

# City of Delta Fast Track Program

**Focus Group Meeting #1**  
November 18, 2025



**Sarah Brown McClain, President** | Western Spaces

**Ethan Mobley, Owner/Manager** | Dynamic Planning + Science

**Raini Ott, Principal Planner** | Dynamic Planning + Science



# Agenda & Goals

- Welcome & Introductions
- Overview of Proposition 123
- Discussion: Fast Track Review Process 
- Discussion: Affordable Housing Incentives 
- Closing & Next Steps

## Meeting Goals

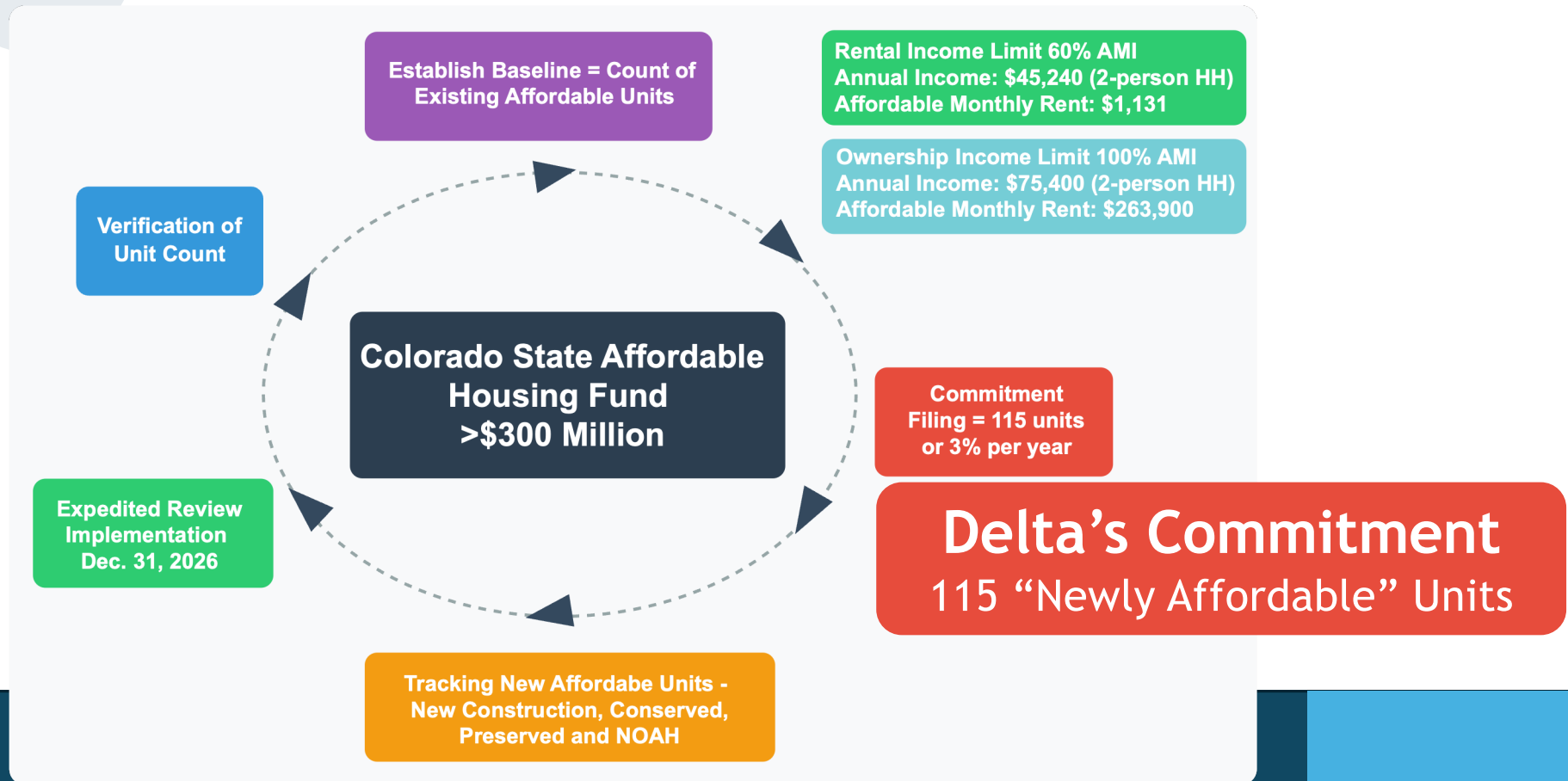
1. Understand Prop 123 Basics
2. Consensus on Fast Track Process
3. Consensus on Incentives



# Prop 123 Basics

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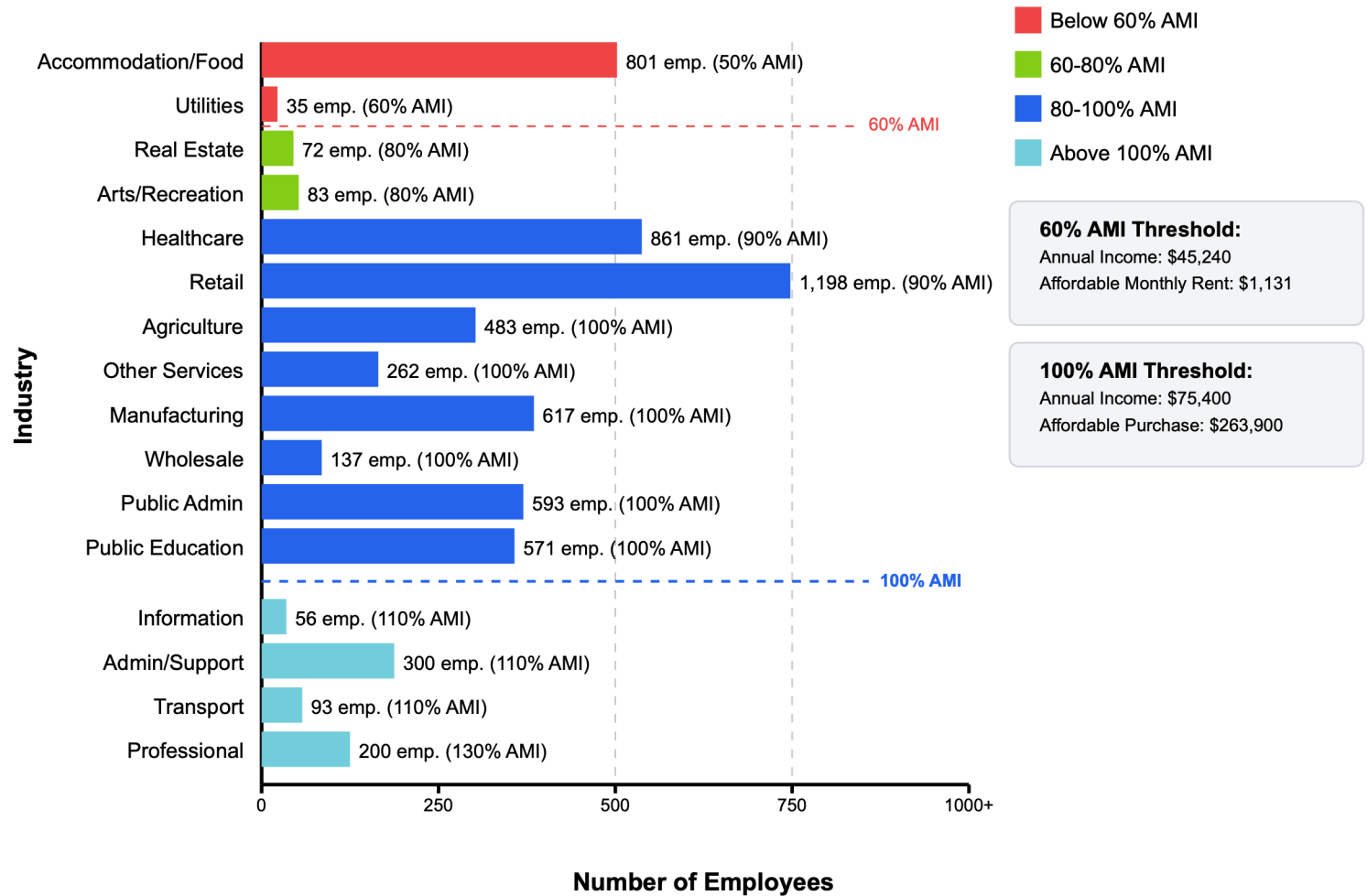
# Proposition 123 Overview



# Housing for Whom?

## Delta County Industry Size by AMI Percentage

Bar lengths represent number of employees in each industry



# Fast Track

- Expedited review process for applications for housing projects that contain **at least half (50%)** of the units as affordable
- Affordable defined in statute as...
  - **Rental:** Household income = 60% or less of AMI
  - **For-Sale:** Household income = 100% or less of AMI
  - **Both:** Monthly housing costs = 30% or less of monthly income
- A final decision (approved or denied) must be made within **90 calendar days**



# Key Program Elements & Discussion

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photography

# 1 Eligibility

- Residential or mixed-use residential projects
- **25% or more** of proposed units reserved as affordable
- Affordable units secured for **15+ years**
- Rental = **80% or less** of AMI
- For-Sale = **100% or less** of AMI

## Option A: 5 Years

Cost per year: **\$148,880**  
After 5 years: **Start over**  
20-year cost: **\$2,977,600**

## Option B: 20 Years

Cost per year: **\$37,220**  
After 20 years: **Done**  
20-year cost: **\$744,400**

## Option C: 30+ Years

Cost per year: **\$24,813**  
**Permanent community asset**  
**Matches neighbors**

Are eligibility requirements reflective of Delta's housing needs and development demands?





## 2 Application Types

- Site Plans, Use Permits, and Managed Use Permits
- Building, Floodplain, and Grading/Stormwater Permits
- Conditional Use Permits, Variances, Administrative Modifications
- Final Plats and Development Agreements
- Planned Unit Development (PUD) Plats and Plans

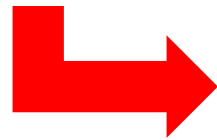
**Are there application types that should / should not be included?**



# 3 90-Day Process

## Pre-Application Phase

- Mandatory pre-application meeting for discussion and guidance
- If required, neighborhood outreach and consultation
- Not included on 90-day clock



## Application

- 3 business days for completeness review
- If incomplete, returned to applicant for revision (clock not started)
- If complete, 90-day clock starts



Reasonable timeline for applicant, staff, and external reviewers?



# 5 Community Input

- During Pre-Application Phase
- Required for **discretionary review applications** (e.g., Conditional Use Permit, Variance)
- Notice to **adjacent property owners**
- After notice, **14-day consultation** period via mail, email, or meeting
- All comments and responses must be **submitted with application**

Should more / less community input be required?



# 3 90-Day Process

## Administrative & Referral Agency Review

- 21 calendar days for administrative review
- Includes 14-day referral period to external agencies
- Review comments provided after 21 days



## Post-Review & Application Revision

- Mandatory post-review meeting for discussion of review comments
- Application revisions
- Optional extensions



Reasonable timeline for applicant, staff, and external reviewers?



## 4 Extensions

- **Applicant Request:** One-time 90-day extension for compliance or coordination
- **City Extension:** 30-day extension under extreme circumstances (e.g., public hearing delays)
- **Applicant Opt-Out:** Available anytime upon written notice

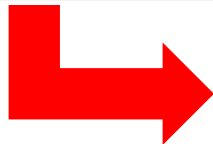
Additional limitations on City extension option?



# 3 90-Day Process

## Final Decision

- By Administrator, Planning Commission, or City Council
- If required, public hearings scheduled on next agenda or as special joint session to accommodate timeline
- Clock stops upon final decision, whether approval, conditional approval, or denial



## Post-Approval Phase

- If approved, compliance with any conditions of approval
- Not included on 90-day clock

Reasonable timeline for applicant, staff, and external reviewers?





## Discussion: Fast Track Review Process

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photography

# 6 Incentives

## Density Bonus

- Available for projects with **4+ units**
- Allows 1 additional unit or **up to 20% increase**, whichever is greater
- **50% of bonus units** must be affordable for **15+ years**

Balanced between developer and community needs?





# 6 Incentives

## Fee Adjustments

- Base **application fees** waived
- **Park fee-in-lieu** waived, when required
- Reduced **utility and system fees** for increased affordability term:
  - 20 years = 30% reduction
  - 30 years = 60% reduction
  - 50 years = 100% reduction

Balanced between developer and community needs?



# 6 Incentives

## Adjustments to Site Development Requirements

- Reductions for **open space** and **landscaping**
- **On-site parking** substitutions for compact, EV charging, bicycle, and on-street spaces
- Dimensional flexibility with **building setbacks, max height, and spacing**

Balanced between developer and community needs?



# 6 Incentives

Balanced between  
developer and  
community needs?



## DEVELOPER'S BENEFITS

- Fees waived: \$84,400
- Density bonus: \$660,000
- Time savings: \$50,000

**\$794,400**

—



## DEVELOPER'S COST

Lost rent from affordable units:  
6 units × \$400/mo × 20 years

**\$576,000**

**NET DEVELOPER GAIN**  
**= \$218,400**





# Discussion: Affordable Housing Incentives

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photography

# Thank You! Questions?

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# Next Steps

- Permitting Software Deployment
- Unified Development Code Adoption
- Focus Group Meeting #2 *(if needed)*
- Public Review of Affordable Housing Code
- Planning Commission and City Council Review

