



ACCOUNTABILITY · INTEGRITY · RESPECT

Item Number: 25-1235

Date of Meeting: May 22, 2025

Decision Agenda

Agenda Item Summary

MEETING GROUP: Planning Commission

STAFF RESOURCE: Lynn Hyde, Community Development Director

ADDITIONAL STAFF RESOURCES: Dan Armentano, Principal Planner
Tracie Hughes, Long Range Senior Planner

DEPARTMENT: Community Development Department

TYPE: Code Amendment

SUBJECT: REVISIONS TO LA PLATA COUNTY CODE CHAPTERS 62, 66 AND 67 REGARDING SKETCH PLAN AND ASSOCIATED CODE SECTIONS.

BACKGROUND:

The purpose of this agenda item is to request the Planning Commission deliberate (with potential recommendation) Resolution 2025- XX amendment portions of the La Plata County Land Use Code related to the sketch plan process in section 66-19 and related sections 62-5, 66-21, 66-29, and 67-3.

There have been multiple opportunities for the public to engage in the drafting of the proposed code including a listening session held by the Planning Commission on April 25, 2024 and an open house at the Fairgrounds on June 11, 2024. The Planning Commission and county staff held a work session on June 24, 2024 to discuss what public comments had been received and the desired direction of the Planning Commission. Since that time, staff has been working internally to draft code that meets the desired outcomes identified during these public meetings and work sessions.

The Land Use Code amendments to La Plata County Code sections 62-5, 66-21, 66-29, and 67-3 are proposed in order to achieve the below:

- Clarify when a project may be exempt from Sketch Plan. This includes circumstances such as when a proposal is subject to a Development Agreement, Conceptual Development Plan, or Planned Unit Development, or when an existing business or development seeks an expansion equal to or less than 50 percent.
- Clarify the scope of sketch plan review and refine the approval criteria.

- Provide edits that clarify a sketch plan should not be used for phased projects (a sketch plan is valid for one (1) year and phased projects should go through a Conceptual Development Plan).
- Establish that the project is conceptually capable of meeting compatibility criteria and reinforce that mitigation measures identified during sketch plan review shall be addressed in the preliminary plan submittal.

In addition, staff have been working to update figures in the Land Use Code for ADA accessibility. These efforts are the first of many similar adjustments to come. The new ADA accessible figures will have the text removed and included in the paragraphs within the applicable code section. Although the text shows up as redline in the code, it is mostly the same language as is currently in the figures. The only text that has been modified is as follows:

o (DRAFT paragraph 67-3.II.A, "Sketch plan review provides an opportunity for the county, the applicant, and the public to engage in an exploratory discussion of a proposed land use change. ~~The sketch plan process may explore alternative development approaches, allowing the proposal to evolve during the review. It is expected that the proposal will evolve during sketch plan review.~~ To encourage the consideration of alternatives and to allow the sketch plan to evolve, detailed engineering plans and other overly detailed information shall not be required ~~nor accepted~~ by the county.")

The new figures are still being created and a placeholder was left where the new figures will be placed. Staff will present these figures to the Planning Commission once they are available.

In addition to providing the sketch plan redlines for the Planning Commission's review, staff has also included a clean document for readability.

STRATEGIC PLAN ALIGNMENT:

Strategic Objective 4.2: Community members and partners are engaged and involved in open decision-making.

RECOMMENDED ACTION:

Recommend approval to the Board of County Commissioners Resolution 2025-XX amending La Plata County Code Chapters 62, 66, and 67 regarding sketch plan.

ALTERNATIVE ACTION:

The Planning Commission may vote to recommend approval to the Board of County Commissioners with stated modifications to the proposed amendments.

The Planning Commission may vote to continue consideration of the amendments with specific direction to staff.

The Planning Commission may vote to recommend denial to the Board of County Commissioners.

ATTACHMENTS:

1. DRAFT Resolution 2025-XX
2. DRAFT Exhibit A Sketch Plan Redlines
3. Sketch Plan proposed edits without redlines