

# La Plata County New Land Use Code

Community Workshop #4

Citizen Involvement in Planning, Animas Valley Zoning

June 16 or June 17, 2020



# Agenda overview

- Desired Outcomes/Goals for the Day
  - Provide education to the community about the land use code
  - Understand how the new code is expected to impact the community
  - Gain insights from the community about how they perceive the new code
  - Gain insights from the community to guide changes to the new code
- Agenda
  - 10 min – Introductions & Welcome
  - 30 min – Content Presentation
  - 45 min – Facilitated Discussion
  - 5 min – Next Steps



# Meeting Overview

Zoom Protocols	Meeting Agreements
<p><b>Webinar format</b></p> <ul style="list-style-type: none"><li>• Muted device</li><li>• Recording the presentation</li><li>• Polling</li></ul> <p><b>Feedback Cue</b></p> <ul style="list-style-type: none"><li>• Use the raise hand icon or *9</li><li>• Use the chat icon</li><li>• State your name and then speak</li><li>• Comments will be timed to 2 minutes, you can get back in the cue</li></ul>	<ul style="list-style-type: none"><li>• Equalize participation</li><li>• Respect – in words and meeting conduct</li><li>• Listen to understand</li><li>• Focus on our goals for the day, the content at hand</li><li>• Step-Up/Step-Back – be concise and to the point</li></ul>

# Panelist Introductions

- Consultants
  - Gabe Preston, RPI
  - Stacy Beaugh, Strategic By Nature
- Planning Commission
  - Geri Malandra, Chair (Florida Road District Area)
  - Chris Scott, Vice Chair (Florida Mesa District)
- County Staff
  - Megan Graham, Public Affairs Officer
  - Neal Starkebaum, Community Development Director
  - Robert Bowie, Senior Planner
  - Daniel Murray, Principal Planner
  - Dan Murphy, Senior Planner
  - Ashley Powell, Assistant County Attorney



# Planning Commissioner Welcome

- Goals for the Day
- Board of County Commissioner Goals for New Code
  - Reconcile and clarify the land use code
  - Provide for predictability and improved certainty of the process and outcomes
  - Facilitate and direct growth to appropriate areas
  - Improve the review process
  - Articulate clear development standards
  - Streamline the development process
  - Protect and respect the county's most valued assets
  - Minimize sprawl
- Highlights from the New Code
- Community Role



# New Code Timeline 2020



# Community Workshop Schedule

Day to Day Life  
and Business

Tu, May 26  
6 –7:30pm

W, May 27  
11:30am–1pm

Support for  
Agriculture,  
Business, and  
Housing

Tu, June 2  
6 –7:30pm

W, June 3  
11:30am–1pm

Significant  
Development:  
Commercial,  
Industrial,  
Subdivisions

Tu, June 9  
6 –7:30pm

W, June 10  
11:30am – pm

Opportunities for  
Citizen  
Involvement in  
Planning, Animas  
Valley Zoning

Tu, June 16  
6 –7:30pm

W, June 17  
11:30am–1pm

# Community Workshop Schedule

<b>#1: Day to Day Life and Business</b>	<b>#2: Support for Agriculture, Business, and Housing</b>	<b>#3: More Significant Development Projects: Commercial, Industrial, Subdivisions</b>	<b>#4: Opportunities for Citizen Involvement in Planning, Animas Valley Zoning</b>
<p>Portions of the draft code that pertain to day to day residential, agricultural and existing business. List uses, characterize standards and procedures, articulate the public purpose and protections accomplished with the regulations.</p>	<p><i>Agricultural</i> includes Ag plus, exemptions, Right to Farm, protections for irrigation infrastructure.  <i>Housing</i> includes additional dwelling units, manufactured and tiny homes.  <i>Business</i> includes accessory uses and economic development areas.</p>	<p>Includes sketch plans and compatibility, minor and major development permits, planned unit developments, subdivision, and manufactured and tiny home developments.</p>	<p>Opportunities for Citizen Involvement in Planning, Animas Valley Zoning</p>
<p>Tu, May 26: 6 pm – 7:30 pm  W, May 27: 11:30 am – 1 pm</p>	<p>Tu, June 2: 6 pm – 7:30 pm  W, June 3: 11:30 am – 1 pm</p>	<p>Tu, June 9: 6 pm – 7:30 pm  W, June 10: 11:30 am– 1 pm</p>	<p>Tu, June 16: 6 pm – 7:30 pm  W, June 17: 11:30 am– 1 pm</p>



# Citizen Involvement in Development Project Review

Ch. 66 Public Notice, Public Comment, Neighborhood Meeting, Public Meeting



# What activates public notice? How is it provided?

- Anything requiring a land use permit except for Director Determinations
- Notice of intent mailed to owners within 500 ft. (1,000 ft. in Animas Valley) once application is complete/accepted. Notice of intent also posted on site.
- Notice of public or neighborhood meeting mailed to owners within 500 feet (1,000 ft. in Animas Valley). Notice of public meeting also published

<b>Type Of Notice</b>	<b>Who Prepares Notice</b>	<b>Minimum Time For Providing Notice</b>
Written (Mail) Notice of Intent to Develop	Community Development Department	Within five (5) business days after acceptance of application
Posted Notice of Intent to Develop	Applicant (CDD provides form)	Within five (5) business days after acceptance of application
Mineral Rights Owner Written (Mail) Notice of Public Meeting	Applicant	Thirty (30) days prior to public meeting for mineral rights owners
Written (Mail) Notice of Public Meeting or Neighborhood Meeting	Community Development Department	Ten (10) days prior to public meeting for surrounding landowners
Publication Notice of Public Meeting	Community Development Department	Ten (10) days prior to public meeting and no more than thirty (30) days prior

# How can people provide comments on development applications?

- Send written comments to planning department (instructions and deadlines/dates to be included in public notice)
- Attend public meeting and provide comments
- Attend neighborhood meeting and provide comments
- Get involved with your Registered District Advisory Committee

## HEARING NOTICE

The following project, for which you are a neighbor, has been scheduled for one, or more public hearings.

**HEARING BODY:** Planning Commission

**DATE/TIME:** April 9, 2020 at 6:00pm

**HEARING LOCATION:** La Plata County Administration Building  
1101 E 2nd Avenue, Durango CO

**PROJECT #:** 2016-0171, ENGINEER VILLAGE PHASE IV, ASPEN RIDGE ESTATES PRELIMINARY PLAT

**PROJECT DESCRIPTION:** Proposal to subdivide two parcels totaling 23 acres into 15 lots comprised of 12 single family lots, and the remaining three lots (B-1, B-2, B-3) will be reserved for development. The project is part of Engineer Village phase IV, within the DMR Development Agreement (master plan). Location: Accessed via Snowden Drive with addresses TBD, on APNs 508924400041 and 508925100036. Staff: Daniel Murray

**In an effort to slow the spread of COVID-19, meetings will only be accessible to the public using an online meeting platform. For public participation information please see the agenda at <http://laplatacountyco.igm2.com/>**

**For Additional Information:**

La Plata County website: [co.laplata.co.us](http://co.laplata.co.us)

Planning Front Office: 970.382.6263

Visit the Planning Department Office

(address on front of card)



# Who initiates a neighborhood meeting and how do they proceed? (Ch. 66)

- After complete application is accepted and notice of intent mailed out.
- Planning director determines if a neighborhood meeting is needed.
- Public notice is mailed to property owners 10 days before the meeting
- Planning staff prepares agenda and chairs the meeting
- Applicant presents the application to attendees
- Attendees comment and ask questions in a facilitated discussion format
- Staff report summarizing discussion points forwarded to decision makers
- Applicant or representative must attend
- If neighbors/others do not attend, the requirement is met nonetheless

# When are public meetings required and how do they proceed? (Ch. 66)

- Minor and Major Development Permits require public meeting(s).
- Planning director may opt to refer an administrative permit to BOCC.
- Board of Adjustment and Joint Planning Commission are also public meetings
- Public notice is mailed and published
- Applicant or representative must attend, anyone may attend and provide comment, commenters must identify themselves
- Order/sequence:
  - Staff presentation
  - Applicant presentation
  - Public testimony
  - Applicant response
  - Staff response
  - Last comments by applicant
  - Action taken on application



# What does the county do with public comment?

- All comments become part of the public record
- Written comments are filed in the project file and in the public record
- Written comments are provided to decision makers (Planning Commission, BOCC, Director)
- In person comments at a public meeting are recorded as audio/video and referenced in written meeting minutes
- Director considers public comment:
  - When determining need for neighborhood meeting.
  - When deciding about referring an administrative application to the BOCC
- Planning staff takes comments into consideration during project review
- Comments about compliance with specific code sections are particularly helpful



# Citizen Involvement in Long-Range Planning

Ch. 66 Public Notice, Public Comment, Neighborhood Meeting, Public Meeting



# How will the comprehensive plan be utilized and maintained? Ch. 66

- Advisory policy guidance for decisions about land use, growth and such issues
- Meant to promote and protect the interest of the general public
- General conformance w/ comprehensive plan for all land use permits
  
- Planning Commission, BOCC or director may propose amendments
- Planning department provides information/materials for amendments
- Planning Commission reviews, approves/modifies/declines amendments
- Eight review criteria for amendments



# How will the district plans be utilized and maintained? Ch. 66

- Advisory policy guidance for decisions about land use, growth and such issues
- More detailed guidelines and specific direction than comprehensive plan
- District plan maps are not zoning, they are advisory policies depicted as a map
- General conformance w/ applicable district plan for all land use permits
  
- Planning Commission, BOCC or director may propose amendments
- Applicants may not propose or initiate district plan or map amendments
  - In the Animas Valley Zoning Districts, applicants may propose a re-zoning
- Planning department provides information/materials for amendments
- Planning Commission reviews, approves/modifies/declines amendments
- Eight review criteria for amendments

# Registered District Advisory Committees (63-6)

- RDAC Functions

- Participate in the district plan amendment process
- Recommend amendments to district plan to planning commission
- Comment on land use permit applications for which public notice is required

- RDAC Requirements

- Represent the entire geographical area of the planning district
- 7 + members who are residents and/or property owners of the district
- Register RDAC in July or December, must renew annually
- Meet at least once per year, and post notice of meetings



# Animas Valley Plan in New Code

Ch. 65 Animas Valley Zone Districts



# Animas Valley Zoning Districts in New Code Ch. 65

- Current code 70-4 and Chapter 106 is now Chapter 65 in New Code
- Zoning and procedures have not changed substantively
- Minor changes include:
  - Made consistent and compatible with structure, terminology in new code
  - Cleaned up outdated language in River Corridor Zoning District
  - Clarified and better identified criteria for re-zoning (Ch. 66)



# Next Steps for Additional Input

- Attend another workshop!
- Additional comments are welcome and encouraged!
- Email: **NewCode@co.laplata.co.us**
- Project website: **[https://bit.ly/LPC\\_LUC](https://bit.ly/LPC_LUC)**
- Comment deadline for consideration in New Code Draft 2: **June 26**
- **June 18** BOCC and Planning Commission work session at **6 PM** followed by a listening session

