
- **Parking - HB24-1304:** Exempts minimum parking for residential, mixed use and adaptive reuses near transit areas
- **Transit Oriented Communities (TOC)- HB24-1313:** Requires accommodating the Housing Opportunity Goal (HOG) within defined areas through updates to the Comprehensive Plan, formation of affordability and displacement mitigation strategies, and rezoning
- **Sustainable Affordable Housing - SB24-174:** Requires housing needs assessments and revisions to the City's Comprehensive Plan and Water Supply Plan to conform to the prescriptive requirements of the bill and new analysis of vacant land and natural areas. Also requires a Housing Action Plan and establishes reporting requirements

Housing Opportunity Goal

- Mathematical calculation of the additional housing units for which zoning capacity is necessary
 - Neither the construction of the housing nor affordability are required
 - Existing housing and zoning irrelevant to the calculation
- Analysis of existing plans and zoning and exemptions
 - 2,265 to 3,178 acres multiplied by 40 units per acre
 - Exemptions - floodplains, Open Space, schools
 - Alternative option to report to State on insufficiency of water supply, must reassess every 3 years

Housing	Units
Westminster's Current Units* <i>citywide</i>	50,338
Potential HOG Zoning Capacity <i>in yellow (<15% of city's area)</i>	90,600 to 127,120



*2022 Census ACS

Actions Required by Legislation 2024-2027

TIME SENSITIVE

Comprehensive Plan
*New Prescribed
Contents*
(1313 and 174)

Water Supply Plan
Prescribed Methodology
(174)

Housing Action Plan
Prescribed Methodology
(174)

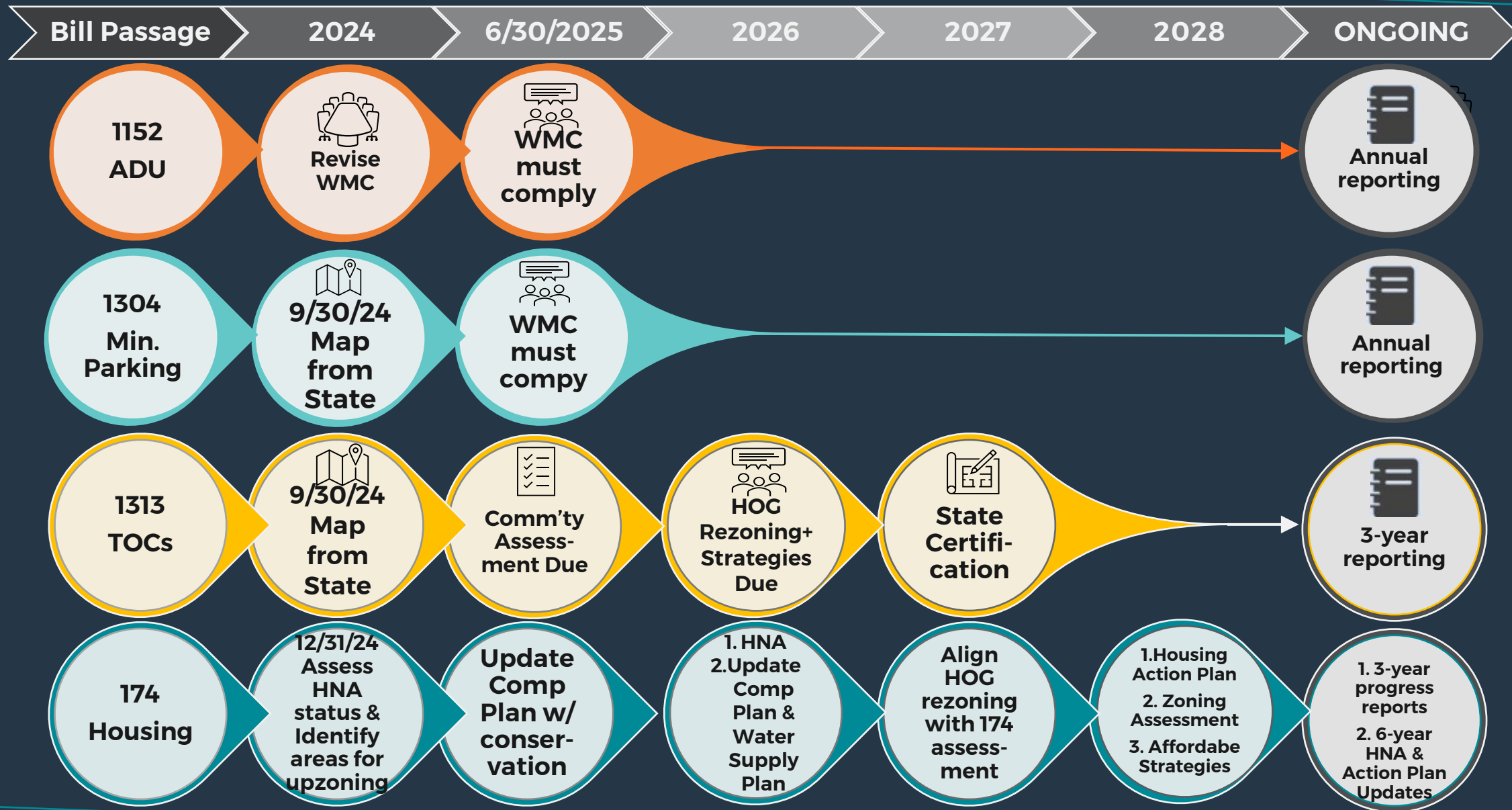
**Housing Needs
Assessment(s)**
Prescribed Methodology
(174)

**Affordable Housing &
Displacement
Mitigation Programs**
(1313 and 174)

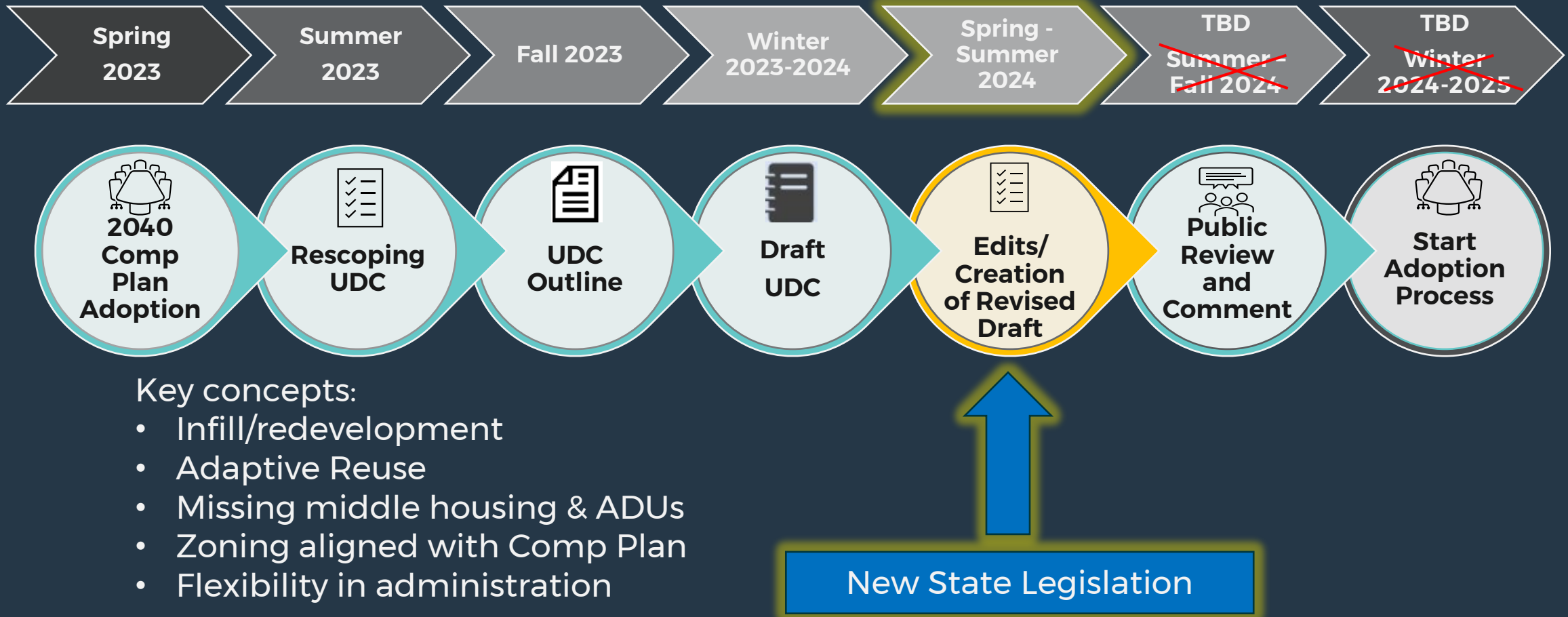
**W.M.C./
Future UDC**
*ADU, Parking, new high
density zoning districts*
(1152, 1304, 1313)



**Revise procedures for
approval of multi-family
projects**

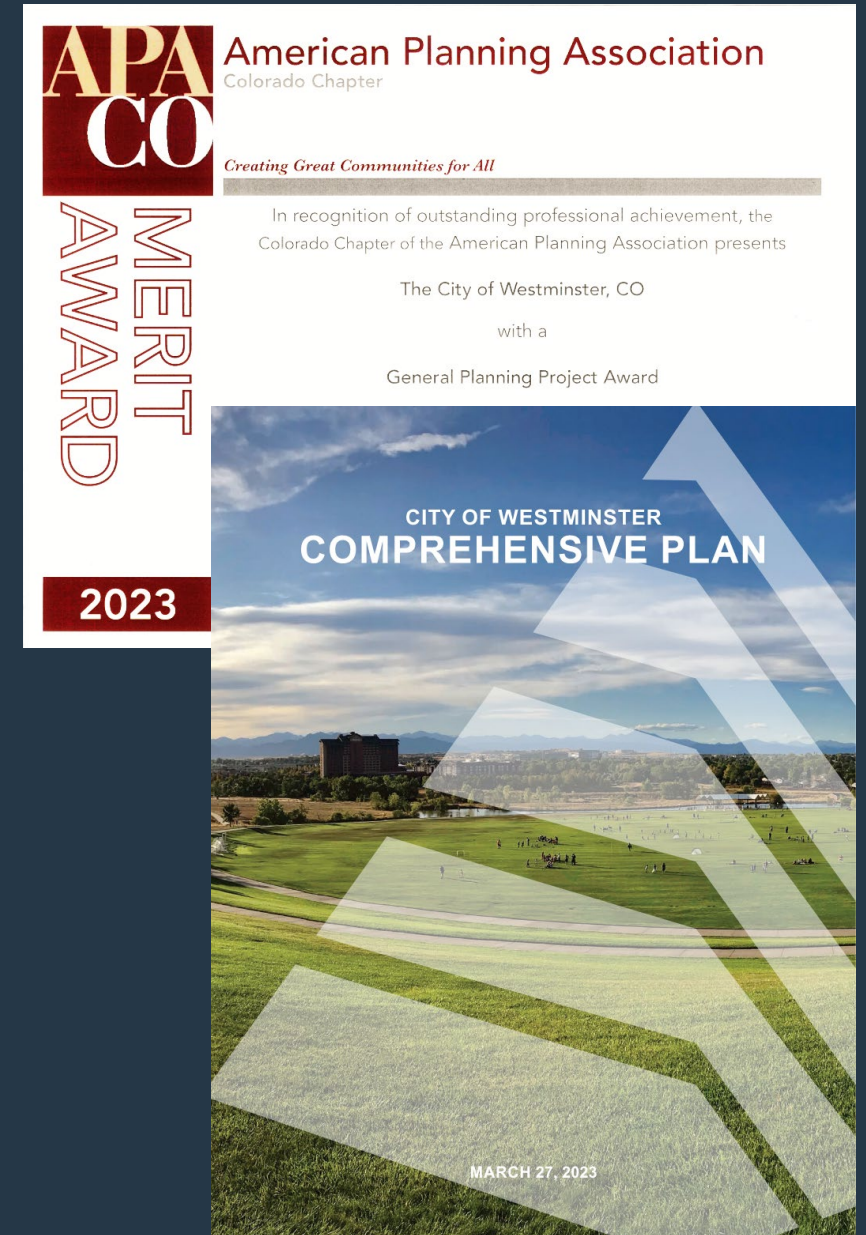


UDC Process



Inflection Point

- Westminster Comprehensive Plans correlate with infrastructure and resources
- Decoupling land use planning from infrastructure and resources is a departure from past planning practices
 - First-in obtains resources, no ability to prioritize projects aligned with the City's Vision Statement
- Uncertainty about how the development sector, housing market, and transit services will respond



Next Steps

- July – September: Assess impacts
 - Budget and staffing
 - Community Services - Planning, Housing, Parking
 - Public Works and Utilities - Engineering, GIS
 - Supplemental work for consultants, as needed
 - Assess approaches of peer communities and compare potential impacts
 - Potential other impacts to public services
 - Streets; public safety; Parks, Recreation and Libraries
- September 30: Receive official maps from DOLA for the calculating HOG and applicable areas for the minimum parking bill

Near Term Actions

1. Prioritize legislative analysis over the UDC and other priorities in the near term
2. Bring forward standalone ADU ordinance - tentatively August 12, 2024



Longer Term Actions

1. Return to City Council later in 2024
 - a. Work from official DOLA maps for calculating HOG and minimum parking bill
 - September 30, 2024 deadline
 - a. Brief on potential resource impacts and modifications to UDC scope of work
 - b. Identify areas for potential up-zoning, per 174
2. Return to City Council in the spring of 2025
 - a. Determine if legislative updates are underway, or if additional requirements are created by new legislation
 - b. Work from DOLA published strategies for meeting HOG
 - February 28, 2025 deadline
 - a. Revise parking requirements in WMC
 - b. Update Comprehensive Plan with conservation, per 174
3. Additional City Council check-ins with an eye toward full compliance by end of 2026