



~ Agenda ~
Final
For a Regular Meeting of the
PLANNING COMMISSION

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

Thursday, December 7, 2017

6:00 PM

County Board Room

I. Call to Order

II. Approval of Agenda

III. Public Comment

Public Hearing of the following requests:

IV. Reports

V. Other Business

1. PROJECT #2017-0160 DISTRICT PLAN UPDATE

The Planning Department will be updating the District Plans the public is encouraged to attend and provide comment.

Staff: Daniel Murray

VI. Adjournment

NOTICE is further given that all persons may appear and present oral & written testimony regarding these projects prior to or at public hearing and the Planning Commission may continue a project until a recommendation decision is reached. Complete files for projects listed on this agenda are maintained and available for review at the La Plata County Planning Department office located at 211 Rock Point Drive., Durango, CO 81301. Interested persons may visit the Planning Department office during regular business hours to review the files or ask any questions, or call (970) 382.6263. 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.



Planning Commission

211 Rockpoint Drive
Durango, CO 81301

SCHEDULED

OTHER BUSINESS (ID # 3948)

5.1

Meeting: 12/07/17 06:00 PM
Department: Planning Department
Category: District Plan Update
Prepared By: Allison Kardas
Initiator: Allison Kardas
Sponsors:
DOC ID: 3948

PROJECT #2017-0160 DISTRICT PLAN UPDATE

The Planning Department will be updating the District Plans the public is encouraged to attend and provide comment.

Staff: Daniel Murray

HISTORY:

11/02/17 Planning Commission CONTINUED



DISTRICT PLAN UPDATE

LA PLATA COUNTY

BY THE PLANNING COMMISSION

WHAT ARE THE DISTRICT PLANS?

La Plata County is organized into 12 planning districts (map on reverse). Each district plan was developed based on the unique characteristics of the area such as terrain, access to services and historic land uses. The district plans capture the key issues within each district, using them to articulate goals, objectives, and policies to guide growth in that area. These plans were first established in the early 1990s and have been updated periodically to reflect the growth patterns and community priorities specific to each district. The plans, as adopted by the Planning Commission and advisory to the Board of County Commissioners, aid in evaluating the density, type, location, and the compatibility of land uses in the unincorporated areas of La Plata County.

The Planning Commission is directed by State Statutes to create and adopt community plans such as the Comprehensive and District Plans.

WHERE CAN I FIND MORE INFORMATION?

Planning Department web page

www.lpcds.org/planning

Subscribe to the monthly Community Development

Services Newsletter

<http://eepurl.com/cmyrdb>

The County's total population is expected to grow from 53,446 in 2010 to 91,422 by 2040, a **71% increase**

(Source: Colorado Department of Local Affairs)

HOW DO I GET INVOLVED?

How Can I participate in the update process?

A: There are many ways to participate including:

- attend a regularly scheduled public PC meeting;
- attend a "In The District" meeting in your district;
- submit comments to the Planning Department via the form below, through email or using a pre-stamped postcard;
- hosting a special meeting or organize a gathering in your district

When and where are the meetings?

Meetings are typically held the first Thursday of every month at 6pm in the County Administration Building located at 1101 E. 2nd Ave, Durango, CO.

Contact Information

La Plata County Planning Department, 970.382.6263, 211 Rock Point Dr., Durango, CO 81301, planning@co.laplata.co.us

PLANNING FOR THE FUTURE OF WHERE WE LIVE!

My Name: _____ My District (map on reverse): _____

The best way to contact me is: _____

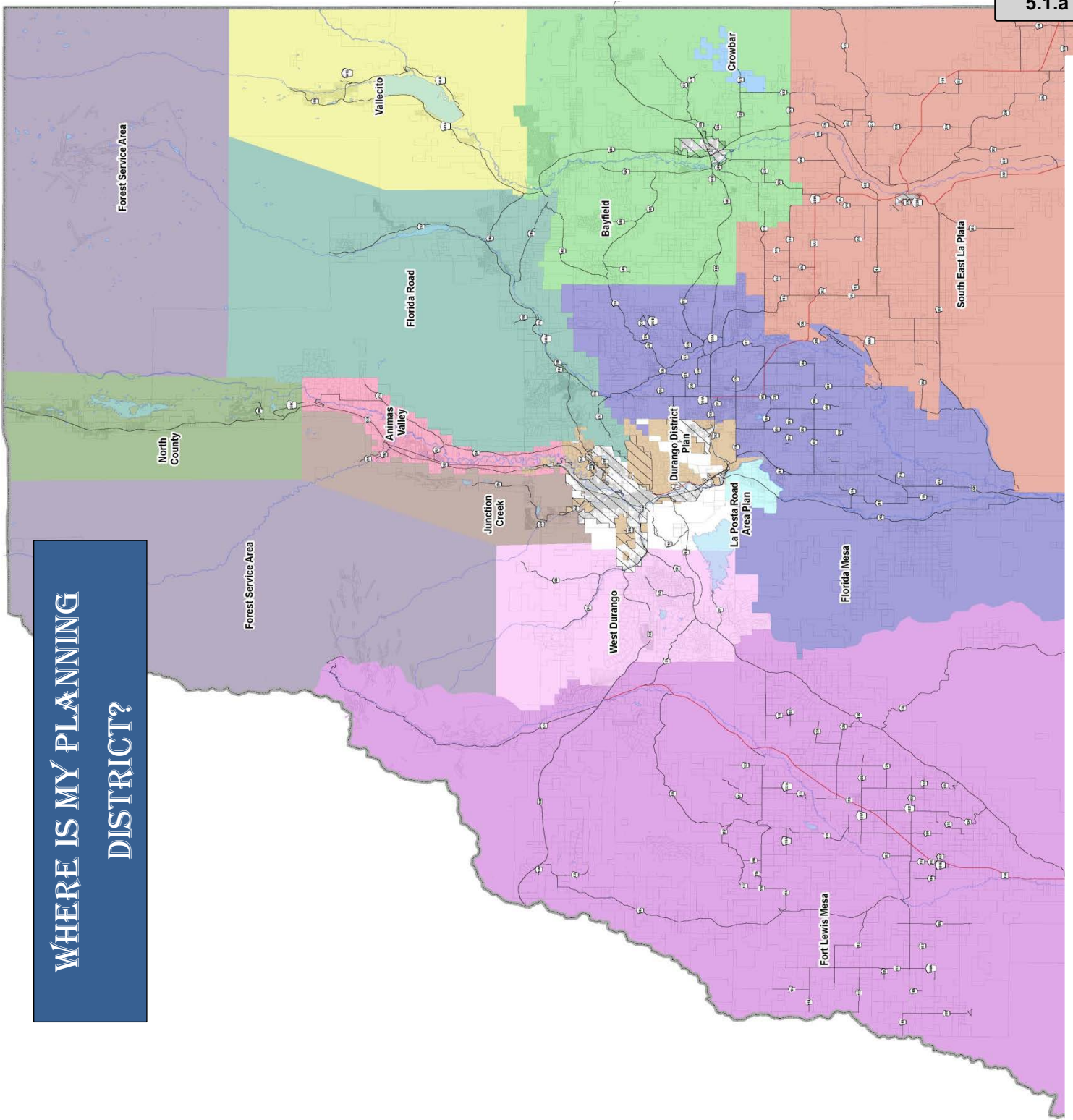
Community values that are important to me are: _____

The greatest challenges facing my District are? _____

What matters most to me looking into the future? _____

Attachment: District Plan Update v.4 (3948 : PROJECT #2017-0160 DISTRICT PLAN UPDATE)

WHERE IS MY PLANNING DISTRICT?



4 week project timeline

Start Date: 11/16/2017

	week 1							week 2							week 3							week 4							Status
	nov							nov							nov		dec					dec							
	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	
Assisgnment	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	1	2	3	4	5	6	7	8	9	10	11	12	13	Completed
Reserve Meeting Spaces																													Completed
Email PC for Liasons																													Completed
Online Survey/Noticing Preperation																													Completed
Prepare and Send materials to N.C Group																													Completed
Notice and Distribution for Dec 18th Public Meeting																													Completed
North County District Plan Group Meeting																													Completed
Finalize timeline for PC Dec 7th																													In Progress
Existing Conditions Mapping																													not started
Gather online survey feedback																													not started
District Plan Group Meeting Summary from Matrix																													In Progress
Planning Commission Hearing																													not started
Gather feedback from PC and survey results/other input																													not started
Prepare for December 18th Public Meeting																													not started

Holiday Weekend

Attachment: Draft Timeline North County (3948 : PROJECT #2017-0160 DISTRICT PLAN UPDATE)

4 week project timeline

Start Date: 12/14/2017

	week 5							week 6							week 7							week 8							Status
	dec							dec							jan							jan							
	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	
Gather feedback from PC and survey results/other input																													not started
Prepare for December 18th Public Meeting																													not started
First North County Public Meeting																													not started
Organize Meeting notes into N.C. Plan Tracking																													not started
Compile online survey results																													not started
Create N.C. Plan tracking template PC Hearing																													not started
Prep Notice and Distribution for Dec 18th Public Meeting																													not started
Draft North County Plan into PC agendas																													not started
Planning Commission Hearing																													not started
Gather feedback from PC and survey results/other input																													not started
Prepare for January 16th Public Meeting																													not started
Update N.C. change tracking																													not started

Holiday Weekend

Attachment: Draft Timeline North County (3948 : PROJECT #2017-0160 DISTRICT PLAN UPDATE)

4 week project timeline

Start Date: 1/11/2018

	week 9							week 10							week 11							week 12							Status
	jan							jan							jan							feb							
	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	
Gather feedback from PC and survey results/other input	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	not started
Prepare for December 18th Public Meeting	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	not started
Second North County Public Meeting	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	not started
Incorporate comments into N.C. update tracking doc	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	not started
Gather and compile final round of inline survey results	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	not started
Create agenda packet for Feb 1 PC	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	not started
Planning Commission Hearing	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	not started
GatherPC input and incorporate accordingly	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	not started
Send materials to NC planning Group for feb 12/13	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	not started

Attachment: Draft Timeline North County (3948 : PROJECT #2017-0160 DISTRICT PLAN UPDATE)

4 week project timeline

Start Date: 2/8/2018

	week 13							week 14							week 15							week 16							Status
	feb							feb							feb							mar							
	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	thu	fri	sat	sun	mon	tue	wed	
Draft staff report for Mar 1 PC																													not started
Finalize updated N.C. District Plan																													not started
North County District Plan Group Meeting #2																													not started
Incorporate any changes via meeting #2																													not started
Create Exhibit of public meeting and outreach																													not started
Draft and review resolution for potential adoption																													not started
Staff report, exhibits and resolution into IQM2																													not started
Draft presentation for PC hearing																													not started
Planning Commission Hearing (adoption)																													not started

Attachment: Draft Timeline North County (3948 : PROJECT #2017-0160 DISTRICT PLAN UPDATE)



North County District Plan Update: Scoping Survey

The La Plata County Planning Commission and planning staff have kicked off an effort to update the district plans for each of the county's 12 planning districts. These advisory documents, which were first established in the early 1990s, provide growth management recommendations to the Planning Commission, as framed by the goals, policies and objectives [La Plata County Comprehensive Plan revision site](#).

Each district plan:

- Identifies the unique characteristics of a particular district
- Captures key issues within each district
- Establishes goals, policies and objectives to guide growth in each district
- Assists the Planning Commission and Board of County Commissioner in evaluating the density, type, location and compatibility of land uses in each district

Your involvement is critical to updating the North County District Plan - after all, we are talking about where you live! To help us get started with the conversation that will occur over the next several months at meetings in North County, at the Planning Commission, and through online tools, please fill out the questions below.

We want to be sure that we capture all of your initial input as we begin updating the North County District Plan, so please use the questionnaire below to articulate any issues, concerns, questions or comments you believe are relevant to the discussion. We very much appreciate your thoughtful input on this important effort for where YOU live and look forward to your continued involvement in the North County District Plan update process. Thank you again for your participation!

1. Contact information

Name
Email Address
Phone Number

2. Is North County District your primary residence?

- Yes
- No

Other (please specify)

3. If no, where do you live?

- Elsewhere in La Plata County
- Elsewhere in Colorado
- Out of state

4. What is your property type?

- Single-family residence
- Condo/townhome
- Commercial
- Vacant
- I don't own or rent in North County

Other (please specify)

5. What features make the North County District unique?

6. Please rank the following list of policy topics in order of their importance to you:

Traffic and road safety

Transit

Housing availability/affordability

Access to public lands

Open space/scenic corridor

Historic agricultural uses

Availability of commercial services

7. Please elaborate on your ranking in Question 6, including any additional topics not listed above.

8. Please rank the following land use concerns in order of their importance to you:

Short-term rentals

Retail marijuana

Trail access/infrastructure

Commercial intensity

9. Please elaborate on the ranking in Question 8, including any additional topics not listed above.

10. What are the greatest growth/development opportunities facing the North County District?

11. What is most important to you when considering the North County District's future?

12. What are the greatest growth/development challenges facing the North County District?

13. Do you have any other comments, questions, or concerns?

Done

Robby Overfield

From: Geri Malandra <ghmalandra@gmail.com>
Sent: Thursday, November 30, 2017 9:18 AM
To: Robby Overfield; Jason Meininger; Daniel Murray; Robert Bowie; Jim Tencza
Subject: North County District Plan Meeting

Hi, Robby,

Thanks for inviting me to observe the meeting on 11/21. Interesting and informative. Just a few observations; hope OK to send to all who were there. I have to be out of town on business on 12/7, so will miss our discussion. I have other dates on calendar if you need me again.

The district group:

1. This group seemed well-informed generally about how our land-use code is used.
2. Group members had carefully reviewed their district plan and the matrix, and came ready to provide a large number of specific comments and changes on the "matrix." They had some very specific issues to address.
3. It was fun to learn more about on-the-ground issues for a part of the county we move around in and appreciate so much!

The process:

1. Your preparation seemed monumentally thorough. Materials provided in advance seemed thoughtfully laid out and helpful (not sure I saw all of them). Matrix very effective tool to highly key topics, issues, areas of overlap, gaps. Timeline chart also effective.
2. Meeting agenda made sense; perhaps not long enough, or needed some contraction at beginning to allow time to get through entire list of comments they had.
 - 2.a. for future groups, perhaps provide up front a verbal summary of the sequence of and interaction among drafts, community meeting, PC consideration -- this was done on Tuesday, but somewhere in the middle of the meeting...
3. You, together with comments from Robert and Daniel, did a really good job of providing information, listening to group concerns, while keeping discussion on track.
4. Having Jim there as voice of the PC was important and useful.... I think emphasizing how the PC needs, wants, and uses community input is critical; my impression was that this is something that group wasn't clear on until this meeting.

The model:

1. I agree that this district plan could provide a good model/template for the others we will develop.
2. But, stating the obvious, degree of community knowledge and involvement is likely to vary.
 - 2.a. So, I'd like to know more about tactics to ensure the the revised plans still clearly emerge from the district residents' goals and concerns...
3. The one "big idea" I took away is this group's desire to have clear, consistent, early notification and feedback loops to them (and their district neighbors) for proposals that come before the PC. That is, showing how we use the district plans and process in our deliberations.
4. THE other smaller idea, is that I'm not sure everyone was clear about the differing "regulatory" roles of the district plan maps in the LUC, vs. the district plans within the Comp Plan. This also might be outlined (or flow charted?) near the beginning of the meetings...

I'm looking forward to seeing your red-lined version.

Great work! Thanks,
Geri

Attachment: Commissioner Malandra Notes (3948 : PROJECT #2017-0160 DISTRICT PLAN UPDATE)

	Resources	visual corridors which address the unique aspects of the different areas of the County.
<p>to meet all design guidelines from Appendix 1 of this plan. Special concern shall be given to site planning, setbacks, parking lighting, building massing, signage and snow removal.</p> <p>Goal 2: Preservation of a quality of life centered around a rural lifestyle, open space, and a feeling of distance from urban problems. Preserve culture and ranching heritage of the area.</p>	<p>U</p> <p>Agriculture</p>	<p>Goal 5.1: Encourage the continuation of agriculture as an integral part of La Plata County, recognizing the rights of operation, freedom of choice as to the methods of cultivation, crops/livestock, rotation of crops and other functions within agricultural management.</p> <p>Policy 5.1.A2: Consider applicable resource protection programs and regulations in order to support various agricultural operations.</p>
<p>Objective 2.A: Maintain land uses that promote country lifestyle, contiguous open space and wildlife habitat.</p>	<p>U</p> <p>Land Use</p>	<p>Goal 10.1: Preserve places/structures which carry historic significance through programs, incentives, education and other means; as well as perform ongoing identification, documentation, evaluation, protection and interpretation of La Plata County's considerable historic and prehistoric cultural resources.</p> <p>Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare.</p> <p>Objective 4.1.C: Encourage the creation of open space and promote development that identifies and accommodates natural resources, which can help to maintain visual resources important to La Plata County's quality of life and economy.</p>
<p>Policy 2.A1: Support cattle grazing operations by encouraging new developments to maintain historic accesses to grazing lands and provide adequate fencing and use of gates/cattle guards. Ensure that open range and fence laws are adhered to.</p>	<p>U</p> <p>Agriculture</p>	<p>Policy 5.1.A5: Work with project applicants to promote site planning that maximizes the protection of agricultural lands consistent with County regulations and the landowner's development goals.</p> <p>Policy 5.1.B2: Support the agricultural community's own efforts to improve the economic viability of farming/ranching in the County.</p>
<p>Policy 2.A2: Provide incentives for maintaining land permanently in agriculture and/or open space by exploring programs that take advantage of property and estate tax benefits and conservancy options that make maintaining permanent open space financially attractive.</p>	<p>CP</p> <p>Agriculture</p>	<p>Policy 5.1.B1: Support open space acquisition programs that would assist with agricultural land preservation.</p> <p>Policy 5.1.B5: Coordinate with interest groups, such as land trusts, to assist in land owner education regarding the physical and financial benefits of agricultural land preservation, including the provision of information regarding potential tax benefits to agricultural land owners.</p>
<p>Policy 2.A3: Discourage gated developments, which can create a feeling of alienation. Where gates are necessary, they should be set back, hidden from public view and use fence styles and materials culturally common to the district in order to have a low visual impact. Barbed wire is preferred. The use of similar fence and gate styles is encouraged to discourage a patchwork or fragmented look throughout the North County.</p>	<p>U</p> <p>Environmental Resources</p>	<p>Policy 4.1.C3: Create design guidelines for development proposed within visual corridors which address the unique aspects of the different areas of the County.</p> <p>Policy 4.1.C4: In order to accommodate the growth occurring and anticipated to occur along highways and major county roads, develop guidelines which encourage appropriate development and create attractive visual corridors.</p>
<p>Objective 2.B: Preserve historic and cultural elements, such as the historic town of Rockwood.</p>	<p>U</p> <p>Historic Preservation</p>	<p>Goal 10.1: Preserve places/structures which carry historic significance through programs, incentives, education and other means; as well as perform ongoing identification, documentation, evaluation, protection and interpretation of La Plata County's considerable historic and prehistoric cultural resources.</p> <p>Policy 4.1.C3: Create design guidelines for development proposed within visual corridors which address the unique aspects of the different areas of the County.</p>
<p>Objective 2.C: Encourage architectural styles that are compatible with the District's mountain setting.</p>	<p>U</p> <p>Environmental Resources</p>	<p>Captured in Policy 4.A.3</p>
<p>Goal 3: Preservation of open spaces and especially sensitive areas, for maintenance of environmental quality and contiguous wildlife habitat.</p>	<p>CP</p> <p>Environmental Resources</p>	<p>Covered in another policy. Goal three is mainly regulatory and comp plan related in language. Agreed to strike entire goal.</p>

Comment [R08]: update to include information not covered by code

Comment [R09]: revise

Comment [R10]: revise

<p>Objective 3.A: Maintain the area's ecological integrity and diversity.</p> <p>Policy 3.A1: Require new development to maintain wildlife habitat and keep corridors open for wildlife to pass through. In these areas, avoid excessive cross-fencing. Follow all Department of Wildlife fence height recommendations and utilize DOW guidelines for wildlife management, i.e., adequate migratory corridors, bear-proof trash containers, pet control, etc.</p>	<p>CP</p>	<p>Environmental Resources</p>	<p>Goal 4.1: Maintain or improve the quality of La Plata County's environmental resources including flora and fauna, water, air, visual resources, open lands and open space while accommodating growth and development.</p> <p>Objective 4.1.D: Develop and maintain responsible methods, techniques and tools relative to development and the County's environmental resources, recognizing the need to maintain sustainable populations of desired flora and fauna for recreational hunting, fishing, and wildlife viewing opportunities and the economic benefits that stem from these activities.</p> <p>Policy 4.1.D1: Initiate discussions with Colorado Parks and Wildlife to develop a "best development practices" guide to integrate new development with wildlife considerations.</p> <p>Policy 4.1.D2: Coordinate with Colorado Parks and Wildlife to identify strategies to reduce development impacts on high quality wildlife habitat.</p> <p>Objective 1.1.B: Coordinate intergovernmental practices which encourage higher, and enhance existing, level of service standards for residents, as well as can be maintained with a growing population.</p>
<p>Policy 3.A2: Adhere strictly to all federal wetland regulations.</p>	<p>R</p>	<p>Land Use</p>	<p>Goal 4.1: Maintain or improve the quality of La Plata County's environmental resources including flora and fauna, water, air, visual resources, open lands and open space while accommodating growth and development.</p> <p>Objective 4.1.A: Develop responsible methods, techniques and tools relative to the environmental resource of water in La Plata County, while recognizing the need for adequate water to support growth.</p> <p>Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare.</p>
<p>Policy 3.A3: Encourage additional buffering zones around existing wetlands, above the legal requirement.</p>	<p>R</p>	<p>Environmental Resources</p>	<p>Goal 4.1: Maintain or improve the quality of La Plata County's environmental resources including flora and fauna, water, air, visual resources, open lands and open space while accommodating growth and development.</p> <p>Objective 4.1.A: Develop responsible methods, techniques and tools relative to the environmental resource of water in La Plata County, while recognizing the need for adequate water to support growth.</p> <p>Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare.</p>
<p>Objective 3.B: Utilize funding mechanisms for the purchase of important wildlife properties and planning incentives for reservation and maintenance of environmentally significant land as open space.</p>	<p>CP</p>	<p>Environmental Resources</p>	<p>Goal 4.1: Maintain or improve the quality of La Plata County's environmental resources including flora and fauna, water, air, visual resources, open lands and open space while accommodating growth and development.</p> <p>Objective 4.1.C: Encourage the creation of open space and promote development that identifies and accommodates natural resources, which can help to maintain visual resources important to La Plata County's quality of life and economy.</p> <p>Policy 4.1.C1: Provide technical assistance to organizations and/or entities attempting to establish visual resource protection or open space acquisition programs.</p>
<p>Policy 3.B1: Encourage conservation easements and the use of other tools developed by the Community Development Dept.</p>	<p>CP</p>	<p>Environmental Resources</p>	<p>Goal 4.1: Maintain or improve the quality of La Plata County's environmental resources including flora and fauna, water, air, visual resources, open lands and open space while accommodating growth and development.</p> <p>Objective 4.1.A: Develop responsible methods, techniques and tools relative to the environmental resource of water in La Plata County, while recognizing the need for adequate water to support growth.</p> <p>Policy 4.1.A2: Minimize the impacts of sedimentation, adequate storm water management techniques should be incorporated within all development</p>
<p>Policy 3.B2: Require proper monitoring plans and enforcement of environmental regulations for water quality, erosion, and wildlife.</p>	<p>CP</p>	<p>Land Use</p>	<p>Goal 4.1: Maintain or improve the quality of La Plata County's environmental resources including flora and fauna, water, air, visual resources, open lands and open space while accommodating growth and development.</p> <p>Objective 4.1.A: Develop responsible methods, techniques and tools relative to the environmental resource of water in La Plata County, while recognizing the need for adequate water to support growth.</p> <p>Policy 4.1.A2: Minimize the impacts of sedimentation, adequate storm water management techniques should be incorporated within all development</p>

<p>Policy 3.B3: Encourage easements for trails and access to public lands.</p>	<p>U</p>	<p>Infrastructure (Transportation)</p>	<p>projects. Policy 4.1.D1: Initiate discussions with Colorado Parks and Wildlife to develop a "best development practices" guide to integrate new development with wildlife considerations. Policy 4.1.D2: Coordinate with Colorado Parks and Wildlife to identify strategies to reduce development impacts on high quality wildlife habitat. Objective 2.1.B: To accommodate multi-modal forms of transportation county-wide by coordinating intergovernmental efforts. Policy 2.1.B1: Regularly coordinate efforts with Federal, State and municipal governments, as well as special districts, in order to effectively implement various components</p>	<p>Maybe move this into another goal, policy or objective in the plan.</p>
<p>Objective 3.C: Control noxious weeds in accordance with state and local (county) regulations.</p> <p>Policy 3.C1: Require all new development to include and implement a noxious weed mitigation plan.</p>	<p>R</p>	<p>Recreation & Tourism</p>	<p>Policy 9.1.A1: Incentivize projects where new developments provide for increased access to public lands and dedication of new recreation accommodations within proposed development. Policy 4.1.D3: Continue to support the County's weed management program for the control and/or eradication of noxious weeds. Policy 4.1.D3: Continue to support the County's weed management program for the control and/or eradication of noxious weeds.</p>	
<p>GOAL 4: Promote compatibility of land use with adjacent uses, the surrounding environment, the indigenous character of the area and North County District goals and objectives. (See Appendix I)</p>	<p>U</p>	<p>Land Use</p>	<p>Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare. Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare. Policy 1.1.A2: The County should review, consider and evaluate various service areas for accommodating general population needs. Such areas should address both opportunities and needs of the County, relative to residents, business climate, the natural environment and general open areas for recreation. Activity/growth hubs will need to be reviewed and refined on a regular basis to ensure service needs and fiscal responsibilities of the County are balanced considerations.</p>	
<p>Objective 4.A: Cluster commercial and high-density residential development and avoid scattered, haphazard or linear development. Promote village ambience and encourage use of radiating density concept.</p>	<p>U</p>	<p>Land Use</p>	<p>Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare. Policy 1.1.A2: The County should review, consider and evaluate various service areas for accommodating general population needs. Such areas should address both opportunities and needs of the County, relative to residents, business climate, the natural environment and general open areas for recreation. Activity/growth hubs will need to be reviewed and refined on a regular basis to ensure service needs and fiscal responsibilities of the County are balanced considerations.</p>	
<p>Policy 4.A1: Limit new commercial development to existing commercial centers. Keep commercial areas "community friendly" and encourage pedestrian usage.</p>	<p>U</p>	<p>Land Use</p>	<p>Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare. Policy 1.1.A2: The County should review, consider and evaluate various service areas for accommodating general population needs. Such areas should address both opportunities and needs of the County, relative to residents, business climate, the natural environment and general open areas for recreation. Activity/growth hubs will need to be reviewed and refined on a regular basis to ensure service needs and fiscal responsibilities of the County are balanced considerations.</p>	<p>Plan wants to encourage small business but there is nowhere for them to go. Refine to capture.</p>
<p>Policy 4.A2: Encourage small businesses that will benefit the community, i.e. country tourist land uses, cottage industries that provide services and jobs for local residents.</p>	<p>U</p>	<p>Recreation & Tourism</p>	<p>Policy 9.1.A3: Where appropriate, encourage recreation and tourism related development in order to maintain and enhance the benefits of these to the local economy. Policy 9.1.A4: Encourage the continuation of existing tourist related businesses and activities as well as new or expanded opportunities such as for cultural heritage and agricultural tourism.</p>	
<p>Policy 4.A3: Encourage the use of natural materials (i.e. wood sidings, log, stone) and natural colors (earth tones, muted hues that blend in). Avoid steel or concrete block buildings and use of bright, un-blending colors.</p>	<p>U</p>	<p>Environmental Resources</p>	<p>Policy 4.1.C3: Create design guidelines for development proposed within visual corridors which address the unique aspects of the different areas of the County.</p>	

Comment [R011]: move

Comment [R012]: refine

<p><u>Policy 4.1.A4: Encourage structures to be visually compatible with surrounding buildings and topography.</u></p>	<p>CP</p>	<p>Environmental Resources</p>	<p>Policy 4.1.C4: In order to accommodate the growth occurring and anticipated to occur along highways and major county roads, develop guidelines which encourage appropriate development and create attractive visual corridors. Policy 4.1.C3: Create design guidelines for development proposed within visual corridors which address the unique aspects of the different areas of the County. Policy 4.1.C4: In order to accommodate the growth occurring and anticipated to occur along highways and major county roads, develop guidelines which encourage appropriate development and create attractive visual corridors.</p>	<p><u>Covered in Goal and policy objectives 2"</u></p>
<p><u>Objective 4.B: Adhere to the following guidelines that protect residents, property owners, and the environment, and inform potential buyers/developers:</u> <u>Policy 4.B4: Ensure compatibility with existing architecture, history and culture.</u></p>	<p>R</p>	<p>Land Use</p>	<p>Objective 1.1.A: Identify and recognize general planning practice which provides for consistent, fair administration/application, while identifying clear Direction for private and public land use. Policy 10.1.A8: Promote and facilitate avoidance of impacts to cultural resources located within the County, and mitigate impacts if they are unavoidable. Objective 10.1.D: To promote the incorporation of historic preservation principles into land use planning, in order to accommodate heritage tourism and promote protection and/or restoration of historic resources. Policy 10.1.D1: Link historic preservation and heritage tourism's role with Planning and land use considerations, by incorporating incentives for voluntary initiatives toward designs and applications which recognize these. Policy 10.1.D3: Identify/document historically significant resources within new development proposals.</p>	<p><u>Captured in Policy 4.A.3. Maybe add some of this language into that policy.</u></p>
<p><u>Policy 4.B2: Promote transitional land uses of intermediate density and intensity as a functional buffer between high and low intensity land uses.</u></p>	<p>CP</p>	<p>Land Use</p>	<p>Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare. Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare.</p>	<p><u>Maybe keep or rely on code and new future land use mapping to cover this</u></p>
<p><u>Policy 4.B3: Require buffering (setbacks, berms, vegetation of landscaping) between differing land uses and environmental conditions, as long as the buffering material does not obscure scenic vistas when seen from the highway or neighboring homes.</u></p>	<p>CP</p>	<p>Land Use</p>	<p>Objective 4.1.C: Encourage the creation of open space and promote development that identifies and accommodates natural resources, which can help to maintain visual resources important to La Plata County's quality of life and economy. Policy 4.1.C3: Create design guidelines for development proposed within visual corridors which address the unique aspects of the different areas of the County. Policy 4.1.C4: In order to accommodate the growth occurring and anticipated to occur along highways and major county roads, develop guidelines which encourage appropriate development and create attractive visual corridors.</p>	<p><u>Covered by scenic corridor and already captured in other goals and policies</u></p>
<p><u>GOAL 5: Promote local autonomy and sense of community in the North County District.</u></p>	<p>U</p>	<p>Land Use</p>	<p>Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare. Policy 1.1.A1: The County should promote the use of a refined and considerate land use planning system (land use classification) in areas of the County which are developed, or anticipated future developing areas. The existing District Plans should be reviewed and evaluated regularly in order to ensure that they address the County's goals, and correlated with fiscal responsibilities. Policy 1.1.A4: The County should review, consider and evaluate for use,</p>	<p></p>

<p>Objective 5.A: Promote North County as its own community and provide local facilities to maintain the district as a community where residents can live, work and play.</p>	<p>U</p>	<p>Land Use</p>	<p>various planning tools such as strategic performance measures for planned uses which match uses' demanded values; themed overlay boundaries; traditional zoned districting for consistent and compatible land use application (within classification system); and master planning, or planned development applications to coordinate elements of project development over longer time periods.</p> <p>Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare.</p> <p>Policy 1.1.A2: The County should review, consider and evaluate various Service areas for accommodating general population needs. Such areas should address both opportunities and needs of the County, relative to residents, business climate, the natural Environment and general open areas for recreation. Activity/growth hubs will need to be reviewed and refined on a regular basis to ensure service needs and fiscal responsibilities of the County are balanced considerations.</p> <p>Policy 1.1.A4: The County should review, consider and evaluate for use, various planning tools such as strategic performance measures for planned uses which match uses' demanded values; themed overlay boundaries; traditional zoned districting for consistent and compatible land use application (within classification system); and master planning, or planned development applications to coordinate elements of project development over longer time periods.</p>	<p><u>Make Policy 5.A.1 the goal</u></p>
<p>Policy 5.A1: Encourage development of local parks, playgrounds, garbage collection, post office and possibly a community center to serve area residents.</p>	<p>U</p>	<p>Land Use</p>	<p>Policy 1.1.A2: The County should review, consider and evaluate various Service areas for accommodating general population needs. Such areas should address both opportunities and needs of the County, relative to residents, business climate, the natural Environment and general open areas for recreation. Activity/growth hubs will need to be reviewed and refined on a regular basis to ensure service needs and fiscal responsibilities of the County are balanced considerations.</p>	<p>Comment [RO13]: Make this the goal</p>
<p>Policy 5.A2: Follow Trails 2000 Countywide plan to develop a trail system to connect different neighborhoods. Such trails are intended for both recreation and as an alternative to driving/riding on the highway, thus promoting more neighborhood interaction and improving safety.</p>	<p>CP</p>	<p>Infrastructure (Transportation)</p>	<p>Goal 2.1: Plan a transportation system to accommodate existing and future motorized and nonmotorized travel/circulation within La Plata County.</p> <p>Objective 2.1.B: To accommodate multi-modal forms of transportation county-wide by coordinating intergovernmental efforts.</p>	
<p>Objective 5.B: Encourage development, either commercial or residential, that will be an integral, contributing part of the community.</p>	<p>CP</p>	<p>Land Use</p>	<p>Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare.</p> <p>Policy 1.1.A2: The County should review, consider and evaluate various service areas for accommodating general population needs. Such areas should address both opportunities and needs of the County, relative to residents, business climate, the natural environment and general open areas for recreation. Activity/growth hubs will need to be reviewed and refined on a regular basis to ensure service needs and fiscal responsibilities of the County are balanced considerations.</p>	
<p>Policy 5.B1: Encourage new development to provide public benefits such as conservation easements, recreation areas, trail systems, needed public facilities, employment, and workforce housing. (See Public Benefit Criteria, (Sec.VI p.23)</p> <p>Objective 5.C: Review and update/modify the land use plan every five years, or sooner if circumstances warrant such review by fully informing the residents of proposed changes to land use plans, soliciting their input, and recommending changes to the Planning Commission.</p>	<p>U</p>	<p>Land Use</p>	<p>Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare.</p> <p>Policy 1.1.A1: The County should promote the use of a refined and considerate land use planning system (land use classification) in areas of the County which are developed, or anticipated future developing areas. The existing District Plans should be reviewed and evaluated regularly in order to ensure that they address the County's goals, and correlated with</p>	<p>Comment [RO14]: Keep somewhere if not here</p>

<p>Policy 5.C1: Fully inform the public of proposed changes to district land use plans and solicit maximum public input. Adopt changes only after sufficient public hearings and considerations of the impacts on the District.</p>	<p>CP</p>	<p>Land Use</p>	<p>fiscal responsibilities. Policy 1.1.A1: The County should promote the use of a refined and considerate land use planning system (land use classification) in areas of the County which are developed, or anticipated future developing areas. The existing District Plans should be reviewed and evaluated regularly in order to ensure that they address the County's goals, and correlated with fiscal responsibilities. Objective 1.1.B: Coordinate intergovernmental practices which encourage higher, and enhance existing, level of service standards for residents, as well as can be maintained with a growing population. Objective 2.1.B: To accommodate multi-modal forms of transportation county-wide by coordinating intergovernmental efforts. Policy 1.1.B5: The County should develop level of service (LOS) thresholds and standards for measuring performance of development elements. These should correlate infrastructure, land use as well as other service measures. Policy 1.1.C2: The County should consider physical characteristics of the land, such as geo-hazard areas, soil conditions, topography and the availability of public facilities and services during considerations for land use application. Policy 1.1.C3: The County should consider economic development and the County's fiscal responsibilities, as well as cost-benefit to the County, during considerations for land use application.</p>	<p>Comment [R015]: Dissolve into objective 5.C</p>
<p>Policy 5.C2: Monitor quarterly NEPA updates, which lists all USFS proposed land trades and permit applications for easements across USFS land.</p>	<p>U</p>	<p>Land Use</p>	<p>Objective 1.1.B: Coordinate intergovernmental practices which encourage higher, and enhance existing, level of service standards for residents, as well as can be maintained with a growing population. Objective 2.1.B: To accommodate multi-modal forms of transportation county-wide by coordinating intergovernmental efforts. Policy 1.1.B5: The County should develop level of service (LOS) thresholds and standards for measuring performance of development elements. These should correlate infrastructure, land use as well as other service measures. Policy 1.1.C2: The County should consider physical characteristics of the land, such as geo-hazard areas, soil conditions, topography and the availability of public facilities and services during considerations for land use application. Policy 1.1.C3: The County should consider economic development and the County's fiscal responsibilities, as well as cost-benefit to the County, during considerations for land use application.</p>	<p>Staff to rework Goal 6</p>
<p>GOAL 6: Limit growth based on the availability of infrastructure and land capability to serve existing and new development.</p>	<p>CP</p>	<p>Infrastructure (Transportation) Land Use</p>	<p>Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare. Policy 1.1.A3: The County should create a uniform and consistent land use classification palette from which uniform and certain understanding of each classification can be communicated to the public, at large, via District Plans, and other planning tools. Objective 1.1.C: Coordinate recommendations for general land use classification and application with Goals, Objectives and Policies of this Plan, as well as appropriate physical conditions and characteristics of land; and economic viability and benefit to the County. Policy 1.1.C1: The County should measure proposed land uses with other Element's Goals, Objectives and Policies for consistency and compatibility during considerations for land use application. Objective 1.1.B: Coordinate intergovernmental practices which encourage higher, and enhance existing, level of service standards for residents; as well as can be maintained with a growing population.</p>	<p>Staff to rework Objective 6.A</p>
<p>Objective 6.A: Review impacts of development, collectively and individually, on existing infrastructure, property rights, natural resources, water quantity and conditions and air quality.</p>	<p>CP</p>	<p>Land Use</p>	<p>Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare. Policy 1.1.A3: The County should create a uniform and consistent land use classification palette from which uniform and certain understanding of each classification can be communicated to the public, at large, via District Plans, and other planning tools. Objective 1.1.C: Coordinate recommendations for general land use classification and application with Goals, Objectives and Policies of this Plan, as well as appropriate physical conditions and characteristics of land; and economic viability and benefit to the County. Policy 1.1.C1: The County should measure proposed land uses with other Element's Goals, Objectives and Policies for consistency and compatibility during considerations for land use application. Objective 1.1.B: Coordinate intergovernmental practices which encourage higher, and enhance existing, level of service standards for residents; as well as can be maintained with a growing population.</p>	<p>Staff to rework Policy 6.A.1</p>
<p>Policy 6.A1: Review all proposed development relative to adopted land use plan, goals, objectives and policies and require mitigation of any adverse impacts prior to approval.</p>	<p>CP</p>	<p>Land Use</p>	<p>Goal 1.1: Develop and maintain a land-use planning system which encourages a high quality living environment with a mix of compatible land uses; and coordinates managed growth with other Plan Elements, promoting public health, safety and welfare. Policy 1.1.A3: The County should create a uniform and consistent land use classification palette from which uniform and certain understanding of each classification can be communicated to the public, at large, via District Plans, and other planning tools. Objective 1.1.C: Coordinate recommendations for general land use classification and application with Goals, Objectives and Policies of this Plan, as well as appropriate physical conditions and characteristics of land; and economic viability and benefit to the County. Policy 1.1.C1: The County should measure proposed land uses with other Element's Goals, Objectives and Policies for consistency and compatibility during considerations for land use application. Objective 1.1.B: Coordinate intergovernmental practices which encourage higher, and enhance existing, level of service standards for residents; as well as can be maintained with a growing population.</p>	<p>Policy 6.A2: Require adherence to all applicable agency regulations and to the County Land Use Code.</p>
<p>GOAL 7: Promote availability of affordable housing in the North County for employees in the North County.</p>	<p>R</p>	<p>Land Use</p>	<p>Objective 1.1.B: Coordinate intergovernmental practices which encourage higher, and enhance existing, level of service standards for residents; as well as can be maintained with a growing population. Goal 3.1: Support efforts to provide housing which is accessible, safe, energy efficient and affordable for all County residents. Policy 3.1.B3: Evaluate each district plan to determine whether an affordable housing density bonus and/or other tools can be incorporated. Policy 3.1.C3: Coordinate with the Regional Housing Alliance (RHA) and other non-profit entities to identify and create appropriate tools and leverage outside resources to provide safe and affordable housing for all residents, especially those with special needs, seniors, and persons experiencing homelessness.</p>	<p>Objective 3.1.A: Encourage and enable the private sector to provide an adequate housing supply, at a high quality, which meets the growing number of changing needs of La Plata County residents. Policy 3.1.A1: Explore opportunities for an expedited development review process and alternative development standards for housing which includes a defined percentage of affordable or workforce units.</p>
<p>Objective 7.A: Work with the Regional Housing Alliance and local housing agencies to bring about affordable workforce housing in the North County.</p>	<p>U</p>	<p>Housing</p>	<p>Objective 1.1.B: Coordinate intergovernmental practices which encourage higher, and enhance existing, level of service standards for residents; as well as can be maintained with a growing population. Goal 3.1: Support efforts to provide housing which is accessible, safe, energy efficient and affordable for all County residents. Policy 3.1.B3: Evaluate each district plan to determine whether an affordable housing density bonus and/or other tools can be incorporated. Policy 3.1.C3: Coordinate with the Regional Housing Alliance (RHA) and other non-profit entities to identify and create appropriate tools and leverage outside resources to provide safe and affordable housing for all residents, especially those with special needs, seniors, and persons experiencing homelessness.</p>	<p>Objective 3.1.A: Encourage and enable the private sector to provide an adequate housing supply, at a high quality, which meets the growing number of changing needs of La Plata County residents. Policy 3.1.A1: Explore opportunities for an expedited development review process and alternative development standards for housing which includes a defined percentage of affordable or workforce units.</p>
<p>Objective 7.A: Work with the Regional Housing Alliance and local housing agencies to bring about affordable workforce housing in the North County.</p>	<p>CP</p>	<p>Housing</p>	<p>Objective 1.1.B: Coordinate intergovernmental practices which encourage higher, and enhance existing, level of service standards for residents; as well as can be maintained with a growing population. Goal 3.1: Support efforts to provide housing which is accessible, safe, energy efficient and affordable for all County residents. Policy 3.1.B3: Evaluate each district plan to determine whether an affordable housing density bonus and/or other tools can be incorporated. Policy 3.1.C3: Coordinate with the Regional Housing Alliance (RHA) and other non-profit entities to identify and create appropriate tools and leverage outside resources to provide safe and affordable housing for all residents, especially those with special needs, seniors, and persons experiencing homelessness.</p>	<p>Objective 3.1.A: Encourage and enable the private sector to provide an adequate housing supply, at a high quality, which meets the growing number of changing needs of La Plata County residents. Policy 3.1.A1: Explore opportunities for an expedited development review process and alternative development standards for housing which includes a defined percentage of affordable or workforce units.</p>
<p>Policy 7.A1: Require new developments to provide affordable workforce housing and/or incur an impact fee to provide affordable workforce housing at a ratio of one (1) Employee unit for each ten (10) non-employee residential housing (including lodging) units. Commercial developments should use a ratio of one (1) Employee unit for each 15,000 GSF of commercial space. Any impact fees</p>	<p>R</p>	<p>Housing</p>	<p>Objective 1.1.B: Coordinate intergovernmental practices which encourage higher, and enhance existing, level of service standards for residents; as well as can be maintained with a growing population. Goal 3.1: Support efforts to provide housing which is accessible, safe, energy efficient and affordable for all County residents. Policy 3.1.B3: Evaluate each district plan to determine whether an affordable housing density bonus and/or other tools can be incorporated. Policy 3.1.C3: Coordinate with the Regional Housing Alliance (RHA) and other non-profit entities to identify and create appropriate tools and leverage outside resources to provide safe and affordable housing for all residents, especially those with special needs, seniors, and persons experiencing homelessness.</p>	<p>Objective 3.1.A: Encourage and enable the private sector to provide an adequate housing supply, at a high quality, which meets the growing number of changing needs of La Plata County residents. Policy 3.1.A1: Explore opportunities for an expedited development review process and alternative development standards for housing which includes a defined percentage of affordable or workforce units.</p>

<p>generated in the North County should be used to provide housing within the North County Planning District.</p>			<p>especially within the joint planning areas surrounding the County's municipalities. Policy 3.1.B5: Seek alternative, innovative tools to implement effective housing solutions for the County's overall economic benefit.</p>	
<p>GOAL 8: Adopt rural road standards, with minimum impacts, appropriate for the area and its mountainous terrain i.e. require road widths no wider than required by code for normal and emergency access to minimize the cut through trees and meadows.</p>	<p>CP</p>	<p>Environmental Resources</p>	<p>Policy 4.1.C5: Evaluate and consider flexible road development standards emphasizing the minimization of grading, cutting and filling, and avoiding steep slopes.</p>	
<p>Policy 8.A1: Encourage new development to provide internal circulation within and between sites so as to minimize turn movement conflicts along the highway.</p>	<p>U</p>	<p>Infrastructure (Transportation)</p>	<p>Policy 2.1.B1: Regularly coordinate efforts with Federal, State and municipal governments, as well as special districts, in order to effectively implement various components of uniform traffic circulation design whenever possible.</p>	
<p>Policy 8.A2: Contour and curve roads to conform to terrain to maintain rural look, rather than straight lines and grid patterns.</p>	<p>U</p>	<p>Environmental Resources</p>	<p>Policy 4.1.C3: Create design guidelines for development proposed within visual corridors which address the unique aspects of the different areas of the County. Policy 4.1.C4: In order to accommodate the growth occurring and anticipated to occur along highways and major county roads, develop guidelines which encourage appropriate development and create attractive visual corridors. Policy 4.1.C5: Evaluate and consider flexible road development standards emphasizing the minimization of grading, cutting and filling, and avoiding steep slopes.</p>	
<p>GOAL 9: Maintain and promote the long-term stability and economic foundation of tourism and diversified businesses in the North County—Encourage integration between commercial centers and the North County community life for a sustainable harmony and quality of life for North County residents.</p>	<p>U</p>	<p>Land Use</p>	<p>Policy 1.1.A2: The County should review, consider and evaluate various service areas for accommodating general population needs. Such areas should address both opportunities and needs of the County, relative to residents, business climate, the natural environment and general open areas for recreation. Activity/growth hubs will need to be reviewed and refined on a regular basis to ensure service needs and fiscal responsibilities of the County are balanced considerations. Objective 1.1.C: Coordinate recommendations for general land use classification and application with Goals, Objectives and Policies of this Plan, as well as appropriate physical conditions and characteristics of land; and economic viability and benefit to the County.</p>	<p>Remove as it is a goal with no policies or objectives. Possibly move into another portion of the plan if appropriate</p>
		<p>Recreation & Tourism</p>	<p>Policy 9.1.A3: Where appropriate, encourage recreation and tourism related development in order to maintain and enhance the benefits of these to the local economy. Policy 9.1.A4: Encourage the continuation of existing tourist related businesses and activities as well as new or expanded opportunities such as for cultural heritage and agricultural tourism.</p>	
<p>GOAL 10: Preserve, monitor and improve air quality</p>	<p>CP</p>	<p>Environmental Resources</p>	<p>Goal 4.1: Maintain or improve the quality of La Plata County's environmental resources including flora and fauna, water, air, visual resources, open lands and open space while accommodating growth and development. Objective 4.1.B: Develop responsible methods, techniques and tools relative to the environmental resource of air in La Plata County.</p>	
<p>Objective 10.A: Require adherence to the baseline for air quality, using levels from the DMR test site established in the first year of testing.</p>	<p>R</p>	<p>Environmental Resources</p>	<p>Objective 4.1.B: Develop responsible methods, techniques and tools relative to the environmental resource of air in La Plata County. Policy 4.1.B1: Partnerships should be established and/or strengthened which help maintain air quality in La Plata County.</p>	

Comment [R017]: Combine Goal 8 and 11 as well as policies and objectives

<p>Policy 10.A1: Require new subdivision development to use gas stoves or gas fireplaces, and EPA-approved wood-burning stoves where gas is unavailable, so long as air quality at the DMR test site shows less than a 5% degradation from base level. No open wood-burning stoves or fireplaces shall be permitted. No burning of coal shall be allowed.</p>	<p>R</p>	<p>Environmental Resources</p>	<p>Objective 4.1.B: Develop responsible methods, techniques and tools relative to the environmental resource of air in La Plata County. Policy 4.1.B3: Support efforts to reduce airborne particulates and surface water contamination, and promote alternative modes of transportation.</p>
<p>GOAL 11: Minimize traffic by encouraging alternative transportation methods</p>	<p>CP</p>	<p>Environmental Resources</p>	<p>Policy 4.1.B3: Support efforts to reduce airborne particulates and surface water contamination, and promote alternative modes of transportation.</p>
<p>Objective 11.A: Develop a non-motorized trail system connecting subdivisions and the resorts.</p>	<p>U</p>	<p>Infrastructure (Transportation)</p>	<p>Goal 2.1: Plan a transportation system to accommodate existing and future motorized and nonmotorized travel/circulation within La Plata County. Objective 2.1.B: To accommodate multi-modal forms of transportation county-wide by coordinating intergovernmental efforts.</p>
<p>Policy 11.A1: Require Developers to provide trail easements.</p>	<p>CP</p>	<p>Infrastructure (Transportation) Recreation & Tourism</p>	<p>Goal 2.1: Plan a transportation system to accommodate existing and future motorized and nonmotorized travel/circulation within La Plata County. Goal 9.1: Encourage public and private recreation activities which support the public health, safety and welfare of the community. Policy 9.1.A1: Incentivize projects where new developments provide for increased access to public lands and dedication of new recreation accommodations within proposed development.</p>
<p>Objective 11.B: Encourage the use of commuter vans to/from the resorts and possibly neighborhoods and advocate a public transportation system.</p>	<p>U</p>	<p>Infrastructure (Transportation)</p>	<p>Objective 2.1.B: To accommodate multi-modal forms of transportation county-wide by coordinating intergovernmental efforts.</p>

Comment [R018]: Dissolve into Goal 8 and make a new one regarding roads.