

Working Group (WG) Mtg. #17 Summary

May 10, 2010

Lightner Room 4-6:30pm

NEXT MEETING DATE AND AGENDA

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**May 17<sup>th</sup> at 4 pm to 6:30 pm @ LPC Fairgrounds Lightner Room**

Agenda:

1. Board of County Commissioners Joint meeting (possible discussion topics include BoCC/Comp Plan liaison, Compass/Comp Plan alignment, next steps/joint meeting)
2. Review/revise strategies (revised draft attached incorporating 7 WG member comments, online survey, and comments from workshops) beginning with the Healthy Communities/Housing Element.

NEXT WG MEETING DATES

May 24 at DRO Library- Review/refine strategies and consider the CEAP, Ag Subcommittee and Sr Housing/Long Term Care group suggestions; and, review next steps/meeting dates.

MEETING SUMMARY

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Meeting Participants:

Staff/Consultants: Tracie Hughes, Robby Overfield, Charlie Deans, Susan Harkinson (Admin.)

Meeting Participants: Roy Horvath, Jeanine Justice, Wade Moore, Dick Norton, Barbara Jefferies, Brian Kimmel, Wade Moore, Jennifer Lopez, Sally Bellerue, Dick White

Guests: Reid Ross (Housing Committee), Aileen Tracy (4Core/CEAP), Christina Tate (Ag. Subcommittee) Jennifer Burbey (Ag. Subcommittee), Denise Boheimer (Ag. Subcommittee)

Charlie began the discussion with requesting that the WG review the strategies now that the WG members revisions and on-line survey results have been included in the workshop results. The primary objective is to review this set of strategies for either eliminating or modifying the strategies with the lowest level of support (i.e., those with the highest # of red dots). A secondary objective is to modify or combine strategies with the goal of reducing the overall number of strategies but not lose the intent of the community input. There are 15 to 20 strategies that he needs direction on from the WG. The process on creating a revised set of strategies for the next round of community meetings is to first develop a clean set of strategies based on the workshops dot tally, then to consider the revisions that have been brought forth from the CEAP and the Ag Subcommittee as the next set of possible revisions.

Aileen began discussion on Climate and Energy Action Plan (CEAP) strategy formulation. She handed out a matrix that compared the Comp Plan goals and strategies with the corresponding CEAP measures that were considered to be of the highest of priority. She then asked group how CEAP should move forward on this. Charlie asked Aileen where CEAP is in terms of process and the draft plan. She responded that the 1<sup>st</sup> draft was already publically available. It consisted of only the list of measures w/no details. On the next public viewing of the Phase 2 document that identified the CEAP measures priorities and implementation responsibilities/costs, Marjo had advised CEAP to wait until after Comp plan draft is completed to see where everything is going in the big picture before releasing. The preliminary CEAP schedule was to have the plan to BOCC and City Councilors by the end of the year with a public process no later than the Fall. 4CORE is facilitating CEAP process, so in the end, 4CORE will be getting draft plan to the county and doing outreach. 4CORE is funded by the City and the County, and that the CEAP will be approved and implemented by the County and City. Some measures the city will do and some things the county will do. Sally found that the CEAP and Comp. plan are similar in that some strategies will be County implemented and some strategies will be implemented by others. Charlie mentioned they are also similar in that both are a work-in-process, so the Comp Plan shouldn't necessarily include the CEAP measures verbatim, as the second phase CEAP measures being proposed have not been fully presented and reviewed by the community yet, so the Comp Plan process should be cautious to not cause issues with proposed CEAP measures, since the Comp Plan team can't defend them, or to cause controversy that may harm the CEAP process. But

it was agreed that we can definitely coordinate between the two plans to avoid contradictions. In the end, the working group would review the CEAP measures presented in the matrix for inclusion in the evolving comp plan strategies draft.

The group next began to discuss the strategies from the Ag. Sub-committee. This began with Tracie giving a brief overview of who the Ag. Sub-committee is and what they have been working on over the past few months relating to ag. practices, land use and incentives for agric practices. The WG reviewed and discussed a couple of the revised strategies the Ag subcommittee suggested. There was discussion on 6b. "Development discount fees for ag. activities." One member mentioned it hard to define who is in "ag" and who isn't to be able to qualify for "use by right or special privilege". It was noted that one of the distinctions is that the property would have the agric tax exemption to distinguish it over someone with a family garden. The WG will consider the Ag Subcommittee's revisions during the next couple of meetings once the revised set of strategies from the community workshops was completed.

Dick Norton brought up an idea that the County adopt a measure similar to Oregon's Prop 37 that required compensation to property owners for any down zonings or loss of property rights that occurred as a result of changes to the local government's land use regulations. Charlie would provide the WG additional info on Prop 37 if they were interested in knowing more about this approach. The WG then began the process of reviewing the revised strategies.

**RECOMMENDED REVISIONS TO STRATEGIES**  
**with dot tally in boxes (G=Green; R= Red) (rev 5/1/10)**

**Economic Vitality Element**

**Economic Vitality Goals and Strategies**

- 1. Develop incentives for economic activities that promote business sustainability and diversity.**
  - a) Expand Buy-local programs in partnership with local governments agencies and non-government organizations and increase the local preference percentage in county procurement policies
  - b) Reduce the time and steps required in the permitting processes (planning, building, road and bridge).
  - c) Support a business incubator and commercial kitchen in partnership with local governments, agencies and non-government organizations that also serves as a one-stop shop that focuses on business recruitment and retention activities.
  - d) Establish incentives for business to utilize sustainable practices based on a score-card of sustainability indicators.
  
- 2. Actively collaborate with the municipalities, Sovereign Nations, State and Federal agencies, private sector and non-profit entities to promote economic diversity and sustainability.**
  - a) Initiate a referendum to make La Plata County a home rule county.
  - b) Develop community and region-wide support for higher education advanced degree programs.
  
- 3. Support the development and management of infrastructure necessary for a sustainable local economy: water, energy, waste, communications, housing and transportation.**
  - a) Provide assistance to property owners to create improvement districts in designated rural centers.
  - b) Determine the feasibility of creating a water and sewer authority or other similar entity.
  
- 4. Preserve and enhance our cultural landscape, scenic resources, recreational opportunities, and county-owned assets for residents, tourists and businesses.**
  - a) Build and operate recreational facilities that stimulate the local economy, funded through voter approved financing and implement user fees that help cover the operating costs.
  - b) Develop incentives to encourage the dedication of unique open space and public trails in future subdivisions and other development projects.
  
- 5. Stimulate economic vitality by maintaining an adequate supply of land for businesses and industries and attracting and expanding businesses and industries that strengthen our community and provide livable wages.**
  - a) Designate rural centers in existing rural communities where future non-residential and residential development will be encouraged.
  - b) Establish an expedited county permitting process for development in designated rural centers and business parks.

6. 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.
- a) Adopt a "right to farm" ordinance that promotes agriculture.
  - b) Provide development 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.
  - c) Support processing and distribution for locally grown food and remove regulatory barriers to value-added production of agricultural products.
  - d) Allow land uses on agricultural lands that support an agricultural operation as the primary use.
  - e) Exempt county sales tax on locally grown food.

## Sustainable Development Element

### Sustainable Development Goals and Strategies

#### 1. Support the enhancement of local food, fiber and forest production systems (growing, processing, marketing, consumption).

5 G	<del>a) Develop a land link program so new farmers can identify agricultural land available for production.</del>
3 G	<del>b) Support commercial kitchens for value-added production with locations throughout the county.</del>
1 R	<del>Support State economic development grants for new markets for both local and export</del>
1 R	<del>markets.</del> <a href="#">(RELOCATED TO ECON VIT)</a>

3 G	<del>a)</del> <a href="#">a)</a> Provide consumer education programs that emphasize benefits of local agriculture.
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4 G 4 R	<del>d) Use a voter approved financing tool to support farm and agricultural organizations and land acquisitions projects.</del>
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5 G 10 R	<del>e) Develop definitions and performance standards for permitted agricultural uses.</del>
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#### ~~2. Support the enhancement of renewable natural resource systems (forest and range products, fisheries, wildlife).~~ [\(RELOCATED TO NAT ENV\)](#)

6 G  
6 R

~~a) Request the CO Dept of Wildlife to purchase development rights on lands valuable for wildlife habitat.~~

5 G  
1 R

~~b) Promote Forestry operations on private land that are economically and environmentally sustainable.~~

**3.2. Promote access to healthy, affordable, culturally-influenced, and sustainably produced food, sourced as locally as possible.**

12 G

~~a) Work with the Durango, Ignacio and Bayfield School Districts to purchase locally produced products.~~

4 G

~~b)a) Investigate the use of agricultural cooperatives and value added agricultural products and provide related education and information through formation of an agricultural coop.~~

7 G

~~c)b) Promote local food production and agriculture uses during the development review process.~~

**4.3. Promote resource-efficient growth and settlement patterns.**

7 G  
1 R

a) Designate future growth areas supported by the provision of new or enhanced infrastructure or utilization of existing infrastructure.

6 G  
2 R

~~b) Allow agricultural uses and limited retail development in designated rural centers throughout county and along highway corridors, but not large scale commercial development outside urban growth areas.~~

11 G  
9 R

~~c)b) Determine through capacity analysis the maximum build-out for the county and allocate growth accordingly to minimize sprawl. (SUGGESTED TO LEAVE IN)~~

3 G  
2 R

~~d) Create site-based design guidelines and regulations that provide standards to develop on sensitive lands that are appropriate to the scale and context of the proposed development.~~

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c) Encourage community gardens.

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d) Provide incentives for greenhouses to extend the local growing season.

**5.4. Meet local energy and materials needs as much as possible through efficiency and with locally or regionally renewable resources.**

15 G  
8 R

a) Encourage the locations of solar and wind farms and private co-generation.

12 G

b) Allow ~~Promote~~ sawmills in appropriate locations that ~~will~~ ~~could~~ provide affordable lumber to support affordable housing.

12 G

c) Maintain access to gravel that reduces transportation distance.

5 G

d) Encourage development of renewable fuel infrastructure.

~~a.~~ e) Provide incentives and regulations to enhance energy efficiency and incorporate renewable energy in new construction and major renovations.

~~d)f)~~

**6.5. Support investment in adequate and sustainable water resources for social, environmental and economic purposes.**

10 G a) Educate the community about the use of efficient water distribution and irrigation techniques without compromising water rights.

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7 G  
5 R b) Advocate for legislation to create agricultural water-banking to protect water rights and promote conservation.

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18G c) Promote the use of water harvesting and gray water systems and reclaimed water to the degree permitted under State statutes, and increase the use of permeable surfaces.

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**7.6. Protect historic and prehistoric sites and promote cultural preservation to enhance heritage tourism and increase restoration of these sites.**

4 G  
1 R a) Provide education about state and federal -incentives to developers and property owners to voluntarily retain historic structures, trails, and ditches.

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1 R ~~b) Provide a property tax incentive for preservation of cultural resources. (SUGGESTION TO LEAVE IN)~~

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~~c) Educate community about state and federal tax incentives. ADD TO A ABOVE.~~

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**8.7. Promote and encourage retention of agricultural lands, while allowing for other forms of development.**

3 G  
2 R a) Create an agricultural advisory group to maintain clarity and emphasis on pertinent concerns in land use processes.

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8 G  
1 R b) Guide development to non-productive agricultural lands and retain productive agricultural or critical resource lands through mechanisms such as Transfer of Development Rights, Purchase of Development Rights, conservation easements, etc.

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2 R

~~e) Provide assistance and education to landowners on the use of conservation easements on small parcels for farming and open space purposes.~~

20 G  
6 R

~~d)c) Amend the development code for agriculture production by simplifying the building permit process for agricultural buildings, allowing agricultural businesses, exempting family/heir home sites from 35 acre minimum, and increasing height limits for agricultural structures such as barns and sheds.~~

### Transportation Element

#### Transportation Goals and Strategies

8 G  
4 R

#### 1. Promote development that is accessed with multiple modes of transportation.

a) Adopt and implement zoning that promotes higher density development nodes.

3 R

~~b) Dedicate additional county staff support with appropriate expertise to work with developers.~~

3 G  
2 R

~~e)b) Prepare a comprehensive "multimodal development planning checklist" for use by developers to encourage inclusion of multimodal elements and by staff during the review process.~~

2 G  
1 R

~~d)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.~~

9 R

~~e)d) Prepare a community-based transportation plan concurrently with the future land use plan.~~

1 G  
2 R

~~f)e) Where regular transit service is available, R) require developments adjacent to county and state roads/highways to be designed "transit ready".~~

g)f)

**2. Prioritize a road and transportation network that connects existing developments.**

**a)** Update street standards to provide flexibility so that County can accept currently sub-standard private roads that will interconnect neighborhoods.

~~**b)** Prepare a feasibility study for establishing practicable locations for multimodal connectivity/easements and establish priorities.~~

**3. Promote a regional public transportation system that includes communities beyond the state and county boundaries.**

~~**a)** Evaluate and document governance and funding options for a regional multimodal Regional Transportation Authority (RTA).~~

~~**b)a)** Undertake a survey of County voters to assess support of a La Plata/Durango RTA, and possible funding source(s) for transportation services and improvements.~~

**b)** Formalize and enhance coordination and communication between La Plata Co, Southwest Council of Governments, Farmington MPO and Northwest New Mexico RPO. (DELETE IF THIS IS ALREADY DONE)

c)

~~**e)** Consider intercity transit as a means for transporting goods.~~

**4. Recognize historic rights of livestock passage on and across county roads.**

~~**a)** Identify key passage routes and implement electric message boards on county and state roadways.~~

~~**b)** Provide electronic notification via email when flocks/herds will be moving on roadways.~~

3 G  
1 R

**5. Minimize conflict between traffic and animals, both wildlife and livestock.**

**a)** Adopt a Best Management Practices plan for wildlife control and crossings.

4 G

~~**b)** Coordinate wildlife crossing opportunities with bike and pedestrian pathways where there are the lowest negative impacts to wildlife.~~

**6. Encourage an interconnected network of streets and paths that promote multi-modal transportation options.**

9 G

**a)** Design and plan an interconnected multimodal network of streets, paths and trails.

3 G

~~**b)** Define interconnectivity requirements in development standards.~~ ALSO LEFT IN AND REVISED.

**7. Encourage the use of the most efficient, safe and environmentally healthy transportation designs and technologies.**

7 G  
2 R

**a)** Adopt and implement a “complete streets” policy and plan that understands the cumulative effects of traffic generated by new development.

1 G

**b)** Formalize collaboration and partnerships with CDOT and municipalities.

~~**c)** Design, fund, and install bus pullouts for any new or expanded services.~~

1 G  
8 R

~~**d)** Require installation of all-weather bike racks and access to existing racks.~~

**8. Support the use of telecommunications infrastructure as a substitute to daily commuting and travel.**

6 G  
2 R a) Conduct an analysis to determine areas with poor internet service levels, and foster private provision of internet services in those areas.

4 G b) Partner with Internet Service Providers in areas where fully-private service is not attainable.

1 G  
2 R c) Provide internet service where no alternatives are available.

**9. Encourage land use patterns that reduce per-capita average daily trips and vehicle miles traveled.**

7 G a) Implement a park-and-ride infrastructure plan.

1 G  
5 R ~~b) Collaborate with oil and gas industry to minimize service traffic.~~ [\(REQUEST TO LEAVE IN\)](#)

1 G  
10 R ~~c) Encourage flexible work hours, and onsite amenities (showers, lockers) to facilitate bicycling.~~

11 G  
2 R b) Adopt county wide zoning and a future land use plan that identifies nodes that support transit and multimodal, including defining locations for activity nodes.

~~d)c~~ [Develop transportation metrics and use them to review policy effectiveness.](#)

**10. Promote the expansion of aviation services (number of flights, frequency, destinations) and support viable rail connectivity.**

8 G  
12 R ~~a) Undertake a preliminary feasibility study for railroad connectivity.~~ [\(REQUEST TO LEAVE IN\)](#)

11 G ~~b)a~~ Retain and expand air service at La Plata County/Durango Regional Airport with all willing partners.

4 G ~~c)b~~ Support improvements at the Animas Airpark facilities. ~~and associated Business Park.~~

## Natural Environment Element

### Natural Environment Goals and Strategies

#### 1. Protect and enhance healthy ecosystems.

6 G  
6 R

a) Develop a resource management plan for keystone species and programs to monitor health of various ecosystems throughout the county.

1 G

b) Support educational and interpretive programs to connect residents from urban and suburban communities to the natural environment.

1 G  
1 R

~~c) Research and/or develop ecosystem management protocols for our area.~~

#### 2. Encourage preservation and restoration of wildlife corridors, wetlands and riparian habitats.

7 G  
7 R

a) Map and designate wildlife corridors, wet lands and riparian habitats in collaboration with federal, state and tribal agencies.

4 G  
9 R

~~b) Develop preservation and restoration guidelines for preserving and restoring wildlife corridors, wetlands and riparian habitats.~~

8 G

~~e)~~ b) 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.

5 G

~~d) Implement grade separated wildlife corridor crossings on major roadways in collaboration with CO Department of Wildlife and CO Department of Transportation.~~

5 G  
9 R

~~e) Install deer and elk fencing and/or crossing facilities and structures along county roads and major highways.~~

### 3. Reduce wildfire hazards.

5 G

a) Educate the public about insurance incentives available for reducing wildfire hazards around structures, and ways to reduce fire hazard through defensible space and thinning operations.

1 G

b) Develop guidelines for property owners on fire-wise house design, location and fuelwood management of the site.

3 G  
1 R

c) Develop wildfire management overlay zones for high risk areas that control new development regarding building location, design and fuel management on the site.

### 4. Address risks to our natural environment and long-term water resources by appropriate mitigation and adaptation measures.

15 G  
10 R

a) Require oil and gas industry to inform county of any chemicals used in the extraction or production processes, and test for chemicals in ground and surface waters.

5 G

b) Incorporate in the development standards best management practices for protecting natural drainage systems and aquifer recharge.

4 G

c) Create development regulations or policies that encourage community-scale renewable energy systems and waste water systems that allow for small "village" developments.

~~c)d) Identify contingency measures for prolonged drought.~~

**5. Minimize noise and light pollution, light trespass, and glare from future development and encourage retrofit of existing nuisances.**

3 G  
23 R

a) Create county-wide noise and light regulations with possible modifications for agricultural operations ~~appropriate to support production.~~

11 R

~~b) Define noise standards and adopt measurement and mitigation strategies.~~

6 G  
6 R

~~e)b)~~ Adopt best management practices for revisions to light and noise control regulations, such as a dark sky ordinance.

1 G

~~d) Establish appropriate security lighting requirements in urban/suburban residential areas.~~

**6. Develop energy infrastructure to generate sufficient energy locally to meet future needs.**

3 G

a) Adopt renewable energy dividends (LPEA).

2 G  
2 R

b) Implement renewable energy tax districts.

13 G

c) Incentivize the use of renewable energy for buildings and energy efficient building designs through the building code.

d) Promote hydropower generation from Animas-La Plata water releases.

**7. Encourage the restoration or reuse of lands impacted by resource development.**

3 G  
3 R

a) Require reclamation plans to be in conformance with long term land use plans for the area to be reclaimed.

2 G b) Provide incentives and/or remove obstacles for establishing renewable energy infrastructure on impacted lands.

3 G **Restrict development in the floodplain and significant geologic hazard areas**

a) Complete and update county mapping of geologic hazards and the 100 year floodplain.

1 G b) Develop a ranking system that identifies geologic hazards that pose a tangible risk to public health and safety and focus county regulation on those significant hazards.

4 G  
3 R c) 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.

**9. Protect and improve air and water quality and manage noxious weeds through collaboration with federal, state, Sovereign Nations, and local agencies.**

4 G  
2 R a) The County should implement noxious weed controls in county right-of-ways.

7 G b) Require notifications be sent to landowners when public right of way or well pad is sprayed with herbicide.

~~c) Engage with Natural Resources Conservation Service (NRCS) programs (such as Conservation Reserve Program) to allow for native vegetation and to reduce noxious weeds in the county.~~

1 R d) Expand the 50 ft. stream bank setback on enclosed structures to require a 50 ft or greater setback for on-site wastewater systems as defined by the San Juan Basin Health Department.

~~e) Revise the land use code so that erosion and sedimentation control standards are effective in minimizing runoff and disturbance of surrounding lands. specifically mitigate the following:~~

4 G  
5 R

~~disturbance of natural soil cover and vegetation; exposed soil and unstable soil conditions; protection of receiving water bodies; wetlands; construction and work in and adjacent to water bodies and wetlands; slope stability; cuts and fills; and disturbance to the surrounding soils, root systems and trunks of trees adjacent to site activity.~~

7 G  
1 R

~~f)e)~~ f)e) Work in partnership with the Colorado Oil and Gas Conservation Commission to continue monitoring water quality as part of the oil and gas permitting process.

7 G

~~g)f)~~ g)f) Enforce the La Plata County Weed Code and implement the La Plata County Weed Management Plan.

2 G

~~h)g)~~ h)g) Work in partnership with federal land management agencies and Sovereign Nations to prevent further proliferation of invasive plant species in La Plata County.

3 G  
5 R

~~i)h)~~ i)h) ~~Support efforts of the San Juan Public Lands Center and Mesa Verde National Park to enforce Class 1 Area air quality standards in and near La Plata County.~~ Work in concert with other agencies to enforce air quality standards in and near La Plata County.

## 10. Reduce, reuse, and recycle material resources.

11 G

a) Develop a County wide comprehensive recycling program that results with an increase in the types of materials (including appliances) that can be recycled and identifies convenient locations for drop-off and collection.

2 G

b) Create a composting program that would allow for the city/county to compost waste and promote composting by individuals.

2 G

c) Provide tax incentives to businesses and individuals who recycle and re-use material resources.  
~~e)d)~~ e)d) Collaborate locally and regionally on a "zero waste" initiative.

**11. Support the enhancement of renewable natural resource systems (forest and range products, fisheries, wildlife).**

5 G  
5 R

~~a) Request the CO Dept of Wildlife to purchase development rights on lands valuable for wildlife habitat.—SUGGESTION TO LEAVE IN)~~

4 G

~~b) Promote Forestry operations on private land that are economically and environmentally sustainable.~~

**Healthy Communities and Housing Element**

**Healthy Communities and Housing Goals and Strategies**

**1. Encourage and take an active role to increase the supply of affordable/attainable/workforce and senior housing.**

4 G

~~a) Create a countywide housing plan aimed at increasing the efficient use of resources for housing development and related supportive services. and addressing the residential and supportive needs.~~

3 G

~~b) Analyze ways that land could be made more affordable through public sector policies and programs. Create Private Public Partnerships (PPP) models to undertake land development building projects.~~

~~c) Create and support a countywide housing trust/investment fund for land, mortgage, and infrastructure assistance.~~

3 G  
1 R

~~d) a) Maintain an inventory of county owned land and provide financial support for subsidized housing developments that serve populations in need. development of affordable/attainable/workforce and senior rental housing.~~

9 G	<del>e)</del> <u>Offer technical assistance and incentives to encourage for-profit affordable/attainable housing development near jobs and services.</u> <del>Offer planning and infrastructure assistance to encourage for-profit affordable/attainable housing development.</del>
8 G	f)b) Explore the potential of <u>using manufactured housing to provide affordable housing opportunities.</u> <del>manufactured home communities including local finance mechanisms.</del>
6 G 1 R	<del>g)</del> <del>Offer incentives, such as tax credits and financing, to businesses building affordable/attainable/workforce housing.</del>
5 G	<del>h)</del> <del>Develop incentives for compact, higher density development located near jobs and services.</del>
4 G 1 R	i)c) Require properties that receive subsidy through the County to remain affordable over the long term.
1 G	<del>j)</del> <del>Provide incentives and assistance to developers of new affordable rental housing and new senior housing.</del>
4 G 11R	k)d) Adopt a <del>development</del> <u>housing</u> impact fee on new development that is graduated based on distance to infrastructure and level of housing affordability.
<b>2. Integrate a mix of housing types near employment and services.</b>	
2 G	<del>a)</del> <del>Institute infrastructure allowances/incentives for higher density development in appropriate locations.</del>
15 G	b)a) Provide incentives for residential and commercial land uses, such as mother-in-law units and commercial/residential mixed use projects in appropriate locations.
4 G	<del>c)</del> Create policies <u>and incentives</u> for development of higher density housing in proximity to employment centers <u>and ...</u>

1 G ~~d)b) Create policies for workforce centers and employment opportunities in locations...~~ where multi-modal transportation routes exist or are planned.

**3. Encourage the design, construction and renovation of homes to be safe, healthy and energy efficient.**

4 G a) Facilitate/develop guidelines to lower the life-cycle costs of housing.

~~a)b) Provide incentives for rehabilitation of rental and owner-occupied housing.~~

2 G b)c) Provide incentives to attract local housing production for modular, manufactured and/or housing components.  
2 R

2 G e)d) Implement in partnership with LPEA special districts for financing renewable energy.  
1 R

8 G d)e) Adopt a high performance building code that provides incentives for resource-efficient design and buildings.  
1 R

**4. Encourage life skills and lifelong learning opportunities.**

1 G a) Identify joint or multiple use facilities for educational, cultural, community and recreational services.

~~b) Work with County school districts and higher education institutions to provide a variety of activities for residents of all ages, including tuition free classes and childcare, at their respective facilities.~~

2 G e)b) Connect educational institutions and the private sector to achieve an integrated system of basic and career education, training and retraining for the community work force.

~~d)c) Work with local agencies and institutes who promote community classes with an emphasis on local food production (including community gardens) and capacity building.~~

e)d) Improve and increase life skill resources and financial literacy through support of local programs at local libraries.

1 G

**Support access to affordable healthcare and to a variety of providers.**

a) Adopt programs that encourage enrollment in healthcare educational programs.

~~b) Incentivize financial institutions to provide citizens with healthcare loans.~~

e)b) Provide resources and support for a 2-1-1 Program and Bridge to Success website.

1 G

d)c) \_\_\_\_\_ Maintain/support rural designation for Medicare so that more Medicare patients can have a primary care physician and actively recruit healthcare providers of all modalities through programs such as loan forgiveness and tax incentives.

**6. Support a continuum of choices that helps seniors and disabled persons to thrive.**

2 G

a) Create and regularly update a public list of resources to connect people in need with each other.

3 G

b) Provide incentives to builders to include universal design in buildings and residences.

2 G

c) Re-evaluate accessory home regulations in regard to smaller lots.

2 G

d) Support transit options for all, including seniors and disabled, connecting residents to critical destinations throughout the County.

**7. Promote healthy communities through neighborhood design, transportation networks, and public education.**

5 G  
2 R

a) All new subdivisions and commercial developments will include pedestrian and bicycle facilities and connections with public transportation.

5 G

b) Adopt a future land use plan that includes higher density development nodes and promotes multi-modal options.

1 G  
1 R

c) Regulate mineral extraction regarding noise, ground water pollution and light pollution levels on adjacent private and public property.

3 G  
2 R

~~d) Participate in efforts to provide residents of the County such basic human needs as food, clothing and shelter.~~

**8. Support quality childcare and elder care that is widely available and affordable.**

1 G

a) Provide training and support, including tax credits, for individuals to provide child and elder care in their homes.

b) Evaluate, revise or create regulations, such as zoning, parking and land use regulations, relating to child and elder care facilities to encourage county-wide service.

**9. Encourage dedicated access to public open space, recreation and trails.**

1 G

a) Provide developers options for dedicating access to public open space, recreation and trails.

b) Develop a plan for dedicated access to public lands in areas that are expected to experience significant new development.

1 G c) Develop, adopt and implement a county recreation plan, assess the feasibility of a County Parks Department and identify funding strategies.

~~d) Acquire public open space using grants, gifts, incentives and dedicated funds.~~

1 G e) Develop and maintain access, parking, restrooms and wayfinding to public trails and recreation areas, with consideration for the needs of the elderly and disabled.

**10. Support and encourage partnerships with local agencies and jurisdictions in the provision of recreational and community services.**

2 G a) Team with schools, religious institutions and grange halls to share facilities for recreational, educational, and community activities.

b) Create "kid trails" within the county and encourage local schools to offer incentives to children for their use.

**11. Encourage intergenerational involvement within the community.**

~~a) Develop a relationship between schools & seniors including mentorship & volunteer activities.~~

b)a) Partner with the Durango Arts Center to hold an annual arts collaboration of youth and seniors.

c)b) Support, assist and encourage community non-profits, cultural organizations, facilities and services in marketing their programs and in volunteer recruitment.

1 G d)c) Formalize an agreement with the school districts to use schools as neighborhood centers for community social and recreational activities and services.

## Organizational Excellence Element

### Organizational Excellence Goals and Strategies

#### 1. Provide citizens with user-friendly, consistent and efficient services.

7 G

a) Utilize best management practices that include checklists, interactive user friendly website, and extended hours.

#### 2. Collaborate with local governments, state and federal agencies, the Sovereign Nations, businesses and other organizations, to ensure efficient and effective service delivery.

a) Establish a recurring forum for networking among social service agencies, parks & recreation department, private recreation facilities & other non-profits to eliminate duplication of efforts and to fill agency gaps in service.

3 G

b) Support training, cooperation and asset mapping to eliminate duplication of services and to fill gaps in service.

2 R

~~c) Dedicate staff to research and pursue grants.~~

3 G

2 R

d)c) Formalize relations between the County government and Federal and State Public Land Agencies (NFS, NPS, BLM,) by designating a County planner as a Public Lands Liaison, who will provide monthly reports and/or updates to County Commissioner on regional public land activities and notify residents of possible impacts to private property.

**3. Engage and inform citizens in local decision making and develop transparent public processes that encourage respect among all individuals and groups.**

6 G

a) Develop an interactive website that allows citizens to participate and provide input.

9 G

b) Conduct County Commissioner regularly-scheduled meetings at different locations around the county on a rotation basis.

**4. Work towards excellence in all county practices.**

1 G

a) Annually review the outcomes of development decisions and submit report of findings to BOCC.

b) At least biannually (every two years) review the outcome of development decisions and submit report of findings to BOCC.

**5. Ensure two-way interaction between citizens and their county government that includes easy access to information, transparency, and opportunities for citizen input.**

7 G

a) Create county website for two-way communication between individuals & service providers.

3 G

b) Implement a policy of "kids day" at the county to expose La Plata County students to daily operations

6 G

c) Provide an online forum for the public and public officials & County staff to communicate with each other.

**6. Align municipal and county goals, visions, and actions.**

5 G  
4 R

**a)** Conduct joint meetings between the municipalities and county on a scheduled basis and inform the public of the results of the meetings.

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8 R

**b)** ~~Hire a Public Information Officer to provide periodic reports on collaborative efforts.~~

## La Plata County CEAP Priority Measures and Comp Plan Alignment

presented by Aileen on May 10, 2010

Comp Plan Vision Element	Comp Plan Goal	Comp Plan Strategy	CEAP Measure
<b>Economic Vitality</b>	Develop incentives for economic activities that promote business sustainability and diversity.	Establish incentives for businesses that utilize sustainable business practices on a score-card of sustainability indicators.	
<b>Economic Vitality</b>	Support the development and management of infrastructure necessary for sustainable local economy: water, energy, waste, communications, housing and transportation.		
<b>Economic Vitality</b>	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.		<ol style="list-style-type: none"> <li>1. Increase local food production and consumption of locally produced food. <ul style="list-style-type: none"> <li>• Assess whole food system from soil to plate.</li> <li>• Identify and remove barriers to entry to local agriculture</li> <li>• Enhance viability of farming</li> <li>• Sponsor community gardening greenhouses for year-round production</li> <li>• Make local agricultural and forestry systems less vulnerable to climate change. (FAW9)</li> </ul> </li> <li>2. Dedicate a percentage of acreage of on-farm land to grow biofuel crops for fueling agricultural equipment. (FAW2)</li> </ol>
<b>Economic Vitality</b>	Develop incentives for economic activities that promote business sustainability and diversity.		LPEA create a 'Feed-In-Tariff' for RE sources (purchase prices that are methodologically based on the cost of renewable energy generation) (ESD)
<b>Sustainable Development</b>	Promote resource-efficient growth and settlement patterns.	Develop future growth areas supported by the provisions of new or enhanced infrastructure or utilization infrastructure.	
<b>Sustainable Development</b>	Meet local energy and material needs as much as possible through efficiency and with locally or regionally renewable resources.	Encourage the locations of solar and wind farms.	Utility scale production solar electricity (different technologies (i.e. PV or CSP) maybe analyzed within this measure. (ESD) Note: The defining line for utility scale is to be an energy exporter, small scale is to meet existing needs for system owners.

Comp Plan Vision Element	Comp Plan Goal	Comp Plan Strategy	CEAP Measure
<b>Sustainable Development</b>	Meet local energy and material needs as much as possible through efficiency and with locally or regionally renewable resources.	Maintain access to gravel that reduces transportation distance.	
<b>Sustainable Development</b>	Meet local energy and material needs as much as possible through efficiency and with locally or regionally renewable resources.	Encourage development of renewable infrastructure.	<ol style="list-style-type: none"> <li>1. Support a local study into best RE sites in community. (ESD)</li> <li>2. Encourage local governments to lead by example and install solar panels on all south-facing roofs of government buildings. Install solar-powered lighting wherever 24-hour lighting is used. (RCI-45)</li> <li>3. Community-wide discussion with LPEA regarding local RPS and other policies/local priorities. (ESD)</li> <li>4. Heat Exchange – heating and cooling system for buildings/districts from base ground temperatures. (ESD)</li> </ol>
<b>Sustainable Development</b>	Meet local energy and material needs as much as possible through efficiency and with locally or regionally renewable resources.		<ol style="list-style-type: none"> <li>1. Burn methane at wastewater treatment facilities in order to generate electricity. (ESD)</li> <li>2. Generate energy from anaerobic digestion of animal wastes, food waste and biosolids. (FAW11)</li> </ol>
<b>Sustainable Development</b>	Support investment in adequate and sustainable water resources for social, environmental and economic purposes.	Educate the community about the use of efficient water distribution and irrigation techniques without compromising water rights.	
<b>Sustainable Development</b>	Support investment in adequate and sustainable water resources for social, environmental and economic purposes.	Advocate for legislation to create agricultural water banking to protect water rights and promote conservation.	
<b>Sustainable Development</b>	Support investment in adequate and sustainable water resources for social, environmental and economic purposes.	Promote the use of water harvesting and gray water systems and reclaimed water to the degree permitted under state statute and increase the use of permeable surfaces.	<ul style="list-style-type: none"> <li>•Facilitate and promote/require use of composting toilets in new construction, especially residential. •Provide dual flush toilet conversion kits for existing structures. (FAW12)</li> </ul>
<b>Sustainable Development</b>	<i>Note: The agricultural community has created a number of edits to the goals</i>	<i>Note: To be shared when made public.</i>	

<b>Comp Plan Vision Element</b>	<b>Comp Plan Goal</b>	<b>Comp Plan Strategy</b>	<b>CEAP Measure</b>
	<i>and strategies to ag related policies based on what they think is actually achievable and really beneficial.</i>		
<b>Transportation</b>	Promote development that is accessed with multiple nodes of transportation.	Adopt and implement zoning that promotes higher density development nodes.	
<b>Transportation</b>	Promote development that is accessed with multiple nodes of transportation.	Prepare a comprehensive multi-modal development planning checklist for use by developers to encourage inclusion of multimodal elements and by staff during the review process.	
<b>Transportation</b>	Promote development that is accessed with multiple nodes of transportation.	A range of process based and financial incentives for development to meet multi modal goals, such as additional staff support, faster review turn around, lower review fees and possible tax incentives.	
<b>Transportation</b>	Promote development that is accessed with multiple nodes of transportation.	Where regular transit is planned, require developments adjacent to county and state roads to be designated transit ready.	Initiate Transit Oriented Development Policy. (TLU)
<b>Transportation</b>	Prioritize road and transportation network that connects existing developments.	Update street standards to provide flexibility so that County can accept currently substandard private roads that will connect neighborhoods.	
<b>Transportation</b>	Prioritize road and transportation network that connects existing developments.	Prepare a feasibility study for establishing practice locations for multimodal connectivity/easements and prioritize.	
<b>Transportation</b>	Promote a regional public	Assess support for a La	Evaluate and Expand Transit. (TLU)

Comp Plan Vision Element	Comp Plan Goal	Comp Plan Strategy	CEAP Measure
	transportation system that includes communities beyond the state and county boundaries.	Plata/Durango RTA and possible funding sources for transportation services and improvements.	
<b>Transportation</b>	Promote a regional public transportation system that includes communities beyond the state and county boundaries.	Formalize and enhance coordination and communication between La Plata County, SWCOG, Farmington MPO, and NWNM RPO.	
<b>Transportation</b>	Encourage an interconnected network of streets and paths that promote multi-modal transportation options.	Design and plan an interconnected multimodal network of streets, paths, and trails.	
<b>Transportation</b>	Encourage the use of the most efficient, safe, and healthy environmentally healthy transportation designs and technologies.	Adopt and implement a “complete streets” policy and plan that understands the cumulative impact of traffic generated by new development.	Support Safe Routes to Schools Programs. (TLU)
<b>Transportation</b>	Encourage the use of the most efficient, safe, and healthy environmentally healthy transportation designs and technologies.	Formalize collaboration and partnerships with CDOT and municipalities.	
<b>Transportation</b>	Support the use of telecommunications infrastructure as a substitute to daily commuting and travel.	Conduct an analysis to determine areas with poor internet service levels, and foster private provision of internet services in those areas.	
<b>Transportation</b>	Support the use of telecommunications infrastructure as a substitute to daily commuting and travel.	Partner with ISP in areas where fully private service is not available.	
<b>Transportation</b>	Support the use of telecommunications infrastructure as a substitute	Provide internet service where no alternatives are available.	

Comp Plan Vision Element	Comp Plan Goal	Comp Plan Strategy	CEAP Measure
	to daily commuting and travel.		
<b>Transportation</b>	Encourage land use patterns that reduce per capita daily trips and vehicle miles travelled.	Implement a park and ride infrastructure plan.	Codify Park-n-Ride. (TLU)
<b>Transportation</b>	Encourage land use patterns that reduce per capita daily trips and vehicle miles travelled.	Adopt county wide zoning and future land use plan that identifies nodes that support transit and multimodal nodes.	
<b>Transportation</b>	Encourage the use of the most efficient, safe, and healthy environmentally healthy transportation designs and technologies.		<ol style="list-style-type: none"> <li>1. Initiate best practice Transportation Infrastructure Design (TLU)</li> <li>2. Replace diesel bus fleet with compressed natural gas (CNG) powered busses. (Goal: Reduce particulate matter (PM) within urban centers. Reduce NOx and C2O emissions. Utilize less expensive, locally available fuel. Eventual cost savings due to lower projected cost of CNG vs. diesel.) (TLU)</li> <li>3. Employee Incentives for Trip Reduction. (TLU)</li> <li>4. Electric Vehicle Charging Stations and Alternative Fuel Infrastructure. (TLU)</li> </ol>
<b>Natural Environment</b>	Address risks to our natural environment and long term water resources by appropriate mitigation and adaptation measures.	Incorporate in the development standards best management practices for protecting natural drainage systems and aquifer recharge.	Protect critical lands: watersheds (TLU)
<b>Natural Environment</b>	Address risks to our natural environment and long term water resources by appropriate mitigation and adaptation measures.	Create development regulations or policies that encourage community scale renewable energy systems and waste water systems that allow for small village developments.	
<b>Natural Environment</b>	Develop energy infrastructure to generate sufficient energy locally to meet future needs.	Adopt renewable energy dividends.	
<b>Natural Environment</b>	Develop energy infrastructure to generate sufficient energy locally to meet future needs.	Implement renewable energy tax districts.	
<b>Natural Environment</b>	Develop energy infrastructure	Incentivize the use of	1. Enhance and stabilize funding for number of renewable

Comp Plan Vision Element	Comp Plan Goal	Comp Plan Strategy	CEAP Measure
	to generate sufficient energy locally to meet future needs.	renewable energy for buildings and energy efficient building designs through the building code.	energy rebates. (ESD) 2. Adopt a sustainable building standard by which to guide all new residential construction. (RCI-62)
<b>Natural Environment</b>	Reduce, reuse, and recycle material resources.	Develop a countywide comprehensive recycling program that results with an increase in the types of materials that can be recycled and identified convenient locations for drop off and collection.	<ol style="list-style-type: none"> <li>1. Implement comprehensive/expanded county-wide recycling program (TLU1/FAW)</li> <li>2. Reduce the amount of packaging material being discarded. <ul style="list-style-type: none"> <li>•Encourage buying in bulk with reusable containers.</li> <li>•Encourage production of biodegradable packaging material.</li> <li>•Eliminate use of disposable plastic bags and allow only paper and/or reusable checkout bags by all stores located in the City. (FAW5)</li> </ul> </li> <li>3. Increase recycling in the small business sector. •Create a more user friendly and economical system as well as an incentive program. •Sponsor reduce/reuse/recycle/compost challenges among businesses (FAW6)</li> <li>4. Limit purchases of non-green products. (FAW7)</li> <li>5. Implement government “Zero Waste” plan. •Implement comprehensive government solid waste management master plan •Pay as you throw (PAYT) programs for all waste materials and sectors •Require that all events that receive Government funding meet Zero Waste standards •Create City-sponsored C&amp;D waste program in absence of private sector facilities. (FAW10)</li> <li>6. Reprocess/reuse imported material. •Develop local industries to reprocess/reuse materials. -Green Business Incubator <ol style="list-style-type: none"> <li>a. Expand the viability of deconstruction and reuse of materials for all size and sector projects</li> <li>b .Substitute forest wood product discards for fossil fuel intensive steel, concrete, brick and aluminum building components (FAW8)</li> </ol> </li> </ol>
<b>Natural Environment</b>	Reduce, reuse, and recycle material resources.	Create a composting program that would allow for the city/county to compost waste and promote composting by individuals.	Compost all organic (carbon-based) industrial, agricultural, residential, municipal, and forestry discards for which reuse or recycling is not possible or available, rather than bury it. <ul style="list-style-type: none"> <li>•Develop and Implement Comprehensive Compostables Program</li> <li>•Educate stakeholders on composting program, methods, use and benefits.</li> <li>•Create a city/county-sponsored best practices composting facility in absence of private sector</li> </ul>

Comp Plan Vision Element	Comp Plan Goal	Comp Plan Strategy	CEAP Measure
			facility (FAW3)
<b>Natural Environment</b>	Reduce, reuse, and recycle material resources.	Provide tax incentives to business and individuals who recycle and reuse material resources.	Reduce or eliminate junk mail coming into the region. (FAW4)
<b>Natural Environment</b>	Address risks to our natural environment and long term water resources by appropriate mitigation and adaptation measures.		<ol style="list-style-type: none"> <li>1. Evaluate initiating local emissions control testing (TLU)</li> <li>2. Maximize carbon sequestration and retention and minimize carbon loss <ol style="list-style-type: none"> <li>a. Meet or exceed forest/urban forest best management practices (BMP) and incentives to prevent carbon loss and to capture and store atmospheric carbon in forest carbon “pools” and long-lived wood products.</li> <li>b. Meet or exceed agricultural/rangeland best management practices and incentives to prevent carbon and nitrogen loss and to capture and store atmospheric carbon and nitrogen in the soil.</li> <li>c. Meet or exceed best management practices in the industrial, municipal and residential sectors to prevent carbon loss and to capture and store atmospheric carbon. •Offer carbon credits for best management practices •Adopt biological controls for pest, disease and weed management – residents, Municipalities and DOT •Develop use for biogases from manure lagoons (FAW1)</li> </ol> </li> </ol>
<b>Healthy Communities and Housing</b>	Encourage the design, construction, and renovation of homes to be safe, healthy, and energy efficient.	Implement in partnership with LPEA special districts for financing renewable energy.	
<b>Healthy Communities and Housing</b>	Encourage the design, construction, and renovation of homes to be safe, healthy, and energy efficient.	Adopt a high performance building code that provides incentives for resource efficient design and buildings.	
<b>Healthy Communities and Housing</b>			<ol style="list-style-type: none"> <li>1. Implement government buildings audit recommendations on a cost/benefit basis. (RCI-43)</li> <li>2. Industrial Buildings: Implement audit recommendations on a cost/benefit basis. (RCI-50)</li> </ol>
<b>Healthy Communities and Housing</b>	Encourage the design, construction, and renovation of homes to be safe, healthy,		<ol style="list-style-type: none"> <li>1. Educate realtors about energy use and maintenance-related building features. Request that local real estate offices with 5 or more brokers adopt a pledge of support and implement an</li> </ol>

Comp Plan Vision Element	Comp Plan Goal	Comp Plan Strategy	CEAP Measure
	and energy efficient.		<p>energy reduction plan. (RCI-40)</p> <p>2. Perform energy audits of all single family homes and multifamily buildings. (RCI-56)</p> <p>3. Create a comprehensive weatherization and retrofit strategy countywide. (RCI-59)</p> <p>4. Real Estate Disclosure Standards:</p> <ul style="list-style-type: none"> <li>•Require homeowners to provide energy usage on homes when placed on sale. Include utility bill information and an energy audit.</li> <li>•Require realtors to provide information about energy efficient features. This should be divided into three parts. (RCI-55)</li> </ul>

## MEMO

**To:** La Plata County Planning Department, Working Group and CommunitybyDesign Team  
**From:** Agriculture Subcommittee  
**Date:** May 5, 2010  
**RE:** Agricultural Production Strategy Recommendations for Comprehensive Plan

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### I. Background

On November 9, 2009 an Agricultural Summit was convened to begin to engage the agricultural community in the comprehensive planning update process. It was determined at this Summit that a subcommittee should be formed under the Working Group to specifically address issues related to agriculture. The subcommittee's scope was to develop agricultural policy recommendations for the Comprehensive Plan related to: land use, agricultural incentives, agricultural business development, and land stewardship. The agricultural subcommittee met seven (7) times between January 5<sup>th</sup> and April 14<sup>th</sup>, 2010 to develop these recommendations.

During the span of those seven meetings participants explored the challenges to agricultural production, examined policies from other communities that might be appropriate and useful in La Plata County, and brainstormed potential solutions.

What We Don't Like	What We Want
Expensive permits	Fee reductions
Long permit processes	Expedited processes
Zoning that may limit our ability to sell land to generate money	Incentives:
Devaluing of agricultural land through zoning and regulation	<ul style="list-style-type: none"><li>• More uses by right</li><li>• Structures without land use permits</li><li>• Renewable energy options for ag purposes</li><li>• Worker housing</li><li>• Family housing</li><li>• Planning assistance like Larimer County (RLUP)</li></ul>
Zoning that may limit our ability to incorporate alternative business enterprises	
Regulations that force the sale of larger parcels and cut up land	A small parcel incentive
Conflicts caused by: Lack of clarity Neighbor concerns subjectivity	Clarity in land use regulations

In April, the subcommittee evaluated via a survey policy recommendations developed by the committee and through the public planning process. The survey covered draft strategies developed in the Ideas Forum and by the Working Group as well as ideas developed by the agricultural subcommittee.

Section II. of this memo contains recommendations from the agricultural subcommittee that they would like to see incorporated into the Comprehensive Plan. These strategies were reviewed and approved at the April 14<sup>th</sup> subcommittee meeting. The recommendations blend the draft strategies of March 2010

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with subcommittee ideas. The strategies below may differ slightly in that (1) many draft strategies in the comprehensive plan did not resonate with the agriculture subcommittee as either the role of the county, as a high priority, or were simply unhelpful and thus dropped, (2) strategies were slightly modified, (3) strategies were moved under more appropriate goals, or (4) new strategies were developed that they felt would more appropriately support agriculture.

Two ideas received enthusiastic support during discussions: formation of an agricultural advisory group within the County government structure and a Right to Farm and Ranch Ordinance. These ideas are detailed in Section III and IV.

## II. Strategy Recommendations

### TRANSPORTATION ELEMENT

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**GOAL: *Recognize historic rights of livestock passage on and across county roads.***

Comment: the ag committee feel that this is only a small issue at best and that the government has bigger priorities.

### ECONOMIC DEVELOPMENT ELEMENT

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**GOAL: *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.***

1. Provide development 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.
2. Identify and remove regulatory barriers to value-added production of agricultural products.
3. Allow land uses on agricultural lands that support agricultural operation as the primary use.
4. Exempt county sales tax on locally grown food.
5. Support applications for State economic development grants that support opportunities for local producers to access new local and export markets.
6. Support the development of agricultural infrastructure which supports and increases the capacity of local agriculture and food supply (e.g. distribution center, commercial kitchens, etc.)

### SUSTAINABLE DEVELOPMENT ELEMENT

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**GOAL: *Support the enhancement of local food, fiber and forest production systems (growing, processing, marketing, consumption).***

1. Support development of a resource guide which summarizes existing agricultural organizations and programs available in La Plata County.
2. Use a voter-approved financing tool to support farm and agricultural organizations and land acquisitions projects.

**GOAL: *Promote access to healthy, affordable, culturally-influenced, and sustainably produced food, sourced as locally as possible.***

1. Promote local food production and agriculture uses during the development review process.

**GOAL: *Promote resource-efficient growth and settlement patterns.***

1. Designate future growth areas supported by the provision of new or enhanced infrastructure.

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2. Allow agricultural uses and limited retail development in designated rural centers throughout county and along highway corridors,

***GOAL: Meet local energy and materials needs as much as possible through efficiency and with locally or regionally renewable resources.***

1. Encourage the location of solar and wind farms.
2. Maintain access to gravel that reduces transportation distance.
3. Encourage development of renewable fuel infrastructure.

***Goal: Support investment in adequate and sustainable water resources for social, environmental and economic purposes.***

1. Educate the community about the use of efficient water distribution and irrigation techniques without compromising water rights.
2. Advocate for legislation to create agricultural water-banking to protect water rights and promote conservation.
3. Promote the use of water harvesting and gray water systems and reclaimed water to the degree permitted under State statutes, and increase the use of permeable surfaces.

***Goal: Protect historic and prehistoric sites and promote cultural preservation to enhance heritage tourism and increase restoration of these sites.***

1. Provide incentives to developers and property owners to voluntarily retain historic structures, trails, and ditches.
2. Develop a County property tax incentive for preservation of cultural resources.
3. Educate community about existing state and federal tax incentives available to property owners for historic preservation.

***GOAL: Amend the development code to incentivize agriculture production remaining viable by providing clear and simple regulatory processes.***

1. Amend the building permit process to simplify the process for agricultural buildings (e.g. definitions of ag uses and ag shed vs garage, restructure building permits so that price increases with footage instead of by types of uses.)
2. Amend the land use code to exempt agricultural buildings from height limits that impair agricultural operations.
3. Develop an easier permitting process for temporary or seasonal agricultural worker housing.
4. Review La Plata County agricultural uses in current zoning and develop uses by right that supports agricultural production and provide agriculture an opportunity to incorporate alternative enterprises into agricultural operations.
5. Evaluate and amend residential and commercial use designations to remove barriers to agricultural operations (e.g. 4-H hog enterprises should not require commercial designations, etc.)
6. Develop regulations that support the use of localized renewable energy in agricultural production including wind, solar, and micro-hydrological power.
7. Support oil and gas development on agricultural lands as means to alternative income generation for agricultural producers.

***GOAL: Develop land subdivision and zoning incentives for agriculture landowners that maintain integrity of productive agricultural lands by providing an alternative to the 35 acre exemption.***

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1. Develop expedited review options for agricultural land owners to subdivide land as alternative to 35 acres.
2. Adopt the Statutory Cluster Ordinance as an incentive and alternative to 35 acre exemption.
3. Streamline minor-exemption process to enable agricultural landowners to subdivide non-productive land by creating a small parcel incentive as an alternative to 35 acre exemption.
4. Develop a land use planning assistance program for agricultural land owners similar to Larimer County Design Center.
5. Reexamine the current exemption incentive for families and amend to allow denser family clusters.
6. Provide density bonuses for cluster developments.
7. Adopt a policy incentive for agriculture production that prevents eminent domain without landowner consent.
8. Develop a circumstantial offset incentive for agricultural properties subjected to inheritance tax.

### ***GOAL: Promote coordination amongst agricultural organizations in La Plata County to assess county, federal and state policy impacts on La Plata County agriculture.***

1. Create an Agricultural Advisory Group to maintain clarity and emphasis on pertinent concerns related to agriculture.
2. Work with the Agricultural Advisory Group to assess the need for a coordinating on farming interests regarding federal and state policy.
3. Ensure La Plata County Commissioners work with the Agricultural Advisory Group to advocate for agricultural policy reforms at the state and federal level that benefit local producers.

### ***GOAL: Promote County tax policies that support or enhance agricultural production in La Plata County.***

1. Continue the existing agricultural formula for property taxes on agricultural land and review La Plata County agricultural tax policy to determine possible tax reforms that would support agricultural viability.
2. Do not develop any new taxes on agricultural inputs.
3. Designate a portion of city and county tax revenue to support farm and agricultural support organizations and land acquisitions projects. (MAYBE)

## **III. Agricultural Advisory Board**

Preliminary ideas for the farm and ranch advisory board is that it would be:

- Elected, not appointed by the BOCC, to reduce potential political influences.
- Membership should include 1 or 2 members from each ag district (east, west, north), a member from Cattleman's, a member from wool growers, a member from sustainable alliance, and advisory members from Ft. Lewis College Agricultural Department, CSU Extension, and NRCS.
- Members should be elected for staggered 3 year terms.
- In addition a member of Planning would sit on the Board and be advisory as well as the county liaison for all issues related to agriculture.
- The Board would publish a monthly or quarterly newsletter sent to farmers and ranchers who register their farms with the county.

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- The Board would provide grant writing assistance along with Region 9 development and Planning for USDA type grants that must be administered by a government entity
- The board would review applications that farmers make for monetary assistance with projects

The subcommittee would like to continue to work with La Plata County on how this group will be formed and how it will function.

### **III. Right to Ranch and Farm**

The subcommittee and La Plata County reviewed RTF regulations from Chaffee County, CO. This policy resonated strongly as a means to clearly demonstrating support for agriculture in the County. While there is a Right to Farm policy at the state level, it is not applied locally until it is too late. A local policy would be more accessible to residents and landowners as a County ordinance. An example of the Chaffee County RTR is available at <http://www.chaffeecounty.org/EndUserFiles/8082.pdf> This policy exceeds the state policy minimum. The Agricultural Advisory Board could work with the County to draft an appropriate policy for La Plata County.

### **IV. Agricultural Uses By Right**

For the purposes of the comprehensive plan, the strategy for uses is to develop a future land use plan and code that supports and maintains agricultural uses in the County. While the subcommittee recognizes that “uses” are legally articulated during the development code update, it was timely and useful to discuss uses as a strategy during the comp plan. A significant amount of time was spent considering appropriate “uses by right” for agricultural production areas throughout the County. Uses by right would minimize and/or remove some of the barriers to business as well as ensure continued agricultural operations in the County. The subcommittee discussed the implications of uses by right and zoning. They recognize that while members personal values may conflict with land use regulation that it was important to remain focused on the goal of supporting and enhancing goals. Providing agricultural users simplicity and predictability was deemed a good outcome.

The subcommittee reviewed how other communities are structuring agricultural uses. Courtney and Tracie provide the subcommittee with an outline of different structures which identified how depending upon the potential impact created by a use, it would have a different level of review. Impacts are most frequently identified as: traffic, pollution, hours of use and noise, water consumption, etc.

1. **Uses by Right** are uses inherently allowed in a defined area (Countywide, zone district, agriculture overlay, etc.). Uses by Right fall into two common categories depending upon the intensity of the operation and impacts:

- Exempt Uses which do not require a land use permit, and
- Administrative Review Uses which may require a land use permit, but is generally approved by the planning staff and does not require going to the Planning Commission and Board of County Commissioners.

Examples of agricultural uses that might be use by right include: farming, ranching and gardening activities; wholesale farming activities; farm stands, etc.

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2. **Minor Review Uses** are uses that require limited review based on the potential moderate intensity and impact. Generally permits are approved by EITHER the Planning Commission OR Board of County Commissioners. Examples of agricultural uses that might require minor review would include: retail operations such as greenhouses and wineries; hunting; recreation lodges and B&B's exceeding room limits.

3. **Major Review Uses** are uses that require full review based on the potential limited intensity and impact. Generally permits are approved by BOTH the Planning Commission and Board of County Commissioners. Examples of agricultural uses that might require major review would include: food processing facilities; active recreational facilities (campgrounds, ATV's, etc.); mobile home parks; utility development.

Below is a summary of the uses recommended for discussion and inclusion in the Future Land Use Plan and Land Development Code phases. The uses by right discussed were intended to support and enhance existing agricultural production through additional income generation related to agriculture. They are not intended to supplant agricultural production as the primary use of the land. The subcommittee has not yet defined the connection between the use and locations, nor what level of review is appropriate for all the uses, nor if districts or overlays are the most appropriate tool for supporting agriculture. They did not discuss rural zoning districts, but the types of uses agriculture is currently engaged and how to ensure what the agricultural community is already doing is made easier and legal. Additionally, they discussed how to possibly incentivize new agricultural operations. Most committee members were interested in maintaining and supporting the scale of activity that already exists in La Plata County. The agricultural community would like to remain engaged in further dialogue about how these uses would be defined to ensure they achieve the goal of supporting agriculture.

### Recommendations for Exempt Use –by -Right

- Agriculture production, harvesting, storage
- Value added production (small scale)
- Sale of agricultural products on site (farm stands)
- Single family residential
- Worker housing
- Accessory dwelling units
- Home office
- Wholesale greenhouses and nurseries
- 4—H and farm education activities
- Non-utility scale renewable energy
- Vet clinics
- Horse boarding
- B&B's (small scale)
- Farm equipment repair shops (small scale)
- Outfitting Operations
- Limited events that would generate secondary income (weddings for example)
- Dude ranches (scale dependent)
- Secondary agricultural facilities
  - Barns, corrals, riding areas, etc.

County staff reviewed land use codes from numerous other Colorado Counties and based on that research suggest that the following recommended uses may require additional discussion as the level of planning gets more detailed and specific.

### Suggested Agricultural Uses which might need additional discussion about Review Level and Potential Impacts

- Confined Animal Feeding Operations (feedlots/large dairies)
- Meat and/or Poultry processing
- Alcohol manufacturing (winery/brewery)

## *Final Draft*

- Agricultural distribution centers
- Retail greenhouses and nurseries
- Sawmills
- Equipment storage and repair (large scale)
- Airstrips
- Mobile home parks
- Storage units
- Agricultural Education Facilities (large scale)
- Commercial stable
- Pet kennels
- Recreation lodges and B&B's (large scale)
- Mining
- Utilities
- Biofuel production
- Hunting/fishing/birding
- Rifle range
- Wildlife and exotic animal raising

**First Draft Preliminary Tasks in Preparing  
LPC Comprehensive Community Plan and Revised Development Code** (4/27/10)  
(WG = Working Group; PT= Planning Team of consultants and staff; SPAC = Sector Plan Area Committee)

1.	Revise DRAFT Implementation strategies	WG	April-May
2.	Prepare first draft of assembled LPC Comp Plan	PT	May-June
3.	Review draft LPC Comp Plan	WG	June
4.	Community workshops on draft LPC CP and prioritize strategies		July
5.	Develop Implementation Workbook with priorities/ costs/timeframe/responsible entity and matrix of collaborations/programs/land use topics and alignment with other County and organizations' plans	PT/WG	August
6.	Joint work-study session with LPC PC and BoCC	PT/WG	August
<b>FUTURE LAND USE PLAN</b>			
7.	Initiate mapping analysis for: <ul style="list-style-type: none"> <li>• Sector Plan areas (revised District Plan boundaries)</li> <li>• Opportunities and Constraints Overlay mapping</li> <li>• Suitability Analysis with weighting scheme</li> <li>• Fiscal Impact Analysis</li> </ul>	PT/WG PT/WG PT/WG PT/WG	May June July July
8.	District Planning Groups meeting on draft Sector Plan boundaries (recruit WG additions)	PT	June
9.	Draft Build-Out Scenarios	PT/WG	August
10.	Community Workshops on draft BO Scenarios and FLUP alternatives		September
11.	Draft Preferred Future Land Use Plan (FLUP)	PT/WG	October
12.	Community workshops by Sectors on FLUP		Nov/Dec
13.	PC and BoCC Public meetings on LPC Comprehensive Community Plan adoption	PT/WG	Jan/Feb
<b>REVISING LAND DEVELOPMENT CODE</b>			
14.	Initiate revising Development Code with zoning designations based on FLUP	PT/WG	March
15.	Sector planning subcommittees develop Zoning based on Sector FLUP	PT/SPAC	Apr- June