

NEXT MEETING DATE AND AGENDA

January 3 at 4 pm at the Doubletree Hotel in the Animas Room

Agenda:

- Decide on density cap on TDR receiving areas (attached)
- Review/revise draft GIS-mapped Focus Groups' FLUP
- Review/revise draft Plan Amendment process overview (attached)

FUTURE WG MEETING DATES:

- January 17th- Location TBD- > review/revise GIS-mapped FLUP
>review/revise the FLUP amendment process (if necessary)
>review draft Fiscal Impact Analysis of the FLUP

Attendees: Greg Spitler, Travis Craig, Brian Kimmel, Michelle Gilleland, Jenny Wrenn, Barbara Jefferies, Dick Norton, Barbara Wagner, Sally Bellarue, Dick White, Jim Tenzca

Other Attendees: Denise Boheimer, Lucy Baizel, Edgemont Ranch Lady, Art

Staff/Consultants: Jason Meininger, Julia Stantic, Susan Hakanson, Charlie Deans

The Agenda for this meeting included:

- Review revised FLUP land use designations
- Review draft Focus Groups' FLUP

Discussion:

Jason began the meeting with an overview of the meeting results with staffs from the other local governments; Ignacio, Bayfield, Durango and SUIT. The staffs from Ignacio, Bayfield and Durango suggested some minor revisions to the FLUP map, but generally were satisfied with the plan and process. The SUIT representatives (approximately 20) mostly had questions and wanted clarification on some of the mapping information provided. They also updated some ownership info and stated they could provide the Tribe's ownership files to the County.

Review revised FLUP Land Use Designations

The WG reviewed the revisions from the previous meeting and suggested some additional revisions, and had general agreement on the revisions except on a density limit for the TDR receiving areas. There was discussion ranging from no limits to a percentage range (120% up to 200%) over the density cap defined in the receiving area designations. It was requested that Charlie do research on how other counties handled this issue and report on this at the next WG meeting.

Brian K suggested additional provisions or language was needed for encouraging small businesses in the designations. After some discussion, there were additional revisions to the definitions, and Brian would possibly suggest some additional language at the next meeting.

Charlie reported that after additional analysis on the Agricultural/Rural areas, it appears approximately 60,000 acres would fall within this designation that wasn't "Agriculture" (either irrigated or assessed as ag lands), and may be more "Rural", such as piñon-juniper areas. It was agreed that for the purposes of the FLUP mapping, all these areas would be indicated as A/R, and in the Code rewrite, there may be a distinction made between Agriculture and Rural areas.

LA PLATA COUNTY DRAFT FUTURE LAND USE INTENSITY DESIGNATIONS rev ~~Dec 20~~Oct 30

These land use designations identify areas in La Plata County that are suitable for future growth (receiving areas) and areas that are sensitive to development (donor areas) within a new development project application. A development project application under the County's present process includes Type I, II, and III Use permits, subdivision applications, and map amendments. Future land use designations are only applicable when a new project application for development is submitted to the County. These designations do not affect the underlying existing uses. ~~Density transfers to a receiving area cannot exceed the total gross density allowed for that designation.~~

Resource Conservation (RCon): up to 1 DU/35 ac (donor): areas of high sensitivity to development such as critical wildlife habitat, riparian areas, major drainageways, floodplains/wetlands, and 30% slopes. Density within the RCon area may be transferred at 1 du/10 ac to ~~receiving areas~~ outside of a RCon area within a project application.

Agricultural/Rural (A/R): up to 1 DU/35 ac; or 1 DU /20 ac with 50% set-aside, or 1 DU/10 ac with 70 % set-aside (donor)- areas that historically or are presently irrigated or non-irrigated agricultural lands that are to be protected and maintained in this use. The densities within the A/R area may also be transferred to a receiving area within a project application. Permitted uses that support agriculture in the A/R areas may include but are not limited to-will allow small-scale agricultural production, small-scale renewable energy production, home-based businesses, bed and breakfasts, agro-tourism, equestrian and boarding facilities, farmers market and produce stands.

Rural Residential (RR): up to 1 DU/3 ac (receiving): generally existing low to medium density residential development in established neighborhoods-i.e., lands that are committed such as an existing development or subdivision.

Rurban (R): up to 1 DU/ac; or up to 5 DU/ac when utilizing three of the five community benefit criteria (receiving): an area with a moderate to high development suitability. These areas should be developed in a manner that encourage sustainable community practices such as (a) clustered housing with min 50% open space set-aside, (b) connected bike/equestrian/pedestrian pathways, (c) renewable community infrastructure (renewable energy, water harvesting, and reclaimed wastewater systems), and (d) community facilities such as schools, parks, community centers, and (e) multi-modal transportation (bicycling, equestrian, ride-share, park and ride and transit provisions). Rurban areas should be adjacent, or within a 1/2 mile, to a designated Rural Center, Mixed Use or Commercial/Employment area.

Rural Center (RC): up to 8 DU/ac (receiving): these can be existing rural centers, proposed or new centers, which typically have a public gathering place or community facilities with a mix of land uses associated with them, such as residential and neighborhood-scale retail, small businesses, small-scale renewable energy production and local commercial. Community facilities include schools, post office, community center, recreation facilities, etc, and include two or more multi-modal transportation provisions (bicycling, equestrian, ride-share, park and ride, and transit). Typically this designation will range in size from 5 to 20 acres.

Mixed Use/Commercial (MU/C): up to 24 DU/ac; 30-40% lot coverage on non-residential uses (receiving)- commercial, small businesses, small-scale renewable energy production and institutional/civic uses that serve the region and include two or more multi-modal transportation provisions (bicycling, equestrian, ride-share, park and ride, and transit). Maximum single family residential lot size is 5,000 sf. Typically this designation will range in size from 10 to 40 acres.

~~Industrial~~Commercial/Employment (IC/E): ~~up to 24 DU/ac; 30-40% lot coverage on non-residential uses (receiving)- larger~~ commercial, industrial, small businesses, business park, -renewable energy production and institutional/civic uses that serve the region and include two or more multi-modal transportation provisions (bicycling, equestrian, ride-share, park and ride, and transit). ~~Maximum single family residential lot size is 5,000 sf but should consist of attached single family and/or multi-family residential.~~ Typically this designation will range in size from 20 to 100 acres.

~~Dude Ranch~~/Resort/Recreation (DR/R): (receiving)-commercial facility offering leisure or recreational opportunities with lodging and overnight accommodations, and uses such as retail, restaurants, pubs, campground and cabins, as well as condominiums and single family residential.

Scenic Corridor Overlay (SCO): (donor)- these are corridors with high scenic values and high sensitivity to strip commercial development. These corridors would allow retail and/or residential development that may include standards on building heights, parking areas, landscaped buffers along street setbacks, monument signage, and no billboards.

Resource Extraction Overlay (REO): (receiving)- areas that are suitable for sand and gravel or other mining activities and would be subject to reclamation plans when operations terminate.

Transfer of Development Rights (TDR) Density Transfer Maximums to Receiving Areas

The following information is an overview of rural county TDR programs that address maximum densities that are allowed in receiving areas:

Mesa County, Colorado (Grand Junction)

- TDR Density Increase: Baseline densities of 0.33 to 2 dwelling units/acre may increase to maximum of 4 dwelling units/acre (or allow a 200% increase on relatively low density categories.)

Montezuma County, Colorado

- TDR Density Increase: Baseline of 1 du/10 acres may increase to 1 du/3 acres (approximately a 300% increase on a relatively low density application).

Montgomery County, Maryland

- Density increase max of 140% into a receiving area.

Pima County, Arizona (Tucson)

- The maximum development allowed via TDR is limited to the maximum permitted by the comprehensive plan.

Pierce County, Washington

- Base density of 0.1 du/ac can be increased to 0.2 du/ac (200% increase); 4 du/ac can be increased to a max of 6 du/ac (150% inc); 20 du/ac can be increased to max of 25 du/ac (125% inc)

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An overview of the process for amending the La Plata County Comprehensive Community Plan (LPCCCP)

Draft 12/29/10

The process to amend the LPCCCP is intended to be simple and inexpensive, but be rigorous enough so that the community is informed and encouraged to participate, and that the amendments may be evaluated comprehensively in context of the entire county. There are two types of processes for amending the LPCCCP; one is a CCP Update, and the other is a CCP Amendment. The CCP Update and CCP Amendment process will be similar to the process used to approve the LPCCCP.

Comprehensive Community Plan Update

It is intended that the County will conduct a Comprehensive Community Plan Update of the entire county every five (5) years unless otherwise directed by the BoCC. In making a determination of when a Comprehensive Plan Update should be initiated, a prime consideration is the magnitude of the changes that have occurred since the Plan was last updated. For instance, unexpected changes in the economy, the environment, housing affordability, traffic congestion, other local priorities or issues, or projected growth may drive a plan update to occur in less than five years.

When conducting a Comprehensive Plan Update, the County will thoroughly review the guiding principles, vision, goals, and strategies of the Plan, noting those that should be revised, deleted or added, so the plan continues to be effective. A CCP Update will also include a thorough review of the validity of all information contained within this Plan and will include opportunities for involvement by the public, elected and appointed officials, and other local governments and affected interests.

Comprehensive Community Plan Amendments

CCP Amendments are initiated by a property owner through a Plan Amendment application and conducted on an annual basis. Applications will be accepted for review by the county within a defined timeframe, typically over a two to three month period. This allows the county, the public and other agencies to review the amendments in a comprehensive manner and to evaluate them cumulatively. Rezoning requests will conform to the approved FLUP designations for the subject property, or a request for a plan amendment to the appropriate designation would need to be initiated.

The following findings will be made by the Planning Commission and BoCC for approving a CCP amendment:

- it fulfills the purpose of creating a coordinated and sustainable development of the subject area and of the County as a whole;
- it promotes the health, safety, prosperity and general welfare of the County's residents, as well as efficiency and economy in the use of land and its natural resources;
- it encourages well-balanced economic vitality for the County;
- it preserves and enhances the County's unique character, and protects its natural environment; and,
- it is consistent with the LPCCCP's guiding principles, goals and strategies.