The Crested Butte town council will consider a 12-month moratorium on any new heated or plumbed accessory buildings not used for long-term rentals at the September 7 meeting. Mayor Jim Schmidt and councilmember Malika Magner had asked the staff to consider ways to reduce or entice people building in town to include a deed-restricted accessory dwelling unit (ADU) rental as part of new single-family homes.

Community development director Troy Russ said that the town staff was maxed out and had no time to delve into such a complicated and nuanced issue. In a memo to the council, he suggested a moratorium on accepting applications for all heated accessory structures in town for a year. He noted that the Community Compass comprehensive planning exercise was slated to begin soon and that would take up a lot of staff time. “We are at capacity and the staff can’t take on a complex issue that will take a lot of public outreach without giving something else up,” he said.

Town manager Darra MacDonald agreed that tackling the issue would take some time. “We have seen a drop-off in the number of ADUs going forward,” she said. “There are people building in town,” she said. “But there is a lot to consider and think through with this idea.”

Russ explained that if the moratorium is approved, no one would be allowed to build a heated accessory structure for 12 months as the town completes its long-range comprehensive plan (Community Compass) and updates its development regulations. A heated accessory structure is a structure that does not have a bath/shower, a 220 electrical outlet, and a bedroom, as defined by a room with a door, closet and egress window. While no heated buildings such as garages and storage buildings could be constructed under the moratorium, accessory dwelling units (ADU) otherwise know as a granny flat or mother-in-law unit would continue to be allowed to be constructed. It is important to note, he explained, that all accessory units that have a bath/shower, 220 electrical outlet, and a bedroom, as defined above, would be required to be deed-restricted for a long-term rental.

CB to discuss accessory structure moratorium
Goal to get more ADUs with long-term renters

[ BY MARK REAMAN ]
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