

INTEGRATING WATER AND LAND PLANNING THROUGH LEADERSHIP TRAINING

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LAND USE LEADERSHIP ALLIANCE TRAINING PROGRAM

Educating local land use decision-makers on legal tools and techniques and collaborative decision-making to address complex land use issues



LULA PROGRAM CREATED

**Hudson Valley Region: Sustainability to 2050
Study and Conclusion Re: Sustainability**

What Can you do about it?

Consultation with Murray Gell-Man

Complex Adaptive Systems

Crises and their Function

Horizontal Connectivity and Communication

Innovations and Idea Sources

Identification of Strategies

Vertical Connections



STEP-BY-STEP APPROACH

Form Steering Committee

Select Compatible Communities

Identify Objective Leaders

Nominate Participants

Research Legal and Policy Issues

Select Participants from all Five Communities

Identify Issues

Conduct Further Research

Hold Four Days of Training

Identify Additional Issues

Develop Strategies

Discuss Post-Training Plans

STEERING COMMITTEE AND COMMUNITIES

Western Resource Advocates

**Denver Regional Council of
Governments**

Colorado Water Conservation Board

Rocky Mountain Land Use Institute

Colorado Chapter - APA



ARVADA, AURORA, CASTLE ROCK, PARKER, & THORNTON

Participants:

- Planning commissioners
- Developers
- State and Regional Water Specialists
- City Managers
- Water and Land Use Planners
- Sustainability Coordinators
- City Council members



WATER AND LAND PLANNING ISSUES

Growth Along the Front Range

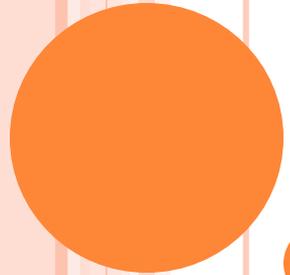
Importance of Urban Form

Importance of the Comprehensive Plan

Function of Zoning

**Relationship between Water Demand =
Zoning, and Water Supply and Suppliers**

**Requirement that Developers Prove Water
Supplies**



WATER CONSERVATION MEASURES IN LAND USE REGULATION

Urban Growth Boundary

Denser Development (more du/acre)

Cluster Development (reduce lot sizes)

Mixed Housing Types

Compact Mixed Use Development

Landscape Codes and Requirements

Soil Quality Requirements

Allowable Plants

Green Plumbing Requirements

Reuse of Water: Gray Water Facilities

Smart Meters

Sub-metering in Multifamily Building

WHERE DO WATER CONSERVATION REGULATIONS BELONG

Comprehensive Plan – Settlement Form

Densities and Types of Buildings – Zoning

Clustering – Subdivision Regulations

Green Plumbing – Plumbing Code

Reuse of Water – Building Code

Smart Meters – Building Code

Landscape Requirements – Subdivision and Site Plan Regulations

LESSONS LEARNED

Lack of Horizontal Connections in Some Cities

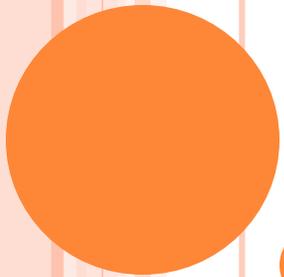
Lack of Horizontal Connections Among Cities

Lack of Vertical Connections with Regional and State Agencies

Instructions for Completing Water Conservation Plan Not Focused on Land Use

Importance of Land Use Law Knowledge for Water Planners

Importance of Understanding Supply Projections for Land Use Planners



STRATEGIES DEVELOPED

Create Water Element of Comprehensive Plan

Consider Element in Making Discretionary Project Decisions

Redraft zoning and subdivision regulations

- **Type of development allowed**
- **Smaller Lots**
- **Limitations on Impervious coverage**
- **Require pervious pavements**

Water conservation standards

Importance of Post-Occupancy Inspections

Value of Intermunicipal Cooperation

Importance of Connectivity in State Water Conservation Plan

OTHER POSSIBLE STRATEGIES

Create Technical Guidance Manual for Western State Municipalities – Best Practices

Develop Common Metrics Relating Land Use Regulations to Water Usage

- **Size of lots**
- **Types of vegetation**
- **Types of equipment**

Establish Intermunicipal Council for Enforcement

Deeper Training in Participant Communities

Additional Communities in Training Program

THE “DIFFUSION OF INNOVATION”

“Most individuals evaluate an innovation, not on the basis of scientific research by experts, but through the subjective evaluations of near-peers who have adopted the innovation. These near-peers thus serve as social models, whose innovation behavior tends to be imitated by others in their system.”

- Everett M. Rodgers



WHY WORK AT THE LOCAL LEVEL

- **Willy Sutton Robbed Banks because “That’s Where the Money is.”**
- **Local Governments, particularly Home Rule Governments, have extensive power.**
- **They Determine What Goes Where on The Land.**
- **They Have Local Knowledge**
- **They Can be Powerful Constituents**
- **They Learn from One Another**
- **Role of State and Federal Governments: Guide and Assist, Use of Technical Assistance, Best Management Practices, and Financial Assistance**

SURVEY OF GRADUATES

“I learned more about land use planning than I ever could have imagined! It also opened the door to a new communication between the Town of Parker and Parker Water – this was one of the best uses of my time!”

