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
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
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

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!”