La Plata County has created a comprehensive flood information and updates page at www.lpcgov.org/flood. It includes road closures, evacuation updates, news releases, health and safety information, temporary housing assistance, and other important updates. Residents should check this page for the latest incident information.

Colorado Economic Update

- Gov. Jared Polis' Competitiveness Council has proposed a six-point roadmap to reverse Colorado's declining business competitiveness and improve the state's ability to attract investment, employers and jobs. Recommendations include:
    1. **Regulatory reform:** Make rules more predictable and accelerate permitting.
    2. **Tax and fiscal policy:** Simplify sales and use taxes and pursue competitive tax policies.
    3. **Business investment:** Maintain effective economic development incentives, tax credits and grants.
    4. **Workforce development:** Better coordinate higher education and workforce programs and expand job training.
    5. **Housing affordability**: Encourage affordable housing construction through faster local permitting.
    6. **Infrastructure and site readiness**: Proactively develop electrical transmission lines, substations and grid capacity needed for major employers, advanced manufacturing, data centers and electrification.

Oil & Gas Regulations Update

- Colorado regulators are proposing the 3rd straight year of increases in emissions fees. Regulators propose increases of 3%–29%, generating an additional $2.5 million annually for the Air Pollution Control Division.
- Industrial facilities and some data centers could face higher permitting and reporting costs. Major-source air permit fees would rise from $410 to $530 per hour.
- Businesses question whether higher fees will improve service, particularly given delays that can exceed two years. They are concerned higher regulatory costs and lengthy permitting timelines could undermine Colorado's efforts to improve business competitiveness.
- A hearing is proposed for February 2027 with potential implementation in April 2027.

Proposed Durango Mall Development Update

- Developer CenterCal is asking for about $14 million in public support for an $81-million remake of the mall, with construction planned between 2027 and 2030.
- URA staff say the mall is valued at just 72 and a half million dollars, and old leases covering a quarter of the space are well below market rates, making a rebuild hard to finance.
- The proposal would also help fund 55 for-sale townhomes near the mall, priced for buyers earning up to 140 percent of area median income. That works out to about 430,000 dollars each.
- County commissioners worry public money could help national chains compete with locally owned businesses.
- Durango and La Plata County leaders face a December 1 deadline to decide whether to move forward.

Downtown Next Steps Update

- Next Steps (downtown Main Ave sidewalk improvement project from 5th St. to 14th St.) was discussed at a Durango City Council study session in October. No decisions were made.
- Final engineering plans and cost estimates were estimated at $7.3 million for utilities only and $18.2 million for utilities plus streetscape. Phasing would be over 4 years.
- Funding could involve water and sewer rates, the 2015 sales tax, grants, or other sources.

Staff emphasized that downtown utility work is already included in the five-year Capital Improvement Plan regardless of what the Council decides about sidewalk improvements.

Durango Parking Update

- Durango City Council has directed staff to explore a Neighborhood Parking Permit program in the Boulevard neighborhood. The program could allow time-limited parking for non-residents, or a permit system for them.
- Council voted against keeping the current unrestricted parking and against a full resident-only permit zone.
- No final program is up for approval yet.

Camino Crossing Update

- Durango staff presented the Community Development Commission an updated compact-spiral underpass concept for Camino del Rio, intended to meet ADA slope requirements while reducing tunnel length, property impacts, and conflicts with traffic and fire-department access.
- The design still needs to address utilities, nearby businesses, a mature tree, roadway and bike connections, and other site constraints.
- Design work is continuing and staff are pursuing grant funding, but the final details and funding remain unresolved.

Durango Drone Delivery

- While it is not an imminent issue, Community Development Commissioners discussed how Durango might address drone deliveries within its limited authority. The commissioners would focus on regulations related to land use, privacy, takeoff locations, and operating hours rather than controlling airspace or flight paths. Noise and impacts on residents' sleep and outdoor enjoyment were key concerns. The commission plans to revisit the topic at its next meeting and consider whether to send recommendations to the City Council.

Meetings attended September 24 - November 3

9/24 - 6 pm LPC Planning Commission 9/28 - 5 pm Durango Community Dev Commission 10/5 - 8:30 am BOCC Work Session 10/6 - 10 am BOCC Special Business Meeting 10/6 - 5 pm LPC Budget Public Hearing 10/6 - 5:30 pm Durango City Council Meeting 10/7 - 8:30 am BOCC Discussion Time 10/12 - 4:30 pm Durango URA Meeting 10/13 - 9 am Alliance Investors Meeting 10/13 - 10 am BOCC Meeting 10/13 - 3 pm Joint Sales Tax Meeting	10/14 - 8:30 am BOCC Discussion Time 10/15 - 11:30 am Forums for Progress 10/20 - 11:30 am BOCC Work Session 10/20 - 3 pm BOCC Work Session 10/20 - 5:30 pm Durango City Council Meeting 10/22 - 6 pm LPC Planning Commission 10/26 - 5 pm Durango Community Dev Commission 10/27 - 10 am BOCC Meeting 10/28 - 8:30 am BOCC Discussion Time 11/3 - 2 pm Durango City Council Study Session