

Council Agenda Summary

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Title:

Introduction and first reading of an ordinance amending Title 24 of the Greeley Municipal Code regarding household occupancy standards by amending the definition of “family” in Section 24-5

Summary:

Amending household occupancy standards was listed as one of the action items in the *Strategic Housing Plan*, which was adopted by City Council as a sub-element of the *Imagine Greeley Comprehensive Plan*. This action item was identified to help address increasing housing costs, limited housing supplies, and demographic trends that are shifting away from the predominance of households being comprised solely by relatives. The proposed amendment has the potential to provide households with unrelated adults more housing choices, by increasing access to more neighborhoods with additional housing varieties, style, price, and locations. These conditions also align with Council's *Your Home is Here* priority.

The ordinance would make the following adjustments to household occupancy standards by revising the definition of “family” in the Development Code:

1. Provide clarity by restructuring the way that the definition is written. This includes updating the reference from the Housing Code to the International Property Maintenance Code to ensure that unsafe or unhealthy conditions are not caused by overcrowding. There is also a clear reference of the existing practice and interpretation to allow any number of unrelated adults in the higher density zoning districts.
2. Explicitly include people bound by civil union as relatives.
3. Allow households that include a spouse to include unrelated adults by including marriage and civil union in the core segment of the family definition. Planning Commissioners noted that many in the community are not aware that a married couple cannot add an unrelated adult under the existing definition. This change would adjust the Development Code to accommodate that community expectation.
4. In the R-E, R-L, and R-MH zones, the number of unrelated adults allowed would be one per dwelling unit.
5. In the R-M zone, the definition would base the number of unrelated adults allowed on the number of bedrooms in the house.

Discussion among The Housing Task Force, Development Code Advisory Committee, Planning Commission, City Council, and public comments and responses to public questionnaires, generally support the concept of increasing the number of unrelated adults, to various degrees, and with notable opposition as well. Two public questionnaires and a virtual open house in March collected community feedback

from residents prior to the public hearings. (A full description of the process is in Section C of the Planning Commission Summary.)

The general support and discussion led staff to recommend language that would have allowed two unrelated adults to join a household in the R-E, R-L, and R-MH zoning districts if the house had three or more bedrooms. After deliberation, this specific proposal was not supported by Planning Commission. Rather, upon consideration of public comments expressing concerns with increasing the allowance, and their desire to broker a more broadly-supportable motion, the Planning Commission recommends that households include no more than one unrelated adult in the R-E, R-L, and R-MH zoning districts, while maintaining the other parts of staff's original recommendation.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a legislative process.

Other Issues and Considerations:

None

Strategic Work Program Item or Applicable Council Priority and Goal:

Image: Reinforce Greeley's vision as an attractive and vibrant community in which to live, learn, work and play.

Safety: Manage the health, safety and welfare in a way that promotes a sense of security and well-being for residents, businesses and visitors.

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Council Vision, Your Home is Here: Residents have access to an amazing variety of housing options including price, style, and location.

Strategic Housing Plan: Strategy - Amend the Development Code to promote housing choice. Action item – Amend housing occupancy standards

Imagine Greeley Comprehensive Plan:

Objective ED-3.1 Diverse Workforce - Provide diverse economic opportunities, jobs, and housing and transportation options to ensure that Greeley is attractive to and inclusive of a diverse workforce.

Objective EH-3.6 Self-Sufficiency - Support programs that build the strengths and abilities of an individual or family to reach self-reliance.

Objective GC-2.2 Jobs/Housing Balance - Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).

Objective GC-6.3 Neighborhood Character - Maintain, enhance, and protect the character of established neighborhoods while recognizing the need for established neighborhoods to evolve to meet community needs.

Objective HO-2.2 Rental Housing - Foster the development of attractive, safe, and well-maintained rental properties for those who do not qualify for or desire to own property.

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and final reading for June 15, 2021.

Attachments:

Ordinance

Planning Commission Supplemental Memo 5.18.2021 (attachments omitted)

Planning Commission Summary 5.11.2021

Planning Commission Worksession Minutes 3.30.2021

Planning Commission Worksession Minutes 3.9.2021

City Council Worksession Minutes 2.9.2021

Public Questionnaire Responses

Public Letters and Emails Received

- * Note: All public comments from various report attachments have been compiled into a single attachment. Duplicative attachments from reports have been omitted.