

## ***Land Use Element***

**Goal 3.1:** To accommodate a growing population through the fair and consistent administration of a land use system that provides clear direction for private and public land use.

**Goal 3.2:** To uphold the visions and goals established within each of the district land use plans.

**Goal 3.3:** To periodically reevaluate and refine the district land use plans based on their goals.

**Goal 3.4:** To support Bayfield, Durango, and Ignacio in their efforts to expand commercial and residential development, and employment opportunities.

**Goal 3.5:** To encourage growth hubs in the County that would provide opportunities for higher-density commercial and residential development, and employment centers.

**Goal 3.6:** To support efforts to extend central services to growth hubs and other areas envisioned for higher densities in the district plans.

**Goal 3.7:** To support efforts to create a rural water system to serve areas consistent with plans.

**Goal 3.8:** To encourage the preservation of contiguous open lands in La Plata County.

<b>#</b>	<b>AI #</b>	<b>Recommended Action</b>	<b>Lead</b>	<b>Partner(s)</b>	<b>Schedule</b>
1	3.1	Define overlapping areas of influence near Bayfield, Durango and Ignacio; and establish consistency between plans and processes.	Planning	Local Communities	2002
2	3.2	Coordinate with service providers to established and/or strengthened recognition and adherence to district plans during the provision or expansion of central services.	Planning	Local Communities Other Service Providers	2003
3	3.3	Establish criteria for developing/expanding growth hubs.	Planning	PC Planning Districts	2002
4	3.4	Work with Fort Lewis Mesa and Southeast Districts to establish district plans.	Planning	PC Planning Districts	2002
5	3.5	Create a menu of flexible design options, buffering standards, and setback criteria that can be applied under varying circumstances to help protect rural character. Undertake in conjunction with cluster guide.	Planning	PC Planning Districts	2003

6	3.6	Analyze existing non-residential land uses and plan designations to identify available lands or land deficiencies associated with such uses.	Planning	Planning Districts	2002

**TABLE 12-1: ACTION ITEM SUMMARY BY PLAN ELEMENT**

#	AI #	Recommended Action	Lead	Partner(s)	Schedule
7	3.7	Refine the mixed use land use classification by adding specific development and mitigation standards, and allowable uses, so to lessen impacts on surrounding residential land uses.	Planning	Planning Districts	2002/ongoing
8	3.8	Clarify land use classification definitions to ensure consistency in application of uses allowable in each classification.	Planning	Planning Districts	2002/ongoing
9	3.9	Refine the public benefit criteria process in each district plan to ensure consistent and objective application of the bonus criteria.	Planning	Planning Districts	2002/ongoing ongoing
10	3.10	Expand the public benefit criteria process to provide developers with further incentive to add amenities to a development, enhancing the overall quality of the project.	Planning	Planning Districts	2002/2003 ongoing
11	3.11	Reevaluate each district land use plan on a regular basis to ensure that each plan is effective at appropriately directing growth in the County.	Planning	Planning Districts	2002/ongoing
12	3.12	Initiate comprehensive Land Use Code Revision	BOCC/PC	Planning Districts	2002/2003
13	3.13	Initiate TDR study in conjunction with evaluation of other growth management programs.	Planning	PC/BOCC Planning Districts	2002
14	3.14	Work with San Juan Basin Health to review ISDS regulation	Planning BOCC	SJBH	2002

## **TABLE 12-1: ACTION ITEM SUMMARY BY PLAN ELEMENT**

15	3.15	Create a comprehensive cluster design guidebook	Planning	Various	2004
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<b><i>Housing Element</i></b>					
<p><b>Goal 5.1: To support efforts to provide housing that is adequate, safe, and affordable for all County residents.</b></p> <p><b>Goal 5.2: To support efforts to create a housing authority for La Plata County.</b></p>					
#	AI #	Recommended Action	Lead	Partner(s)	Schedule
16	5.1	Evaluate each district plan to determine whether an affordable housing density bonus and/or other incentives can be incorporated into the public benefit criteria process.	Planning	Planning Districts AH Entities	2002/ongoing
17	5.2	Evaluate whether the expansion of central services in the County has created new opportunities for higher-density residential neighborhoods.	Planning	Service Providers Planning Districts	2002/ongoing

**TABLE 12-1: ACTION ITEM SUMMARY BY PLAN ELEMENT**

18	5.3	Participate in a County-wide housing authority. Discussions relative to the establishment and funding of a housing authority should continue.	BOCC	Local Communities AH Entities	2002
19	5.4	Form a expert panel to review County subdivision and building regulations to determine whether there are changes that could be made that would lower the cost of development while not undermining the safety, integrity or aesthetics of new development.	Planning	Various	2002/2003
20	5.5	Find funding sources to recapitalize the County's affordable housing loan fund and other affordable housing efforts.	BOCC	Various	2003/ongoing
21	5.6	Encourage the private sector to take a stronger role in the provision of affordable housing.	Planning	Various	2002/ongoing
22	5.7	Implement affordable housing requirements within the land use code reflective of those envisioned within the district land use plan.	Planning	PC/BOCC	2002/2003
23	5.8	Encourage San Juan Basin Health Department to evaluate new sewage disposal technologies that would allow more flexibility in minimum lot sizes and site design.	PC/BOCC	Planning State	2002

***Environmental Resources Element***

**Goal 6.1: To maintain or improve the quality of La Plata County’s environmental resources including water, air, visual resources, open lands, forests, wildlife habitat, riparian areas, and wetlands.**

**TABLE 12-1: ACTION ITEM SUMMARY BY PLAN ELEMENT**

#	AI #	Recommended Action	Lead	Partner(s)	Schedule
<b>Water Quality</b>					
24	6.1	Evaluate and refine USGS water monitoring program to improve baseline data collection.	Planning	USGS	2001/2002
25	6.2	Continue study of impacts gas industry activities have on ground water wells	Planning	BOCC Industry	ongoing
26	6.3	Encourage San Juan Basin Health Department to review ISDS systems to determine impacts on ground water.	BOCC/PC	State	2002
27	6.4	Publicly support development of rural water systems	BOCC/PC	–	2001
<b>Air Quality</b>					
28	6.5	Continue support for, and participation in, the La Plata County Air Quality Advisory Council	BOCC	Emergency Management	ongoing
29	6.6	Establish standards for residential wood burning in new developments as part of the development review process.	Planning/P C	--	ongoing
30	6.7	Support the implementation of the County Transportation Plan and its efforts to reduce road dust and promote alternative modes of transportation	BOCC/PC	Road & Bridge Engineering	ongoing
<b>Open Space</b>					
31	6.8	Provide technical assistance to organizations/entities attempting to establish a County Open Space acquisition program and funding source	Planning	BOCC/PC	2001/ongoing
32	6.9	Develop a County voluntary open space plan as an element of the County comprehensive plan	Planning PC	Various	2003/2004
				BOCC/PC	

**TABLE 12-1: ACTION ITEM SUMMARY BY PLAN ELEMENT**

33	6.10	Fully evaluate purchase and transfer of development rights programs	Planning	Planning Districts	2002
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<b>Visual Resources</b>					
#	AI #	Recommended Action	Lead	Partner(s)	Schedule
34	6.11	Refine County visual corridor map.	Planning	BOCC/PC	2002
35	6.12	Create design guidelines for development proposed in visual corridors	Planning	Planning Districts	2003/2004
36	6.13	Define Highway 160 between Grandview and Gem Village as a high-priority visual protection corridor.	BOCC/PC	–	2002
37	6.14	Evaluate and consider for adoption road development standards that emphasize the minimization of grading, cutting and filling; the avoidance of steep slopes and visually prominent hillsides; and revegetation after construction.	Engineering	Planning Planning Districts	2003
38	6.15	Complete and expand upon the Animas Valley ridge line study, establishing guidelines to minimize visual impacts of hill side development	Planning	Planning Districts	2002
<b>Wildlife Habitat</b>					
39	6.16	Initiate discussions with the Division of Wildlife to create a revised comprehensive wildlife inventory and develop a "best development practices" guide to integrate new development with wildlife considerations.	Planning	DOW BOCC/PC	2002/ongoing
40	6.17	Work with DOW to create education format on wildlife and their habitat	Planning	DOW BOCC/PC	2002/ongoing

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41	6.16	Create habitat inventory for educational purposes	Planning	DOW BOCC/PC	2002/ongoing
<b>Wetlands/Riparian Areas</b>					
42	6.17	Support the Southwestern Colorado Riparian Partnership in their efforts to find solutions to maintaining healthy wetland and riparian habitats.	BOCC/PC	Various	Ongoing

<b><i>Agriculture Element</i></b>					
<p><b>Goal 7.1: Encourage the continuation of agriculture as a integral part of La Plata County.</b></p> <p><b>Goal 7.2: Establish voluntary incentive- and compensation-based programs for preserving agriculture in La Plata County.</b></p> <p><b>Goal 7.3: Find creative solutions to help support the agricultural community’s own efforts to improve the economic viability of farming/ranching in the County.</b></p> <p><b>Goal 7.4: Establish a land use process that provides farmers and ranchers with additional alternatives to 35-acre subdivisions.</b></p>					
<b>#</b>	<b>AI #</b>	<b>Recommended Action</b>	<b>Lead</b>	<b>Partner(s)</b>	<b>Schedule</b>
43	7.1	Refine for adoption the voluntary Agricultural Protection Subdivision Exemption Process.	Planning	Ag Community PC	2002
44	7.2	Lobby the State to implement additional initiatives from the Governor’s	BOCC	Ag Community	2002



**TABLE 12-1: ACTION ITEM SUMMARY BY PLAN ELEMENT**

		Task Force			
45	7.3	Establish a program to work with project applicants to promote site planning that maximizes the protection of agricultural lands.	Planning	Ag Community BOCC/PC	2003
46	7.4	Determine feasibility of establishing an agricultural property tax segregated fund to use in assisting in the preservation of agricultural operations.	BOCC	Finance	2003
47	7.5	Research potential of transfer and purchase of development rights programs for implementation in La Plata County	Planning	BOCC/PC	2002
48	7.6	Work with land conservancies and other preservation groups to establish an agricultural easement acquisition fund.	BOCC	Various	2004
49	7.7	Work with agriculture community to establish education programs regarding the benefits of agricultural land preservation, current State laws, and other potentially beneficial information.	BOCC Extension	Various	2003
50	7.8	Support creation and funding of an open space acquisition program that would assist with purchase of agricultural land easements.	BOCC	--	ongoing
51	7.9	Evaluate effectiveness of existing Minor Exempt Subdivision process	Planning	Various	2002

***Public Safety Element***

**Goal 8.1: To ensure that, as the County grows, emergency preparedness planning and the provision of emergency services continues to meet the growing demands of residents and visitors.**

**TABLE 12-1: ACTION ITEM SUMMARY BY PLAN ELEMENT**

<b>#</b>	<b>AI #</b>	<b>Recommended Action</b>	<b>Lead</b>	<b>Partner(s)</b>	<b>Schedule</b>
52	8.1	Continue active role in the funding and supporting law enforcement and emergency service agencies.	BOCC	Various	Ongoing
53	8.2	Continue to work cooperatively with special districts and volunteer groups to assist them in pursuing their missions.	BOCC	Various	Ongoing
54	8.3	Continue to coordinate with public safety and emergency service providers to ensure adequacy of development standards and review process.	Planning	Various	Ongoing
55	8.4	Determine whether wildfire hazard mitigation standards should become required as part of new developments.	BOCC	Various	2002
56	8.5	Request completion of FEMA flood plain mapping throughout County.	Building	--	2002

**TABLE 12-1: ACTION ITEM SUMMARY BY PLAN ELEMENT**

<i>Airport Area Element</i>					
<p><b>Goal 9.1: To protect the safety of persons and property surrounding the airport.</b>  <b>Goal 9.2: To protect the present and future operations of the airport.</b></p>					
#	AI #	Recommended Action	Lead	Partner(s)	Schedule
57	9.1	Continue to participate in airport commissions update of airport master plan.	Planning	BOCC/PC	ongoing
58	9.2	Establish an airport "area of influence" around the airport, developing a land use plan for that area that incorporates the needs of the airport facility as well as the concerns of area residents and property owners.	Planning	Airport Comm. BOCC/PC Planning Districts	2002
59	9.3	In accordance with C.R.S. 24-65-102(1) adopt "1041 Powers" to regulate land uses around the Durango-La Plata Airport as an area of State interest.	BOCC	Planning	2002/2003
60	9.4	Identify and consider adoption of land use code requirements for "avigation" easements.	BOCC	Planning	2002/2003
61	9.5	Identify lands surrounding the airport that Airport Commission expects to need for future expansions	Planning	Airport Comm.	2002/2003
62	9.6	Identify and consider establishment of requirements for special construction techniques to be used on projects within the airport area of influence	Planning	Airport Comm.	2002/2003

**TABLE 12-1: ACTION ITEM SUMMARY BY PLAN ELEMENT**

<b><i>Parks/Recreation/Trails Element</i></b>					
<b>Goal 11.1: To ensure that the recreational program and facility needs of all County residents are met as the County grows.</b>					
<b>#</b>	<b>AI #</b>	<b>Recommended Action</b>	<b>Lead</b>	<b>Partner(s)</b>	<b>Schedule</b>
63	11.1	Establish discussions with local municipalities to assess likely future impact of County-wide use of municipal recreation programs	BOCC	Local Communities	2003
64	11.2	Identify viable long-term revenue source for future funding of: 1) park facility development and maintenance in the unincorporated County; and 2) existing municipal recreation programs.	BOCC	Various	2003/2004
65	11.3	Evaluate the merits of establishing requirements for the development of private parks within larger developments, and/or park fees-in-lieu of land dedication.	Planning	Various	2002/2003
66	11.4	Revise district plans to include reference to County Trails Plan as part of public benefit criteria process.	PC	Planning	2002/2003
67	11.5	Continue to establish and/or enhance partnerships with local municipalities,	BOCC	Various	2002/ongoing

**TABLE 12-1: ACTION ITEM SUMMARY BY PLAN ELEMENT**

		land management agencies, and others to assist in the provision of recreation programs and facilities.			
68	11.6	Evaluate merits of expanding district plan public benefit criteria	Planning	Various	2002/ongoing