

Economic Vitality

La Plata County Comprehensive Plan Planning Commission Work Session



May 12, 2011
by Gabe Preston, RPI Consulting, Durango

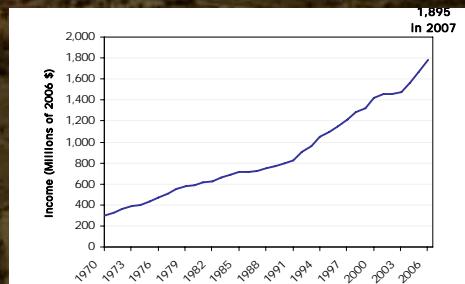
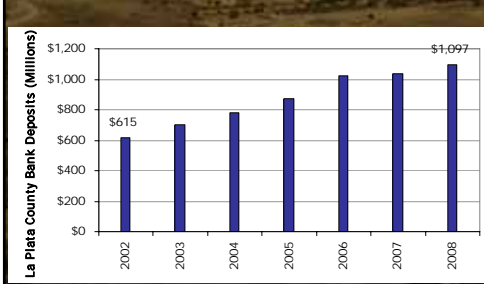
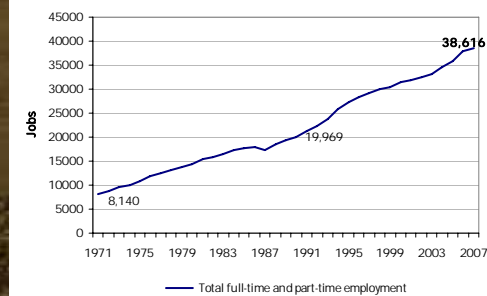
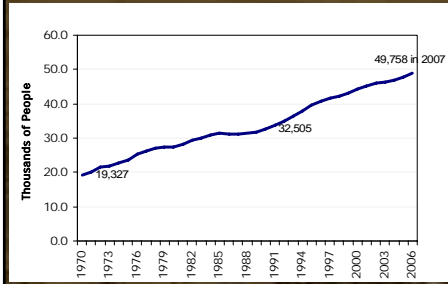
www.laplatacountyplan.com

Economics and the Comprehensive Plan

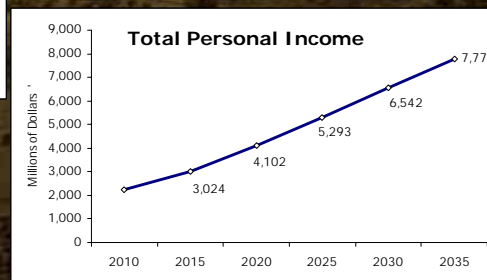
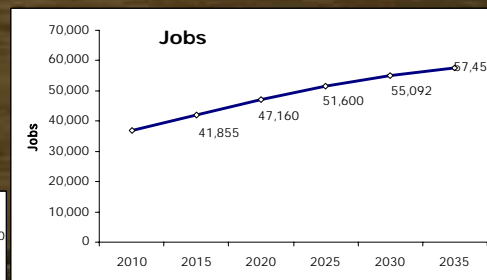
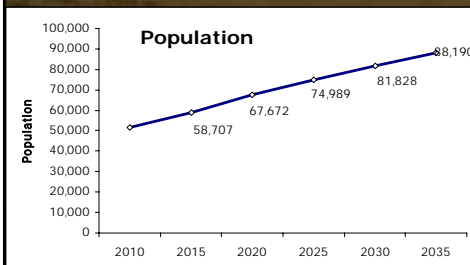
- Economic Vitality: Compass ► Comp Plan
- Comprehensive plan can guide partnerships
- Economic comp plan topics:
 - Policies for land use/density regulations
 - Transportation and water (infrastructure)
 - Housing
 - Economic development

How has our economy performed?

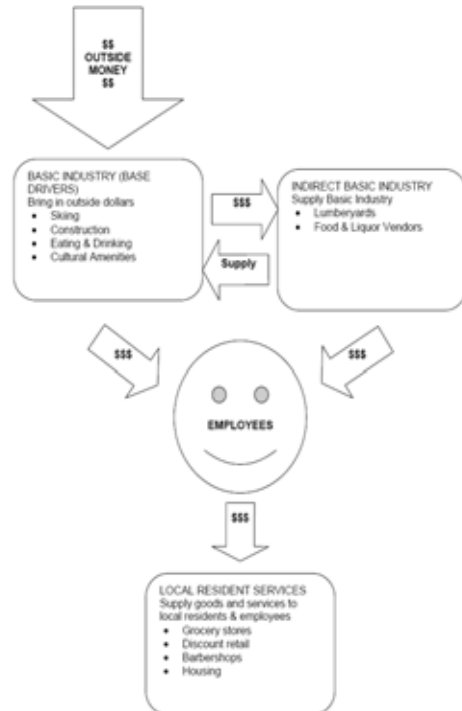
Steady Influx of People, Jobs, Wealth



What's the forecast for the future?

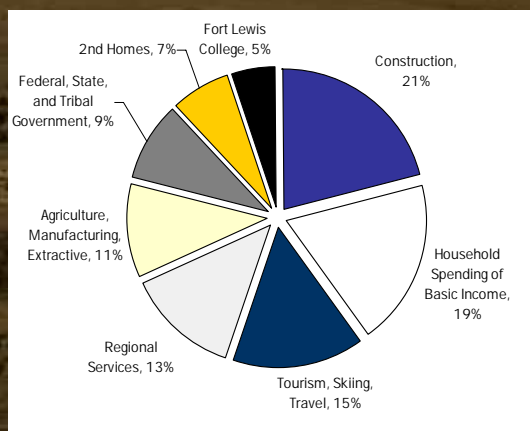


How does our economy work?

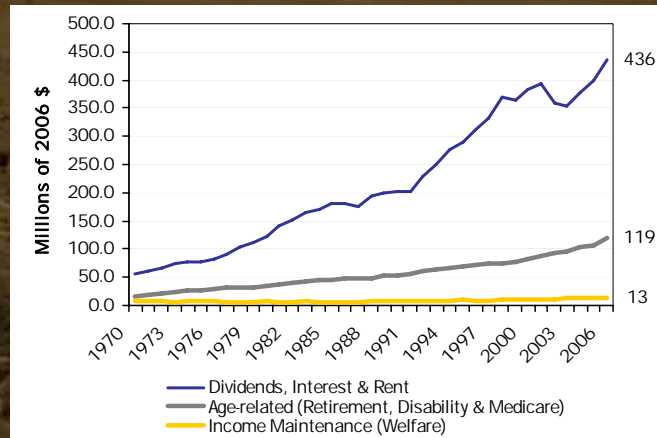


How does our economy work?

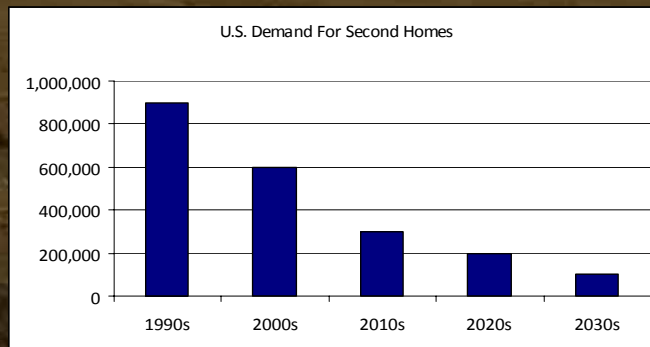
Percent of "Basic" Jobs, 2008



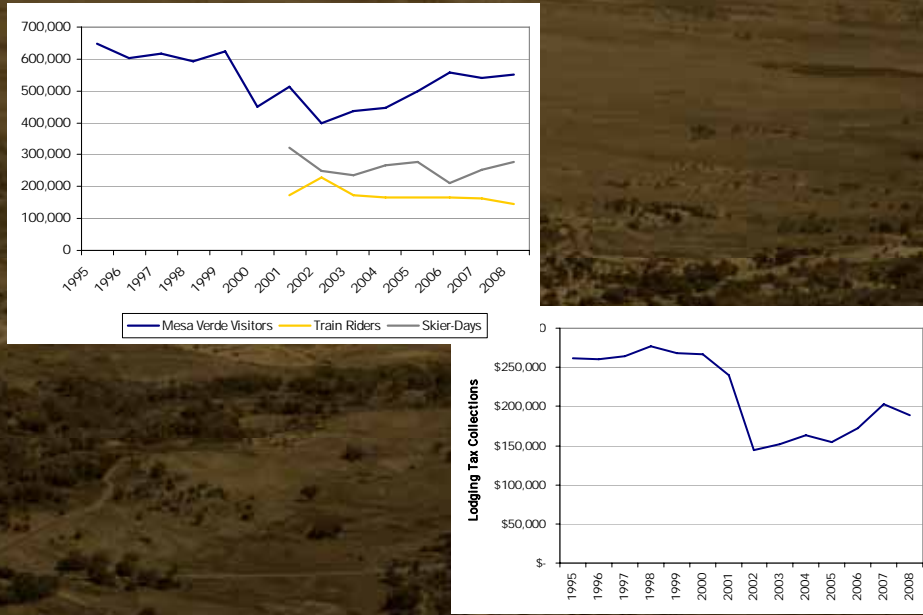
How has our economy performed? The Rise of Non-Labor Income



How has our economy performed? Challenges: Forecasted National Decline in Second Homes



How has our economy performed? Challenges: Tourism Indicators Are Flat

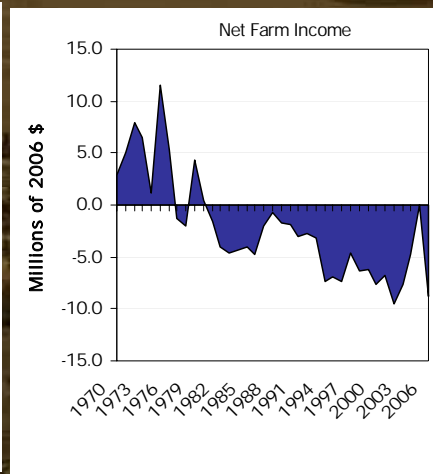
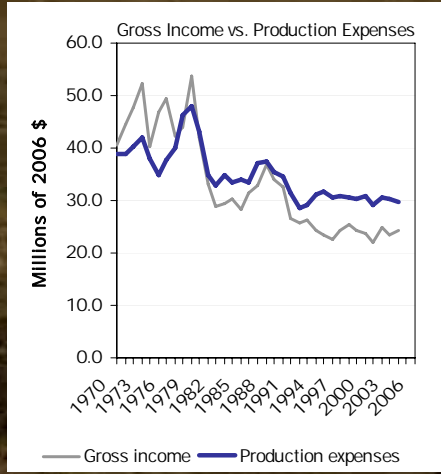


How has our economy performed? Challenges: Earnings Vs. Housing Prices

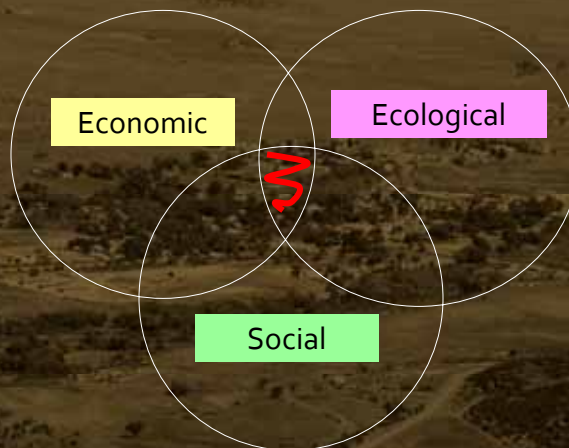
- Rents in Durango are among the highest in CO
- Minimum wage employee can afford \$379 in rent.
- Home prices up 104% incomes up 20% in 6 yrs.

How has our economy performed?

Challenges: Tough Conditions for Agriculture

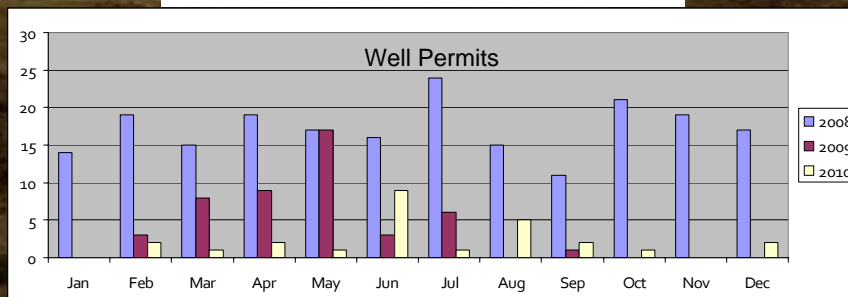
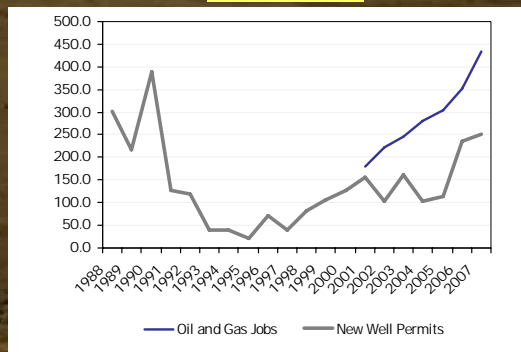


Agriculture's Larger Role In the Community



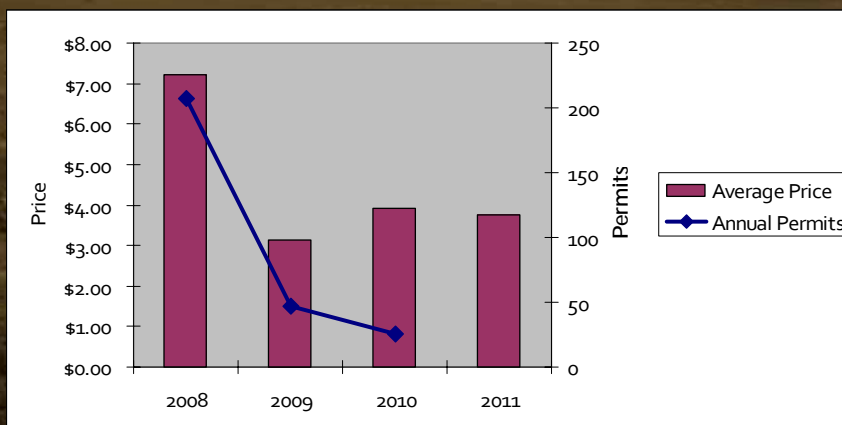
How has our economy performed?

Natural Gas



How has our economy performed?

Natural Gas



How has our economy performed?

Challenges: Decline of Gas and Oil

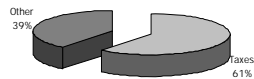
- Coal-bed methane declining at 12% annually
- Conventional gas declining at 7% annually.
- Gas production forecast to decline 65% from 2008 to 2021

How has our economy performed?

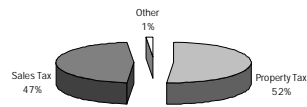
Challenges: Decline of Gas and Oil

Gas related property taxes account for about 55% of property taxes.

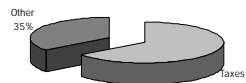
1999



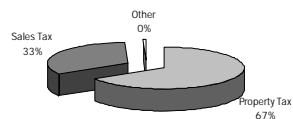
1999 Tax Sources



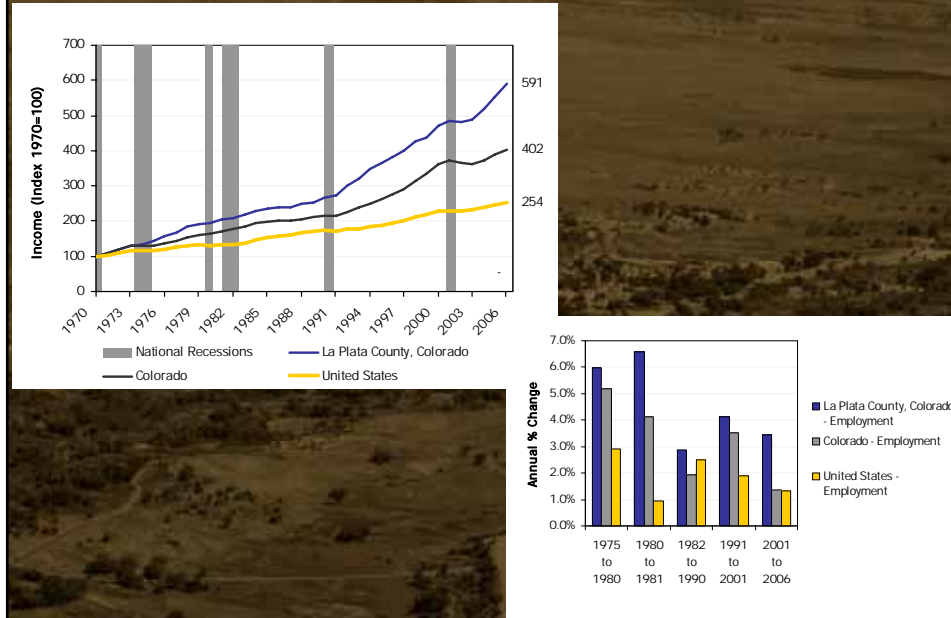
2008 Revenues



2008 Tax Sources



How has our economy performed? Challenges: Recessions



Evolution of Economic Development

Older Theories

- Look outside the regional economy to recruit new base industries.
- Recruiting export industries: smokestack chasing

Newer Theories

- Work from strengths in the community
- Regional cooperation for institutions & firms
- Emphasis on workforce development
- Local political and social capacity
- Quality of life
- Economic gardening

Diversification-Goal/Strategy Excerpts

- a business incubator and commercial kitchen
- buy local programs
- support for agricultural
- renewable energy development



Investment-Goal/Strategy Excerpts

- infrastructure: water, energy, waste, communications, housing, and transportation.
- improvement districts/water and sewer authority
- use of locally generated materials and energy
- support for higher education





Quality of Life and Tourism-Goal/Strategy Excerpts

- incentives for setting aside open space, scenic resources and trails
- build and operate recreational facilities
- scenic corridor overlays (FLUP)



County Permitting/Planning-Goal/Strategy Excerpt

- clear, predictable, consistent, fair, timely, and cost effective growth and development standards
- reduce the time and steps required in the permitting processes
- designating an adequate supply of land for businesses and industries
- expedited county permitting process for development in designated rural centers and business parks

Local Economic Development Entities and Partnerships

- La Plata County Economic Development Alliance
- Region 9 Economic Development
- Ft. Lewis College Small Business Development Center.
- Chambers of Commerce: Durango, Ignacio, Bayfield, Vallecito Lake
- Durango Tourism Office
- Durango Business Improvements District
- Colorado Workforce Center