

Proposition HH Opposition

- [Proposition HH](#) is a complex proposal that is on the November ballot. 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.
- The [Colorado Association of REALTORS®](#), [Club 20](#), and the Durango Chamber of Commerce Board of Directors have taken positions in opposition to Prop HH.

Unemployment Rates Update

- The unemployment rate in La Plata County went up slightly in July to 3.0% and remained at 3/0% in August.
- San Juan County was 1.9% in July and 2.2% in August.
- Archuleta County was 3.4% in July and 3.2% in August.
- Montezuma County was 3.8% in July and the same in August.
- Dolores County was 3.7% in July and 2.8% in August.

LPC Sales Tax Update

- Sales tax collections in La Plata County for May show a decrease of \$9,9495 or -.43% in comparison to the same period in 2022. Year to date, Sales tax has increased \$104,350 or 1.06% as compared to the same period in 2022.

La Plata County Treasurer

- The Board of County Commissioners selected Moni Grushkin for County Treasurer, effective November 5th. Grushkin is a consultant who replaces La Plata County Treasurer/Public Trustee Alison Aichele. Aichele submitted her letter of resignation in July, effective November 4th.

La Plata County Building and Planning Fees

- The Community Development Department is proposing to raise building and planning fees, possibly to become effective Jan. 1, 2024. The proposal would raise the cost of a building permit from \$1.40 per square foot to \$2.25 per square foot. In the case of a 2500 square foot home with a garage, that would be \$6500, up from \$4020. Proposed Land use permit application fees would increase significantly. Director of Community Development, Lynn Hyde said the goal is to bring fees closer to comparison with other counties and to recoup staff time. The fees have not been increased in 15 to 20 years.

Airport Update

- The number of people boarding a plane at the Durango – La Plata County Airport (DRO) for June through August totaled 60,438, which is a 16% increase over the summer months in 2022.

Durango Land Use Development Code Updates

- The Planning Commission (PC) recommended approval of the creation of a Community Development Commission (CDC). If approved by City Council, this means reconfiguring the Planning Commission, the Design Review Board, and the Board of Adjustment. The CDC is proposed to have 7 members and one alternate member.
- The PC also recommended approval to updates to hearing procedures related to the type of project being reviewed. Replats, final development plans and minor planned development amendments would be under the purview of the CDC rather than City Council.
- Also, the PC recommended approval of changes related to Accessory Dwelling Units (ADU). They include clarifying integrated ADU shared wall requirements, parking requirements, and floor area calculation for detached and integrated ADU living spaces. (There are NOT changes to the minimum lot size, design standards, or owner-occupancy requirements for ADUs.)

Durango Mesa Park Update

- The Durango City council has officially approved the incorporation of 1,928 acres from the Durango Mesa Park Foundation into the city limits for multiple recreational uses. The annexation had been expected ever since the Durango Mesa Area Plan was adopted back in August 2018. This Area Plan laid the foundation for this annexation and outlines the blueprint for the mesa's future development and the preservation of its surrounding open areas.

- The Durango Mesa Park had a ribbon cutting ceremony September 28th and six new trails totaling roughly seven miles are now opened to the public. Access to Durango Mesa Park remains limited to hikers and riders via the Mesa Connector trail from the Horse Gulch trailhead. The rest of the Mesa is private property.
- La Plata County declined to purchase land from the Durango Mesa Park Foundation for moving the County Fairgrounds there. County officials said now is not the right time to pursue a project of that scope and cost.

Bayfield Comprehensive Plan

- The Comprehensive Plan Update Public Review Draft was released for public review on October 3rd at the following link: <https://www.bayfieldgov.org/compplan-amendment> The main changes to the Plan include:
 - Overall reorganization of the Plan to create a chapter for each element;
 - Updates to the Community Profile and Demographic information from the 2020 Census and State Demographer;
 - Refined and expanded affordable and workforce Housing goals;
 - Refined and expanded Economic Development goals concentrating on the local economy, small business and tourism;
 - The creation of an Agriculture chapter promoting the Town's ag heritage, preserving prime farmland, and encouraging ag businesses and tourism;
 - Refined and expanded Stormwater goals after experiencing some major flood events in 2022;
 - Refined and expanded Water Efficiency and Conservation goals recognizing current and future drought conditions;
 - Refined and expanded Risk Assessment and Resiliency goals recognizing potential hazards and risks to the Town.
- Staff will accept public comments until Tuesday, October 31, 2023. Public hearings for the Comprehensive Plan are scheduled for November 14, 2023 at the Planning Commission meeting and November 21, 2023 at the Board of Trustees meeting.

Affordable Housing Update

- Durango City Council approved a modified finance structure for Residences at Durango this month. The project will convert the former 72-room Best Western Motel at 21382 US Highway 160 into affordable housing and construct 48 new units. The development will serve households earning 30% to 60% of the Area Median Income with a mix of studios, one-bedroom, two-bedroom and three-bedroom units. The projected completion of the development is early 2025. A groundbreaking celebration is scheduled for Oct. 27.
- Pine River Commons, a deed-restricted mixed-use project on the east side of Bayfield Parkway, broke ground October 3rd. The 66-unit affordable housing townhome development received preliminary approval for Phase 1 (33 units) from the Planning Commission and Board of Trustees. They are in the process of submitting for Final Plat approval and will be starting the piping of the Schroder Ditch in October.
- Rock Creek, an affordable housing project in Ignacio, broke ground on September 14th. The town of Ignacio is developing a 5.7-acre parcel that will include 45 units, a mix of townhouses and apartments, with 60% affordable housing density.

Land Use Projects

- La Plata Planning Commission approved the Sicard Subdivision, a proposal to subdivide a 19.85 acre parcel into two 9.8 acre parcels in Hesperus.
- LPC Planning Commission denied the sketch plan for the Howard Lot 1 Subdivision, a proposal to subdivide a 22.68 acre parcel into two equal parcels in the Bayfield area. In a 3 to 1 vote, the project was denied for having an incompatible density compared to the area within a quarter mile of the subject parcel.
- Durango City Council approved the annexation and initial zoning for the Zick development. The property is on Goeglein Gulch Rd and the plan is for 12 townhomes.
- The Durango Planning Commission approved the Elk Grove Preliminary Planned Development. The applicant, Wes Hill, represented by SEH Inc., proposed to annex and develop two properties totaling 25 acres on the west side of High Llama Lane. Up to 62 single-family homes are planned. Houses are to be about 1300 sf and 2 bedrooms on 5000 - 6000 sf lots. The project is subject to the Fair Share Ordinance and may have some affordable units or the applicant may pay \$1.5m fee in lieu. That aspect will be decided by the time the project goes before the City Council in January.

Meetings attended September 7 - October 26

9/7 - 3 pm LAC Meeting	10/3 - 10 am BOCC Meeting CANCELED
9/12 - 10 am BOCC Meeting	10/3- 2:45 pm Durango Council Study Session
9/13 - 8:30 am BOCC Discussion Time	10/3 - 5:30 pm Durango City Council Meeting
9/14 - 6 pm LPC Planning	10/4 - 8:30 am BOCC Discussion Time
9/15 - 2 pm Sen. Bennett Meeting with BOCC	10/9 - 4:30 pm Durango URA meeting
9/19 - 10 am BOCC Planning Meeting	10/10 - 10 am BOCC Business Meeting
9/19 - 10:01 am BOCC Special Business Meeting	10/11 - 8:30 am BOCC Discussion Time
9/19 - 5:30 pm Durango City Council Meeting	10/12 - 2 pm RHA Meeting
9/20 -8 am Economic Summit	10/17 - 10 am BOCC Meeting CANCELED
9/25 - 5 pm Durango Planning Commission	10/17 - 5:30 pm Durango City Council Meeting
9/26 - 10 am BOCC Meeting	10/18 - 8:30 am BOCC Discussion Time
9/27 - 8:30 am BOCC Discussion Time CANCELED	10/23 - 5 pm Durango Planning Commission Meeting
9/28 - 9 am Region 9 EDD Board Meeting	10/24 - 10 am BOCC Business Meeting
10/2 - 3 pm Joint City of Durango/BOCC study session	10/25 - 8:30 am BOCC Discussion Time