

Ozone Reduction Plan Update

- Colorado is preparing to update its ozone-reduction plan for the northern Front Range, a move that will trigger stricter state and federal air-quality requirements. Regulators are proposing a voluntary shift to “severe” non-attainment status, extending and tightening oil-and-gas NOx-reduction programs through 2030, adding new limits on planned maintenance during high-ozone months, and requiring more public-comment steps for routine permits. A parallel planning “blueprint” also points to possible future regulations on major business sites—such as warehouses, campuses, and airports—to cut vehicle trips and other indirect emissions. Industry groups warn the changes could raise compliance costs, slow permitting, and reduce regulatory flexibility.

Local November Election Results

- La Plata County’s ballot issue 1A was passed by 56% of the approximately 21,000 votes cast. The measure increases the County sales tax by one cent.
- Durango’s ballot issue 2A passed with just under 56% voting in favor. That’s out of about 6,700 votes cast. The measure is a mill levy to support the new fire station in Three Springs.
- Bayfield’s issues 2B and 2C were defeated. 2B would have increased sales tax to pay for parks and recreation. 2C would have been the implementation of a lodgers tax.
- The Upper Pine River Fire Protection District’s ballot issue 7B was passed by voters. It is a sales tax to help fund staffing, training, maintenance, and equipment.

La Plata County Manager Search Update

- The search for a new La Plata County Manager is underway. Meanwhile, Director of Emergency Management Shawna Legarza has been named Interim County Manager following the recent departure of Kevin Hall, who had been in that position until November 3rd. Applications for the County Manager position are being accepted until November 30th.

Durango Budget

- The Durango City Council supported the City Manager’s proposed budget in early November and passed appropriation ordinances November 18th. The budget includes:
 - a 3% cost of living adjustment for full-time employees and the opportunity for a 2% high-performer incentive,
 - an I.T. department change of one position transitioning from part-time to full-time, which adds one full-time headcount,
 - 4 full-time 911 positions transitioning to part-time, which reduces 4 full-time headcounts,
 - and a 10% increase in water rates and a 20% increase in sewer rates.

Durango Land Use Code

- Durango is in the process of adopting the 2024 International Codes for Building, Residential, Mechanical, Plumbing, Fuel Gas, Energy Conservation and Fire and the 2023 International Electrical Code. They are also adopting the 2025 Colorado Wildfire Resiliency Code. While much of these are required by statute, the changes will cumulatively have an impact on the cost of housing.
- Durango’s Community Development Commission recommended approval of Land Use and Development Code changes related to non-functional turf. The changes are inline with the requirements of SB24-005 and HB25-1113. As of January 2026, non-functional turf, artificial turf, or invasive plant species are prohibited in commercial, industrial, institutional lands, and new residential developments.

La Plata County Land Use Code

- La Plata County will consider updates to its land use code that strengthen landscaping, buffering, and parking-lot standards. In alignment with state requirements, the changes prohibit non-functional turf and invasive plants in most commercial, institutional, industrial, and large multifamily developments, while refining allowed landscaping to native, low-water, or drought-tolerant species. New rules clarify when buffering is required, add protections for existing trees and vegetation counted toward those buffers, and require landscaping for parking lots with more than 40 spaces. The proposal also adds landscaping plan requirements and allows for waivers.
- The County will also consider amendments related to electric vehicle charging and parking to conform with state law. The revisions intend to simplify or eliminate land use reviews and approvals for EV charging and remove barriers for property owners who wish to install such chargers, especially in instances where EV charging is not the principal use.

Durango Urban Renewal Authority (URA) Update

- The Durango Renewal Partnership will consider a new URA in the South Durango Area including Bodo Park, the Durango Mall and the Rivergate area. There's a potential new development in that area, as Kensington Development Partners is looking at purchasing and redeveloping the Durango Mall into a possible mixed use project. The very high level conceptual plan includes residential, an anchor tenant, existing retail and other retail. No brands or tenants have been confirmed at this time and the purchase of property has not occurred.

Development Projects

- The City of Durango chose Southwest Community Partners, LLC to develop up to 31 workforce housing units on a city-owned 1.7-acre lot in the Rivergate neighborhood. In exchange for developing the property, the city plans to donate the land. The team will design and build below-market homes to support Durango's workforce.
- On October 27th, Durango's Community Development Commission recommended approval of a proposed annexation and zoning change for 1720 County Road 240, known as Griego-Ash Parcel 2. Applicant Tracy Reynolds made the request in order to develop 17 attainable townhomes, a planned mix of two and three bedrooms for sale. This would still need to go before the City Council for approval.
- On November 18th, the Board of La Plata County Commissioners approved the conceptual plan for Grayrock Village at Durango Mountain Resort. This is a proposal for a 100 unit subdivision to have 62 single family units and 38 townhome units to be completed in 4 phases.

Meetings attended October 23 to November 19

10/23 - 6 pm LPC Planning Commission	11/11 - 8 am Alliance Investor Meeting
10/27 - 5 pm Durango Community Dev Commiss	11/12 - 8:30 am BOCC Discussion Time
10/28 - 10 am BOCC business meeting	11/13 - 8:30 am BOCC Special Business Meeting
10/29 - 8:30 am BOCC Discussion Time	11/13 - 6 pm LPC Planning Commission
10/29 - 3:30 pm BOCC Special Business Meeting	11/17 - 4:30 pm Durango URA Meeting
11/4 - 10 am BOCC Business Meeting	11/18 - 8 am Energy Council Annual Meeting
11/4 - 2 pm Durango City Council Study Session	11/18 - 10 am BOCC Planning Meeting
11/4 - 5:30 pm Durango City Council Meeting	11/18 - 5:30 pm Durango City Council Meeting
11/5 - 8:30 am BOCC Discussion Time	11/19 - 8:30 am BOCC Discussion Time
11/6 - 6:30 pm LPC Planning Commiss Spec Mtg	11/19 - 10:30 am BOCC Work Session