
**Public Policy Committee
Pillar Position Statement**

Date: January 1, 2024

Issue: Land Use Policy & Process

Position:

The EDC views land use policies that balance reasonable public input with decisive administrative action as vital to advancing the economic vitality of our communities and workforce.

Strategy 1: Focus on the code.

- a. Advocate for continual improvement to development codes that enable timely administrative action (reducing public hearings at the project level), transparency in process, and that focus public input on code changes themselves.
- b. Advocate for the codification of policies that actively keep the 'country country, and the towns towns'. Density should be incentivized in and adjacent to existing municipalities while actively preserving open space and ag uses in the county.
- c. Support land owners, Envision Chaffee County, Land Trusts, and Conservancy Districts in their work with local ag producers.

Strategy 2: Streamline policies, code, and technology tools that support desired housing.

- a. Advocate for flexibility to be codified that allows for streamlined processes/reviews, density, and dimensional exceptions for qualifying housing and commercial projects.
- b. Engage through the Chaffee Housing Solutions Coalition to advocate for specific high-impact projects.
- c. Support the identification and implementation of modern technology systems to collect, review, approve, inspect, and track land use and building permits.

Rationale for Position:

Public sector decision making in land use, at all levels of government, directly intersects with economic development activities. Fully understanding and engaging in the public process to share the vision and strategy behind Chaffee County EDC's mission and goals is critical as elected and appointed leaders, at all levels of

Chaffee County Economic Development Corporation

339 E Highway 50, Suite 103
Salida, Colorado 81201
Phone: 719-239-2018



government, consider actions that will determine future growth patterns, along with commercial, industrial and residential activity. What's more, the cost of development (and therefore the resulting cost of the developed units/space) is impacted directly by the level of transparency and risk involved in entitlements. Increasing the efficiency of these processes will lower the cost of development and allow for greater job creation.

Background:

Land use codes and policies literally dictate the built environment of our valley. As such, those codes and policies have the ability to, over time, lead the community development closer to our collective vision and goals, or further away. At the local or county level it may be policies related to zoning, growth boundaries, building incentives, use restriction or conservation easements (by way of examples.) At the state and federal level infrastructure decisions related to transportation and water can intersect with land use, as well as statutory changes that may impact the future of a specified industry(e.g.: energy development or agriculture).

Dig in Deeper:

Learn more about current policies, plans, and codes by exploring these resources.

- Buena Vista:
 - [2015 Comp Plan](#)
 - [Unified Development Code](#)
 - [Other Master Plans](#)
- Salida
 - [Land Use Code Rewrite Page](#)
 - [2022 Salida Community Survey](#)
- Poncha:
 - [Land Use Supporting Documents](#)
 - [Land Use Code](#)
- County:
 - [2020 Comp Plan](#)
 - [Together Chaffee \(LUC Updates\)](#)