



~ Agenda ~
Final
For a Work Session of the
PLANNING COMMISSION

1101 East 2nd Avenue
Durango, CO 81301
<http://co.laplata.co.us>

Thursday, May 28, 2020

6:00 PM

County Board Room

- I. Call to Order**
- II. Approval of Agenda**
- III. Identification of Potential or Perceived Conflict of Interest**
- IV. Work Session Item**

1. DISCUSSION OF THE NEW DRAFT LAND USE CODE

A joint work session of the Board of County Commissioners and the Planning Commission to discuss the County's new draft land use code project no. 2020-0043. Topics include, but are not limited to: meeting the Board's goals, highlights and benefits of the new code, public engagement and scheduling.

- V. Other Business**
- VI. Adjournment**

A. Public Attendance Information

IMPORTANT PUBLIC PARTICIPATION INFORMATION:

In an effort to promote and practice social distancing to slow the spread of COVID-19, all La Plata County Board of County Commissioners and Planning Commission meetings will be accessible to the public using an online meeting platform for commissioners and the public to access via computer and telephone. Public participation at relevant meetings will be handled through this platform and information for joining these meetings is available below.

Using the online platform, the public will be able to view the agenda packet and related materials on a computer tablet or smartphone. Audio access is available with or without a computer or tablet.

Regular meeting practices will resume following the high-risk COVID-19 pandemic.

To join this meeting on your computer, tablet or smartphone, use this link:

<https://zoom.us/j/755221823>

Enter meeting ID 755 221 823

Or iPhone one-tap:

US: +16699009128,,755221823# or +13462487799,,755221823#

Through these links, you can listen to audio on your computer or tablet and speak during public comment periods at relevant meetings.

For audio access by telephone, call any of the numbers below (if the number called is busy, please call another number on the list):

(669) 900-9128

(346) 248-7799

(301) 715-8592

(312) 626-6799

(646) 558-8656

(253) 215-8782

Enter meeting ID 755 221 823

NOTICE is given that the policy of La Plata County is to not discriminate against the disabled in the provision of service. For special assistance, please call the Planning Department at 970-382-6263.



Planning Commission

211 Rockpoint Drive
Durango, CO 81301

Meeting: 05/28/20 06:00 PM
Department: Planning Department
Category: Area Plan Update
Prepared By: Daniel Murray
Initiator: Neal Starkebaum
Sponsors:

SCHEDULED

OTHER BUSINESS (ID # 5602)

DOC ID: 5602 A

DISCUSSION OF THE NEW DRAFT LAND USE CODE

A joint work session of the Board of County Commissioners and the Planning Commission to discuss the County's new draft land use code project no. 2020-0043. Topics include, but are not limited to: meeting the Board's goals, highlights and benefits of the new code, public engagement and scheduling.

Discussion only



To: Board of County Commissioners
Planning Commission

From: Neal Starkebaum, Community Development Director

Date: May 28, 2020

Subject: Draft La Plata County Land Use Code

This memo is to identify for the record:

- The Draft La Plata County Land Use Code may be viewed online on the La Plata County Community Development Services website, at http://pccds.org/planning/land_use_code_revision_project.
- A hard copy of the Draft La Plata County Land Use Code may be obtained from the La Plata County Community Development Department at 211 Rock Point Drive, Durango, CO.
- Written public comments concerning the Draft La Plata County Land Use Code may be submitted online, La Plata County Community Development Services website, Draft Land Use Code Comments, via the Comment Portal, at http://lpcds.org/planning/land_use_code_revision_project.
- Written public comments concerning the Draft La Plata County Land Use Code may be submitted via email, to newcode@co.laplata.co.us.
- Written public comments concerning the Draft La Plata County Land Use Code may be submitted to the La Plata County Community Development Department at 211 Rock Point Drive, Durango, CO 81301.
- Draft La Plata County Land Use Code Community Workshops schedule (attached)
- Draft La Plata County Land Use Code Topic-Focused Workshops schedule (attached)
- Draft La Plata County Land Use Code Outreach and Engagement schedule (attached)

Land Use Code Community Workshops

These meetings will be conducted on Zoom.

To access via computer, use this link: <https://us02web.zoom.us/j/84792150325?pwd=eUk4dUZjd1pGa0NoK0d3M3pHVkJTUT09>.

Meeting ID: 847 9215 0325. Password: 752832.

To join by phone, dial any of these numbers and enter the above meeting ID and password:

(669) 900-9128

(253) 215-8782

(346) 248-7799

Workshop 1:	Day to Day Life and Business <ul style="list-style-type: none"> • What is development? • Agriculture that is not development • Continuing uses and structures that are already in place • Home occupations and accessory uses not requiring a land use permit • Development needing a building permit but not a land use permit • Standards for everything requiring a building permit • Standards for natural hazards and sensitive lands 	Tues, May 26: 6 pm – 7:30 pm
		Wed, May 27: 11:30 am – 1 pm
Workshop 2:	Support for Agriculture, Business, and Housing <ul style="list-style-type: none"> • Support for agriculture <ul style="list-style-type: none"> ○ Ag plus ○ Agricultural exemption subdivision and clustered rural development ○ Right to farm ○ Protections for irrigation infrastructure, clarification of irrigation law • Support for housing <ul style="list-style-type: none"> ○ Additional dwelling units ○ Clarity for manufactured homes and tiny homes • Support for business <ul style="list-style-type: none"> ○ Tiered approach to accessory uses ○ Economic Development Areas 	Tues, June 2: 6 pm – 7:30 pm
		Wed, June 3: 11:30 am – 1 pm
Workshop 3:	More Significant Development Projects: Commercial, Industrial, Subdivisions <ul style="list-style-type: none"> • Sketch Plan and compatibility • Minor Development Permits • Major Development Permits • Planned Unit Developments • Subdivisions • Manufactured homes and tiny home developments 	Tues, June 9: 6 pm – 7:30 pm
		Wed, June 10: 11:30 am – 1 pm
Workshop 4:	Special Topics <ul style="list-style-type: none"> • Long range planning tools • Formal advisory bodies and decision makers • Other topics that arise during workshops 1-3 	Tues, June 16: 6 pm – 7:30 pm
		Wed, June 17: 11:30 am – 1 pm

Land Use Code Topic-Focused Workshops

These meetings will be conducted on Zoom.

To access via computer, use this link: <https://us02web.zoom.us/j/84834251629?pwd=ZTgwZTJCNlplRN1ZWlZlJlNVJiQWExQT09>

Meeting ID: 848 3425 1629

Password: 316789

To join by phone, dial any of these numbers and enter the above meeting ID and password:

(669) 900-9128

(253) 215-8782

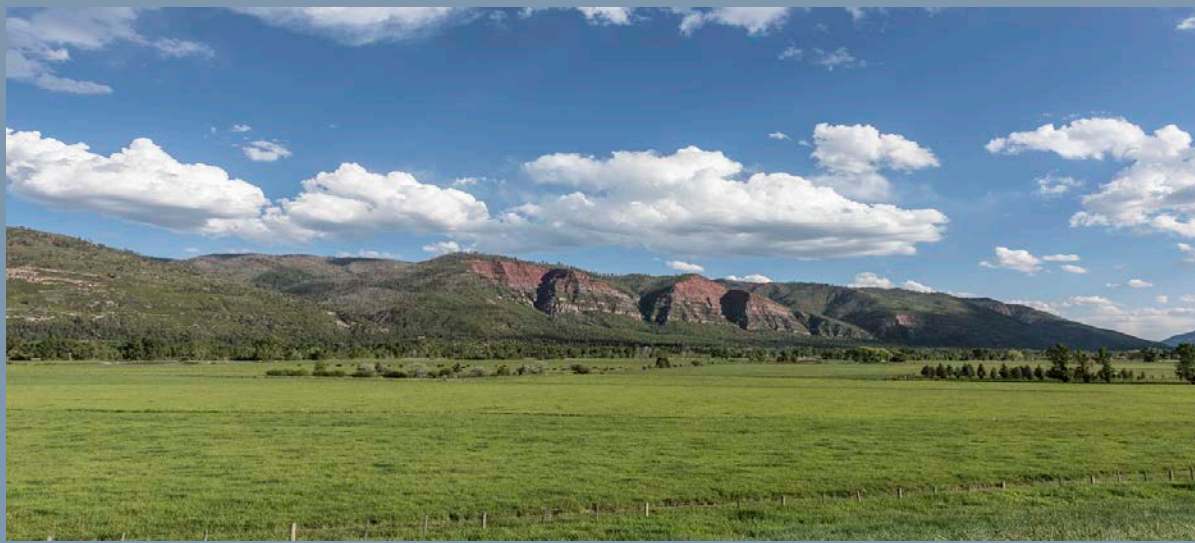
(346) 248-7799

Topic-Focused Workshop 1:	<p>Development Review Process</p> <ul style="list-style-type: none"> • Improvements and changes to the review process <ul style="list-style-type: none"> ○ Increased administrative review ○ Reduced public hearings ○ Sketch plan and compatibility review ○ Roles and procedures of decision-making bodies • Transitioning from old to new code 	Fri, May 29: 2-4 pm
Topic-Focused Workshop 2:	<p>Development Standards</p> <ul style="list-style-type: none"> • Development standards <ul style="list-style-type: none"> ○ Effect of improved/clarified standards on process ○ Compatibility and mitigation standards ○ Tiny homes and manufactured homes standards ○ Wildfire and other natural hazards • New tools for development <ul style="list-style-type: none"> ○ Economic development areas ○ Planned unit development ○ Clustered rural development 	Fri, June 5: 2-4 pm
Topic-Focused Workshop 3:	<p>Road Level of Service Standards, Road Construction Standards and Drainage & Erosion Control Standards</p> <ul style="list-style-type: none"> • Road Level of Service Standards <ul style="list-style-type: none"> ○ Background ○ Level of service metrics and studies • Road Construction Standards <ul style="list-style-type: none"> ○ Standards for non-county roads ○ Roads in 35-acre subdivisions • Drainage and erosion standards <ul style="list-style-type: none"> ○ Revised drainage and detention standards ○ Water quality requirement for detention ponds 	Fri, June 12: 2-4 pm
Topic-Focused Workshop 4:	Topics Requested by Participants and Overflow	Fri, June 19: 2-4 pm

LUC OUTREACH & ENGAGEMENT SCHEDULE - DRAFT

		2020													
Category	January	February	March	April	May	June	July	August	September	Q4					
Planning Commission	Priorities discussion	Feb. 13 Work session: District workshop preparation & assignments													
			Feb. 18 Workshop: Animas Valley North County Junction Creek Admin staff, Mike, Ryne												
			Feb. 25 Workshop: Florida Mesa Admin staff, Geri, Olivier												
			March 4 Workshop: SE/Bayfield Admin staff, Charley, Chriss												
			March 5 Workshop: Ft. Lewis Mesa Admin staff, Chris, Mike & Monica												
			March 10 Workshop: Florida Road/Vallecito Admin staff, Geri & Ryne												
		Jan. 30 Joint work session: Timeline, process, DRAFT Table of Contents review	Feb. 20 Joint work session: Road standards/Level of Service	March 12: Joint work session: Road standards/Level of Service, continued	March 26: Joint work session: Neighborhood protection standards/register district advisory committees	April 1: Special meeting of BOCC/PC: Table of Contents wrap-up & public comment									
					May 28: Joint Work Session: Overview, next steps, etc. Via Zoom	June 4: Joint Work Session: Topic TBD Via Zoom	June 11: Joint Work Session: Topic TBD Via Zoom	June 18: Joint Work Session: TBD Via Zoom							
BOCC															
Staff					May 11: Code released										
		DRAFT Table of Contents topic-specific workshops, as requested by code users (technical)													
						May 26 & 27: Community workshops (RPI leads) Day-to-day life and business	May 29: Topical workshop (RPI leads) Development Review Process	June 2 & 3: Community workshops (RPI leads) Support for agriculture, business & housing Via Zoom	June 5: Topical workshop (RPI leads) Development Standards Via Zoom	June 9 & 10: Community workshops (RPI leads) More Significant Development Projects: Commercial, Industrial, Subdivisions Via Zoom	June 12: Topical workshop (RPI leads) Road Level of Service Standards, Road Construction Standards and Drainage & Erosion Control Standards Via Zoom	June 16 & 17: Community workshops (RPI leads) Special Topics Via Zoom	June 19: Topical workshop (RPI leads) Additional topics & overflow Via Zoom		Implementation
	Public comment portal														
	New Code email														
	Workshop/open house comments - written and oral													Public testimony	User feedback

Attachment: LUC Outreach and Engagement Schedule (5602 : DISCUSSION OF THE NEW DRAFT LAND USE CODE)



La Plata County Draft Land Use Code BOCC Goals



Reconcile and Clarify the LUC

- **Predictability and certainty improved**
- **Review processes improved and streamlined**
- **Development standards clarified and articulated**
- **Structure of code clarified and simplified**
- **Growth directed to appropriate areas**
- **County assets protected**



Provide for Predictability and Improved Certainty of Process

- **Clarity and improved structural organization of review processes provide predicable outcomes**
- **Clarity and objectivity of development standards provide improved certainty of outcomes**
- **Sketch plan – project certainty frontloaded**
- **“Compatibility” frontloaded**



Facilitate and Direct Growth to Appropriate Areas/Minimize Sprawl

Direct growth to areas with adequate infrastructure:

- **Economic Development Areas (Ch. 66-38)**
 - ▶ **Gem Village model**
- **Planned Unit Developments (Ch. 68)**
 - ▶ **option for larger - phased development**



Improve the Review Process

- **Development standards clarified**
- **Timeframes for staff completeness and compliance reviews shortened (Ch. 66)**
- **More projects defined as Director Determinations (Ch. 66-17) and Admin Reviews (Ch. 66-18)**
- **Reduced front end costs for Major Projects**
 - ▶ **Sketch plan (Ch. 66- 19)**
- **New concepts:**
 - ▶ **Mitigation techniques (Ch. 70-5)**
 - ▶ **Disaster re-build program (Ch. 79-6)**
 - ▶ **Registered District Advisory Committees (Ch. 63-6)**
- **Use of flowcharts, tables and figures improve clarity of processes and information**



Streamline the Development Review Process

- **Reduction of steps in processes**
- **Reduced processing times**
- **Increased clarity and objectivity of standards**
- **EDA's and PUD's allow for Admin review phasing**



Comparison of a Multi-Phase Project Current vs. New Code

Example: Commercial Mini-Storage Project to be Developed in 3 Phases

Current Code

Conceptual Development Plan:	PC & BOCC – 2 Hearings
Phase 1 - Class II Land Use Permit:	PC & BOCC – 2 Hearings
Phase 2 - Class II Land Use Permit:	PC & BOCC – 2 Hearings
Phase 3 - Class II Land Use Permit:	<u>PC & BOCC – 2 Hearings</u>
Total:	8 Hearings

New Code

Sketch Plan with Phasing Plan:	PC	– 1 Hearing
Preliminary Plan + Final Plan Phase 1:	BOCC	– 1 Hearing
Phase 2 – Final Plan:	Admin	– No Hearing : Director Approval
Phase 3 – Final Plan:	<u>Admin</u>	<u>– No Hearing : Director Approval</u>
Total:		2 Hearings + 2 Admin Reviews



Articulate Clear Development Standards

Clearer standards will provide specific guidance to applicants creating a more efficient review process

- **“Compatibility” criteria (Ch. 70-5)**
- **Baseline development standards (Ch. 70)**
- **Specific Use standards (Ch. 73)**
- **Road & Bridge Standards (Ch. 74)**
- **Mobile home and RV Parks (Ch. 73-15)**
- **Gravel pits/extractive use standards (Ch. 73-10)**



Protect and Respect County's Most Valued Assets

- **Right to Farm and Ranch policy (Ch. 70-13)**
- **Irrigation facilities protection (Ch. 70-14)**
- **AgPlus (Ch. 66-3)**
- **Agricultural Exempt Subdivisions (Ch. 67-6)**
- **Rural Clustered Development (Ch. 67-7)**

