

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.





