

**City of Durango Adopted the following International Codes (I-Codes):**

- 2015 International Building Code (IBC)
- 2015 International Residential Code (IRC)
- 2015 International Plumbing Code (IPC)
- 2015 International Mechanical Code (IMC)
- 2015 International Fire Code (IFC)
- 2015 International Fuel Gas Code (IFGC)
- 2015 International Energy Conservation Code (IECC).

**La Plata County Adopted the following International Codes (I-Codes):**

- All the 2015 International Codes listed above (IBC), (IRC), (IPC), (IMC), (IFC), (IFGC)
- 2009 International Energy Conservation Code (IECC)

**County Land Use Project:**

The goal (according to staff) is to create a Land Use & Development Code that is responsive, functional and flexible to the varied needs and character of the community. This foundational regulation will build upon the updated La Plata County Comprehensive Plan. The Comprehensive Plan establishes goals and a policy framework for land use planning in La Plata County; the Land Use Code is the regulatory tool for implementing that plan.

The overall goals of the project are to:

- Reconcile and clarify the county's plans, policies, and practices;
- Combine & integrate the many overlapping land uses and standards into a unified land use system;
- Reward compliant applications which are consistent with County plans;
- Provide for predictability and improved certainty of the process and outcomes;
- Create multiple paths to "yes" – what can (rather than what can't) be done;
- Use the carrot vs. the stick via incentives such as bonuses and procedural short-cuts;
- Infuse best practice provisions (e.g. clustering, resource protection, and preservation);
- Eliminate unnecessary process (e.g. more administrative approvals subject to clear standards);
- Articulate clear development standards and expectations;
- Streamline the development process; and
- Protect and preserve the county's most valued assets.

As La Plata County revises the Land Use Code, hearing from you on the current code, and the development-related opportunities and challenges in La Plata County is instrumental. Stakeholders with wide-ranging experience using the existing Land Use Code can provide critical input from the outset. You are invited to provide your thoughts at:

[https://www.surveymonkey.com/r/LUC\\_stakeholders](https://www.surveymonkey.com/r/LUC_stakeholders)

**County Land Use Fiscal Impact Recommendations from Consultant TischlerBise:**

- The County should implement impact fees for roadway improvements. The County has several needs in terms of improvements. There are traditional "capacity" improvements that are needed in the more suburban areas of the unincorporated County, near the City of Durango. There is also a significant need to upgrade many County roads that were originally constructed as "farm to market" roads that are now, or will be in the near future, experiencing significant increases in traffic volume. Finally, there are intersection improvements needed that will likely increase capacity in the unincorporated County.
- Given the structural imbalance identified in the County's General Fund, it is imperative the County ensure that it is collecting 100% of the cost for any of its fee for service activities (e.g., building permits, plan review, etc.). The County should undertake a user fee study to ensure it is 1) collecting user fees for all possible services, and 2) recouping 100 percent of the cost for existing fee for service activities.
- The County should go back to the voters to increase the property tax for both the General Fund and Road and Bridge Fund.
- The County should pursue a Countywide zoning strategy that reduces densities in the more rural areas of the County and concentrates density areas surrounding Durango and other municipalities.
- Until any measure is passed that increases the County's ability to raise additional revenue, the County should consider developing "fiscal neutrality" requirements for new residential development. These guidelines would require new development projects to demonstrate how any negative fiscal impacts will be ameliorated.

**City Character Districts:**

The North Main Character District area is being developed and you are invited to share your thoughts about how the area should be branded. Take the survey by Jan 8 at: <http://www.durangogov.org/virtualcityhall>

**Public Concerns:**

- City Council is discussing motorized boating at Lake Nighthorse, organic parks, plastic bag tax, renewable energy and a homeless camp.
- La Plata West Water Authority (LPWWA) is proposing to construct a 34-mile-long pipeline to distribute water to residents in the western part of the County.

**Legislative Coalition Consultant Update  
December 21, 2017**

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**Meetings Attended November 16 – December 21, 2017 (26 meetings)**

11/20 6:30-8:30pm, City Council Meeting  
11/21 10:00-12:00pm, BOCC Planning Meeting  
11/22 8:30am-12:00pm, BOCC BDT Meeting  
11/28 10:00am-12:00pm, BOCC Business Meeting  
11/28 2:00-4:00pm, BOCC Work Session  
11/29 8:30am-12:00pm, BOCC BDT Meeting  
12/4 6:00-10:00pm, City Planning Commission  
12/5 10:00-12:00pm, BOCC Planning Meeting – CANCELLED  
12/5 1:30-2:30pm, BOCC Work Session with SJNF  
12/5 6:30-10:30pm, City Council Meeting  
12/6 8:30am-12:00pm, BOCC BDT Meeting  
12/7 7:30-10:00am, BOCC & City Council Joint Session  
12/7 6:00-8:00pm, County Planning Commission  
12/11 10:00-11:00am, BOCC Work Session Land Use Fiscal Impact  
12/11 1:00-4:00pm, BOCC Work Session Land Use Module 1  
12/12 10:00am-11:00am, BOCC Business Meeting  
12/12 11:00-11:30am, BOCC Special Business Meeting  
12/12 4:00-7:00pm, City Council Work Session  
12/13 8:30am-12:00pm, BOCC BDT Meeting – CANCELLED  
12/14 6:00-9:30pm, County Planning Commission  
12/19 10:00-11:00am, BOCC Planning Meeting  
12/19 11:00am-12:00pm, BOCC Special Business Meeting  
12/20 8:30am-12:00pm, BOCC BDT Meeting  
12/21 10:00am-12:00pm, BOCC Special Business Meeting  
12/21 3:00-4:30pm, Legislative Coalition Update  
12/21 6:00-8:00pm, County Planning Commission – CANCELLED