

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, Planning Districts and other documents. The Comprehensive Plan establishes goals and a policy framework for land use planning and zoning in La Plata County. The Land Use Code is the regulatory tool for implementing that plan.

The La Plata County Planning Department will take public comments on Module 1 until January 26.

The target date for adoption of the Land Use Code is September 25, 2018 with likely implementation being January 1, 2019.

General Concerns of the Public Process:

- The current module being discussed is the first of three. In this first module there are references to sections that are not included in it, thus no way to comprehensively comment on the entire code and the effects of the rest of the modules on this module. It is also concerning that without all three modules it is impossible for the reader to determine what other requirements are coming.
- Without the Overlay maps, commenters cannot fully address what may be a concern to a parcel of land.
- This is not a stand-alone code, there are references to other documents such as:

CDOT Road Manual (1,200 pages)	Hwy Capacity Manual
Transportation Research Board's Manual	National Fire Protection Assoc (NFPA)
National Hwy Traffic Safety Admin	Urban Drainage & Flood Control Manual (565 pages)
- Depending on the District Plan (where a person lives) there may be minimum or enhanced requirements.
- Definitions are incomplete, there are references to concepts or requirements which are not clearly defined.
- A better Table of Context is essential and this needs to include all Sections and Subsections, as well as headers that allow the reader to understand what is being allowed or not allowed.
- For Agriculture (AC is Agricultural Commercial) with the three-mile concept around Bayfield, Ignacio and Durango, it could put lands in a different Overlay - TA or Transitional Area.

City Permits, Jan-Dec 2017:

- Residential Single Family – 56
- Residential Duplex – 4
- Commercial – 12
- Residential Remodels, Repairs and Additions – 52
- Accessory Buildings – 14
- Commercial Remodels, Repairs and Additions – 52
- Demolition & Moving – 8

County Permits, Jan-Nov 2017:

- Residential Single Family – 155
- Residential Remodel and Addition – 32
- Residential Townhouse – 6
- Residential Deck, Porch and Garage – 51
- Residential Manufactured Housing – 36
- Residential Modular Home – 11
- Commercial Building – 9
- Commercial Remodel & Addition – 6
- Agricultural Buildings – 45

Public Concerns and Government Discussions:

- 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.
- Colorado Department of Transportation is coordinating with local municipalities to complete the Hwy 550 and Hwy 160 intersection and Hwy 550 south. Construction will begin in fall of 2018, will take two years to complete and support over 2,800 new local jobs.
- La Plata County has been offered 200 acres on Ewing Mesa, coupled with a grant to the Conservation Trust Fund, which Colorado Lottery money supports, the county kicked off a master planning process for a multi-event center.

**Legislative Coalition Consultant Update
January 9, 2018**

Meetings Attended December 21, 2017 – January 8, 2018 (4 meetings)

1/2 10:00am-12:00pm, BOCC Planning Meeting

1/2 6:30-7:00pm, City Council Meeting

1/3 8:30am-12:00pm, BOCC BDT Meeting

1/4 6:00-8:00pm, County Planning Commission

Upcoming Meetings:

1/9 9:15-9:45am, Legislative Coalition Meeting

1/9 10:00am-12:00pm, BOCC Business Meeting

1/9 4:00-6:00pm, City Council Study Session

1/10 8:30am-12:00pm, BOCC BDT Meeting

1/11 6:00-8:00pm, County Planning Commission