

Durango Sales Tax

- Sales and Use Tax collection in April was \$ 8,433,705 in Durango. That compares to \$ 7,632,426 in April of 2021.

Proposed Fire Impact Fees

- La Plata County Commissioners are generally supportive of proposed fire impact fees. Chief Hal Doughty presented his case for the county in a study session on May 24th.
- The Fire District proposes to charge a \$819 fee on each **new** housing unit and \$1.64 per **new** commercial square foot.
- Projects meeting the federal requirements for being affordable housing would be exempt.
- The fees are already charged in the city of Durango and go toward equipment purchases and capital projects.
- Commissioners directed county staff to bring back more information for additional discussion. No decisions were made.

Land Use Code Updates

- Durango City Council approved a citizen petition ordinance May 26th. The ordinance calls for public hearings to be held on the appropriateness of land use in the case of police and fire stations located in the Central Business District. Second reading on the ordinance was May 31st.
- La Plata County Attorney Sheryl Rogers said a draft of the County Land Use Code Chapter 90 - Oil and Gas Regulations - is complete and being worked on by staff. A new Natural Resources planner was hired and needed time to come up to speed, which caused a delay. Rogers said she thinks staff is about 30 to 45 days away from releasing the draft to the public.
- Durango City Council approved changes to the Three Springs Codes and Standards. In summary, the updates are focused on reducing parking requirements for residential uses, office uses, and live/work uses, while also including a requirement to provide Electric Vehicle parking with new development.

Sustainability Plan

- The City of Durango's draft updated Sustainability Plan was presented to City Council for feedback on Tuesday in a study session. City staff will incorporate feedback on the draft plan into a final version and bring the final version back to Council to consider for formal adoption. <https://www.durangogov.org/408/Sustainability>

Project Approvals

- Durango City Council approved changes to the Southfork Character District Master Plan and the Durango Comprehensive Plan Future Land Use Map on May 17th. The amendments will allow development of new apartments and an assisted living facility west of Mercy Hospital. The apartments – by the BLD Group - will be phased, with 240 units proposed in the first phase and 240 more in the second. This would be by far the largest apartment development in the city.
- Council approved the Animas Mt Vista Preliminary PD, Rezone & Minor Subdivision at Mild to Wild. The existing Mild to Wild business will remain on the proposed west lot of the PD and a 2,700 sq. ft. storage building will be constructed adjacent to the commercial building. A tiny home community, Animas Mountain Vista, is proposed for the east lot. 20 tiny homes are proposed for Animas Mountain Vista. The owner will provide the infrastructure for the development and the owners of the tiny homes will lease from the owner.
- Durango Planning Commission approved a mixed use project to include three (3) buildings adjacent to the Durango Mall. Building 1 will be a residential building with 32 residential units. Building 2 will be a mixed-use

building with twenty-one (21) residential units and four (4) retail/commercial spaces. Building 3 will be a residential building with eighteen (18) residential units.

Durango Capital Improvement Projects

- City of Durango staff told City Councilors capital projects were coming in nearly 70% over estimated costs on average. One capital project involving sidewalks came in at \$132,211, 175% increase over the original budgeted amount of \$48,000.
- Staff noted that issues with supply chain and an unavailable workforce are the common causes for the increase.
- Capital Improvements Projects Manager Jennifer Holland said that because of labor shortages, several contractors the city has reached out to have said they are booked through the construction season, pushing several projects out at least a year.

Durango-La Plata County Airport Reminder

- DRO will be rehabilitating Runway 3/21 in September 2022. A full runway closure is planned for Wednesday, Sept. 7 – Friday, Sept. 16, 2022.

Fraud Alert – Vacant Land Scam

- The Colorado Association of Realtors and Colorado Dept. of Regulatory Agencies issued a warning about a scam becoming more prevalent in the past month. It generally involves VACANT LAND.
- According to CAR: A fraudster locates a property and impersonates the owner of the property. They list the property for sale (typically as a “FSBO”) on various real estate syndication websites, looking for a buyer who wants a quick close.
- The “seller” communicates primarily via text or email and usually requires a mail-out closing. The “seller” signs the deed and has it notarized; it is not clear whether the “seller” is using a fraudulent notary, or whether they are presenting false identification to a legitimate notary. The fraudster will sometimes use the listing to connect with a trusted buyer’s broker before going under contract, which gives the transaction an additional air of legitimacy.
- More information is at:
https://dre.colorado.gov/division-notifications/real-estate-fraud-alert-a-real-estate-broker-and-consumer-advisory?utm_medium=email&utm_source=govdelivery

Meetings attended May 10 - June 2

5/10 - 10 am BOCC Meeting	5/17 - 5:30 pm Durango City Council Meeting
5/10 - 3 pm LAC Meeting	5/18 - 8:30 am BOCC Discussion Time
5/11 - 8:30 am BOCC Discussion Time	5/23 - 5 pm Durango Planning Commission
5/12 - 6 pm LPC Planning Commission	5/24 - 10 am BOCC Meeting
5/16 - 4:30 pm Durango Renewal Partnership (URA)	5/25 - 8:30 am BOCC Discussion Time
5/17 - 10 am BOCC Meeting CANCELED	5/26 - 6 pm LPC Planning Commission CANCELED
5/17 - 2:15 pm Durango Council Study Session	5/30 - Holiday
	6/2 - 3 pm LAC Meeting