

**For Discussion Purposes for LPC Working Group Meeting June 21st**

Current Goal/Strategy	Potential shortcoming as it reads	Reformat strategies to read:	Reformat to be ACTIONS or TOOLS
<p><b>Goal SD 7.</b> Promote and encourage retention of agricultural lands while allowing for other forms of development.</p>	<p><i>Fine....but given recos below,should it read just Promote and encourage the retention of agricultural lands?</i></p>	<p>Same</p>	
<p><b>Strategy a)</b> Create an agricultural advisory group to maintain clarity and emphasis on pertinent concerns in land use processes.</p>	<p>Ag committee discussed:</p> <ul style="list-style-type: none"> <li>• There are impacts of state and federal policy as well as just local policy issues.</li> <li>• Would like to see support from LPC commissioners on state/federal policy and potential grant opportunities.</li> <li>• Would like longer term format for engaging in implementation of comp plan to ensure ag remains viable (RTF, funding for easements, lobbying, incentives, etc.)</li> <li>• Recommendation is to broaden the strategy.</li> </ul>	<p><b>Create an Agricultural Advisory Group to work with the La Plata County Commissioners on local, state, and federal policy reforms that benefit local producers.</b></p>	<ul style="list-style-type: none"> <li>• Outreach to the agricultural community for input before changing land use regulations.</li> </ul>
<p><b>Strategy b)</b> Guide development to non-productive lands and retain productive agricultural or critical resource lands through mechanisms such as TDR, PDR, easements, etc..</p>	<p>Ag committee discussed easements are not enough, 35 acres is easiest options.</p> <ul style="list-style-type: none"> <li>• Strategy is vague and reads that solution is to move development to nonproductive lands and to use a few traditional tools.</li> <li>• The tools are incentives. Incentives are the strategy. TDR, PDR, CE's are all specific incentives.</li> <li>• Recommend changing to state incentives are the strategy.</li> </ul>	<p><b>Develop land subdivision, zoning, and conservation incentives for agricultural land owners that maintain the integrity of productive agricultural lands.</b></p>	<p>Specific incentives include:</p> <ul style="list-style-type: none"> <li>• Develop expedited review option for agricultural land owners to subdivide land as alternative to 35 acres.</li> <li>• Adopt the Statutory Cluster Ordinance as an incentive and alternative to the 35 acre exemption.</li> <li>• Streamline the minor exemption process to enable agricultural land owners to subdivide non-productive land by creating a small parcel incentive as an alternative to 35 acre exemption.</li> <li>• Develop a land use planning assistance program for agricultural land owners similar to the Larimer County Design Center.</li> <li>• Reexamine the current exemption incentive for families and amend to allow for denser family clusters.</li> <li>• Provide density bonuses for cluster developments.</li> </ul>

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			<ul style="list-style-type: none"> <li>• Adopt a policy incentive for agricultural production that prevents eminent domain without landowner consent.</li> <li>• Develop a circumstantial hardship incentive for agricultural properties subjected to the inheritance tax.</li> <li>• Encourage the improvement of agricultural land for the production of food and other agricultural products.</li> </ul>
<p><b>Strategy c)</b> Amend the development code for agricultural production by simplifying the building permit process for ag buildings, allowing agricultural businesses, exempting family/heir home sites from 35 acre exemption, and increasing height limits for agricultural structures such as barns and sheds.</p>	<p>Ag committee discussed these in great detail.</p> <ul style="list-style-type: none"> <li>• This strategy states a few barriers.</li> <li>• Strategy is to “amend the development code” to achieve something. State the something and summary of what the proposed solution are.</li> <li>• Recommendation is to state that a clear and simple regulatory process is the desired outcome.</li> </ul>	<p><b>Amend the development code to incentivize agricultural production remaining viable by providing clear and simple regulatory processes.</b></p>	<p>Specific actions of a clear regulatory process include:</p> <ul style="list-style-type: none"> <li>• Simplifying building permit process for ag buildings.</li> <li>• Exempt ag buildings from height limits that impair ag operations.</li> <li>• Develop an easier permitting process for temporary or seasonal worker housing.</li> <li>• Review the LPC ag uses in current zoning and develop uses by right that support agricultural production and provide agriculture and opportunity to incorporate alternative enterprises into ag operations.</li> <li>• Evaluate and amend residential and commercial use designations to remove barriers to ag operations (e.g. 4H hogs not commercial, etc.).</li> <li>• Develop regulations that support the use of localized renewable energy in agricultural production including wind, solar, and micro-hydro.</li> </ul>
	<p>Tax policy was discussed a lot. There is no specific mention of it as a strategy and its importance to ag.</p>	<p><b>Utilize County tax policy to support and enhance agricultural production viability (e.g. property tax formula, agricultural inputs exemption, acquisition fund, etc.)</b></p>	
	<p>Currently Adopt a Right to Ranch Policy is under Economic Vitality. Is that the right place for it?</p>	<p><b>La Plata County adopts a Right to Ranch Ordinance including content of the state of Colorado's Revised Statute 35-3.5-101; Nuisance Liability of Agriculture Operations.</b></p>	