
PROPOSED AMENDMENTS TO LA PLATA COUNTY LAND USE CODE

From Anita Rancatti <anita.rancatti@gmail.com>

Date Tue 5/20/2025 3:29 PM

To Planning <Planning@lpcgov.org>

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I have 3 comments about the change in LUC 66-19

1. Process: Sending out changes impacting over 15 pages on a Friday to request comments before the following Thursday does not allow a lot of time for review given the length of the document and the amount of redlines. The County needs to do a better job of providing more advance notice of LUC changes with **details**. Waiting until Planning uploads them on the meeting web site when they were complete long before Friday is a disservice to the County residents.

2. Add words in bold for 66-19 I as the district plans should be considered for any Major development proposal.

Purpose. A sketch plan provides an opportunity for the county, the applicant, and the public to evaluate and discuss the basic design, concept and suitability of the project and to consider if the project is capable of substantially complying with this code and in general conformance with the comprehensive plan **and district plans**

3. The Animas Valley requests that LUC 66-37 be updated to require a sketch plan for land use changes so the Planning Commissioners and Valley residents have some idea of what the new proposed use is as well as density before it moves to the proposal stage. We have seen sketch plans for several zoning changes so Planning should be able incorporate this request without issue.

This can be added to 66-37 II Step 2 APPLICATION SUBMITTAL

The applicant shall schedule an appointment with staff prior to submittal of the application. The applicant shall submit the application in accordance with the requirements of subsection 66-11.1 **and 66-19**.

Accordingly, 66-19 I, add a section labeled B that adds the requirement for rezoning in the Animas Valley and re-numbers old B to be C

B. Animas Valley rezoning must first complete the sketch plan review

C. Exemptions. The.....

Thank you

Anita Rancatti

"Respect science, respect nature. respect each other"

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May 22, 2025

TO LA PLATA COUNTY PLANNING COMMISSION:

Re: Decision Agenda Item for Approval to LUC Revisions to
Sections 66-19, 66-21, 66-29 and 67-3

Comments/Questions:

First, I would ask that you review and consider the suggested changes regarding Sketch Plan revisions in the letter from Anita Rancanti that is attached to this Agenda item at the end of your packet.

Secondly, I would ask the following questions regarding these revisions:

How would or could any revisions to these sections apply to the Animas Valley Land Use Plan since the permitting requirements for any of the designated Special Uses were all changed to what is now considered MINOR by the approval of a 2017 Administrative Amendment prior to the adoption of the current Land Use Code?

How can the Animas Valley Land Use Plan no longer have ANY requirement for any project of any type or size fall under a Major Land Use Permit nor any requirement for a Sketch Plan or review by the Board of County Commissioners when all of the other Districts in La Plata County are afforded this right?

Why does the fact that we have euclidean zoning alleviate the need for these requirements for any proposed project or development in the Animas Valley?

Shirley Dills