

Amended Colorado Building Performance Standards

- On August 17th, the Colorado Air Quality Control Commission members approved the state's first building performance standards, setting requirements for large property owners to cut energy usage and greenhouse gas emissions.
- The building performance standards mandate a 7% reduction in greenhouse-gas emissions from the sector by 2026 and a 20% reduction by 2030. They apply to covered buildings of at least 50,000 square feet gross floor area — a designation that will affect about 8,000 structures in the state.
- Buildings can use a variety of methods to reduce energy usage or greenhouse gas emissions, and the costs of compliance will be significant.
- Buildings that fail to comply with the designated standards face penalties of \$2,000 per month for their first violation and \$5,000 for future violations.

Housing Listening Tour

- Representative Barbara McLachlan and Senator Jeff Bridges visited Durango on a listening tour about housing. They visited Dove Creek, Cortez, Mancos, Durango, Silverton, Bayfield and Pagosa Springs.
- In Durango, Bridges and McLachlan heard from city and La Plata County elected officials and city staff about local housing issues. Durango City Councilor Melissa Youssef called the lack of affordable, attainable housing a public health emergency.
- Durango Housing Innovation Manager Eva Henson noted some of the city's successes and raised concerns about the condominium defects law, preserving existing housing, and the need for funding. Others who addressed the lawmakers included representatives from the HomesFund, the RHA, the Fire Department and other area residents.

Proposition HH Information

- Proposition HH is a complex proposal that will be on the ballot in November. It modifies or reduces taxation rates and exemptions for multiple types of property while at the same time increases taxes by allowing the state to retain more tax revenue. It would distribute excess revenue to school districts and other government entities without new stipulations.
- Durango Chamber of Commerce will host an Eggs and Issues forum on Proposition HH on October 12th from 8am - 10am.

Unemployment Rate

- The unemployment rate in La Plata County ticked up slightly in June to 2.9%. It was 2.5% in May.
- San Juan County was down to 1.8% in June, from 2.7% in May.
- Archuleta County was 3.3% in June, up from 2.6% in May.
- Montezuma County was 3.4% in June, up from 3.2% in May.
- Dolores County was 2.7% in June, down from 3.3% in May.

La Plata County Sales & Lodgers Tax

- Sales tax collections for April show an increase of \$5,683 or .29% in comparison to the same period in 2022. Year to date, Sales tax has increased \$113,845 or 1.49% as compared to the same period in 2022.
- Quarter 2 Lodgers tax decreased \$15,662 or -8.55% in comparison to Quarter 2, 2022. Year to date collections for Lodger's tax are -\$59 or -.01% as compared to the same period for 2022.

La Plata County Short Term Rental Regulations

- If the Board of County Commissioners decides to regulate Short Term Rentals (STRs) in the unincorporated county, it won't happen this year, since the County staff is focused on standing up a new health department by January 1st.
- La Plata County hired a company to survey residents to determine whether STRs are a problem in the community and discovered that the topic didn't make the list of the top concerns of those surveyed. Housing, traffic/overdevelopment, and homelessness were the top three issues noted by those surveyed. There is a perception and assumption among those surveyed that STRs impact the availability of housing, but as County Manager Chuck Stevens pointed out, it's unclear whether that's true. He suggested keeping an eye on Summit County, which is restricting STRs and is being sued in federal court.
- Stevens said the county has a number of tools to deal with complaints about STRs, such as issues related to water, sewer, trash and parking in the right of way. The County may investigate creation of a noise ordinance when staff has the capacity to address it next year.

Durango-La Plata County Airport

- Aviation Director Tony Vicari said the airport is on track to exceed 2019 pre-pandemic baseline numbers.
- 2023 passenger traffic has performed strongly through July – 9% above 2019 and 13% above 2022.

Hermosa to Durango Trail

- Members of a newly formed steering committee introduced to the La Plata County Commissioners the plan for a 6.5 mile trail along the west side of US 550 in the existing CDOT easement, called the Hermosa to Durango (H2D Trail) bike trail.
- County Commissioners were supportive of the concept and may consider acting as a fiscal agent for future federal grants. The county may also have a line item in the 2024 budget for \$250K towards a survey.
- More information is at <https://www.hermosatodurangobiketrail.com/>

Durango Sales Tax

- The Durango Business Improvement District reports that Durango's sales tax in 2022 was up 6.22% compared to 2021. In the Central Business District alone, it was up 2.9% in 2022. The top three industry segments were hotels/motels, miscellaneous retail, and restaurants. Among the industries showing a decrease were retail marijuana, gifts/galleries, furniture/appliances, and liquor stores.

Durango Fire Chief Search

- The search for a new Chief of the Durango Fire Protection District is underway. A Fire Chief selection public forum will take place on the evening of September 27th at the Doubletree.

Durango Below-Market Rental Units

- The Gauge Apartments at 1275 Escalante Drive will include 89 multi-family apartments which are scheduled to be finished in August. Fourteen of the units – one and two-bedroom - will be rented below market on a first come first serve basis.
- Applications seeking below-market rates can be submitted online at www.gaugedurango.com or by phone at (970) 730-2523.

Downtown Durango's Next Step Update

- The project to make downtown Durango more pedestrian friendly is wrapping up the inventory and site analysis phase which includes surveying, mapping of utilities, drainage analysis, and a traffic study of the entire corridor. This first phase of the engineering design will establish the framework for the corridor and will fully design two blocks for construction.
- A public meeting is anticipated by early fall regarding the project and design elements.
- Phase 2 of design is being proposed for funding next year. Construction is not expected until 2026.

Durango Launches Rideshare App

- Durango's multimodal division announced [Way To Go Durango](#) - a rideshare and trip planning website and app -which launched September 4th. Staff says it is an upgrade from the previous Way to Go! Club. It will include carpool matching, commute tracking for prizes, and commuter challenges for friendly competitions. It is free to sign up.
- Employers can set up a subsite for employees to connect and carpool to work. The platform will match employees with similar commutes and work schedules.

Durango Mesa Park

- September 5th, the Durango City Council approved an ordinance to annex Durango Mesa Park, more than 1900 acres, into the City of Durango. The annexation has been anticipated since 2018 when the Durango Mesa Area Plan was adopted.
- The second reading of the ordinance is scheduled for September 19th.

Land Use Projects

- On August 17th, Durango Planning Commissioners voted to recommend denial of changes to the City's Comprehensive Plan and expansion of the Joint Planning Area Map following a public hearing Thursday evening. The changes, if approved, would have created a pathway for a potential manufactured home community near Elmore's Corner. Commissioners expressed concern about the water to service the project.

- At the same public hearing, La Plata County Planning Commissioners voted to continue. The project would have amended the County Comprehensive Plan and expanded the Joint Planning Area Map. There was disagreement over the Planning Commission’s jurisdiction on the issue and whether the proposal had been properly reviewed by the Florida Mesa Registered District Advisory Committee.
- On August 25th, the La Plata County Planning Commission approved a plan for Animas Water Company to consolidate its operations from three separate locations to one central location in the Animas Valley.

Meetings attended August 3 - September 7

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| 8/3 - 3 pm LAC meeting | 8/28 - 5 pm Durango Planning Commission & Design Review Board Joint Meeting |
| 8/4 - 9 am Property Management Forum | 8/30 - 8:30 am BOCC Discussion Time CANCELED |
| 8/8 - 10 am BOCC Meeting | 8/31 - State Senator Jeff Bridges Listening Tour on Housing |
| 8/9 - 8:30 am BOCC Discussion Time | 9/5 -10 am BOCC Meeting CANCELED |
| 8/10 - 2 pm RHA Meeting | 9/5 - 2:15 pm Durango Council Study Session |
| 8/10 - 6 pm LPC Planning Commission CANCELED | 9/5 - 5:30 pm Durango City Council Meeting |
| 8/15 - 10 am BOCC Meeting CANCELED | 9/6 - 8:30 am BOCC Discussion Time |
| 8/17 - 6 pm Joint Planning Commission | 9/7 - 8 am Eggs and Issues |
| 8/22 - 10 am BOCC Business Meeting | 9/7 - 3 pm LAC Meeting |
| 8/23 - 8:30 am BOCC Discussion Time | |
| 8/24 - 6 pm LPC Planning Commission | |