

A scenic landscape photograph showing a herd of elk in a snowy field. The elk are in the foreground, some standing and some lying down. Behind them is a dense forest of snow-covered trees. In the background, there are snow-capped mountains under a clear sky.

3. Future Land Use Plan 2030

3.1 | Purpose & Overview



How and where our community grows has a major influence on how community members get around, the character of the County and its communities, natural resources, and sense of community. The Future Land Use Plan responds to the need to accommodate a growing population and the subsequent demand for additional housing, services, and employment in a manner consistent with the Comprehensive Plan Vision.

The purpose of the Future Land Use Plan is to establish a framework that illustrates the desired locations and patterns for this growth. While development potential is constrained by the fact the county is 83% publicly-owned land, analysis indicates there is approximately 25,908 acres of physically developable land which is currently undeveloped. There is another 12,740 acres with residences, but on lots over 40 acres in size, which could be further subdivided. While only advisory, the Future Land Use Plan is intended to be a roadmap to guide updates to the land use code and to nudge new development in a direction consistent with the community’s vision for orderly, efficient, and sustainable growth

in appropriate locations of the unincorporated county and in or near existing communities.

ACCOMMODATING PROJECTED GROWTH

While projecting increases in population is inexact, it offers an opportunity to consider how the county might grow. The table on the following page uses U.S. Census estimates to quantify how much growth the County needs to allocate in the Future Land Use Plan. These estimates indicate that over the next 10 years, the county’s total population will increase by around 4,000 people.

When considering that a portion of the population will live outside the municipalities, the implications for land use planning are clear. At the base level forecast, about 600 new housing units may be necessary in the unincorporated county. This number increases to over 1,700 with a more rapid population growth estimate. If the county were to continue developing as it is now at 1 dwelling unit per 2 acres, accommodating this growth into

County Growth Projection 2020-2030

	2020 Estimate	2030 Projection (Base)	2030 Projection (Lower Bound)	2030 Projection (Upper Bound)	Net Growth (At Base Projection)	Net Growth (At High Projection)	Est. Land Required
Population*	20,799	24,899	21,210	28,588	4,100	7,789	-
Housing Units**	5,980	6,575	5,456	7,695	596	1,715	1,260 to 3,677 Ac
Employment	8,400	9,463	8,532	10,394	1,063	1,994	70 to 150 Ac

*2020 figures are interpolated from 2000 to 2018 US Census estimates. Includes populations within municipalities

**Only includes units in the unincorporated county (US Census)

new subdivisions would occupy about 1,200 acres. However, illustrating the value of better planned growth, allocating this development into higher density subdivisions around the towns (8 dwelling units per acre), the amount of land needed to accommodate this new growth is reduced to 75 acres. The Future Land Use Plan aims to intensify development potential around existing communities and maximize investments in infrastructure in order to reduce pressure on the County’s rural areas, agricultural lands, and sensitive ecological assets.

Population growth also results in new economic activity. Chaffee County could add about 1,000 jobs in the next decade. While most of the employment is centered in the municipalities, especially in and around Salida, the Future Land Use Plan recommends the land use code allow for more mixed use development and redevelopment of existing commercial areas to support a growing and diversifying economy.

ENHANCING REGIONAL COORDINATION

Keeping “the country, country and the Towns, towns” has been a long articulated ideal in

Chaffee County. However, achieving this desired growth pattern has been challenged by a lack of adequate infrastructure and effective County and Municipality intergovernmental coordination on development. Fortunately, at the time of the development of this plan, intergovernmental agreements, or IGAs, were either adopted or in process between the County, Salida, Buena Vista and Poncha Springs demonstrating a significant shift towards regional planning.

The capacity of infrastructure for roads, water rights availability, and water and sanitation services will be the primary driving factor for how growth occurs in and around the municipalities. The Future Land Use Plan was developed in close coordination with the municipalities and aligned with their more recently developed growth and infrastructure plans. In particular, the Future Land Use Plan reflects the 3 Mile Areas Plans for each of the municipalities. These plans, required by the State, plan for future growth within an area of influence of the town boundaries extending out to 3 miles. These plans include how the municipalities plans to offer utility service extensions, areas targeted for annexation, and areas of desired growth. This Future Land Use Plan reflects an alignment between all the jurisdictions on these preferred areas of growth.

FUTURE LAND USE MAPS

The Future Land Use Plan includes county-wide Future Land Use Maps (FLUMs) and FLUMs for each of the four Sub Areas. The FLUMs represent desired future land use character and are intended to inform the development of future zoning districts and code revisions. The map reflects areas of the County where existing conditions are unlikely to change and areas where infill and expansion of suburban and urban growth will occur based on:

- Proximity to a municipal planned growth area
- Presence and capacity of existing water and sanitation infrastructure
- Location on or near a major road or transportation network
- Character and intensity of surrounding or proposed development
- Location relative to natural resources constraints including natural hazards, high fire risk zones, wildlife habitat and conservation areas, and scenic resources
- Real estate market conditions.

Where transportation plans exist, the Future Land Use Maps include desired or planned road and transportation infrastructure extensions. Roads are indicated by dashed red lines and pedestrian by dashed green lines.

FUTURE LAND USE DESIGNATIONS

The Future Land Use Designations articulate the general character of land use areas identified on the maps. These designations are not regulatory, nor do they reflect specific parcel boundaries. Instead they are intended to guide an update to the zoning code and inform development review for consistency in what kind of growth is desired for an area. The Future Land Use Plan contains both descriptions of the future land use and character as well as a two-page future land use table which offers a summary for use in reviewing the maps.

Future Economic Activity Nodes, Focus Areas and Opportunity Sites

The Sub Area Plans also identify areas that would benefit from more detailed site or neighborhood scale master plans. These Nodes, Focus Areas and Opportunity Sites were identified based on their potential for redevelopment and infill areas where change is likely, as a location with unique characteristics or attributes that are underutilized or has development challenges, is an existing small community/neighborhood, and/or may require physical or infrastructure improvements. These areas would benefit from additional planning processes such as a master plan, corridor plan, or neighborhood plan to offer greater guidance for future development. These areas are listed in the table on the following page.

Future Economic Activity Node	Focus Areas	Opportunity Sites (Parcels)
Johnson Village Hwy Corridor	Johnson Village	County Fairgrounds
Nathrop Commercial Area	Nathrop Townsite	Salida South Enclave*
Poncha Springs Mixed Use Corridor	Maysville Townsite	
	Highway 50 Corridor from Salida to Poncha Springs	

*An area of County land wholly surrounded by the City of Salida

The Opportunity Sites differ from the nodes and focus areas in that they are unique parcels in the unincorporated county that offer a high likelihood of development that could further the goals of the Comprehensive Plan. These sites in the unincorporated area were identified based on criteria analyzed using GIS that identified parcels within:

- 400 feet of existing infrastructure including water, sanitation, roads/sidewalks, etc.
- 2,000 feet of existing amenities or activity nodes (schools, parks, grocery stores, healthcare institutions, cultural institutions) and representing a roughly 20-minute walking radius
- 500 feet of a trail network

And also considered:

- Physical site constraints
- Recent nearby development

These sites were then evaluated based on property ownership and included in the infrastructure analysis for feasibility of extending key infrastructure, particularly public water and sanitation lines to service the parcel.

SUB AREA PLANS

Given Chaffee County spans such a large and diverse geography, the Comprehensive Plan includes four Sub Area Plans for the areas of:

1. Buena Vista
2. Mid Arkansas Valley/Nathrop
3. Salida
4. Poncha Springs/Maysville

Each Sub Area Plan was developed based on analysis of the municipalities' long-range plans and Three Mile Area Plans, Intergovernmental Agreements (IGAs), existing and platted subdivisions, vacant land, current studies, population and housing projections, and public input. Each Plan includes a Vision, a Future Land Use Map (FLUM), and additional land use planning considerations for development of specific sites and neighborhoods.

These Sub Area Plans are intended as a guide for development that account for the unique qualities of each area and support greater collaboration and coordination between the County and Municipalities to achieve desired growth consistent with the community's vision.

3.2 | Future Land Use Designations



Public Lands

FUTURE LAND USE & CHARACTER



Objectives:

- Support multi-jurisdictional interests on the conservation, protection and responsible use of public lands.
- Balance recreational activities with high-value scenic and ecological resources, including sensitive wildlife habitat, riparian areas, scenic byways and/or the wildland urban interface.
- Partner with the multiple jurisdictions involved to continue to provide public access.
- Create a future land use framework for public lands that protects backcountry areas with privately-owned mining claims from hazards.

Location Description: Municipal, County, State or Federal-ly-controlled public lands and open space.

General Character: No major change in land use envisioned. Land uses are generally related to supporting recreation and outdoor tourism-based activities, the administration of public lands and access to outdoor resources. No residential development is permitted on public lands except on mining claims under specific circumstances. Mining claims wholly surrounded by public lands are in private ownership and have challenges with access, sanitation, and natural hazards, particularly wildlife. The Mining Claim designation accompanies this designation, as well as a recommended future Backcountry Overlay to protect landowners under specific circumstances.

Envisioned Density Range: Residential uses are limited in Public Lands but may exist in mining claims under specific circumstances.

Open Space

FUTURE LAND USE & CHARACTER



Objectives:

- Provide for additional open space in and around existing or proposed development to provide opportunities for active and passive recreational space.

Location Description: Permanently protected open space held as a land dedication, parkland or conservation easement.

General Character: Intended to preserve open space, particularly in subdivisions, on critical conservation areas or along existing or proposed trail networks to expand County recreation and connectivity goals. Features both passive and active open space uses including trails, parks, open areas, public recreation facilities and conservation areas.



Envisioned Density Range: Not applicable.

Mining Claim

FUTURE LAND USE & CHARACTER



Objectives:

- Provide for recreational opportunities on small privately-owned parcels currently existing in or surrounded by public lands.
- Allow for seasonal limited-access shelters that do not contribute to wildland fire risk.
- Restrict insensitive buildings or uses from proliferating in backcountry environments.

Location Description: Tracts of privately-owned land formally used as mining claims as designated by the County Assessor.

General Character: Limited and seasonal backcountry cabins or structures with approved facilities and constructed to standards for minimal impact or no degradation of natural resources, particularly waterways, and avoidance of natural hazards.

Envisioned Density Range: One shelter per individual parcel.

Rural/Agricultural

FUTURE LAND USE & CHARACTER



Objectives:

- Preserve the character of rural areas in Chaffee County.
- Support the agricultural economy.
- Create opportunities for advancing agricultural and sustainable farming practices.
- Promote the preservation of open land through conservation subdivisions.

Location Description: Areas with large acreages of mostly undeveloped land distant from urban settings.

General Character: Intended for areas with very low-density residential development, farmsteads, and/or agricultural activities. Uses include farming and ranching, value -based agricultural manufacturing,

low impact renewable energy and other ancillary uses that support the agricultural economy, conservation of open lands and habitat and the rural character of the County. Includes areas with natural hazards such as steep slopes and floodplains. Residential uses are generally on large parcels, housing related to agricultural operation and not in platted subdivisions. Large developments in the future should reflect open space design practices such as clustering or conservation subdivisions.

Envisioned Density Range: One Dwelling Unit per 2 Acres, cluster subdivisions or larger lot residential.

Rural Residential

FUTURE LAND USE & CHARACTER



Objectives:

- Provide opportunities for large-lot, low density residential uses in appropriate locations.
- Manage appropriate land uses at the interface between residential and agricultural uses.
- Promote the preservation of open space through conservation subdivisions.

Location Description: Areas of the unincorporated county with single family residential houses in platted subdivisions with lots found farther from municipalities and not intended to receive utility services.

General Character: Generally designated for established residential subdivisions where no change in use is intended. Accommodates low density residential uses with activities that are consistent with

the current Rural Zone District in the Chaffee County land use code including small scale farming and agricultural activities. May support parks, trails, and open space facilities.

Envisioned Density Range: Typical lot sizes are currently upwards of 1 Dwelling Unit per 20 Acres. Promotion of similar densities to adjacent subdivisions to maintain existing character is encouraged, creating a range of development types around the County. Future developments at 1 Dwelling Unit per 2 Acres should reflect open space design practices such as clustering or conservation subdivisions.

Suburban Residential

FUTURE LAND USE & CHARACTER



Objectives:

- Maintain orderly and consistent growth of existing neighborhoods in the County’s municipalities or established unincorporated communities.
- Provide a mix of housing to serve a range of people and incomes, including the workforce, the elderly, and families of various income levels.
- Adhere to an orderly and efficient vision that encourages denser growth near existing communities and anticipates municipal annexation through intergovernmental agreements.

Location Description: Areas in or near existing communities of the unincorporated county or municipalities or along major transportation corridors that are included in Intergovernmental Agreements and where municipal services may be extended in the future.

General Character: Generally low density residential uses consistent with the RES Zone District in the current Chaffee County land use code. Intended to support affordable and attainable housing goals with a diversity of housing types to serve a range of income levels. May accommodate locally serving commercial uses that offer amenities to the neighborhood such as small scale retail and home occupied businesses.

Envisioned Density Range: 1 to 4 Dwelling Units per Acre; Higher densities are contingent on incentives for projects that incorporate affordable housing into the development, and projects that are located near amenities or activity centers. Building heights range from 1 to 3 stories depending on location.

Mixed Residential

FUTURE LAND USE & CHARACTER



Objectives:

- Provide a mix of housing to serve a range of people and incomes, including the workforce, the elderly, and families of various income levels.
- Located near major transportation corridors, activities and services such as schools, grocery stores and employment nodes.
- Targets orderly and efficient growth patterns that encourage denser development near existing communities. Development here should not strain the capacity of municipal roads, water, sanitation or other utilities/services.
- Anticipates municipal annexation and servicing through intergovernmental agreements.
- Promotes a jobs/housing land use balance by creating opportunities for housing near places of work.

Location Description: Areas desired for annexation

adjacent to existing incorporated or unincorporated communities or along major transportation corridors where higher densities may be appropriate and near existing water and/or sanitation utilities.

General Character: Envisioned to accommodate a mix of housing types and residential densities, affordable housing, institutional uses such as schools or public facilities, and appropriately scaled commercial uses for walkable amenities. Encourages non-traditional subdivision design with smaller lots and conservation subdivisions to promote more compact development.

Envisioned Density Range: 1 to 4 Dwelling Units/ Acre; Higher densities are contingent on incentives for projects that incorporate affordable housing into the development, and projects that are located near amenities or activity centers. Building heights range from 1 to 3 stories depending on location.

Rural Commercial

FUTURE LAND USE & CHARACTER



Objectives:

- Promote job growth and economic development by expanding opportunities for businesses that generate employment and diversify Chaffee County's economic base.
- Accommodate existing commercial in unincorporated Chaffee County.

Location Description: Existing and future commercial areas

General Character: A diverse mix of locally and regionally serving commercial activities that are integral to the region's economy such as business parks, flex offices, utilities, sand and gravel storage, personal services, etc. Residential uses may be permitted in mixed use developments with density

bonuses to incentivize the inclusion of affordable units. Development standards require buffers between residential and commercial uses.

Envisioned Density Range: 2 to 16 Units per Acre when incorporated into commercial development. Building height between 1 and 3 stories.

Rural Mixed-Use

FUTURE LAND USE & CHARACTER



Objectives:

- Promote a mix of uses best served by transportation corridors and near existing agricultural activities
- Provide opportunities for low-density, low-impact commercial uses that accommodate rural businesses.
- Promote job growth and economic development by preserving sites for highway-oriented manufacturing and freight transportation.

Location Description:

General Character: Similar in types of uses as that of the Mixed Use Corridor, but at lower densities and intensities to reflect the surrounding rural character. Envisioned to promote economic development consistent with the existing recreation, agricultural, and tourism based economy such as recreation companies, campgrounds, and hospitality activities.

Envisioned Density Range: 1 Unit per 2 Acres to 2 Units per Acre with higher densities contingent upon bonuses given to incorporate affordable housing into development. Building heights between 1 and 3 stories.

Mixed-Use Corridor

FUTURE LAND USE & CHARACTER



Objectives:

- Promote a mix of uses best served by major transportation corridors and near existing higher intensity activities
- Adhere to a targeted, orderly and efficient vision for growth that encourages denser buildings near existing communities with existing services and infrastructure.
- Target mixed-use and denser uses to areas near existing communities
- Promote job growth and economic development by locating sites for transportation-dependent offices, services and goods delivery near major highway corridors.

Location Description: Areas located near existing municipalities, along or near major transportation corridors, included in intergovernmental agreements for

the municipalities’ three-mile planning areas, and within in existing or future utility service areas.

General Character: Targeted growth designation that envisions a mix of uses and higher densities to promote growth near existing communities and around gateways. Includes locally and regionally serving commercial activities that support the local economy such as transportation dependent activities such as retail, personal services, offices and goods delivery. Well connected to schools and other activity nodes with roads, trails, pathways and sidewalks. Development should be consistent with municipal plans and designed to municipal standards to ensure compatibility of development for potential annexation.

Envisioned Density Range: 2 to 16 Dwelling Units per Acre; Higher densities are contingent on bonuses given to projects that incorporate affordable housing. Building heights are between 1 and 3 stories.

Light Industrial

FUTURE LAND USE & CHARACTER



Objectives:

- Support a sustainable economy centered on clean energy, agriculture, and manufacturing using renewable resources.
- Bolster existing businesses and manufacturing uses that provide long-term jobs.
- Support business that may be large in scale and character by locating them next to similar uses and away from residential neighborhoods.
- Harbor opportunities for next-generation industries that align with the economic and environmental goals in this plan.

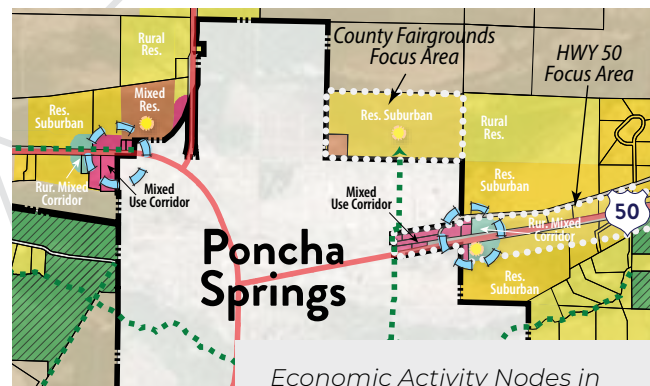
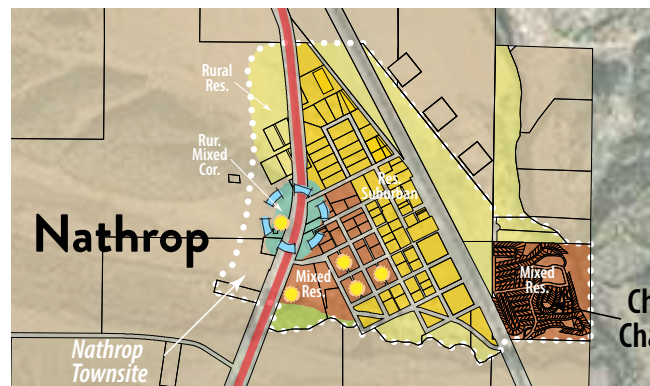
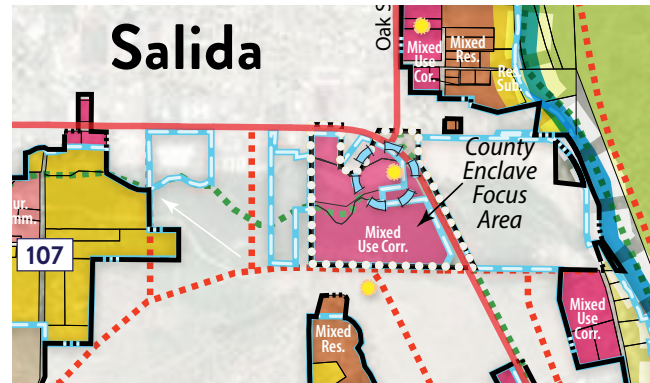
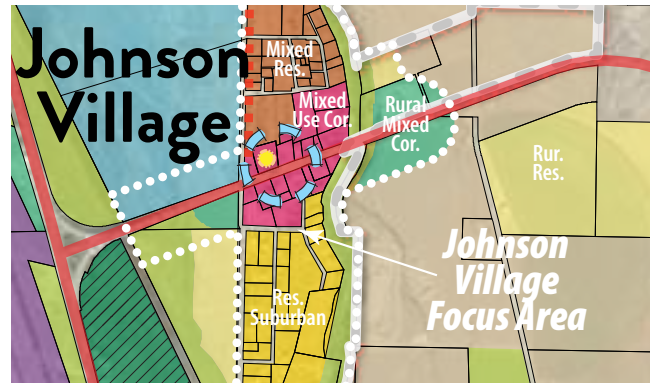
Location Description: Areas located farther away from existing and future residential areas.

General Character: Intended to accommodate existing and future manufacturing areas that support the economic development goals of this plan. Includes singular use and larger buildings with potentially noxious activities. Includes uses such as sand and gravel facilities, large scale energy generation, value added manufacturing with associated offices or limited onsite housing appropriate for operations.

Envisioned Density Range: Not applicable.

Future Economic Activity Node

OTHER LAND USE CHARACTER AREAS



Economic Activity Nodes in the four Sub Areas

Objectives:

- Promote innovation and pursue new industries as well as training or educational facilities (e.g. vocational or college institutions) that support and train the workforce for such businesses.
- Target ideal areas to apply for Colorado Enterprise Zone Tax Credits or other incentives to promote development that satisfies this plan's economic goals and strategies.
- Target areas or sites within the Opportunity Zone (Census Tract 000401) to fast track eligible projects in the northern half of the County.
- Incentivize and recruit businesses that foster opportunities for workers in Chaffee County to further their economic growth.
- Pursue commercial activities that promote the County's identity as a leader in sustainable

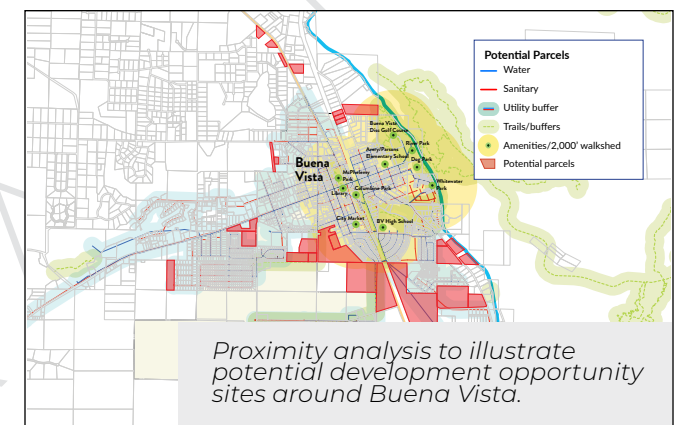
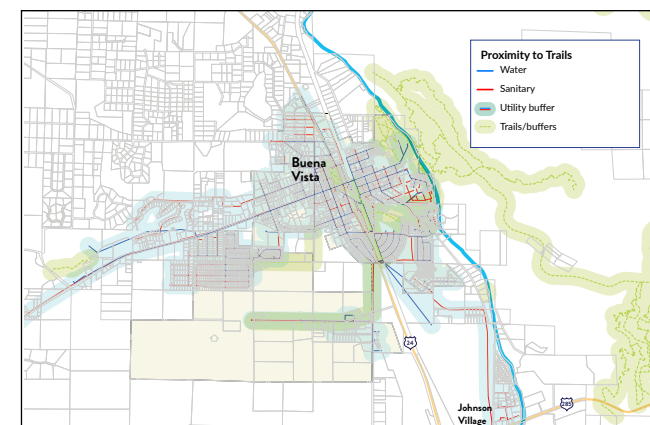
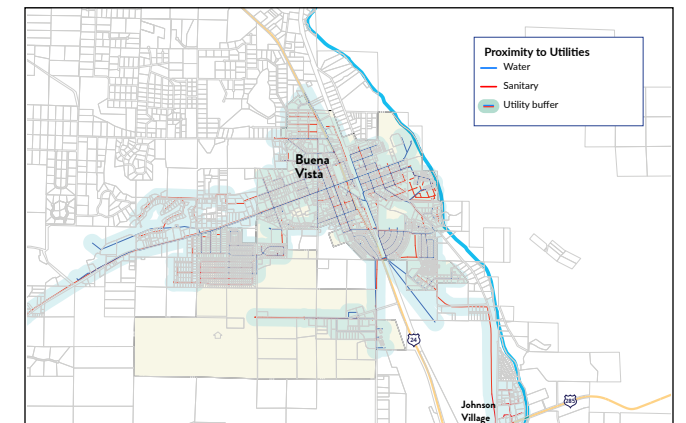
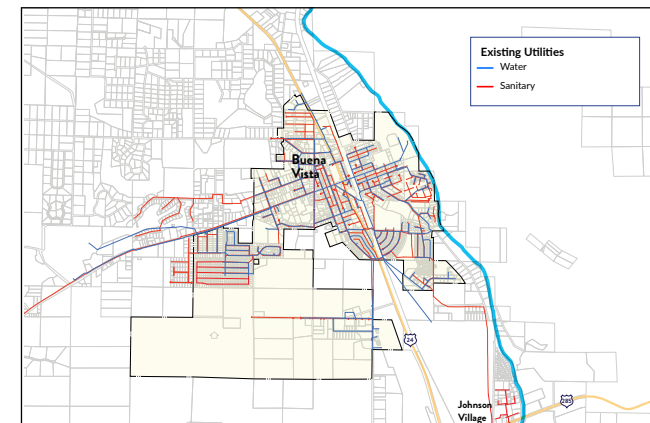
development, environmental stewardship and balanced outdoor recreation.

Location Description: Johnson Village, south of Salida, adjacent to Poncha Springs and in Nathrop.


General Character: Focused area for future economic development implemented through strategic allocation of resources and projects that assist in the creation of new businesses or jobs. May include areas designated for renewable resource infrastructure, community gateways, tourism oriented commerce, new and emerging industries, or new planned mixed use development. Offers potential for annexation into municipalities.

Opportunity Sites

OTHER LAND USE CHARACTER AREAS



Proximity analysis to illustrate potential development opportunity sites around Buena Vista.

Opportunity sites are parcels that—due to certain criteria—offer a high likelihood for development that could further the goals and strategies of the Comprehensive Plan. Located in the unincorporated county, these sites illustrate locations where the County may focus resources to catalyze surrounding development or build specific land uses that have otherwise been lacking, particularly affordable housing. Although the County only proposes these as theoretical opportunities in 2020, these sites communicate to the development community and the public locations in Chaffee County where partnerships may be formed to cultivate the kind of buildings the public would like to see. These Opportunity Sites (indicated with the  symbol on the FLUM) are recommended for special design and development standards that would supplement standards identified in Article 2 of the Chaffee

County Land Use Code and would apply to major new development that meets the intent of this plan.

Objectives:

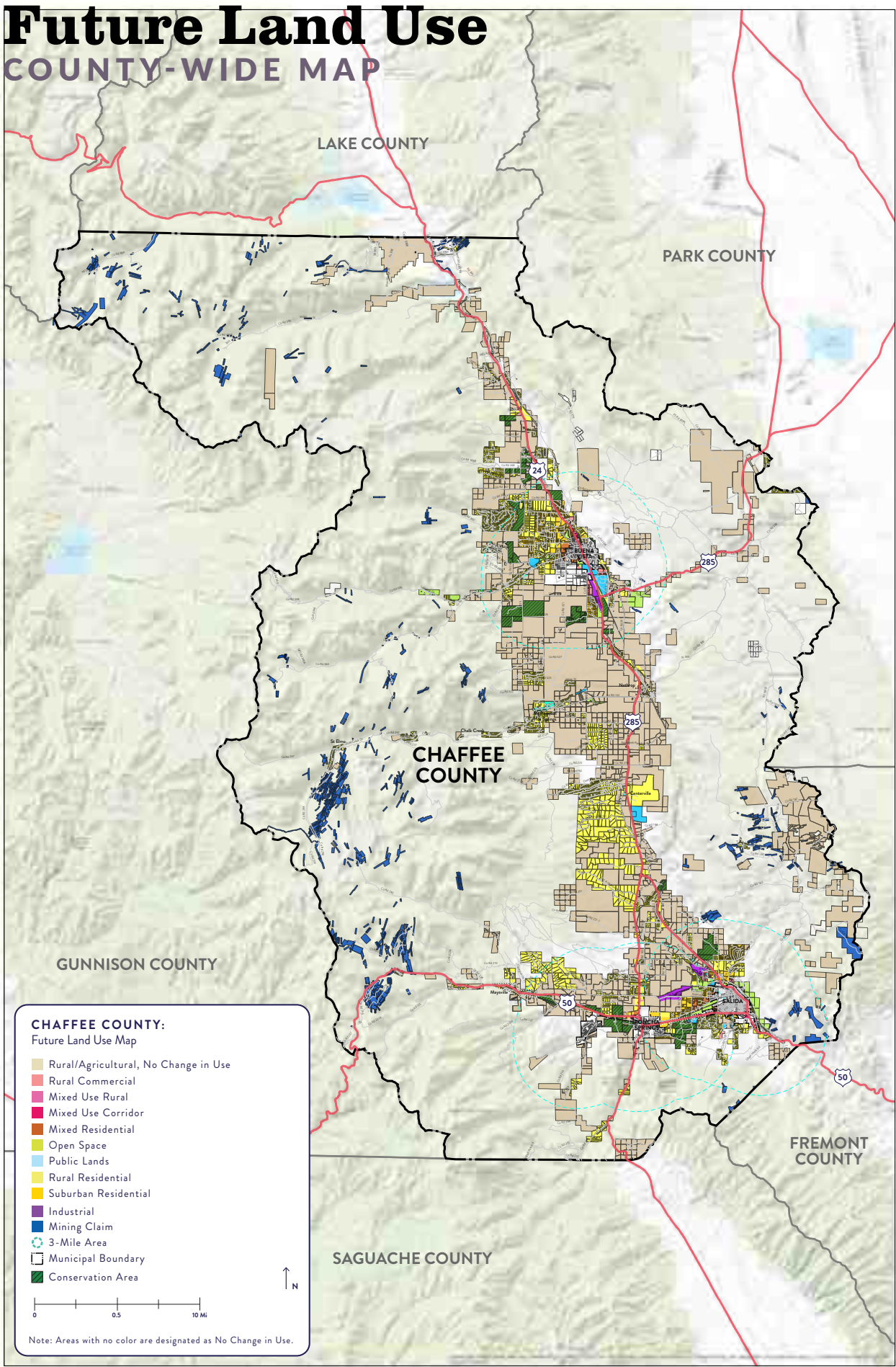
- This designation is given to public or private parcels in the unincorporated county identified through an infrastructure analysis.
- Potential sites for supplying affordable/ workforce housing since their locations meet many of the criteria for such projects.
- Determined through community input and GIS infrastructure analysis
- Offer opportunities to meet this comprehensive plan's goals and strategies through their future development.
- Facilitated by public-private partnership particularly in providing infrastructure.

FUTURE LAND USE TABLE

Land Use Designation	Density Range	Description
Public Lands	--	Municipal, county, state, or federally controlled public lands and open space.
Open Space	--	Permanently protected open space held as a land dedication, parkland, or conservation easement.
Mining Claim	--	Mining claims as designated by the County Assessor with small seasonal structures.
Rural/Agriculture	1 DU/2 Acres	Areas with large acreages of mostly undeveloped land distant from urban settings that contribute to agriculture and the rural quality of the County. Intended for very low density residential, farmsteads, agriculture, ancillary uses, and/or conservation subdivisions.
Rural Residential	1 DU/2-20 Acres	Areas of the unincorporated county in existing platted subdivisions on parcels between 2 and 20 acres. Generally designated for established residential subdivisions where no change in use is intended.
Suburban Residential	1-4 DU/Acre	Areas in or near existing communities or along major transportation corridors that are included in Intergovernmental Agreements and where municipal services may be extended in the future. Generally low density residential intended to support affordable and attainable housing goals with a diversity of housing types to serve a range of income levels.
Mixed Residential	4-16 DU/Acre	Areas desired for annexation adjacent to existing incorporated or unincorporated communities or along major transportation corridors where higher densities may be appropriate and near existing water and/or sanitation utilities. Envisioned to accommodate a mix of housing types and residential densities, affordable housing, institutional uses such as schools or public facilities, and appropriately scaled commercial uses appropriate for walkable amenities. Encourages non-traditional subdivision design with smaller lots and conservation subdivisions to promote a more compact development form.
Rural Commercial	2-16 DU/acre	A diverse mix of locally and regionally serving commercial activities that are integral to the region's economy such as business parks, flex offices, utilities, sand and gravel storage, personal services, etc. Residential uses in mixed use development with density bonuses to incentivize the inclusion of affordable units. Development standards with buffers between residential and commercial uses.
Rural Mixed Use	1 DU/2 Acres to 2 DU/Acre	Envisioned to promote economic development consistent with the existing recreation, agricultural, and tourism-based economy such as recreation companies, campgrounds, and hospitality activities.

Land Use Designation	Density Range	Description
Mixed Use Corridor	2-16 DU/Acre	Areas located near existing municipalities, along or near major transportation corridors, included in intergovernmental agreements for the municipalities three-mile planning areas, and within existing or future utility service areas. Areas targeted for a mix of uses and higher densities to promote growth near existing communities and around gateways.
Light Industrial	--	Areas located farther away from existing and future residential areas intended to accommodate existing and future manufacturing areas that support the economic development goals of this plan.

Other Land Use Character Areas	Description
Future Economic Activity Node	-- Areas in Johnson Village, south of Salida, adjacent to Poncha Springs and in Nathrop that offer opportunity for economic development.
Opportunity Sites	-- Determined through community input and GIS infrastructure analysis, these are sites that offer opportunities to meet this comprehensive plan's goals and strategies through their future development. Opportunity sites also provide for potential locations for affordable/workforce housing developments since their locations meet many of the criteria for such projects.



3.3 | Future Land Use Policies

COUNTY-WIDE FUTURE LAND USE POLICIES AND RECOMMENDATIONS

To achieve the Comprehensive Plan goals, additional land use tools should be integrated into the County's land use regulations. The policies, described below, complement the goals, strategies and actions already in the plan by providing additional guidance on implementation.

Develop a Natural Resources Overlay

While the community placed high value on the County's natural assets, the County's land use code currently lacks adequate protection of both water bodies and wildlife habitat. The Comprehensive Plan's Resilient & Sustainable Environment section includes specific actions for increasing protection through the adoption of new land use tools. A natural resource overlay is an effective tool for maintaining views, a healthy watershed, and protection of wildlife habitat patches and corridors.

Overlay zones are most effective when they integrate:

- Maps
- Site development standards for vegetation management, setbacks, resource avoidance, etc.
- Resource assessments as part of the development application materials
- Flexible site design
- Density limitations
- Development review procedures and criteria for fair evaluation of proposals.

The County should capitalize on the numerous natural and scenic resource studies being conducted by Envision Chaffee County, Colorado Parks & Wildlife, etc. as a foundation to initiate the development of appropriate natural resource overlays for wildlife habitat and scenic resources.

Adopt an Arkansas River & Tributaries Overlay

The Arkansas River and its tributaries are central to the County's identity, recreation economy, and ecosystem. While the Browns Canyon section of the Arkansas River is protected and managed under the Browns Canyon Management Plan, development pressure along other reaches of the river is increasing at a rapid pace. An overlay would ensure the use, access, and natural features of the river and streams are preserved and protected. An overlay could:

- Create a regional shared vision for land uses along river corridors
- Include clear guidance on how to conduct riparian area and floodplain assessments
- Establish streamside setbacks, buffers, and limits on vegetation disturbance that offer greater protection to riparian habitat, water quality, and the visual quality of the river corridor
- Include design standards, site planning guidelines, and review procedures intended to preserve wetlands, floodplains, open space and river views.

Chaffee County is fortunate to be home to many professionals who are experts in this field and can offer guidance to the County on how to develop an appropriate scope of work to accomplish this task.



Conventional subdivision site plan with 55 home sites, each roughly on two-acre lots.



Conservation subdivision site plan with same number of lots on only 64% of the same site.

(Source: LandChoices, and Randall Arendt, "Conservation Design for Subdivisions", Island Press, 1996)

Adopt a Conservation Subdivision Policy

Chaffee County has both a statutory and cluster subdivision standard that supports more creative site design and promotes open area conservation. However, the Rural Cluster Subdivision Ordinance, Article 5, Sec. 5.3 of the land use code, needs to be revised to strengthen how to use flexible site design to better protect natural, scenic and heritage resources while allowing for economically feasible developments. The adoption of a Conservation Subdivision Ordinance is a central strategy in the Future Land Use Plan for the Agriculture/Rural, Rural Residential, and Suburban Residential designations.

To update the land use code, the County should:

1. Consider revising LUC and application process to mandate a study of the property's ecological attributes during the design process to:
 - Identify and avoid critical habitat of endangered species

- Locate the Wildland Urban Interface
 - Locate flood/fluviol or other hazard areas
 - Locate productive agricultural lands
 - Identify other sensitive or critical areas as defined the Chaffee County Planning Commission, County Commissioners or other recommending bodies.
2. Enhance the pre-application process to ensure subdivision design meets standards earlier in the process.
 3. Illustrate desired design standards in a "Conservation Development Design Guideline" book for distribution.
 4. Increase or make flexible bonus lot allowances.
 5. Incorporate a post-development review process to ensure standards have been met.
 6. Provide accessible asset mapping for property in the County available for the public.

SEE MODEL CONSERVATION SUBDIVISION DESIGN GUIDELINES IN THE APPENDIX ([page 204](#)).

Scenic Resource Overlay

The Chaffee County Heritage Area Advisory Board is in the process of updating the management plan for the Collegiate Peaks Scenic Byway, a major county asset and economic driver. The County's development standards should be aligned with the results of this updated plan and adopt an overlay zone to provide clear and objective guidance for property owners and developers on how to conduct a site analysis for visual resources, mitigation standards, and flexible site design options.

Conduct Focus Area Master Planning

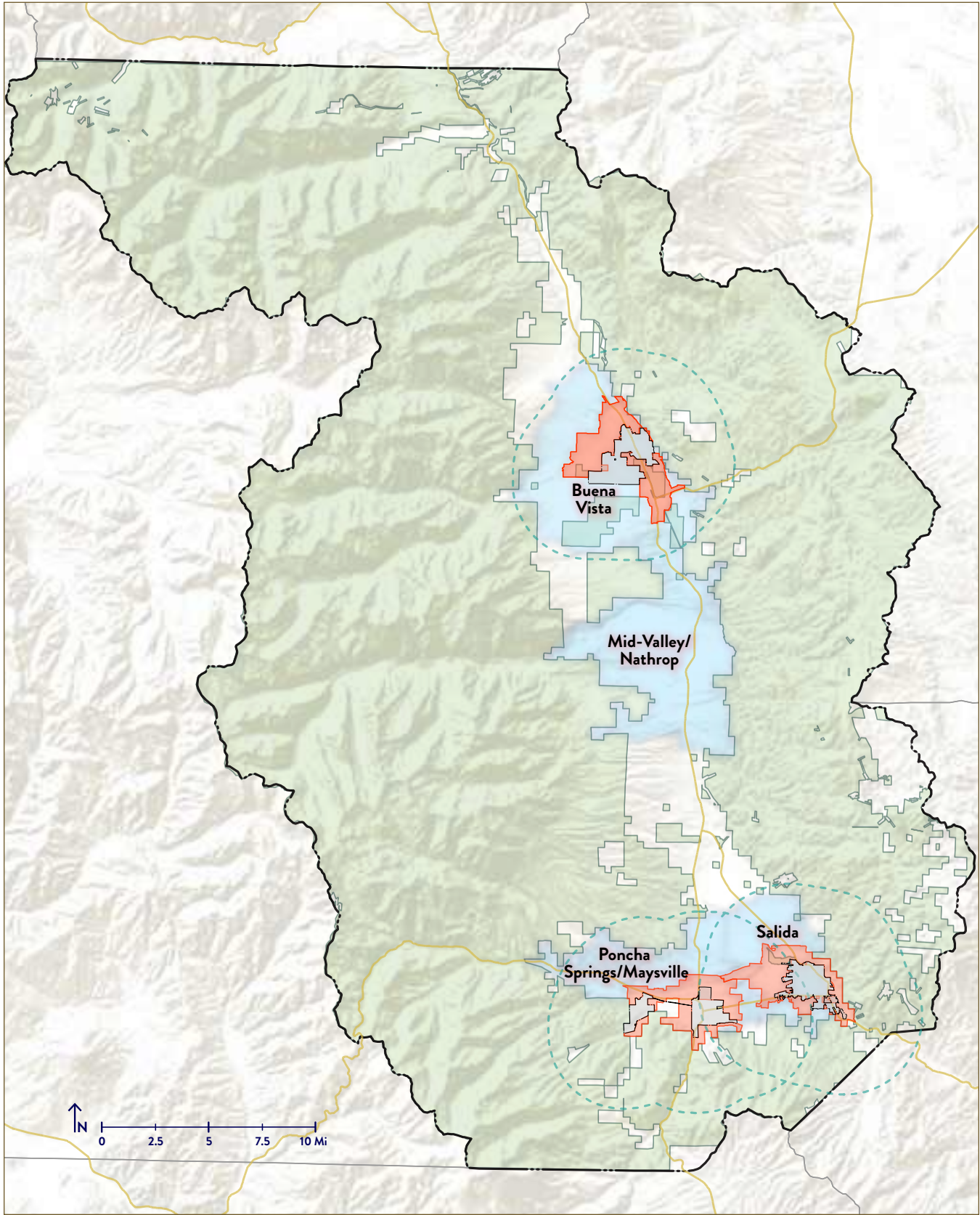
Each of the six focus areas have unique conditions that warrant further study. Developing master plans of each of the areas offers an opportunity to explore the specific opportunities and constraints of each site. The master plans should explore:

- Physical and ecological constraint.
- Need for improved public infrastructure, access, facilities or other physical improvements
- Opportunities for catalytic or visionary projects
- Collaborative partners
- Goals and an action plan for site enhancements.

Develop a Backcountry Overlay

Residential development in the high country, on inholdings surrounded by public lands, and on mining claims pose risks to public safety and environmental sustainability. The County should conduct an assessment of these areas to better understand access, natural hazards, and other resource constraints to inform the development of a Backcountry Overlay with the intent of ensuring uses in these areas do not place a burden on public safety resources, are built to appropriate safety standards, and meet environmental protection standards.

Sub Area Plans



3.4 | Buena Vista Sub Area Plan



VISION & CHARACTER

- The Buena Vista Sub Area has experienced and embraced an **evolving identity**, ranging from mining to music.
- This **historical charm and instant access** to the Arkansas River will continue to attract curious and active travelers coming for a weekend or staying for a lifetime. Continued support of the area's significant rafting community and culture will pave the way for a vibrant economic future.
- Leveraging the Town's diverse and growing economy, new businesses reflect the community's values of **sustainability and healthy lifestyles**, businesspeople are attracted to the Buena Vista area's recreational economy and ease of access.
- As the **main gateway to Chaffee County** from the Front Range, this Sub Area benefits from steady vehicle traffic that supports highway-oriented businesses, balanced by alternative mobility options including an **extensive trail system** connecting rural areas to the town center.
- The Buena Vista SubArea—through logical growth in places like Johnson Village—can promote community goals of supplying affordable housing by envisioning a mix of unit types at the right size and in the right places.
- The IGA between the Town and County supports coordination on growth management with agreement on allocation of new development and extension of services and infrastructure.

SUB AREA FUTURE LAND USE

Elements of the FLUM include:

- **Mixed Use Corridor:** Along the community gateways and corridors of Highways 24 and 285 to promote economic development. Intended to support existing commercial uses (e.g. rafting companies and auto shops) that are located along the highways as well as provide opportunity for a mix of new commercial businesses that are limited in size and scope. Major commercial activities should be directed to the municipalities.
- **Rural Mixed-Use:** Extends along the Highways 285 and 24 corridors north and south of Town where surrounding land uses are more rural in character.
- **Mixed Residential:** Aligns with lands within the Town of Buena Vista’s planning areas where future development is likely.
- No change is proposed for existing residential subdivisions with lots under 20 acres in the **Rural Residential** and **Rural/Agriculture** designations.
- No change is proposed for **Public Lands** except for a parcel identified for a land exchange in the Town’s Three Mile Plan.

SUMMARY OF KEY ISSUES

- The subdivisions around Buena Vista still have some limited capacity for infill with 310 vacant lots.
- The Sub Area’s Plan is congruent with the Buena Vista Three Mile Plan which identifies 10 Areas of Desired Growth and Municipal Service Areas.

- The average in-town residential lot is 2,500 square feet.
- Cottonwood Creek, the Town’s water supply for portions of the Town, is over appropriated and places limits on development potential within that zone.
- The northern edge of Buena Vista has limitations for water infrastructure due to challenges with elevation.
- The Buena Vista Sanitation District reaches 75% capacity during the summer.
- Highway 285 is seeing increasing traffic issues and congestion.

SUB AREA SPECIFIC POLICIES

- While these may also be policies that are relevant throughout the County, these were identified as regional priorities or have greater relevance.
- Use with the Buena Vista Water Resource Master Plan and recent County Infrastructure Study to estimate the feasibility of water service expansion.
 - Explore funding models (taxes, in lieu of fees, etc.) for the development and maintenance of regional open space and trails.
 - Require new development to include inclusive open space and/or parks.
 - Plan for development of public spaces and facilities for youth.
 - Promote the production of local food and resources for small scale agriculture.

JOHNSON VILLAGE
FOCUS AREA, NODE, AND
OPPORTUNITY SITE

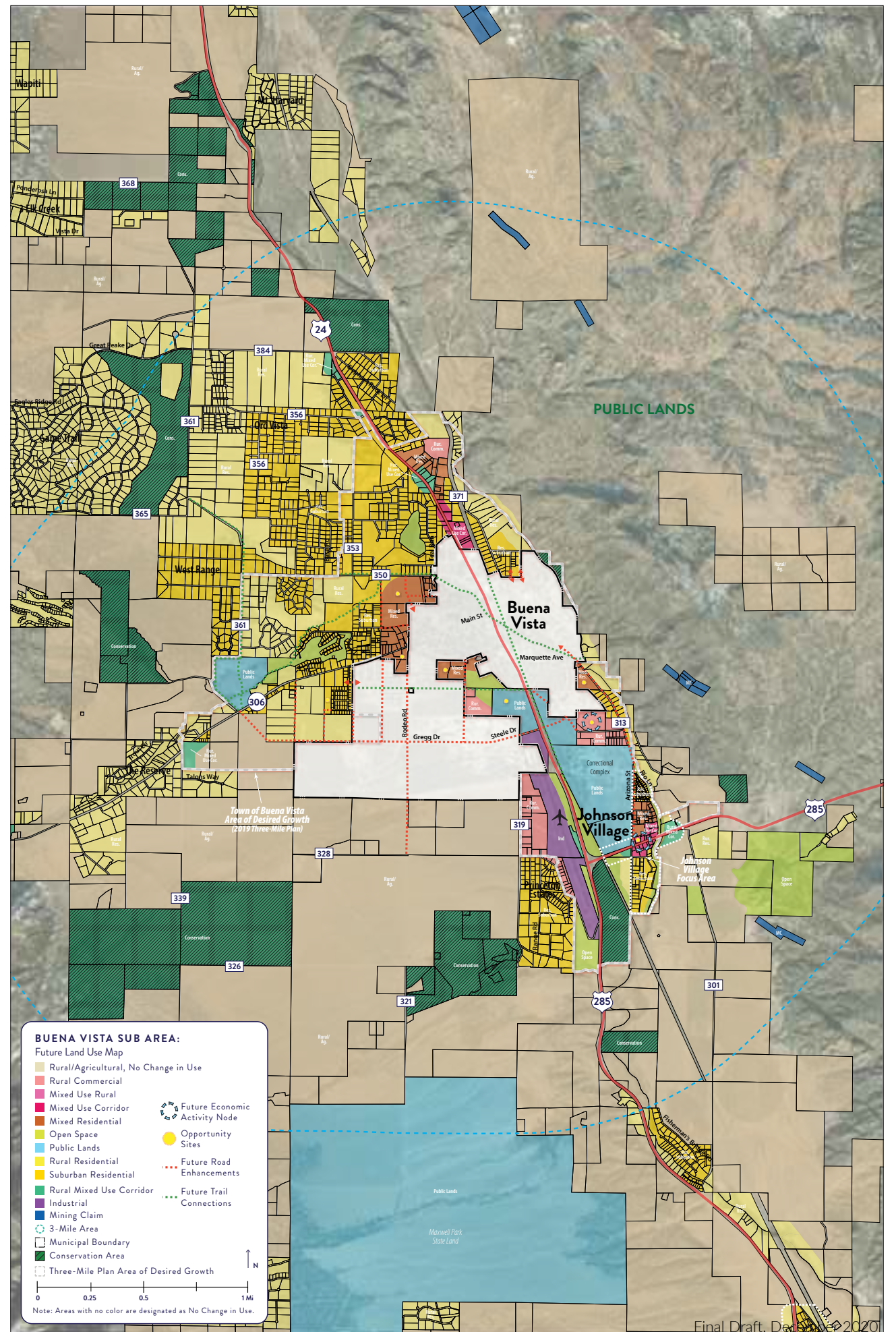
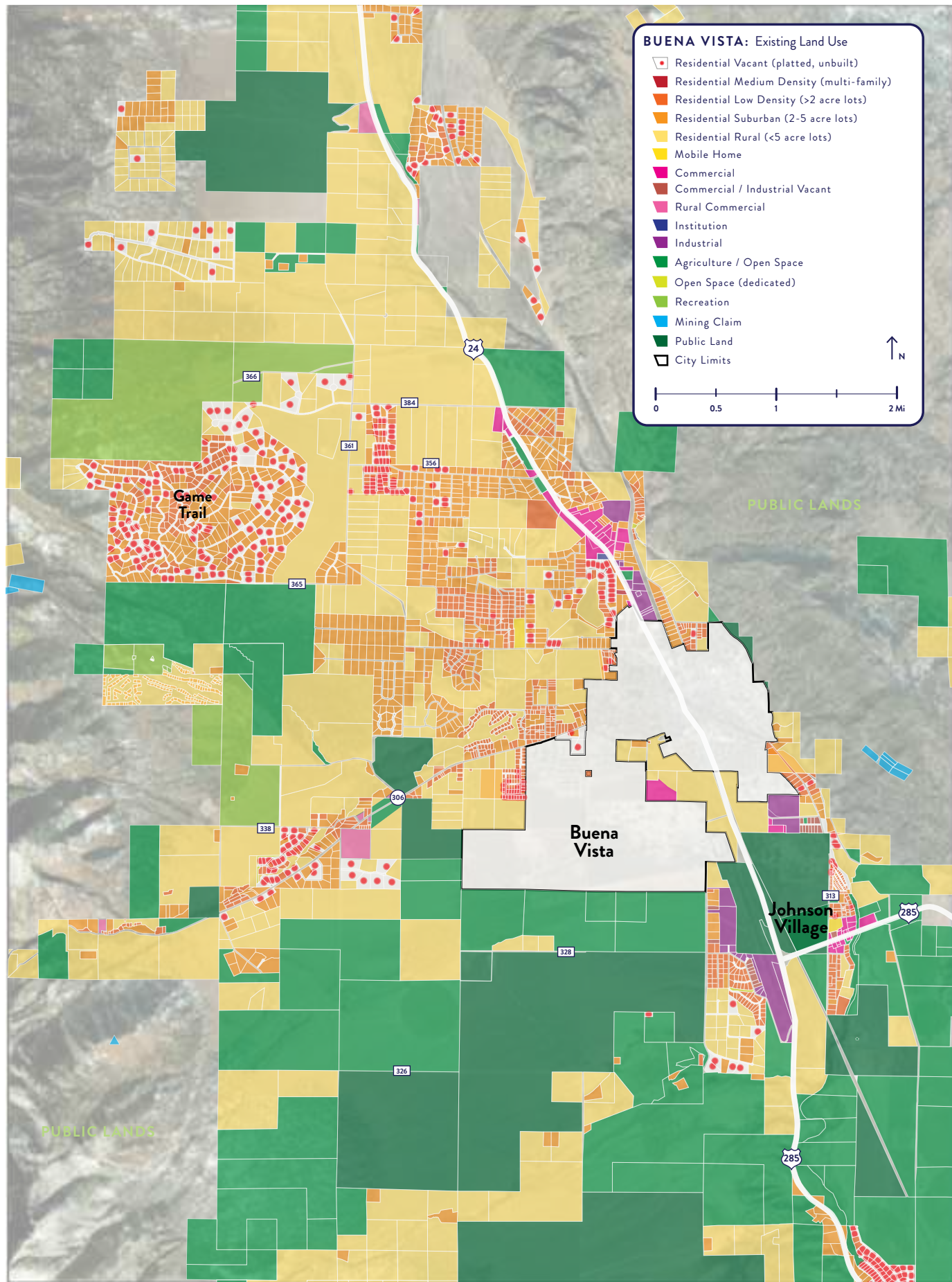
Johnson Village, with high traffic and visibility, offers opportunities for future growth building on existing commercial development catering to the recreation and tourism economy. Highway 285 is envisioned as a future economic activity node intended to promote uses such as:

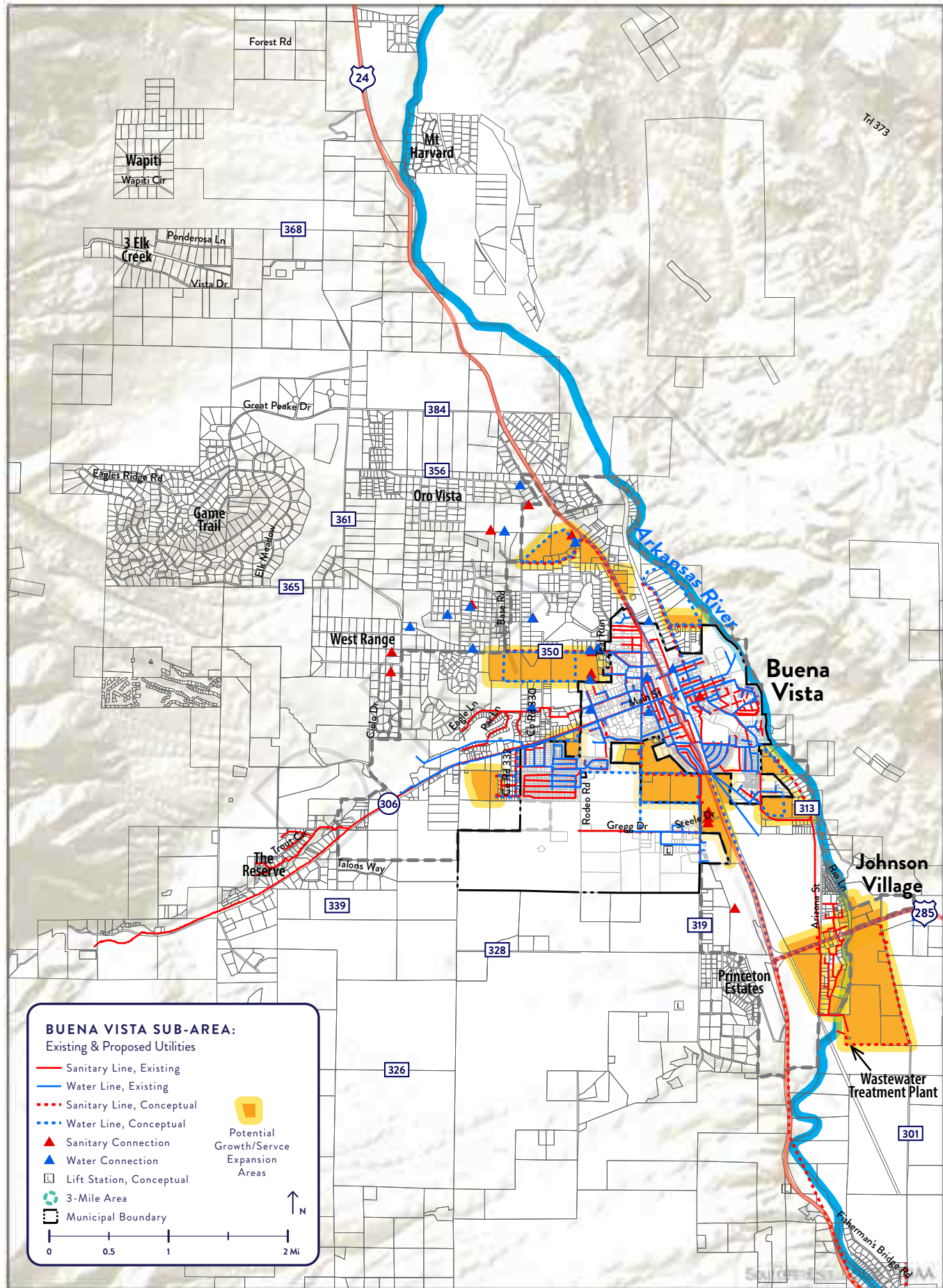
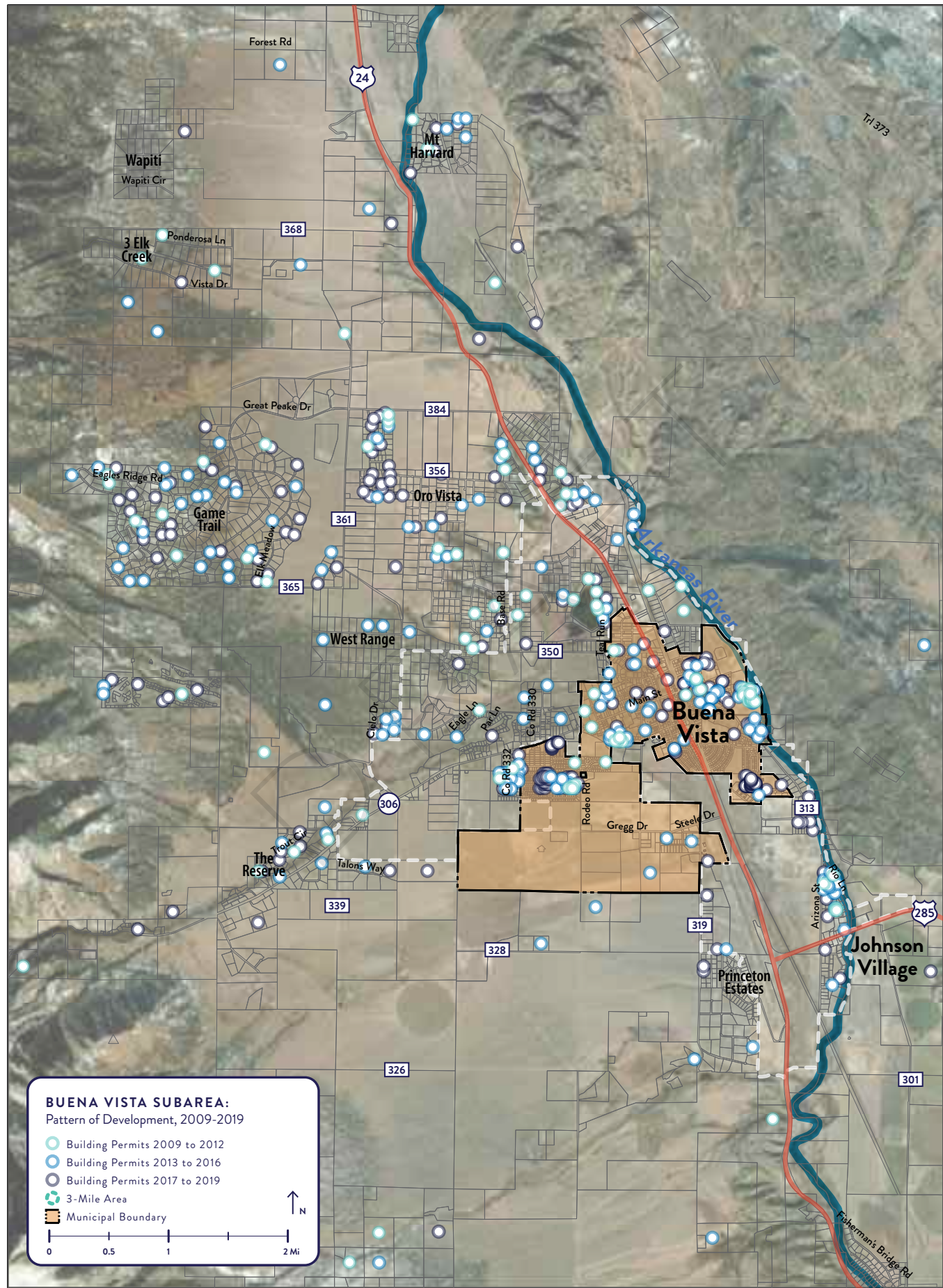
- Food and beverage
- Recreation businesses
- Retail commercial
- Affordable and workforce housing
- Travel centers and convenience stores
- Renewable energy
- Designated campgrounds

However, development in this area is not without challenges. A master plan for Johnson Village should be developed to address the following issues:

- Water and sewer infrastructure capacity will limit future commercial and residential growth. An assessment is needed of the availability of water rights, infrastructure capacity, and costs of service extensions.
- A study should be conducted to assess financial implications of incorporation, annexation, or a special district and how to finance infrastructure system expansion.

- Economic development in Johnson Village should not compete with the Town of Buena Vista. However, this area should be assessed for potential as a State Opportunity Zone.
- The creation of a true “village” that balances highway orientation with the needs of residential quality of life including pedestrian and bike connectivity and infrastructure including sidewalks and safe crossings, signage, commercial design standards, and as a County gateway.





3.5 | Mid-Valley Sub Area Plan



VISION & CHARACTER

- The Mid-Valley and Nathrop areas exhibit the visual characteristics of the County that attract folks to this area: **vast open spaces**, a tight-knit **small town culture**, and neighbors that know each other, whether seasonal visitors or year-round residents.
- Here you'll find **working landscapes** with a long legacy of farming and ranching, clean air and water, and abundant access to the surrounding recreational amenities.
- Old and new developments are designed to “fit” in the landscape rather than overwhelm it, by **preserving view corridors** and clustering houses so as to leave as much of the valley bottom open while still encouraging the right size and type of development.

SUB AREA FUTURE LAND USE

Elements of the Mid-Valley FLUM include:

- **Rural Mixed Use** along the highway 285 Corridor around Nathrop to support limited economic development intended for existing recreation oriented companies.
- **Mixed Residential** and **Suburban Residential** focus on small scale, neighborhood oriented development replacing current commercial and residential zone districts.
- In **Rural Residential** and **Agricultural/Open Space**, generally no change is envisioned for existing development with lots under 20 acres.

SUMMARY OF KEY ISSUES

- Growth pressures and agricultural conversions are of concern. The Sub Area has been the site of one of the County’s largest subdivisions in the past decade.
- Existing subdivisions have approximately 261 vacant lots that could potentially develop.
- Some subdivisions are served by community water and/or sewer systems. The Chateau Chaparral wastewater treatment facility does not meet water quality protection standards.
- Significantly increasing intensity of development in Nathrop would require very expensive infrastructure investments.
- The County landfill needs an updated master plan.

SUB AREA SPECIFIC POLICIES

While these may also be policies that are relevant throughout the County, these were identified as regional priorities or have greater relevance.

- Review and update the County’s existing Dark Skies standards to comply with current best practices and increase efficacy.
- Zone the Nathrop Townsite as mixed-use commercial.
- Protect historic properties in Nathrop.
- Place emphasis on conservation subdivisions to retain rural character of Mid-Valley.

NATHROP FOCUS AREA AND NODE

The Nathrop townsite has seen minimal change in the past, despite the Highway 285 corridor being zoned commercial in the existing land use regulations. This planning effort identified a community desire to have economic activities oriented towards the neighborhood and not be oriented towards highway businesses. Given limited infrastructure and the fact that part of the townsite is bisected by the highway limiting pedestrian access, modest future commercial uses along the highway are envisioned. Community serving commercial is desired for areas adjacent to residential development.



Mount Princeton Hot Springs
Photo: Scott Peterson

The node is intended to promote:

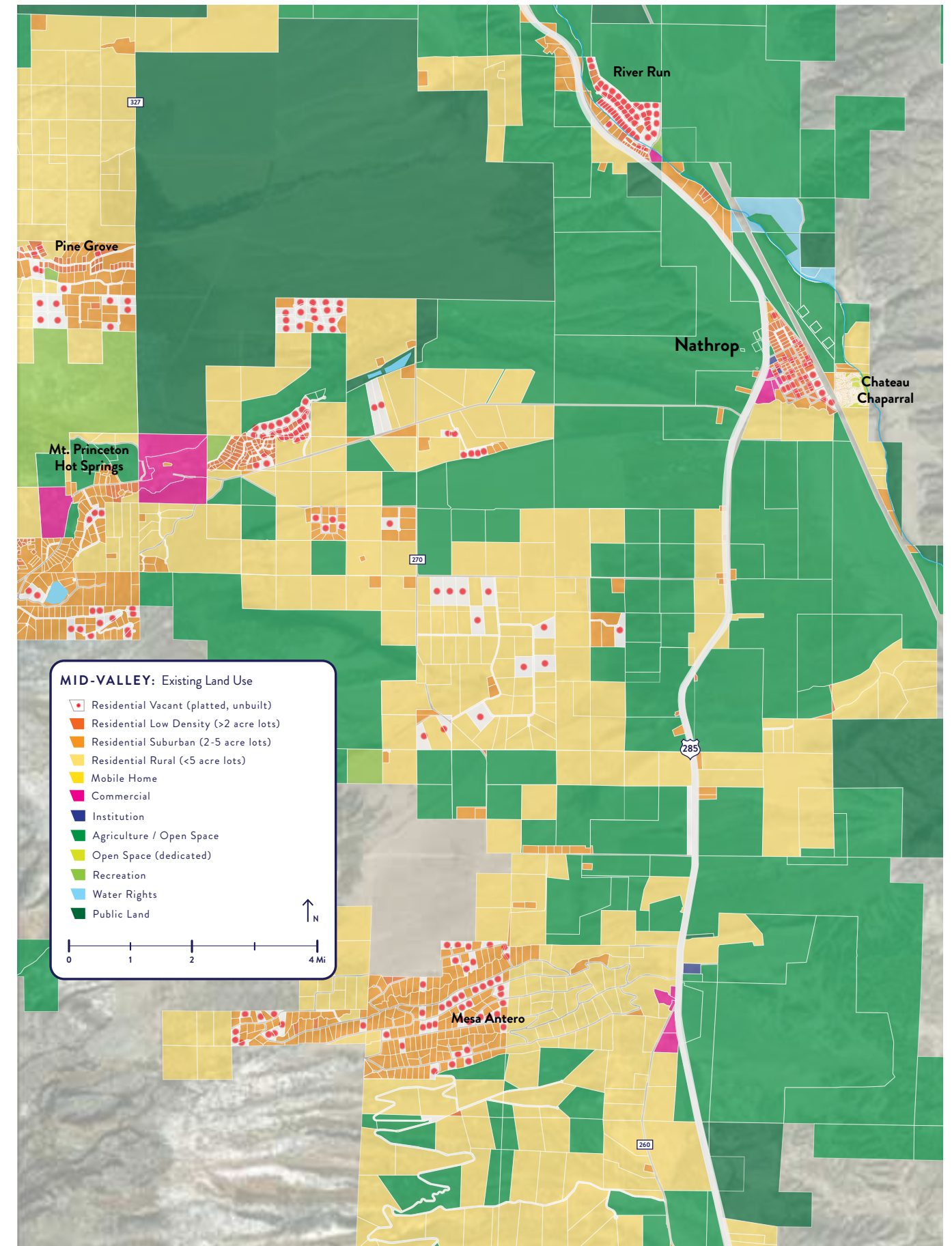
- Neighborhood serving commercial food and beverage
- Existing recreation-oriented businesses
- Workforce housing.

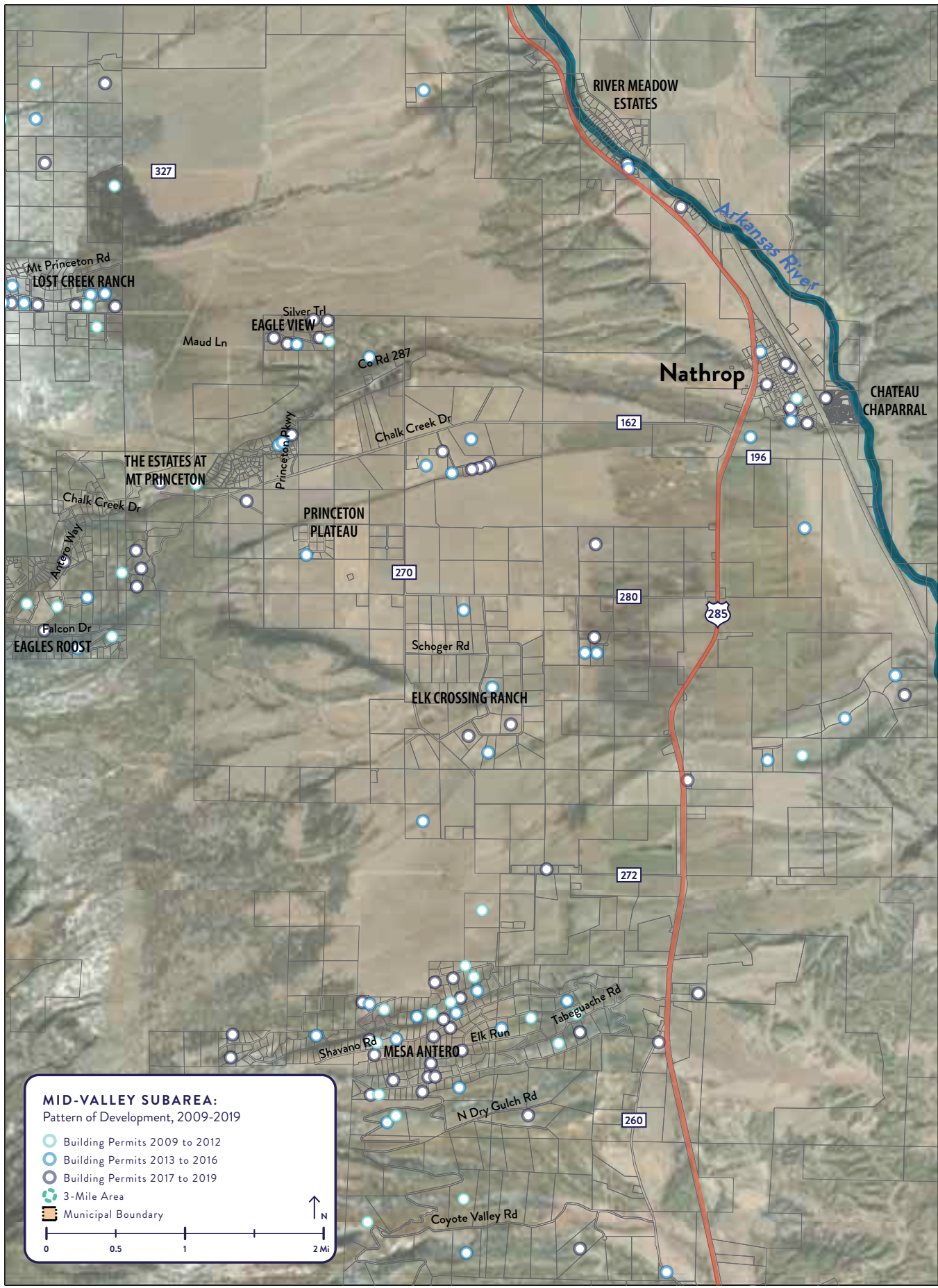
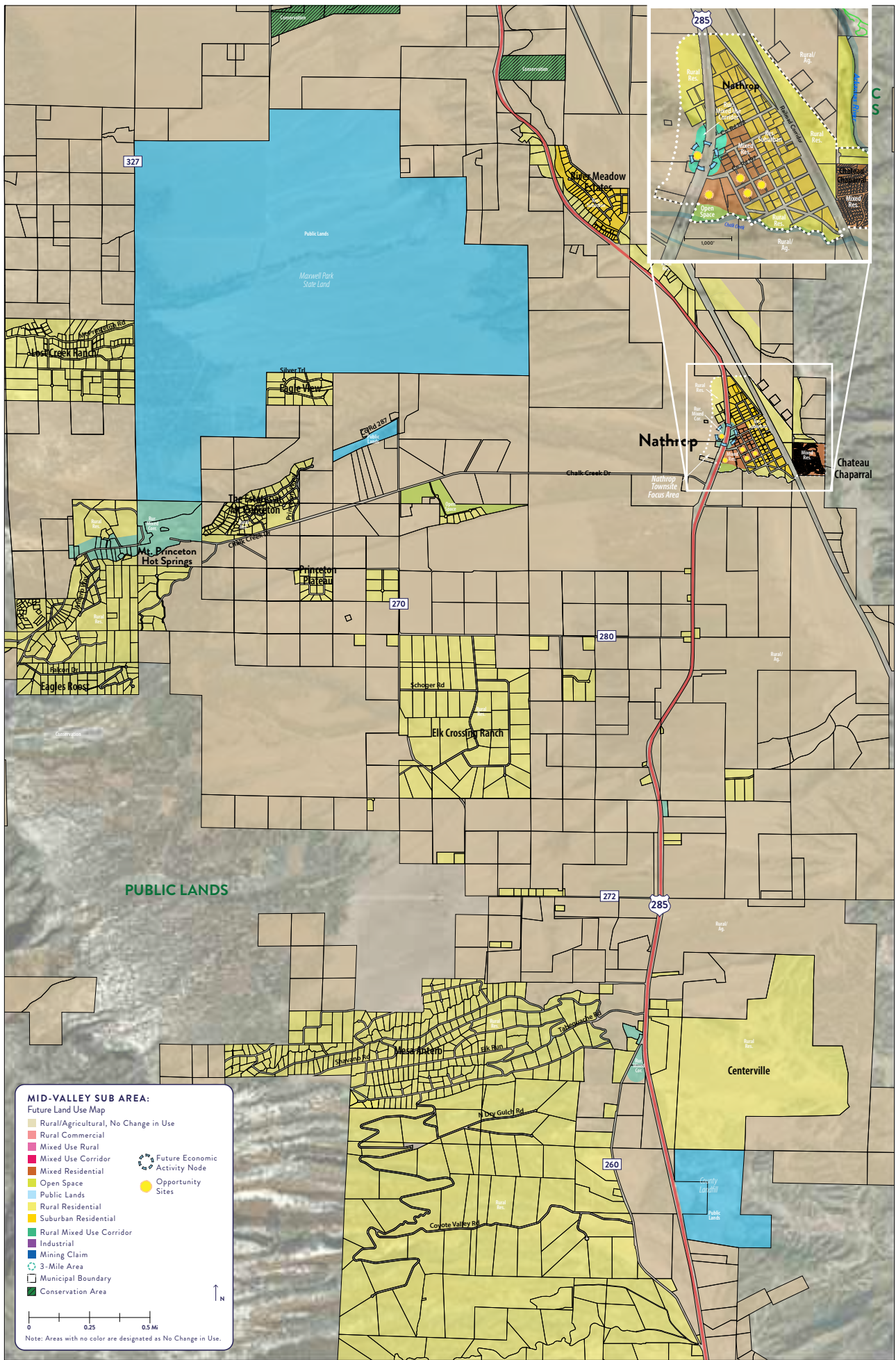
A neighborhood master plan for this area should address:

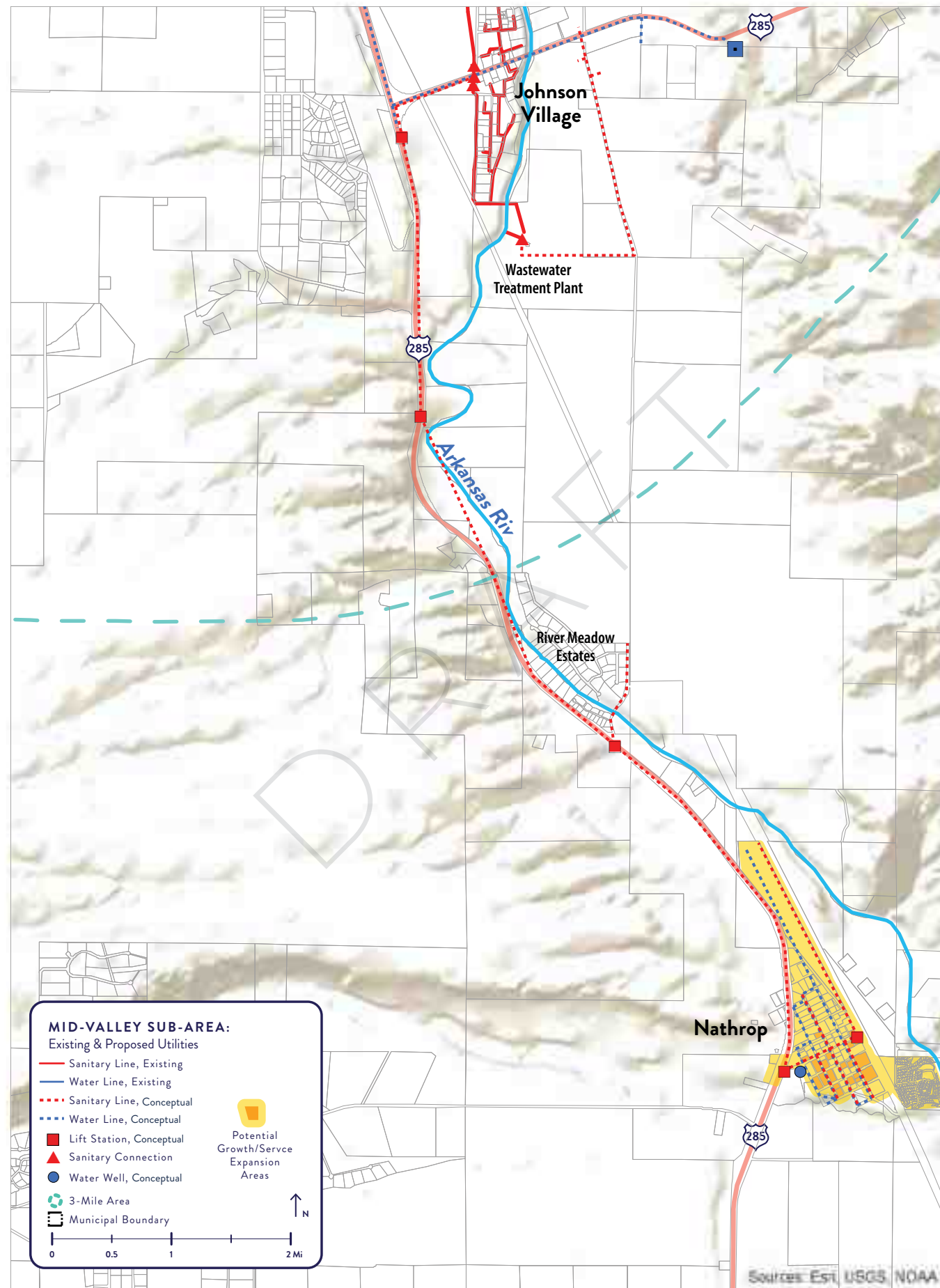
- A fiscal analysis to assess the feasibility of infrastructure improvement and service extension
- The appropriate governance and/or management model to sustain adequate infrastructure
- Adequacy and opportunity for affordable/attainable housing development
- A Townsite Overlay to support desired economic or mixed-use development.

CHALK CREEK/MT. PRINCETON RESORT NODE

This area includes a mix of uses and intensities. The residents of the area value the openness and do not want to see the continued subdivision of lands in the future Rural Residential and Rural/Agriculture into small lot subdivisions. The Mt. Princeton Resort is a keystone of the County's economic health and future development plans are accounted for in the Future Land Use Map. A Scenic Resource Overlay is envisioned for the Highway 285 Scenic Byway and stretches of Chalk Creek Road.







3.6 | Salida Sub Area Plan



VISION & CHARACTER

- The Salida Sub Area, surrounding the **largest municipality** in the County and the County Seat, attracts and balances a higher percentage of growth and development than other areas.
- Its major thoroughfares efficiently and safely bring people to town in all forms of transport, including a **well-connected system of trails** that allow one to ride a bike from the Main Street to the mountaintop.
- A **diverse mix of places to live and work** within and outside of town coupled with a milder climate than found elsewhere, the Salida community thrives year round.
- Cultural identity is strong in this Sub Area, from its **historic ranches and rural art studios** to energetic sporting events and a busy restaurant scene.
- Salida, being the County Seat, is at the center of Chaffee County's administrative and governing activity.

SUB AREA FUTURE LAND USE

- **Mixed Use Corridor** is designated for the community gateways and transportation corridors along Highways 50, 285, and State Highway 291. These areas are intended to support existing commercial uses such as business and industrial parks similar to the County’s current COM and IND zones.
- **Industrial** includes the area near and surrounding Harriet Alexander Field Airport to accommodate future aviation business and/or facilities.
- **Rural Commercial** includes the area surrounding the businesses and Smeltertown industrial park south of State Highway 291.
- Tiered residential development is accommodated in **Mixed Residential** in areas covered by the County – Salida Intergovernmental Agreement, particularly west of the municipal boundaries, where future development and annexation into the municipality is desired due to existing or future utility services. The next tier includes **Suburban Residential** uses which surround Mixed Residential uses.

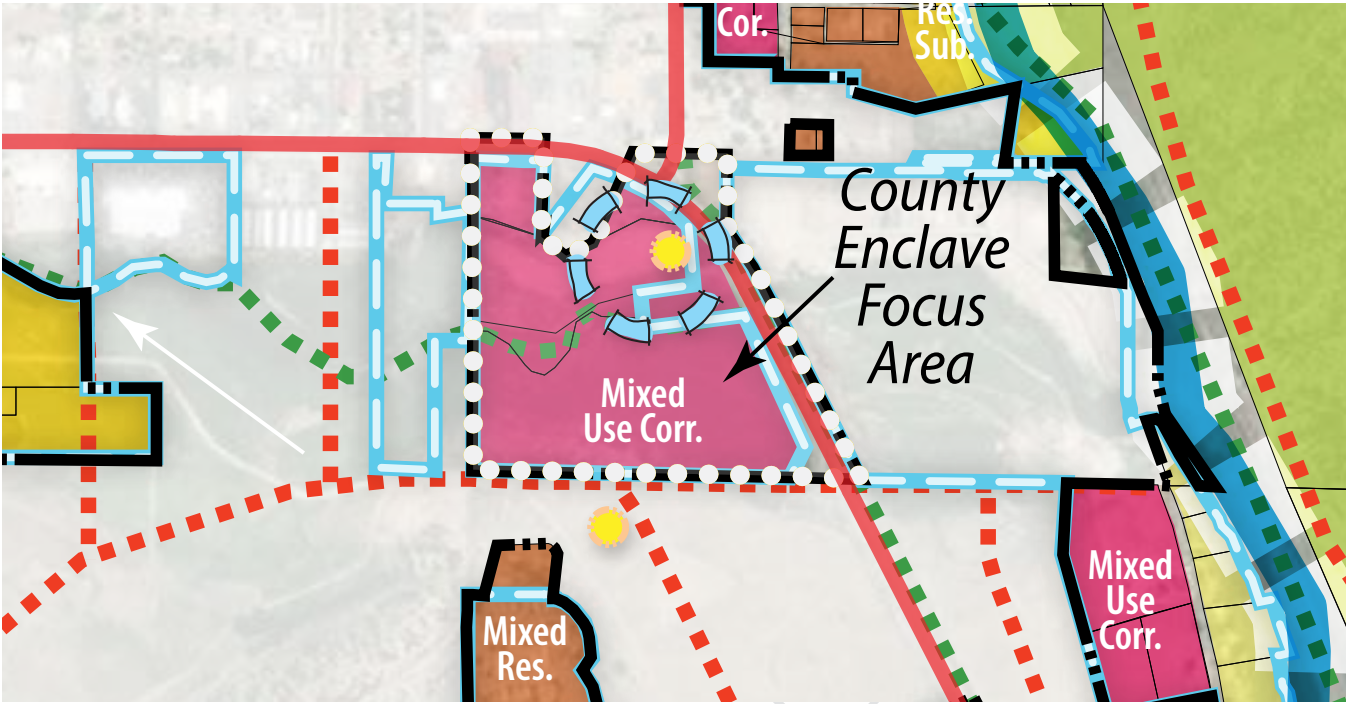
SUMMARY OF KEY ISSUES

- Development constraints – floodplains, steep slopes, and public land – have resulted in development in the unincorporated county on the Mesa and along Highway 50 along the South Arkansas moving towards Poncha Springs. It is also going out along Highway 291. The land west of Salida along the South Arkansas and between Salida and Poncha Springs along Highway 50 has conservation easements including the Hutchinson Ranch which acts as a community buffer between the two municipalities.

- The average lot size in Salida is .73 acres although parcels are being split to create more development potential in town.
- Water and sanitation capacity in the City of Salida is about 50% of capacity during peak summer months.
- Affordable housing in Salida is the least available throughout the County.

SUB AREA SPECIFIC POLICIES

- While these may also be policies that are relevant throughout the County, these were identified as regional priorities or have greater relevance.
- Build on existing policy for stub roads to ensure all new developments include road and trail easements that allow for connection between existing and future subdivisions.
 - Coordinate with the City of Salida to assess the need for policy balancing short term rentals and full-time residences in the Sub Area.
 - Extend the community buffer concept between Salida and Poncha Springs to include low density development onto the Mesa for the neighborhood between CR 140 and 145 to CR 120 and Airport Road.
 - Collaborate with the City of Salida on the Highway 50 Corridor Plan.
 - Collaborate with the City of Salida to accommodate new development in desired areas of growth with appropriate infrastructure based on the City’s service capacity.
 - Develop a plan for managing increased access and traffic along CR 120.

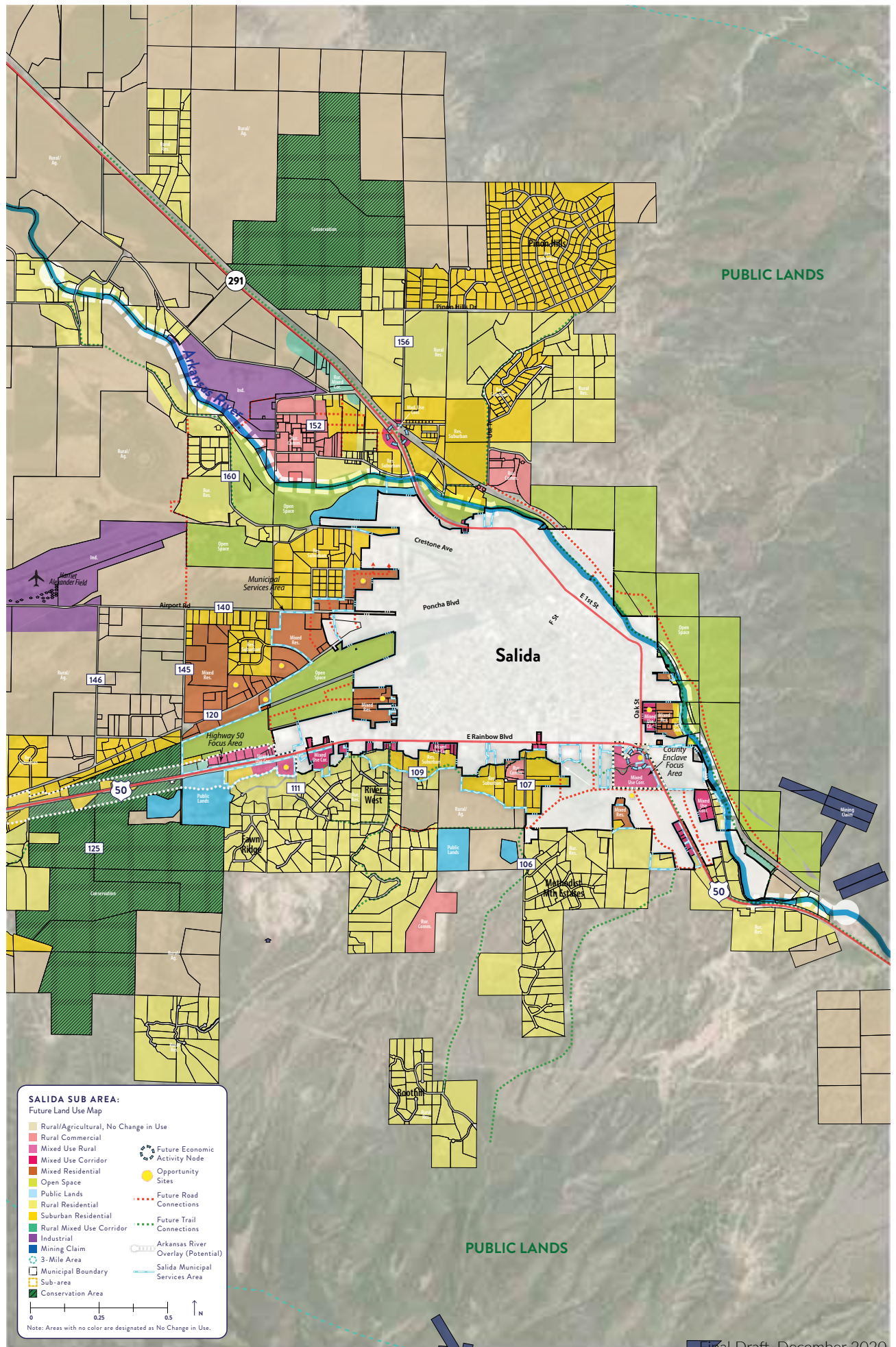
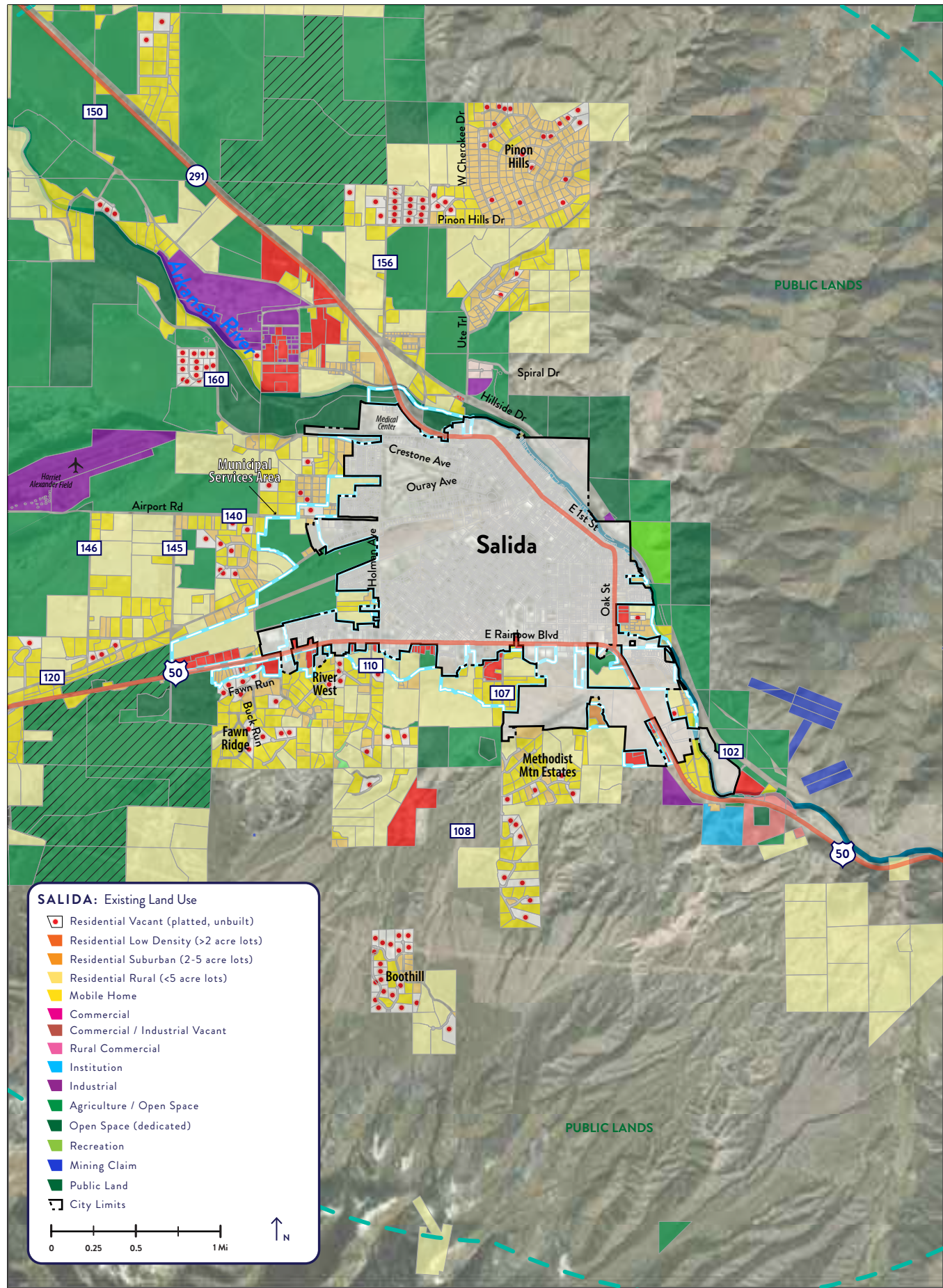


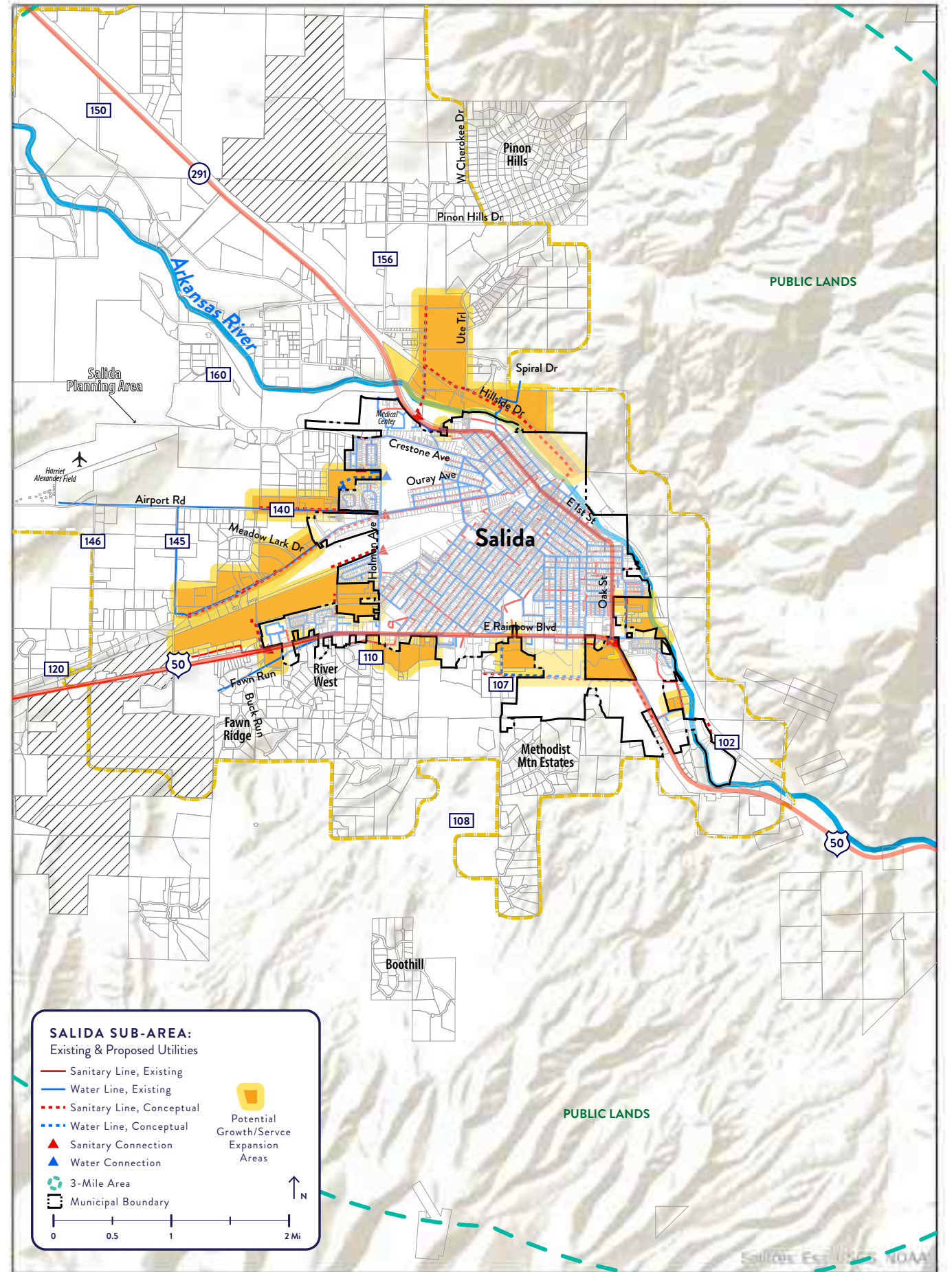
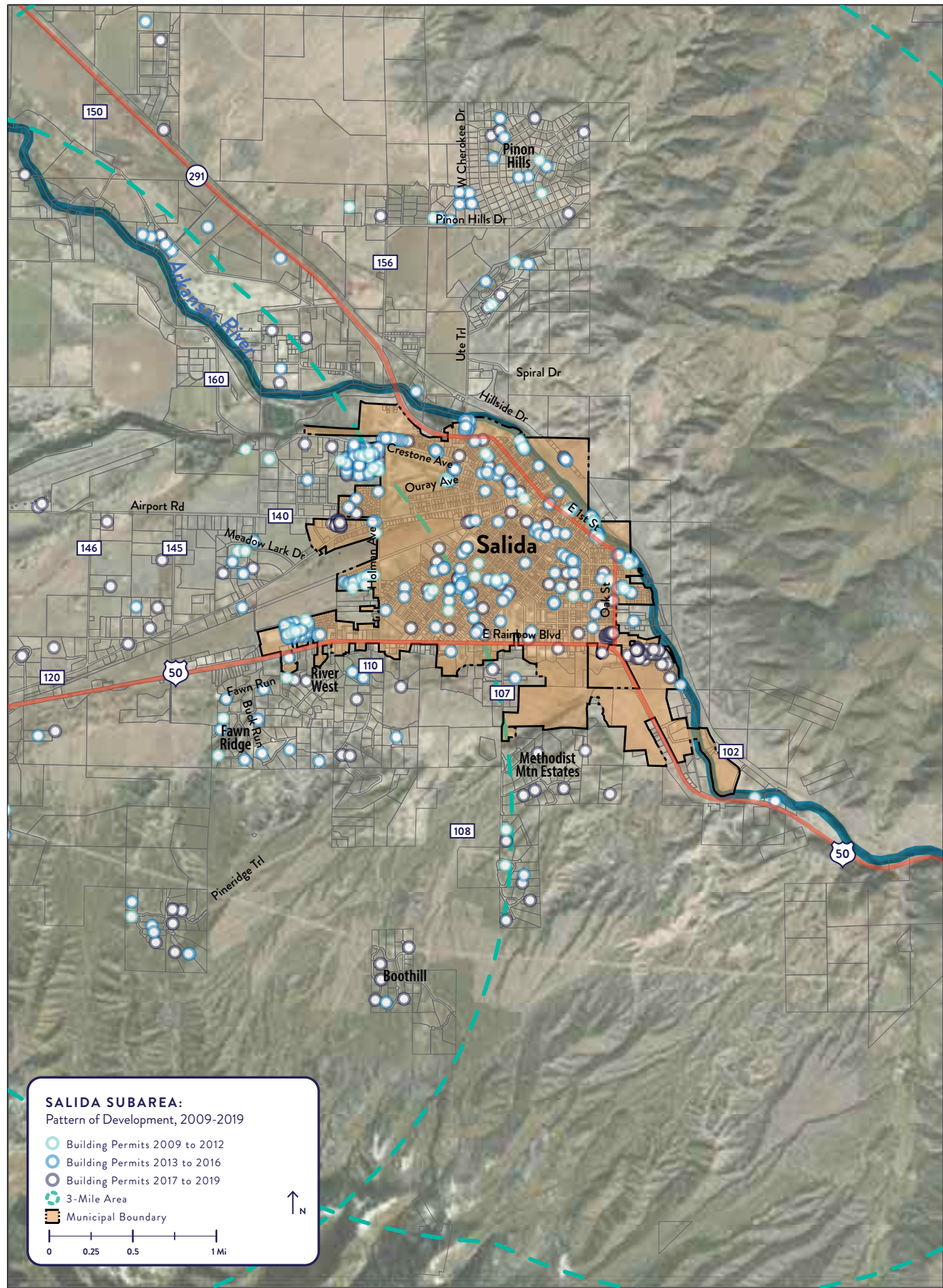
COUNTY ENCLAVE FOCUS AREA

This roughly 30-acre focus area is a wholly-surrounded by the City of Salida and is located at the southern gateway to the City at the junction of US Highway 50 and State Route 291. Further master planning is warranted here due to the strategic location for commercial use and the adjacency to the Vandever Ranch master planned development. A future master plan of this area should anticipate annexation into the municipality.

Considerations for future master planning in this Focus Area should include:

- Ensure future land use consistency with City.
- Evaluate infrastructure provision to potential development in anticipation of annexation.
- Alignment of new rights-of-way including trail and pathway connections as proposed in future transportation plans.
- Feasibility of supplying affordable housing.
- Opportunities for gateway features.
- Floodplain mitigation.





3.7 | Poncha Springs Sub Area Plan



VISION & CHARACTER

- Uniquely nestled at the base of high mountain peaks, Poncha Springs and Maysville celebrate their **small-town character** and offer a variety of landscapes from **open working ranches** to rocky cliff faces.
- Poncha Springs continues to be a welcoming and physically diverse community that is a **safe and affordable** place to live and work as it grows and changes.
- Old and new developments provide a balance of commercial and residential growth to create **walkable neighborhoods** and remain a family and business-friendly community.

FUTURE LAND USE MAP

Elements of the Poncha Springs/ FLUM include:

- **Mixed Use Corridor** includes the entrances along Highway 50 and is intended to support existing commercial uses located in business and industrial parks. Development in this designation should complement, not detract from the efforts of the Town of Poncha Springs to create commercial centers.
- Tiered residential uses include **Mixed Residential** for land within the Intergovernmental Agreement areas, particularly east of the municipal boundary, where future development and annexation into the municipality is desired and utilities exist or are planned. The next tier includes **Suburban Residential** uses which surround Mixed Residential uses.
- No change in use is envisioned for residential subdivisions with lots under 20 acres in **Rural Residential** or **Rural/Agriculture**.

SUMMARY OF KEY ISSUES

- The average parcel size in Poncha Springs is 3.2 acres, however they have a form-based development code that enables much smaller lot sizes.
- The South Arkansas River corridor is a long-term target for conservation and many private or municipally owned easements already exist.
- Public land access and recreational trails are underdeveloped around Poncha Springs.
- Expansion of the Town’s water supply will likely require a multi-zoned system.

- Intergovernmental coordination between Poncha Springs and the County on land use planning is improving and should continue to develop a shared vision for planned growth.
- County Road 120 traffic is increasing as more people use the road between Poncha and Salida to access businesses located on or near CR 120.
- Maysville wells occasionally run dry.

SUB AREA SPECIFIC POLICIES

- While these may also be policies that are relevant throughout the County, these were identified as regional priorities or have greater relevance.
- Work with HOAs on private roadways to balance increasing recreational use with residential traffic, particularly around access to trailheads.
 - Conduct a CR 120 Transportation Study.

COUNTY FAIRGROUND FOCUS AREA

- This 60-acre, County-owned parcel is adjacent to the Town of Poncha Springs and offers development potential due to its size. A master plan for this site should determine how this parcel could be used in the public’s best interest including:
- Affordable housing development
 - Rights of way alignments
 - Public facilities, such as schools or recreation facilities
 - Expansion of uses/facilities that support the County Fair.



County Fairgrounds
Photo: Scott Peterson

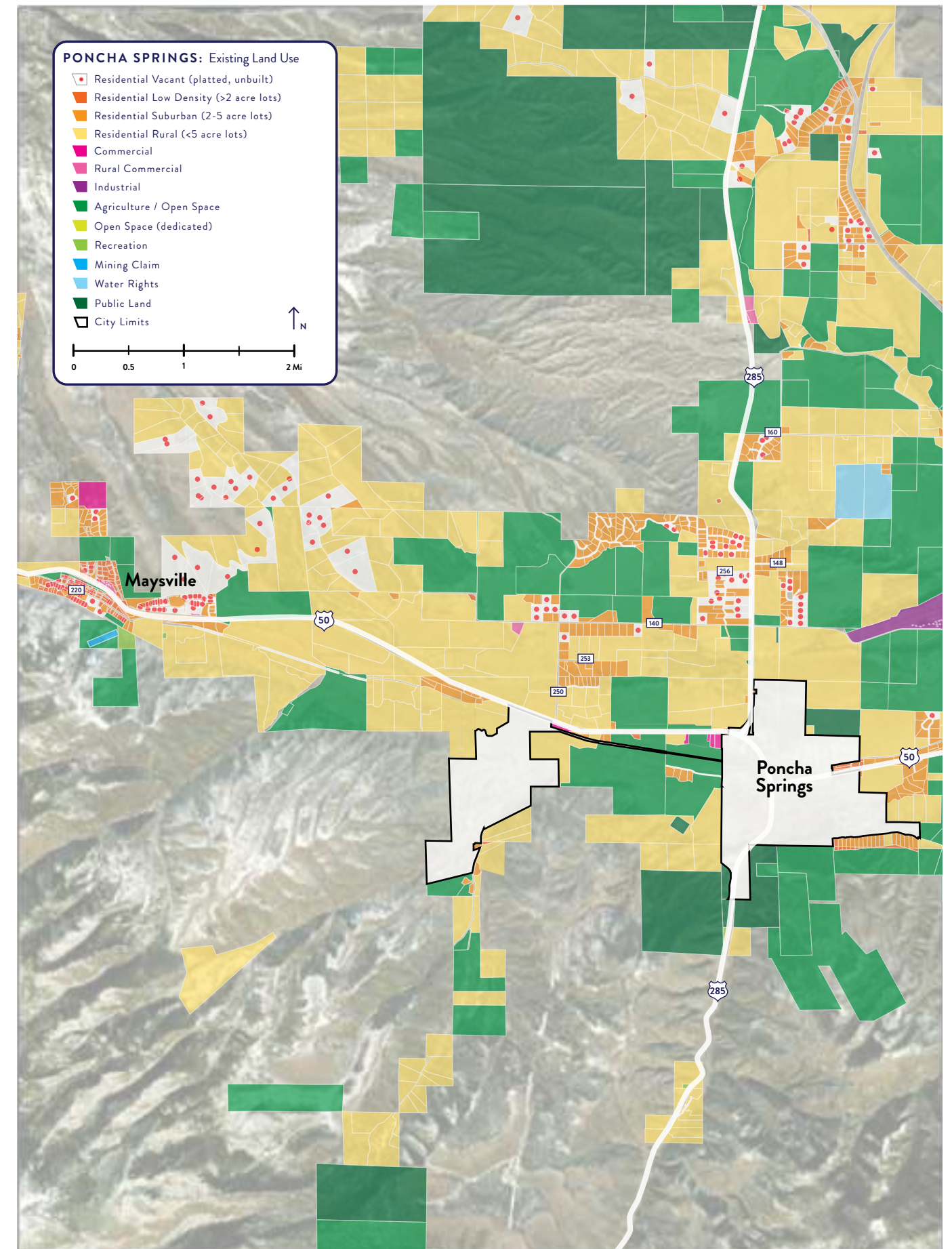
HIGHWAY 50 CORRIDOR FOCUS AREA MAYSVILLE TOWNSITE FOCUS AREA

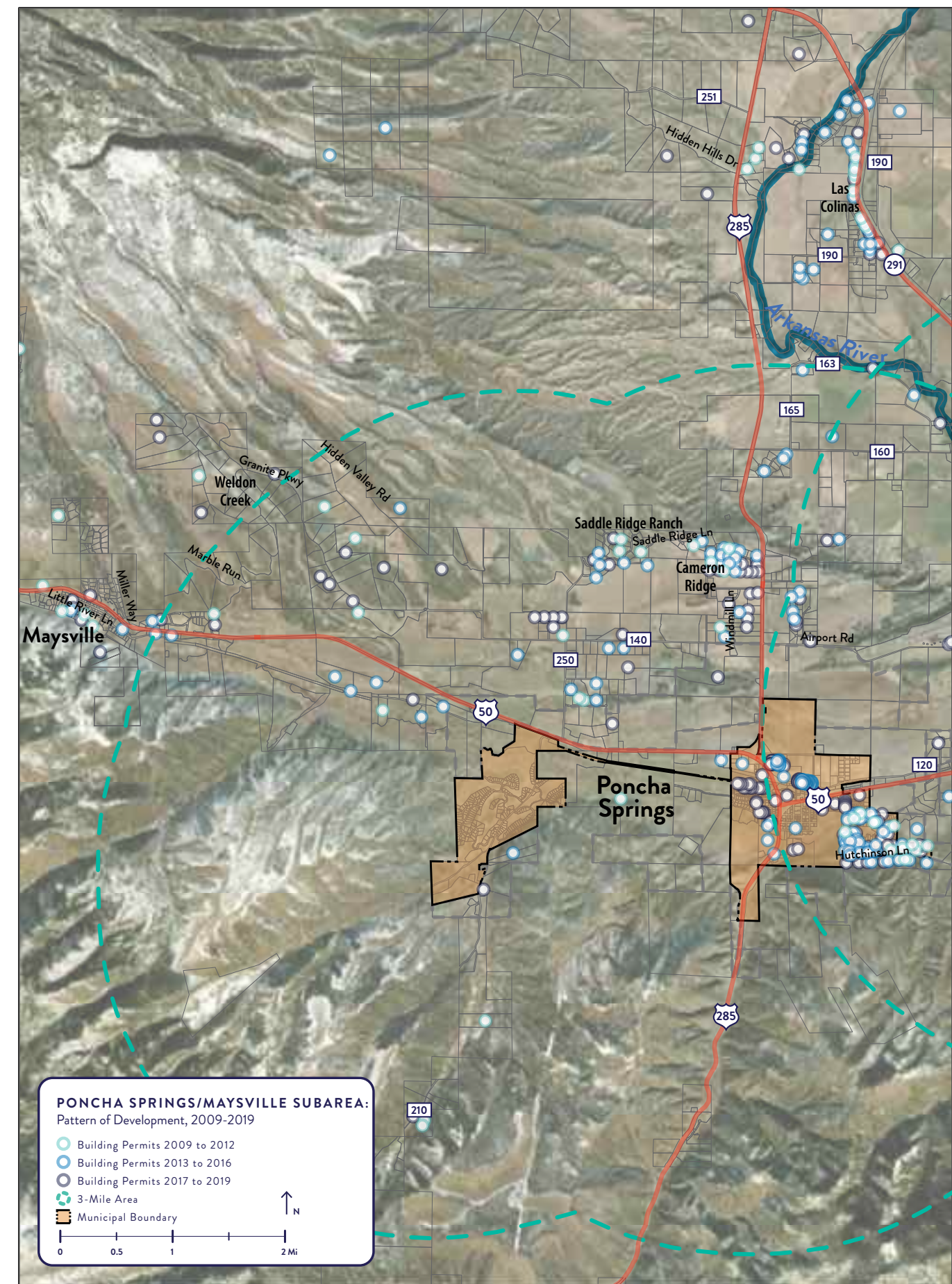
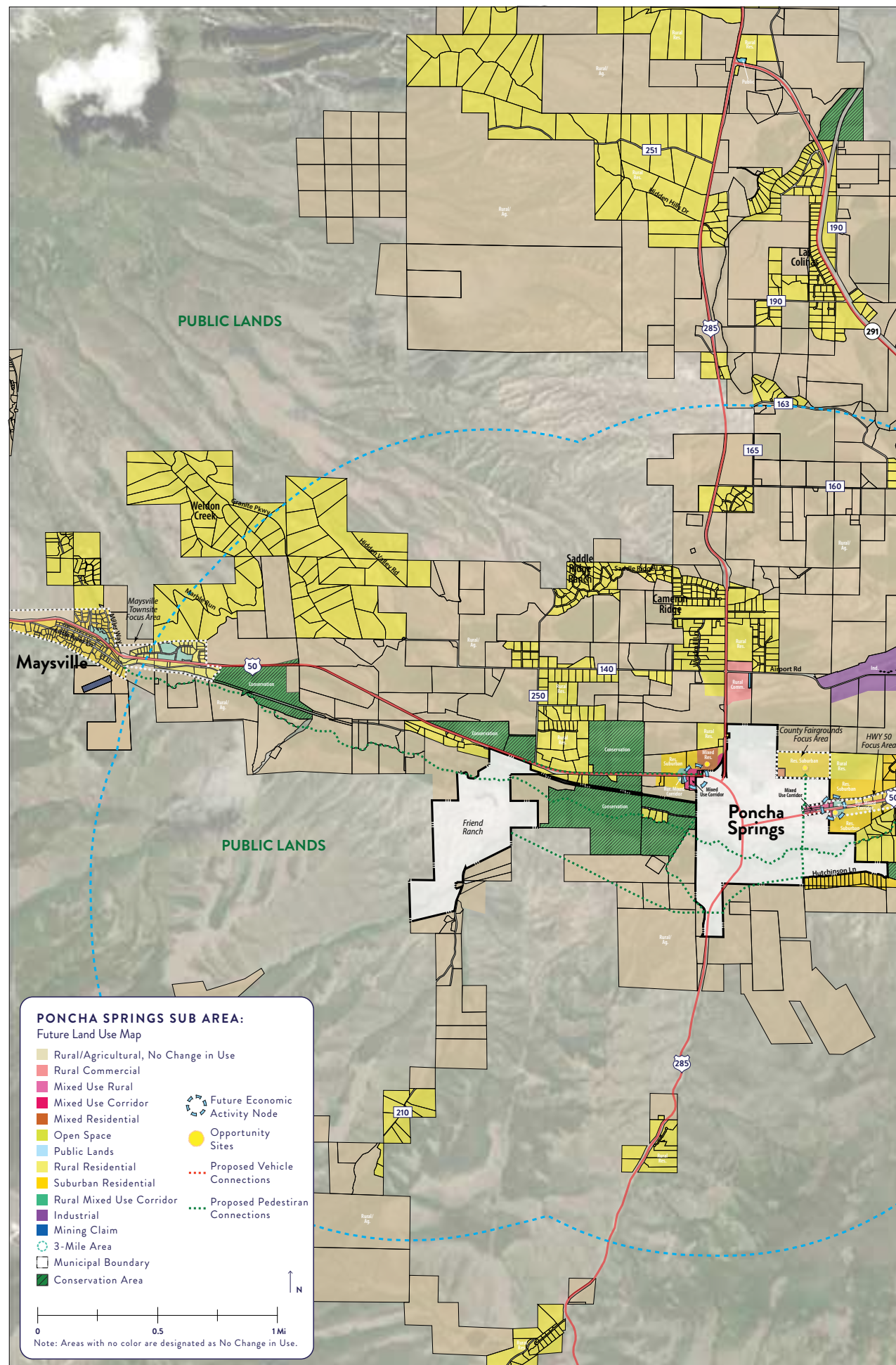
A corridor plan for Highway 50 between Salida and Poncha Springs should address land use and transportation including:

- Directing commercial growth to the highway that does not detract from Salida's or Poncha Springs' desire for town centers.
- Establishes safe pedestrian and vehicle routes, access, and crossings.
- Promotes a distinction between rural and urban uses that emphasizes community gateways for both Salida and Poncha Springs.

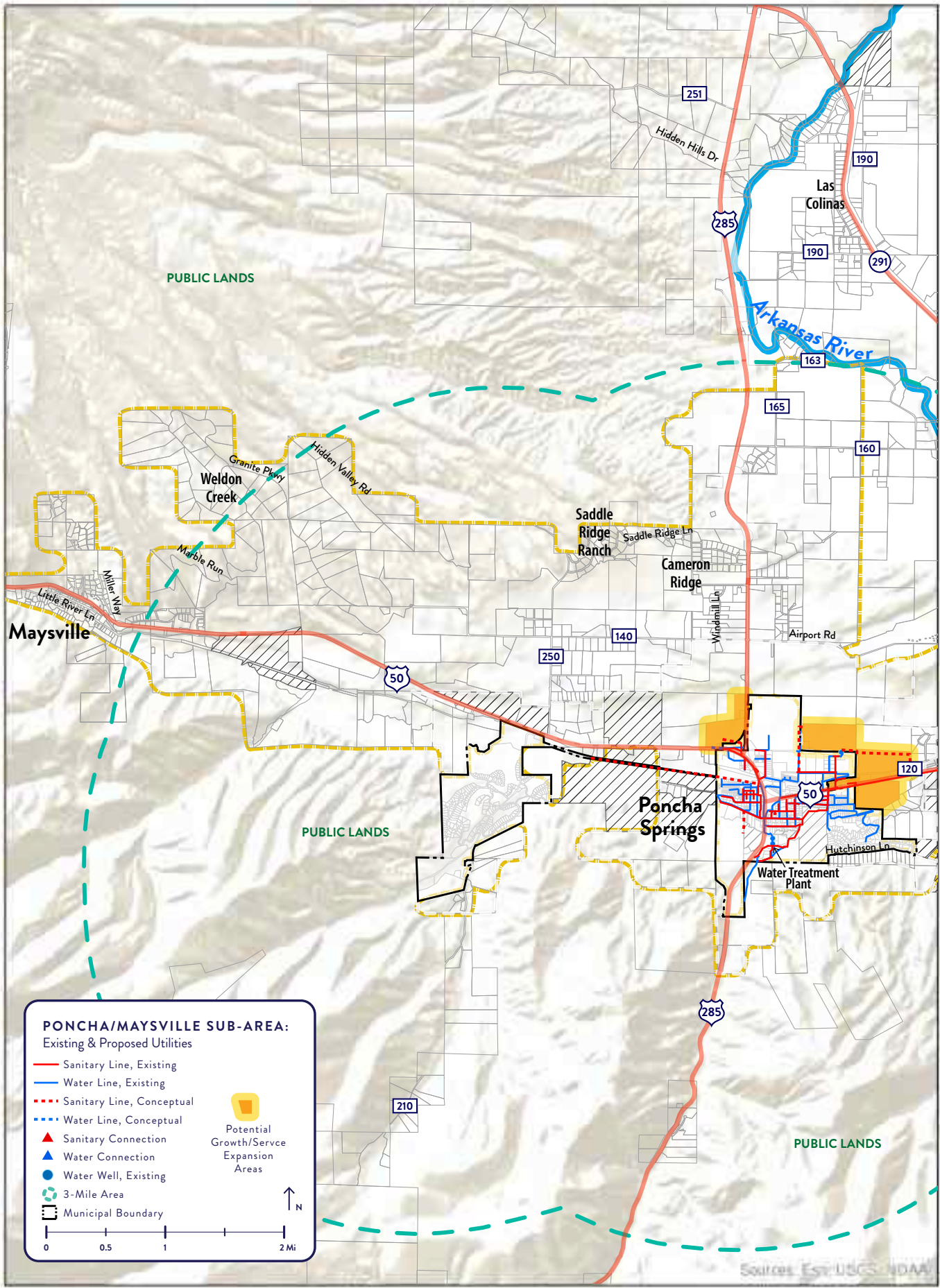
Maysville's townsite residents enjoy the peaceful location and access to the outdoors. Considerations for a neighborhood plan for this area include:

- Assess extent of current infrastructure (roads, water, wastewater, cellular, broadband) to ensure it is adequate and safe for existing residences.
- Understand whether infrastructure improvements would benefit the neighborhood vision for this area and fiscal options for implementation.
- Explore pathway and trail connectivity projects to connect to Poncha Springs and a regional network.





3.8 | Scenario Alternatives



Scenario Planning Process



GROWTH IS GOING TO HAPPEN AND WE HAVE TO HAVE A PLAN AND BE MORE PROGRESSIVE...IF WE DO NOT DO THAT, THE GROWTH WILL STILL HAPPEN, BUT WE WILL NOT HAVE CONTROL OVER IT. GROWTH IS NOT A BAD THING.

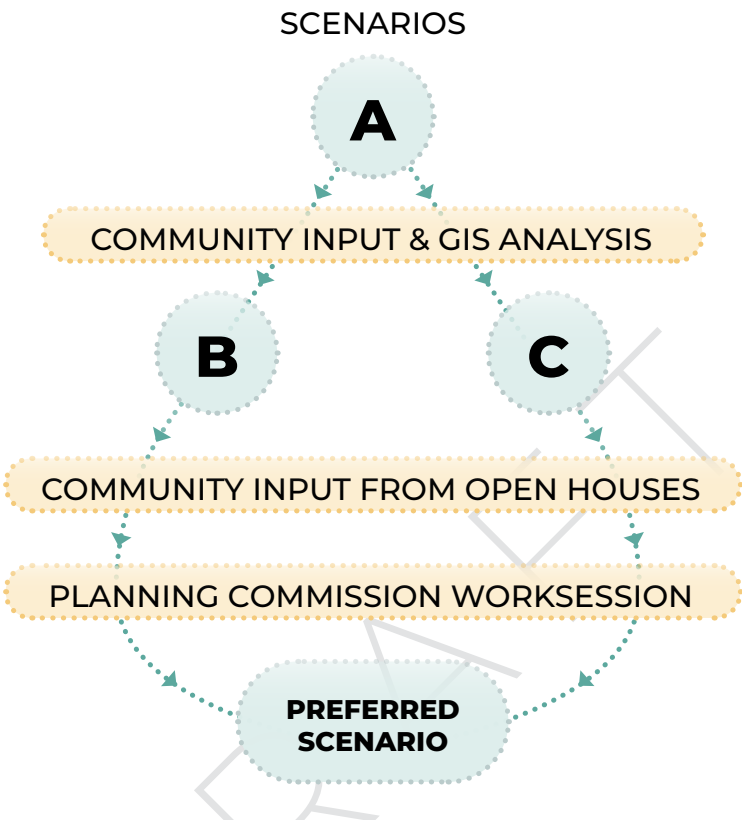
— Public Comment

Land use planning scenarios offer a method to assess how different policy decisions can support desired development patterns (Scenario B & C) that are different to the current trend (Scenario A). Both Scenario B and Scenario C shift the balance of development from the current trend to proposed development areas (municipal and/or unincorporated) in order to protect the County's agricultural, ecological, and scenic resources. The discussion of Scenarios resulted in the selection of a Preferred Alternative for Chaffee County that blended Scenario B: Conservation, Corridors, and Connectivity with Scenario C: Growth Focused to Existing Communities.

The Preferred Alternative aims to:

- Focus high quality growth near existing communities but acknowledges that until infrastructure capacity and service expansion is possible, there will be limits in the next decade to achieving desired densities and patterns in this alternative.

- Therefore, it allows for well-designed development in unincorporated areas if it meets high quality design and use standards.
- The current land use code and planning policies do not support this preferred alternative and therefore a code update is essential. While all the goals, strategies and actions outlined in this comprehensive plan do support achieving this vision, in particular the County needs to prioritize the following:
1. Update the zoning code to ensure a mix of development types at different densities are allowed, as identified in this plan.
 2. The regional capacity for implementation of the Intergovernmental Agreements and planning for preferred growth areas is increased.
 3. Necessary studies and analyses are done to support infrastructure development that will enable more development in and around the municipalities at greater densities.



4. Resource assessments, maps and plans are completed to inform the development of appropriate subdivision and zoning standards that will protect priority sensitive areas, open lands and community assets.
5. A regional multimodal transportation plan addresses the need for greater road, trail, and pedestrian connectivity.
6. Sites and districts are identified that prioritize and incentivize the development of affordable and attainable housing to support the economy and local workforce.
7. Funding sources are identified that support infrastructure (road, trail, pedestrian, recreation) and affordable housing.

To encourage new development contributing to this vision, the County should include a "Conformance with Preferred Scenario" standard in the land use application review process to make findings on a proposed project's compliance in furthering the goals of the Comprehensive Plan.

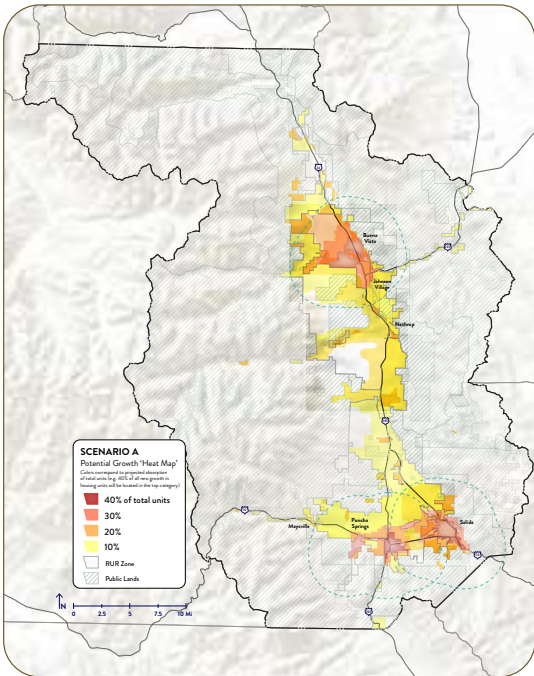
These scenarios were presented for discussion by the public at open houses and results were work shopped at a Planning Commission worksession. No single scenario best captured the County's ideal growth outcome, however key elements from Scenarios B and C were amalgamated into a preferred alternative designed to instill a new framework that resolves key growth management challenges.

Scenario Overviews

Scenario A: Existing Land Use Framework

Description: Scenario A

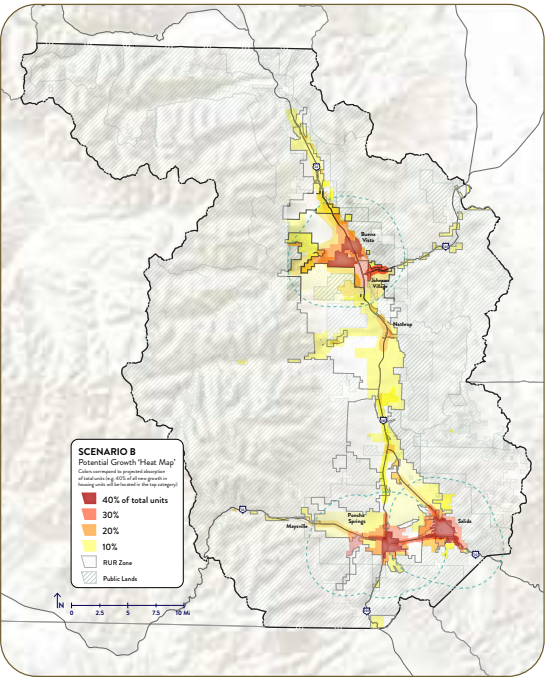
- Continues growth patterns under the existing land use code, zoning map and



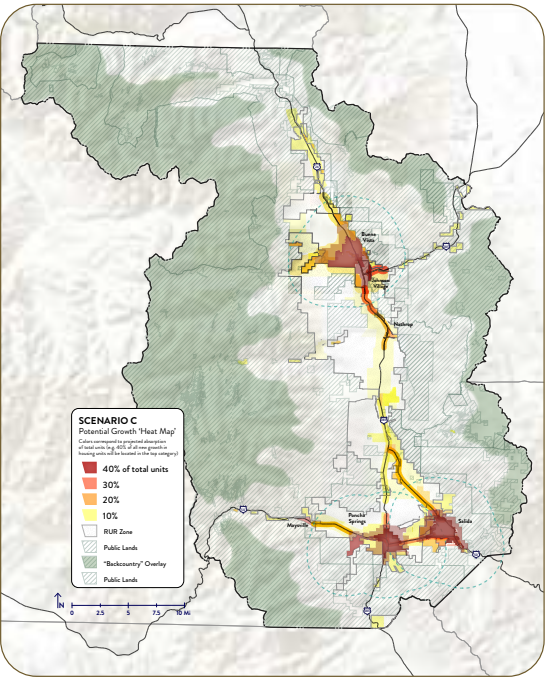
Issues:

- Tools to promote conservation-oriented and well-designed residential development (such as conservation subdivision design standards in unincorporated county are missing or .
- Land use framework needs additional guidance to allow Staff/Planning Commission/BOCC to make findings that direct growth to existing communities based on community vision.
- Existing zoning allows for range of densities and land use types in unincorporated county.

Scenario B: Conservation, Corridors and Connectivity



Scenario C: Growth Focused to Existing Communities



Scenario B: Aspiration

- Envisions high-quality growth near existing communities and corridors.

Issues Resolved:

- Lack of high-quality and well-located development near existing communities and in proximity to existing infrastructure.

How to Get There:

Strategies/Actions

- 4.2.E:** Reduce highway traffic by promoting active land uses in and near existing communities
- 5.7.W:** Develop "Chaffee County Certified" design guidelines.
- 7.1.B:** Use strategies to incentivize/direct growth to existing communities (density bonuses, cluster developments, conservation development, or other density targeting regulations).
- 7.1.C:** Engage local community members to develop specific area plans.
- 7.3.H:** Create dedicated funding source for aiding municipalities with infrastructure and annexation.

Scenario C: Aspiration

- Envisions improved growth management standards to promote well-designed subdivisions in the unincorporated county through good design and rural county preservation

Issues Resolved:

- Haphazard rural subdivision location
- Lack in quality subdivision design in rural areas
- Provides preservation tools for environmentally sensitive areas and elsewhere in the rural county.

How to Get There:

Strategies/Actions

- 5.1.D:** Collaborate with landowners on preservation strategies.
- 5.6.R:** Develop wildlife conservation map.
- 7.1.B:** Look at what peer communities are doing to incentivize good subdivision design.
- 7.2.E:** Identify incentives to adopt into the land use code that support planned development and resource protection.
- 7.2.G:** Consider integrating visual resource with an environmentally-important lands overlay.

Preferred Scenario

Preferred Scenario: Aspiration

- Focuses high-quality growth near existing communities.
- Allows for development in unincorporated county if it meets advanced design and use standards.

Recommendations for Implementation:

Strategies/Actions

- Implement all Strategies and Actions from Scenarios B and C.
- Establish a Natural Resources Overlay Land Use District through Envision Chaffee and HDGP Grant through revision to the Chaffee County Land Use Code to:
 - Identify lands viable for preservation through a environmental resources study.
 - Map such areas and initiate a public review process.
 - Officially adopt overlay as part of land use code revision.
- Though intergovernmental coordination, designate Opportunity Sites for envisioning future growth, including affordable and workforce housing.
- Explore designating targeted areas near existing municipalities for desired development.
- Incorporate a "Conformance with Preferred Scenario" commentary into the land use application review process to make findings on a project's applicability in furthering the Preferred Scenario's vision.

Scenario A:

EXISTING LAND USE FRAMEWORK

Within the Existing Land Use Framework Scenario, future growth and land development would occur within the density, design and character standards as currently regulated by the zoning and subdivision code.

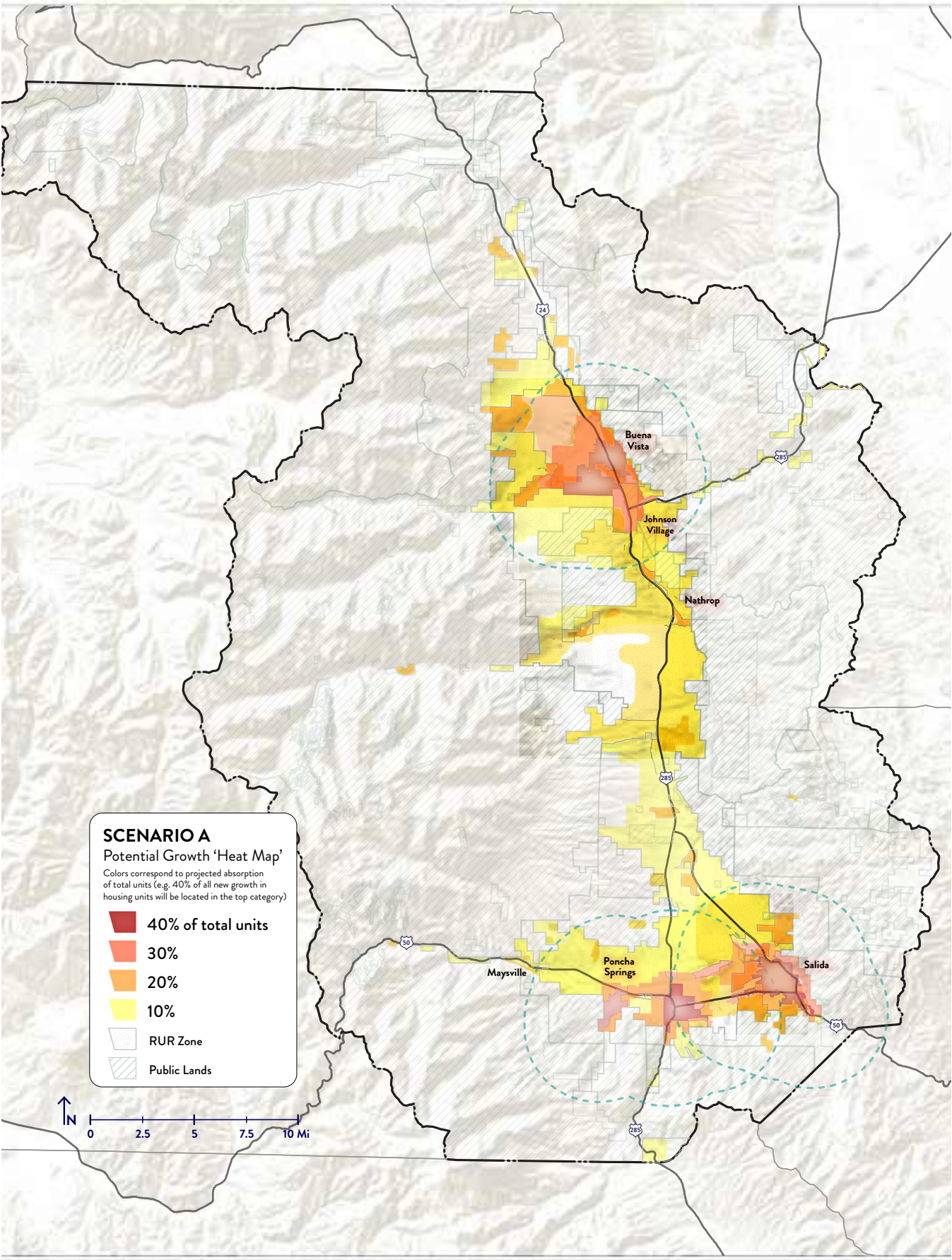
Outcome Objectives:

Based on existing trends, by 2030, 50% of all new and existing households in unincorporated areas will be within a half mile (comparable to a 20 minute walk) of a main street center, corridor, or neighborhood center with access to goods and services to meet some of their daily needs. This is compared to about 40% percent in 2020.

Policy Considerations:

- Maintain existing minimum lot sizes across all zone districts.
- Continue growth management practices that increase density for residential development that includes public water and sanitation (rather than single on-site treatment).
- Assumes continued build-out of platted but unbuilt parcels in existing subdivisions will occur.
- Development within 400 feet of existing infrastructure should make a reasonable attempt to connect to the existing system.
- Continuation of County/Town coordination through intergovernmental agreements.

- Considers infill within municipal boundaries will occur at an equivalent rate to in unincorporated areas.
- Land occupied by new development will spread throughout intergovernmental agreement areas with municipalities and new land formerly in agriculture will be further subdivided.



Scenario B:

CONSERVATION, CORRIDORS & CONNECTIVITY

The Conservation, Corridors and Connectivity Scenario considered a consistent amount of housing units and rate of absorption and growth rate as Scenario A but generally conserves the highest-value landscapes—whether for preservation, recreation or otherwise—according to environmental conditions and community values as expressed in the input process. This includes agricultural and working landscapes, scenic areas, high flood, fire or fluvial hazard areas, or critical wildlife habitat.

The intention of this Scenario was to illustrate a moderate shift in land use patterns from continued subdivision of formerly unplatted land to directed growth toward places where existing transportation, water, sanitation infrastructure and amenities currently exist.

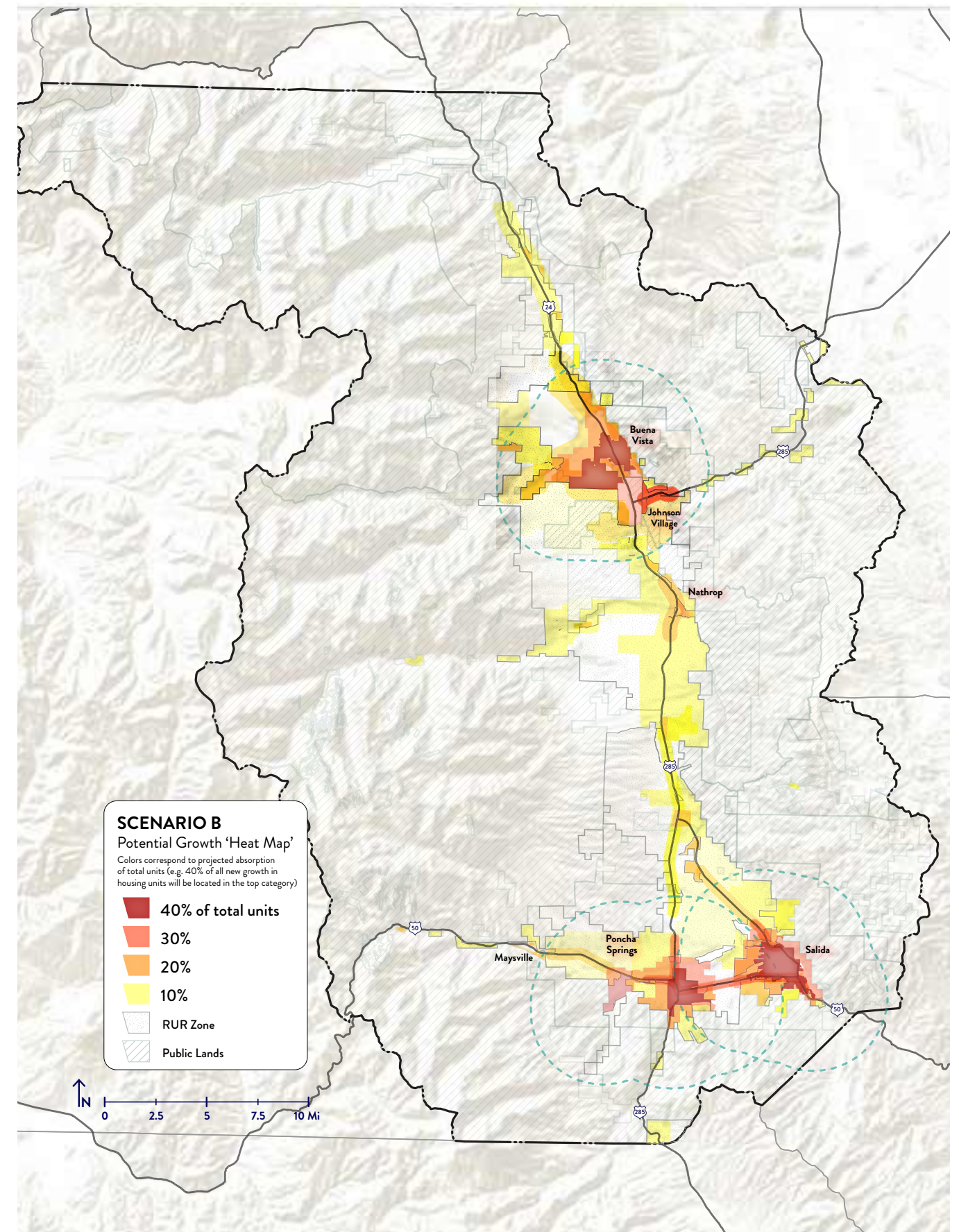
Outcome Objectives:

By 2030, 60% of all new and existing households in unincorporated growth areas will be within a half mile (comparable to a 20 minute walk) of a main street center, corridor, or neighborhood center with access to goods and services to meet some of their daily needs. This is compared to about 40% percent in 2020.

Between 2020 and 2030, 25% of new housing will locate in rural areas. Rural areas are defined as outside of the cities, towns, unincorporated urban growth areas (e.g. more than 10 minutes driving time from an incorporated place).

Policy Considerations:

- Adjust location of RUR zone district.
- Allowable density increase in targeted areas near transportation network, job/activity nodes, adjacent to municipalities and infrastructure.
- Encourage denser housing types like duplex, townhomes, multi-story apartments in these areas.
- Identifies Opportunity Sites for envisioning future growth that meets the public vision, including affordable/workforce housing.
- Includes incentives for density if affordable housing is built over targeted unit counts (e.g. inclusionary land use regulations for affordable housing).
- Introduction of potential locations for affordable/workforce housing on Future Land Use Map as well as strategic actions to supply such housing on the respective properties.



Scenario C:

GROWTH FOCUSED TO MUNICIPAL AREAS AND EXISTING COUNTY VILLAGES

Scenario C is an outcome where the land use regulatory framework only permit low density, large-lot development in outlying unincorporated areas and strongly incentivizes development in and near municipalities that would be annexed, or to existing unincorporated villages such as Nathrop or Johnson Village. In discussion at Open Houses, Scenario C was favored by the public.

Outcome Objectives:

By 2030, 75% of all new and existing households in unincorporated growth areas are envisioned to be within a half mile (comparable to a 20 minute walk) of a main street center, corridor, or neighborhood center with access to goods and services to meet some of their daily needs. This is compared to about 40% percent in 2020.

Between 2020 and 2030, 15% of new housing is envisioned to locate in rural areas. Rural areas are defined as outside of the cities, towns, unincorporated urban growth areas (e.g. more than 10 minutes driving time from an incorporated place). Municipalities, through annexation and intergovernmental coordination with the County will absorb the majority of new and existing households through continued annexation into planning areas as defined in

inter-governmental agreements and three-mile plans.

Policy Considerations:

- Consider increase of minimum lot sizes in RUR zone.
- Adjustment of RUR zone district location through map amendment.
- Increase minimum lot sizes in transitional residential/agricultural interface areas where RUR and RES zones are adjacent.
- Incorporation of a Natural Resource Overlay (NRO) areas or “Backcountry” land use overlay on select REC and public lands. Several counties in Colorado have adopted similar land use codes along with a mechanism such as transfer of development rights to ensure equitable transfers.
- Address mining claim land uses: Develop a structure that allows the transfer of development rights from mining claims “sending areas” to receiving areas that the County would not be responsible for/ taxpayers would not be burdened with in the case of a wildfire.
- Establish targeted areas for Affordable/ Workforce Housing based on Opportunity Sites on future land use map. This designation acts as a land use overlay in conjunction with bonuses for number of units supplied.

- Incorporate a development scorecard in the review process to establish criteria for density increases in targeted areas. These criteria may include sites near transportation or trail network, job/activity nodes, adjacent to municipalities, and proximity to existing infrastructure.
- Duplex, townhomes, multi-story apartments encouraged in areas adjacent to municipalities with anticipation of annexation.
- Identifies Opportunity Sites for County partnerships in supplying affordable/ workforce housing as well as actions or incentives to supplying housing in strategic areas.
- Includes incentives for density if affordable housing is built over targeted unit counts particularly robust inclusionary zoning in select zone districts to be determined after community input.
- Specifies density “Target Areas” near municipalities desired for growth where the County supports and directs resources to housing projects that supply affordable/ workforce units. These areas will be annexed into the municipalities.
- Considers revising intergovernmental agreements specific to annexation for consistency with future land use maps.
- Suggests partnering with municipalities to share costs of infrastructure to attract desired development, particularly affordable/ workforce housing on designated Opportunity Sites.
- Adopt Conservation Subdivision Design Standards.

