

# La Plata County Implementation Responsibility on Land Use and Transportation Strategies

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The following Comprehensive Plan Goals and Strategies were selected from the first draft of the La Plata County Comprehensive Plan dated July, 2010. From the entire list of goals and strategies in the draft Comprehensive Plan that were developed through an extensive community process, these strategies represent those that La Plata County can be directly responsible in implementing, and that have a direct relationship to Land Use and Transportation. These strategies will be used as the basis for developing the Future Land Use Plan, which is the next step in the Comprehensive Plan process. From these strategies and Future Land Use Plan, a revised County Land Use Code and Zoning map will be prepared with extensive involvement of the community.

The County is requesting the community residents to prioritize your top three strategies within each of these Plan Elements based on **what you feel is most important in terms of the direction the County should be moving with regard to land use and transportation.** These strategies will be used as the basis for developing the Future Land Use Plan, which is the next step in the Comprehensive Community Plan process.

Your ranking of these top three strategies can occur at the 6 pm August 5 Community meeting at the Smiley Theater, or at one of the four community meetings that are occurring at four locations in the County on August 9, 10, 11, 12 and 17. Please become familiar with these strategies and your priorities before attending one of these meetings as it will more time efficient and beneficial to your understanding of the strategies. There will be County staff and consultants at these meetings to respond to questions. You may also contact Jason Meininger at La Plata County Planning Department at 970.382.6267 prior to the meetings if you have questions.

You also have an opportunity to review and suggest revisions to the overall draft Comprehensive Plan, which provides the background information as well as the Guiding Principles, Vision and Goals that served as the basis for developing these strategies. The Draft Comprehensive Plan is available at the Plan website [www.laplatacountyplan.com](http://www.laplatacountyplan.com) and at the County Planning Department and Durango Library.

Your involvement and input is essential in ensuring the successful implementation of the plan and creating a viable future for the County.

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## Economic Vitality Goals

- **Develop incentives for economic activities that promote business sustainability and diversity.**
- **Support the development and management of infrastructure necessary for a sustainable local economy: water, energy, waste, communications, housing, and transportation.**
- **Preserve and enhance our cultural landscape, scenic resources, recreational opportunities, and county-owned assets for residents, tourists, and businesses.**
- **Preserve and enhance our cultural landscape, scenic resources, recreational opportunities, and county-owned assets for residents, tourists, and businesses.**
- **Stimulate economic vitality by designating an adequate supply of land for businesses and industries and attracting and expanding businesses and industries that strengthen our community and provide livable wages.**
- **Support agricultural innovations and sustainable technologies; promote and stimulate local markets as well as export markets for locally-produced agricultural products; encourage development of facilities for value-added products.**

Economic Vitality Strategies	Priority: Select Top Three Strategies
A. Reduce the time and steps required in the permitting processes (planning, building, road and bridge).	
B. Encourage development of renewable resources.	
C. Determine the feasibility of creating a water and sewer authority or other similar entities as a means of financing infrastructure.	
D. Provide assistance to property owners to create improvement districts in designated rural centers.	
E. Develop incentives to encourage the dedication of unique open space, scenic resources and public trails in future subdivisions and other development projects.	
F. Designate rural centers in existing rural communities where future non-residential and residential development will be encouraged.	
G. Establish an expedited county permitting process for development in designated rural centers and business parks.	
H. Provide fee discounts or waivers for activities directly associated with agricultural operations, such as application fees, building fees, plumbing and mechanical fees, planning permit fees, impact fees, and road and bridge inspection fees.	

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<b>Sustainable Development Goals</b>	
<ul style="list-style-type: none"> <li>• <b>Promote access to healthy, affordable, culturally-influenced, and sustainably produced food, sourced as locally as possible.</b></li> <li>• <b>Promote resource-efficient growth and settlement patterns.</b></li> <li>• <b>Meet local energy and materials needs as much as possible through efficiency and with locally or regionally renewable resources.</b></li> <li>• <b>Promote and encourage retention of agricultural lands.</b></li> </ul>	
<b>Sustainable Development Strategies</b>	<b>Priority: Select Top Three Strategies</b>
A. Promote local food production and agriculture uses during the development review process.	
B. Adopt a future land use plan and county wide zoning that designates future growth areas supported by the provision of new or enhanced infrastructure or utilization of existing infrastructure.	
C. Identify rural centers throughout the county that can provide neighborhood and agricultural-related retail services.	
D. Identify future commercial and employment centers in urban growth areas with sufficient existing/proposed infrastructure and traffic capacities.	
E. Encourage the locations of solar and wind farms and private co-generation.	
F. Create development regulations or policies that encourage community-scale renewable energy systems and waste water systems that allow for rural village centers.	
G. Develop land subdivision, zoning, and conservation incentives for agricultural land owners that maintain the integrity of productive agricultural lands while allowing for other forms of development.	
H. Amend the development code to incentivize agricultural production to remain viable by providing clear and simple regulatory processes.	
J. Adopt a Right to Farm/Ranch ordinance including content of Colorado’s revised statute 35-3.5-101: Nuisance Liability of Agriculture Operations.	

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<b>Transportation Goals</b>	
<ul style="list-style-type: none"> <li>• <b>Promote development that is accessed with multiple modes of transportation.</b></li> <li>• <b>Prioritize a road and transportation network that connects new and existing developments and promotes multi-modal transportation options.</b></li> <li>• <b>Minimize conflict between traffic and animals, both wildlife and livestock.</b></li> <li>• <b>Encourage the use of the most efficient, safe and environmentally healthy transportation designs and technologies.</b></li> <li>• <b>Encourage land use and work patterns that reduce per-capita average daily trips, congestion, and vehicle miles traveled.</b></li> </ul>	
<b>Transportation Strategies</b>	<b>Priority: Select Top Three Strategies</b>
A. Adopt and implement zoning that promotes higher density development nodes.	
B. Prepare a comprehensive “multimodal development planning checklist” for use by developers when preparing applications and for staff during the review process to encourage inclusion of multimodal elements.	
C. Implement a range of process-based and financial incentives for developers to meet multimodal goals, such as additional staff support, faster review turn around, lower review fees, and possible tax incentives.	
D. Prepare a community-based transportation plan concurrently with the future land use plan and develop metrics and use them to review policy effectiveness.	
E. Create a Multi-Modal coordinator position, through reassigning an existing position or with a new position, to integrate with community and state transportation efforts to effect multi-modal planning and improvements.	
F. Update street standards and interconnectivity requirements, and provide incentives and road maintenance agreements, so that under certain conditions the County can accept existing sub-standard private roads and pathways that will interconnect neighborhoods.	
G. Ensure adequate and safe emergency access through all new developments and promote interconnectivity with existing developments.	
H. Adopt a Best Management Practices plan for wildlife control and crossings.	
I. Adopt and implement a “Complete Streets” policy and Safe Routes to School (SR2S) plan that addresses the cumulative effects of traffic.	
J. Implement a park-and-ride infrastructure plan.	

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<b>Natural Environment Goals</b>	
<ul style="list-style-type: none"> <li>• Encourage preservation and restoration of wildlife corridors, wetlands, and riparian habitats.</li> <li>• Reduce wildfire hazards.</li> <li>• Minimize noise and light pollution, light trespass, and glare from future development and encourage retrofit of existing sources.</li> <li>• Encourage the restoration or reuse of lands impacted by resource development.</li> <li>• Restrict development in the floodplain and significant geologic hazard areas.</li> <li>• Protect and improve air and water quality and manage noxious weeds through collaboration with federal, state, Sovereign Nations, and local agencies.</li> </ul>	
<b>Natural Environment Strategies</b>	<b>Priority: Select Top Three Strategies</b>
A. Provide incentives to land owners who implement restoration and preservation guidelines on the portions of their property that are identified as wildlife corridors, wetlands, and riparian habitats.	
B. Develop conservation, zoning, and subdivision tools that provide incentives for protecting critical resource lands including habitat, wetlands, and riparian areas while allowing for other forms of development.	
C. Develop wildfire management overlay zones for high risk areas that control new development regarding density, building location and design and fuel management.	
D. Adopt noise and light regulations that consider specific land uses such as agriculture.	
E. Require reclamation plans for natural resource development.	
F. Provide incentives and/or remove obstacles for establishing renewable energy infrastructure on impacted lands.	
G. Require development to be located outside of the floodplain and significant geologic hazards except on properties where there are no feasible development sites outside of the floodplain or outside of significant geologic hazards; where floodplain or significant geologic hazards cannot be avoided, mitigation standards will be implemented to minimize risk to public health and safety	
H. Require a 50 ft or greater setback from watercourses for on-site wastewater systems.	
I. Revise the land use code so that erosion and sedimentation control standards are effective in minimizing runoff and disturbance of adjacent properties.	

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<b>Housing Goals</b>	
<ul style="list-style-type: none"> <li>• Encourage and take an active role to increase the supply of affordable/attainable/workforce and senior housing.</li> <li>• Integrate a mix of housing types near employment and services.</li> <li>• Encourage the design, construction, and renovation of buildings to be safe, healthy, and energy efficient.</li> <li>• Support a continuum of choices that helps seniors and disabled persons to thrive.</li> </ul>	
<b>Housing Strategies</b>	<b>Priority: Select Top Three Strategies</b>
A. Provide incentives and technical assistance for affordable/attainable housing development near jobs and services.	
B. Provide incentives for residential and commercial land uses, such as accessory dwelling units and commercial/residential mixed use projects in appropriate locations.	
C. Create policies and incentives for development of higher density housing near to employment centers where multi-modal transportation routes exist or are planned.	
D. Provide incentives for resource-efficient design and buildings.	
E. Explore the adoption of an “Inclusive home design ordinance” to provide reasonable access in all new home construction.	
F. Re-evaluate accessory dwelling unit standards that regulate smaller lots.	

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<b>Healthy Communities Strategies</b>	
<ul style="list-style-type: none"> <li>• <b>Promote healthy communities through neighborhood design, transportation networks, and public education.</b></li> <li>• <b>Support quality care for children, elders and individuals with special needs in a manner that is widely available and affordable.</b></li> <li>• <b>Encourage dedicated access to public open space, recreation, and trails</b></li> </ul>	
<b>Healthy Communities Strategies</b>	<b>Priority: Select Top Three Strategies</b>
A. New subdivisions and commercial developments will include pedestrian and bicycle facilities and/or connections to public transportation.	
B. Adopt a land use plan and zoning code that allows by right skilled nursing facilities, long term care facilities, group homes, includes higher density development nodes, and promotes multi-modal transportation options.	
C. Regulate commercial and industrial uses regarding noise, water and light pollution levels on adjacent property.	
D. Evaluate and revise policies and regulations relating to child and elder care facilities to encourage availability of services county-wide.	
E. Provide developers options for dedicating access to public open space, recreation, and trails.	
F. Develop a plan for dedicated access to public lands in areas that are expected to experience significant new development.	
G. Provide for public trails and recreation areas with adequate access, parking, restrooms, and wayfinding, and meet the needs of the elderly and disabled.	