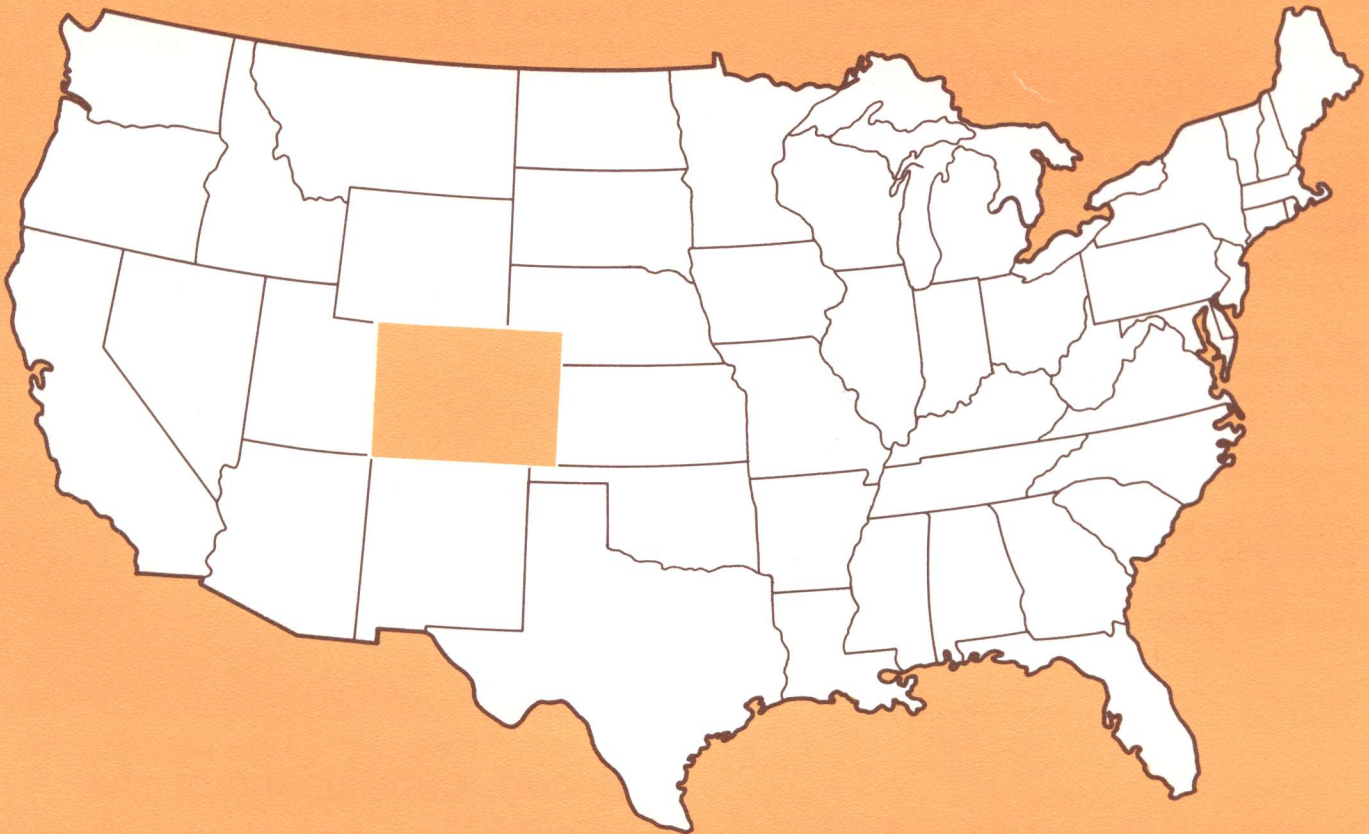


Colorado Land Use Commission

**COLORADO ENVIRONMENT DEPENDS
ON THE USE OF ITS LAND**



- **INADEQUATE LAND USE PLANNING POSES A THREAT TO COLORADO'S "QUALITY OF LIFE".**
- **EFFECTIVE COORDINATION AMONG LOCAL, STATE, AND FEDERAL GOVERNMENTS IS ESSENTIAL.**
- **COLORADO CAN LEAD THE NATION IN CREATIVE LAND USE PLANNING—THROUGH STRENGTHENING AND SUPPORTING LOCAL GOVERNMENT.**

THIS REPORT TELLS HOW . . .

The 1970 Land Use Act established the Land Use Commission which held hearings throughout the state and arrived at the following basic conclusions:

1. That decisions on the character and use of land should be made at the lowest level of government possible.
2. That land—and the use to which it is put—has a critical effect on our environment and the economies of our local communities. (See “A Land Use Environmental Matrix”)
3. That a Land Use Management System, involving all levels of government, is essential to deal effectively with the ecological crisis.
4. That many laws and standards governing the use and control of land exist today, but lack of information and communication reduce effectiveness. (See “A Land Use Management Matrix”)
5. That existing governmental operations and functions should be utilized and improved before new elements are established. (See “A Growth Monitoring System”)
6. That the use and application of available data and information to evaluate the potential impact of land use decisions is the fundamental tool. (See “A Land Use Impact System”)

Why a Land Use Act?

Land use has been largely uncoordinated in the past. This has resulted in abuse and inequity. Improved communication is urgently needed.

If Colorado does not do its own land use planning promptly, Federal policies are likely to be imposed.

Colorado land is so varied and unusual that it requires special efforts and methods to preserve and use it properly.

Impact of Land Use Act On Colorado's Quality of Life

Today's decisions about land use will greatly affect the lives of our grandchildren and great-grandchildren. Open space consumed by development—the increasing demand of an exploding population for material things—such factors call for creative, innovative planning, if growth is to be constructive rather than destructive.

Pursuant to the 1970 Act the Land Use Commission has prepared recommendations for additional legislation to:

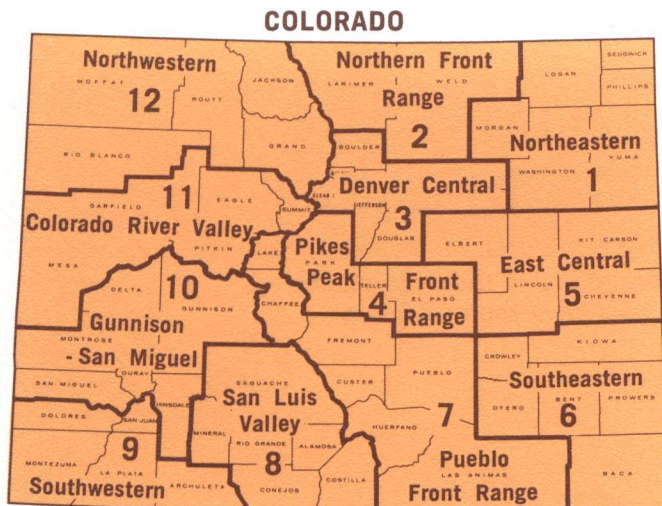
1. Measure and predict the impacts of land use decisions;
2. Measure growth, specify development standards, and identify conservation and recreation areas;
3. Assist local governments with money and information;
4. Provide statewide land use guidance.

Recommendations of the Land Use Commission

1. Completion of the first phase of a land use planning system by July 1, 1972.
2. Completion of the final phase of this system by July 1, 1973.
3. Classification of planning responsibilities, under this system, into two categories:
 - Areas of local concern
 - Areas of state concern

Areas of local concern:

1. Development and adoption of land use plans, standards and controls for individual localities. In some cases, these will be based on minimum standards developed by the Land Use Commission.
2. Active participation by each town, city and county, as a member of one of the twelve planning regions established in September of 1970.
3. The right of each, and any, region or participating member to request the Land Use Commission to designate it as an area of critical planning need.
4. Adopting, by January 1972, minimum subdivision standards if they have none—or upgrading their existing ones to meet the minimum requirements.



Official Planning Regions September 15, 1970

Areas of state concern:

1. Designating areas of critical planning need, and specifying appropriate action.
2. Reviewing proposed major land use plans and controls by all levels of government, Federal, State, and Local.
3. Applying land use standards to major development proposals which affect conservation, natural resources and environmental quality.
4. Reviewing plans for proposed major developments such as new towns and large-scale projects for commerce, housing, industry, recreation, etc.

5. Helping local governments to implement performance standards for subdivision developments, drainage and flood plains.
6. Specifying conservation and recreation areas, and access ways to them.
7. Developing, in conjunction with local government, the following planning tools, which make possible effective coordination among all agencies of government:

a. A Land Use Environmental Matrix

This tabulation will organize existing knowledge—and spotlight areas where knowledge is lacking—about the relationships of land use to ecology. This information will be distributed to all levels of government.

b. A Land Use Management Matrix

This will document all existing land use plans and controls now in use by local, state and federal agencies, and analyze their relationships to one another. This filled-in picture of plans and laws will also be provided to every level of government in the state.

c. A Land Use-Impact System

A system of programs and procedures to evaluate the impact of proposed land use plans on service requirements, public investments and the environment.

d. A Growth Monitoring System

A system of obtaining information on changes in land use to help identify specific future planning needs.

The Recommended Legislation Will Establish the Following

1. Plans and procedures to guide the use of land, and the development of related services, utilities, transportation, communication, etc.
2. Stronger local government, with the Land Use Commission providing technical and financial aid where necessary.

3. Identify areas in which land use plans and proposals, by reason of their scale or the extensiveness of their impacts, are of state concern; and to specify the state and local action appropriate to these areas.
4. Specify minimum standards for matters of local concern in order to strengthen the dealings of local government with state and federal agencies, and the compliance of public and private land use development with local land use desires and requirements.
5. A coordinated survey of all existing laws and regulations about land use, at all levels of government.
6. A modern data-analysis technique which will make possible realistic predictions as to the possible consequences of a given decision about land use.

Investing in the Future

How much will it cost the state to establish and maintain the recommended land use management system?

- To develop the land use management system and plan will cost roughly \$200,000 in the first year.
- A state financial assistance fund for local government planning is recommended at \$150,000 for the first year.

What are the benefits of this investment in Colorado?

- The wise use of land and the carefully planned investment of public funds for utilities, schools and roads will save Coloradians millions of dollars in the immediate future.

THE PEOPLE OF COLORADO CAN MANAGE THE USE OF ITS LAND

If this approach to maintaining the quality of life in Colorado makes sense to you—make this known to your legislative representative.



John A. Love, Governor

John D. Vanderhoof, Lieutenant Governor

The Colorado Land Use Commission

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