

RESOLUTION NO. 2019-21-PC

**A RESOLUTION OF THE LA PLATA COUNTY PLANNING COMMISSION
ADOPTING THE 2019 BAYFIELD DISTRICT PLAN**

WHEREAS, the La Plata County Board of County Commissioners ("Board") appointed the La Plata County Planning Commission ("Planning Commission") pursuant to C.R.S. § 30-28-103; and

WHEREAS, pursuant to C.R.S. § 30-28-106(1), in 2001 the Planning Commission adopted the La Plata County Comprehensive Community Plan ("2001 Comprehensive Plan") to serve as the master plan for the physical development of the unincorporated territory of La Plata County; and

WHEREAS, in 2014 the Planning Commission initiated a process to update the 2001 Comprehensive Plan and thereby the 2017 Comprehensive Plan (the "Comprehensive Plan") was adopted pursuant to Resolution No. 2017-03-PC; and

WHEREAS, the County has established 12 separate planning districts based upon geographical areas throughout the county and these districts have developed district plans which establish goals, objectives and policies to help guide future growth based on the unique characteristics of each district; and

WHEREAS, the Comprehensive Plan incorporates these district plans as appendices and these appendices form part of the Comprehensive Plan; and

WHEREAS, on July 5, 1997, by Resolution No. 1997-5, recorded at reception no. 729900, the La Plata County Planning Commission first adopted the Bayfield district plan; and

WHEREAS, after adoption of the Comprehensive Plan and under the direction of the La Plata County Planning Commission, a public process to update the district plans was undertaken, including an update to the district plan of the Bayfield District; and

WHEREAS, the Bayfield district plan update process sought input from resource management agencies, service providers, special interest groups, involved citizens, including district planning committees and other interested parties; and

WHEREAS, pursuant to C.R.S. § 30-28-107, the Planning Commission has reviewed and considered the proposed draft of the 2019 Bayfield district plan update and revisions in accordance with its general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of La Plata County and the Bayfield District which, in accordance with present and future needs and resources, will best promote the health, safety, morals, order, convenience, prosperity, or general welfare of the inhabitants, as well as efficiency and economy in the process of development, including such distribution of population and of the uses of land for urbanization, trade,

Rtn: Planning Dept

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industry, habitation, recreation, agriculture, forestry, and other purposes as will tend to create conditions favorable to health, safety, energy conservation, transportation, prosperity, civic activities, and recreational, educational, and cultural opportunities; will tend to reduce the wastes of physical, financial, or human resources which result from either excessive congestion or excessive scattering of population; and will tend toward an efficient and economic utilization, conservation, and production of the supply of food and water and of drainage, sanitary, and other facilities and resources; and

WHEREAS, the Bayfield district plan will allow for more orderly and predictable growth patterns by serving as a guide to the current County Land Use System and addressing the compatibility of land uses; and

WHEREAS, in reviewing and considering the updates and revisions contained in the 2019 Bayfield District Plan, the Planning Commission evaluated the matters set forth in C.R.S. § 30-28-106(3) and made careful and comprehensive surveys and studies of the existing conditions and probable future growth of the unincorporated territory of La Plata County and, more specifically the area within the Bayfield District; and

WHEREAS, having undergone the considerations summarized above, and having accepted oral and written public comments, noticed and conducted public meetings, and otherwise encouraged public participation in and awareness of the process of updating and revising the Bayfield District Plan, the Planning Commission wishes to adopt the 2019 Bayfield District Plan; and

WHEREAS, the Planning Commission has noticed and conducted a public meeting, in compliance with C.R.S. § 30-28-106(1), to further consider and accept public comment concerning adoption of the 2019 Bayfield District Plan on November 7, 2019; and

WHEREAS, the Planning Commission need not submit the 2019 Bayfield District Plan to the Colorado Department of Local Affairs (“DOLA”) Division of Planning for advice and recommendations, under C.R.S. § 30-28-122, based upon a memo from DOLA stating, that due to a lack of resources, DOLA is unable to provide official review or comment as a referral agency on most documents; and

WHEREAS, pursuant to C.R.S. § 30-28-108, the Planning Commission is to adopt the 2019 Bayfield District Plan by resolution carried by the affirmative votes of not less than a majority of its entire membership, with express reference to the maps and descriptive matter intended by the Planning Commission to form said Plan, and the action taken shall be recorded on the map and descriptive matter by the identifying signature of the Secretary of the Planning Commission; and

WHEREAS, pursuant to C.R.S. § 30-28-109, the Planning Commission is to certify copies of the 2019 Bayfield District Plan to the Board of County Commissioners of La Plata County, and to the planning commissions of all municipalities within La Plata County.

NOW THEREFORE, BE IT RESOLVED BY THE LA PLATA COUNTY PLANNING COMMISSION:

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1. Pursuant to C.R.S. § 30-28-106(3)(a), the 2019 Bayfield District Plan shows the Planning Commission's recommendations for the development of unincorporated territory of La Plata County in the Bayfield and serves as an advisory document to guide land development decisions for the County.

2. The Planning Commission hereby adopts the 2019 Bayfield District Plan, including all maps, land use classifications, and descriptive matters the Planning Commission intends to form part of the plan, attached hereto as Exhibit A, by the affirmative votes of not less than a majority of its entire membership, and directs that such Plan shall be Appendix 4 to the Comprehensive Plan.

3. The Planning Commission hereby directs the Chairperson and Secretary to sign the 2019 Bayfield District Plan pursuant to C.R.S. § 30-28-108.

4. Pursuant to C.R.S. § 30-28-109, the Planning Commission directs its Chairperson to certify copies of the 2019 Bayfield District Plan to the Board of County Commissioners of La Plata County and to the planning commissions of all municipalities within La Plata County by delivery of the 2019 Bayfield District Plan and this Resolution to each.


**DONE AND ADOPTED IN DURANGO, LA PLATA COUNTY, COLORADO, THIS
7 DAY OF NOVEMBER 2019.**


LA PLATA COUNTY PLANNING COMMISSION

(SEAL)

ATTEST:


Clerk to the Commission


James Tenor, Chair


Charles Minkler, Secretary

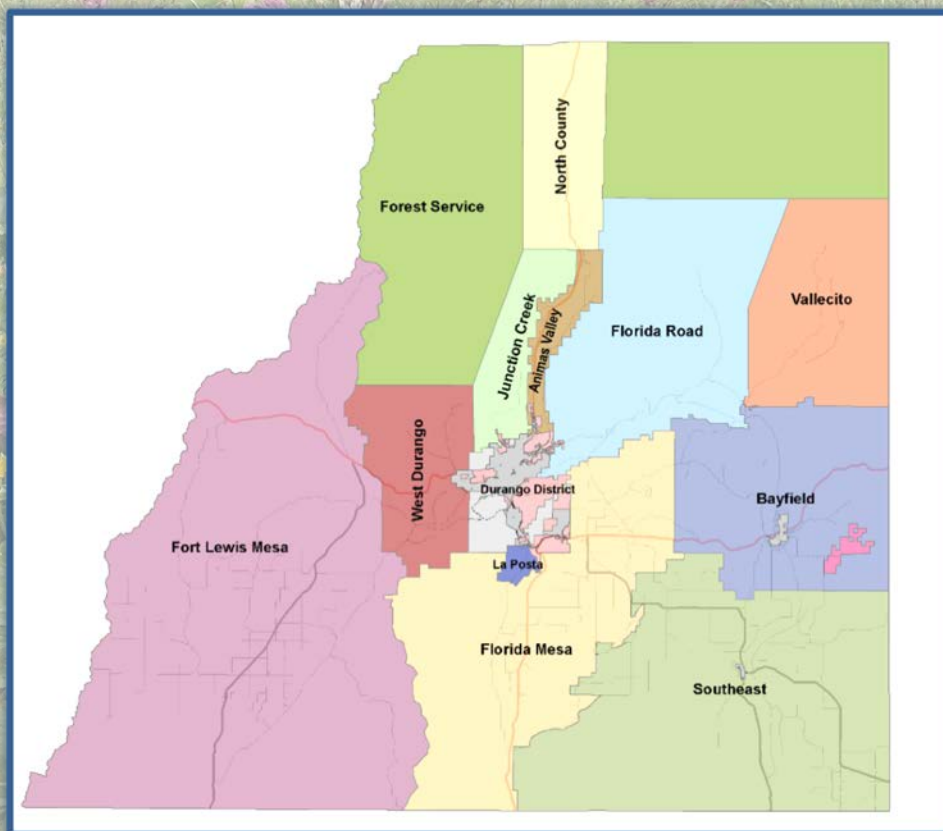


La Plata County
Colorado

Bayfield District Plan

November 7, 2019

Appendices to the Comprehensive Plan



BAYFIELD DISTRICT PLAN

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BAYFIELD DISTRICT PLAN

I. PURPOSE OF DISTRICT PLAN

a. Preamble and Authority

The La Plata County Comprehensive Plan is a public document, officially adopted by the County's Planning Commission, which establishes a vision and framework for the future of La Plata County.

District plans are intended to provide more detailed analyses of physical attributes, opportunities and constraints of a particular geographical area within the County than that provided by the more generalized comprehensive plan. Twelve planning districts that encompass distinct geographical areas in the County are illustrated in the map above. District plans recognize and attempt to capture the distinct character and values of each of the distinct geographic areas in the County. Public input, especially from local residents of the District, property owners, and business owners and public agencies was critical in the development of the District plan. Pursuant to C.R.S. § 30-28-106, district plans are made and adopted by the La Plata County Planning Commission and are appendices to the Countywide La Plata County Comprehensive Plan.

b. Planning Process and Application of a District Plan

The comprehensive plan is a guiding visionary document. As an appendix to the La Plata County Comprehensive Plan, this District plan is intended to be consistent with the intents and purpose of the Comprehensive Plan.

Although district plans are advisory, not regulatory, they represent the more specific vision and goals of the residents in the District. The plans serve as: (1) a foundation and guide for land use regulations and maps; (2) a guide and resource for recommendations relating to local initiatives such as water protection, recreation or open space and housing; (3) a source for planning studies to develop courses of action on a specific need; (4) a resource for the development of regional plans or regional programs; (5) a source of information for local boards, commissions, organizations, residents and business; and (6) a long-term guide by which to measure and evaluate public and private proposals that affect the physical, social and economic environment of the community.

With respect to land use proposals that require approval, La Plata County Land Use regulations often require a finding of "consistency with the Comprehensive Plan", of which this plan is an appendix. Therefore district plans perform an important function in the compatibility analysis as required by the County's performance-based zoning system and the District plan's goals, objectives, policies and land use classifications, or Euclidian zoning classifications in the Animas Valley, are relevant to reviewing such development applications. Other planning documents such as those identified as references to the County's Comprehensive Plan should also be considered.

Citizen participation helps guide the Planning Commission in making decisions and promotes community understanding of planning needs and issues. A successful plan requires a thorough



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and inclusive planning process that engages community residents and stakeholders. There was effective participation by the residents, property owners, and business owners of the District, which led to the submittal of a draft plan by residents of the District. Although some parts of a draft plan may not have been incorporated as part of this District plan, the submitted draft informed the foundation of the adopted plan and more thoroughly captures the unique character of the District and communicates to residents, developers and others the type and locations of future development the community will support.

This plan is not a static document; it is expected to change as conditions and expectations change over time. Review by County staff, the Planning Commission and community members shall occur on a periodic basis, and as often as every 3-5 years¹.

II. OVERALL GUIDING PRINCIPLES

a. Preamble/Vision Statement

A central theme advanced by the residents of the Bayfield District is the ability of real property owners to benefit from the full use and enjoyment of one's property including, but not limited to, possession, control, use and quiet enjoyment and the right to make improvements subject to reasonable government regulations. The desired future is to achieve balance between retaining the rural, agricultural character and accommodating growth. To accomplish this, the Bayfield District Land Use Plan recognizes the need for diverse growth which may occur where infrastructure can support such growth and when development complies with applicable standards. A landowner's right to make a living with their private property is valued and respected. The residents of the District believe well-defined and strongly protected real property rights are directly linked and benefit their community. They further believe that a land use system that respects private property rights gives individuals the reasonable ability to determine how to use their resources. Property owners take full account of all the costs and benefits to best utilize those resources. The process of weighing costs and benefits encourages efficient outcomes, which translates into higher standards of living for all. The residents of the District believe private property rights are critical to the economic vitality of the Bayfield District and community.

b. Property Rights

As recognized by Section 3, Article II of the Colorado Bill of Rights, all persons have certain natural, essential and inalienable rights, among which may be reckoned the right of enjoying and defending their lives and liberties; of acquiring, possessing and protecting property; and of seeking and obtaining their safety and happiness. One of the essential elements of property is the rights to its unrestricted use and enjoyment and that use cannot be interfered with beyond what is necessary to provide for the welfare and general security of the public morals, health, safety or

¹ Planning Commission policy memo dated April 4, 2019



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welfare.² Within this context, Colorado counties have the authority to adopt and enforce ordinances and resolutions regarding health, safety and welfare issues as prescribed by law,³ including, but not limited to, the ability⁴ to regulate uses of land for trade, industry, recreation⁵ and the authority to plan for and regulate the use of land resulting in changes in population density based on the impact of development on surrounding areas and the community.⁶ Such regulations are valid unless it is clear that there is no foundation in reason and there is no substantial relation to the public health, the public morals, the public safety or the public welfare.⁷

III. OVERVIEW OF DISTRICT

Settlement of the Bayfield planning District started in the early 1870s. In those early days, the primary industries were mining and timber. Soon after, the locals cleared fields and started to grow crops — mostly hay, oats, and wheat. After those early crops came beef cattle, hogs, chickens, sheep and turkeys. The Town of Bayfield incorporated in 1906 with about 325 residents. Homesteading in the Pine River Valley ended in the early 1930s.

Farmers started diverting water from Pine River for irrigation which extended as far as they could dig ditches by hand and with horse drawn implements. At the time, most of southwest Colorado was in Conejos County, so those early ditch rights were recorded at the County seat, San Luis. In 1937, a vote was taken to form Pine River Irrigation District as the governing body for Pine River Dam and Vallecito Reservoir. The Federal government lent the money and construction of the dam began in 1938. Irrigation water started flowing in 1941 to land from the dam to the New Mexico border. By 1983, the district had repaid the Federal loan. La Plata Archuleta Water District was established by vote in the southeast part of La Plata County in 2008. The rural domestic water system currently delivers water to about 60 homes. The first loop from Bayfield to the Florida River is being built as revenue allows.

From 1881 to 1957, the Denver and Rio Grande Western narrow-gauge railroad provided a freight link to the standard gauge line in Alamosa and shipped stock and produce to markets as far away as Kansas City and New York City. Rural community schools opened as early as 1878. In 1948, eight of the rural schools consolidated into the Bayfield School District. Students in grades 1-12 bused to school from as far as Vallecito and Yellow Jacket Hill.

Over time, agriculture became a very difficult way to provide for a family. Increasingly, one adult member of a farm family found a job to provide a cash income. Changes in agriculture allowed more production from given acreages, but there were not commensurate increases in income. As

² *City & County of Denver v. Denver Buick, Inc.*, 141 Colo. 121, 347 P.2d 919 (1959)

³ C.R.S. § 30-11-101(2)

⁴ C.R.S. §§ 29-20-101 *et seq.* and 30-28-101 *et seq.*

⁵ *Bd of Cty Comm'rs v. Thompson*, 177 Colo. 277, 284, 493 P.2d 1358 (1972).

⁶ *Wilkinson v. Bd County Comm'rs*, 872 P.2d 1269 (Colo. App. 1993)

⁷ *Nectow v. City of Cambridge*, 277 U.S. 183, 48 S. Ct. 447 (1928)



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population increased, farm and ranch owners began to sell pieces of their land as a way to realize the value of their land investment. Forest Lakes, the largest subdivision in the County, received subdivision approval in 1973. Its 1,865 acres is home to about 1,800 residents.

By the 1980s, the lumber business had largely vanished due to regulation and changes to the laws. In recent years, the timber industry has made a modest return as harvesting trees is now recognized as helpful in managing forests for healthy soil, strong forests and water supply. Recreation at Vallecito became a secondary industry in the District and flourished until the Missionary Ridge fire in 2002. Oil and coalbed methane gas development provided income and revenue with a significant boom beginning in the 1990s that has tapered off over the past decade. Governmental regulations and market changes have diminished the industry and challenged employment.

The Bayfield Planning District encompasses approximately 77,976 acres in the Pine River Valley, extending west to the edge of the Florida Mesa District and east to the Archuleta County line. The Town of Bayfield and the unincorporated area of Gem Village are roughly in the center of the planning area.

The rural areas surrounding the Town of Bayfield vary greatly, including the riparian areas of the Pine River floor and its irrigated pasture lands, mesas, gamble oak, ponderosa pine, pinion pine, juniper forested bottomlands, and hillsides. The Pine River Irrigation District provides agricultural water to much of the area. Historically, the District was almost entirely a ranching/agricultural area. The bottomlands elevation is about 7,000ft, with a growing season suited to hay production. In the past, ranchers wintered livestock on private lands and leased public land for summer grazing. In recent years, some ranches have continued to operate in this manner, but there is an increasing shift towards alternative agricultural operations. There are diverse agricultural operations in the District such as a hog farm that produces quality nonchemical pork for local markets, ostrich and emu farmers, sheep farmers, hydroponic vegetable producers, several registered horse breeders, and cattle ranches.

In the midst of this shift in agricultural production, the beauty of the Bayfield District has drawn many non-agricultural residents who desire to live in a rural setting. Forest Lakes is the largest subdivision in the District, originally developed to appeal to summer vacation purchasers, and now consists mostly of year-round residents. The following are some examples of similar subdivisions which capture a majority of the year-round residents in the District.

- River Ranch Subdivision
- Forest Lakes
- Timber dale Ranch Subdivision
- Pine River Ranch Subdivision
- Bear Creek



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- Pine Springs
- Deer Valley Estates
- Dove Ranch
- Shiloh Subdivision
- Fox Fire Ranch

As delineated in the District Overview, the Bayfield District has, over the years, attracted a diverse population who make the choice to live in and enjoy the area. It is hoped that the guidelines and vision set forth in this plan will protect the peaceful rural natural beauty of the District so all who make the same choice in the future will be able to enjoy the same privilege.

The District is predominantly made up of the following:

Critical lands:

Land areas containing natural constraints that could jeopardize the life, safety and welfare of citizens. Lands areas that play a critical role in protecting water resources, or land areas that are critical for the survival of certain animal and plant species.

Rural lands:

Lands where the property owner(s) may choose to use their land productively and choose to be good stewards of the land with limited governmental regulations. Where neighbors know and respect each other, the irrigated farmlands, the low-density countryside and the beauty of open space and low traffic.

Area Neighborhoods:

Smaller and clustered developments which encourage additional central service improvements, preserving larger tract of land are desirable. These types of developments are identified for use in several areas of this plan. Generally, neighborhoods cluster around roads that have been improved to provide an adequate level of service to existing higher density and/or commercial development(s). In the future, new neighborhoods could be identified as utility and infrastructure investments when development occurs. The boundaries of these neighborhoods are approximate and deliberately left general instead of fully defined. Land may be influenced by more than one neighborhood or none at all.

IV. POPULATION

La Plata County has been experiencing continued population growth from 32,466 residents in 1990 to an estimated 55,619 residents in 2017. The Bayfield District had an estimated population of 5,224 in 2017. Using the 1.53% annual growth rate forecasted by the Colorado State Demographer for La Plata County, the District would grow by an estimated 1,599 people to a



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population of 6,823⁸ over the next 20 years. If growth were to remain at the historic annual growth rate of 1.1%, the District would gain another 1,149 people over the next 20 years. At a growth rate of 2%, the District would grow by an estimated 2,090 people over the next 20 years. To accommodate this range of growth, an approximate 479 to 871 units would need to be added to the District over the next 20 years, which equates to an average of 24 to 44 units a year.

V. KEY ISSUES

- Landowners and agricultural producers have expressed to the Planning Commission that they do not like excessive governmental regulation.
- Owners of large properties need to be able to diversify business uses of their properties so that these large properties can remain intact as economic assets.
- Domestic and irrigation water supply and infrastructure are the primary concerns for many residents of the Bayfield District. Expansion of central water infrastructure to serve future growth is preferred over drilling many new individual wells. There are many topics of discussion that revolve around water such as development, assessment, irrigation and depleting water tables.
- The rural atmosphere of the District and the rural lifestyle are of utmost importance to residents of the District. The District's natural features, the irrigated farmlands, low density in the countryside, lack of commercial development, low traffic volumes, the beauty of the Pine River Valley and the small-town atmosphere where neighbors know and respect each other are key elements of the rural atmosphere and lifestyle that is so valued by residents. New development should take care to retain the District's rural atmosphere and lifestyle using techniques such as clustering new development on less productive agricultural lands; encouraging conservation easements with positive tax incentives; and locating structures to preserve open meadows, fields, rangeland, and floodplains.
- A large portion of the Bayfield District is within the exterior boundaries of the Southern Ute Reservation. The powers exercised by the Southern Ute Indian Tribe, and the rights enjoyed by the Tribe and its' members, are the result of the Tribe's sovereign status and the unique trust relationship between Indian tribes and the Federal government. Within Reservation boundaries, the Tribe may exercise certain governmental power regardless of whether the land is held in trust by the Federal government, is allotted to individual Tribal members or is Tribally-owned feed land. Many private properties that are subject

⁸ This was calculated using an estimated 1.53% growth rate with an average household size of 2.4; household size and County population data are from the U.S. Census and Colorado State Demographer.



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to County regulations are adjacent to tribal lands. This jurisdictional patchwork can affect compatibility of neighboring uses.

- The Bayfield District supports and encourages creating a mineral extraction master plan, particularly for gravel resources, in order to efficiently and effectively bring mineral resources to market.
- Traffic on County roads is increasing and there is uncertainty about the ability to serve future development with County roads in their current condition. The condition and capacity of County roads will directly affect where or how future development occurs.
- The Bayfield District is diverse in its geography, in the types of housing, and in the types and location of development that ranges from platted subdivisions to larger open lands. These physical characteristics and the characteristics of the community are constantly changing. As these changes occur, the County and the District must continuously review and address the approach to planning for compatibility between different land uses including agricultural, residential, commercial and industrial uses.
- The Bayfield District supports utilizing clustering design in new development and supporting the financial viability of agricultural uses with flexibility for land uses on large agricultural properties.
- A significant portion of future new residential development in the unincorporated County will likely occur in the Bayfield District. Future development should encourage a diversity of housing to provide options.

VI. LAND USE CLASSIFICATIONS⁹

Mixed Use Area — Commercial/Residential/Light Industrial

A mixed use area, where residential densities at 6 units per acre, commercial, and some light industrial uses are encouraged to concentrate around existing similar uses, should be designated in Gem Village and areas near the Town of Bayfield, including the Dwyer property near the intersection of Hwy160 and CR501. Existing uses include mobile homes, single family residential, propane sales, a taxidermist, equipment sales, convenience store, and other small businesses. Central sewer currently exists throughout much of the area and may be expanded sometime in the future. The potential for central water systems also exists for some of the *Mixed Use* areas. It is anticipated that these areas will continue to evolve toward commercial uses.

The boundary of the mixed use classification should be defined by the natural topography and

⁹ Note: The land use classifications are derived from the existing District Plan prior to November 2019 and will remain in effect until the County revises the land use classifications and system.



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existing land uses. The *Mixed Use Classification* extending north along CR501 from the intersection of CR501 and Hwy160 to Sossaman Road does not extend any farther north than Sossaman Road. Therefore, the establishment of new commercial uses north of Sossaman Road are not supported by this plan.ⁱ The band of *Mixed Use* on the west side of CR501 applies only to the portions of parcels fronting on and level with the roadway, not to the riverside or river bottom area. Appropriate setbacks from CR501 for any new structures should be required to allow for road expansion in the future.

Local Commercial

A small area of *Local Commercial* is identified just west of the entrance to the Forest Lakes subdivision. The *Local Commercial* classification may include small scale establishments that provide goods and services to the local community, such as convenience stores, video stores, gas stations, and small restaurants. The *Local Commercial* designation was chosen for this area due to its central location near Forest Lakes and Vallecito Reservoir. The establishment of *Local Commercial* uses will presumably limit some vehicle trips to the Town of Bayfield for convenience items.

The Land Use Classification Map identifies an area of *Local Commercial* on this site, but it is difficult to predict the precise location on this site where such a use may occur. The location of the *Local Commercial* area on the map may need to be moved in the future. Such a change would be considered consistent with this plan where impacts to adjacent property is properly mitigated.

Office/Light Industrial

Office/Light Industrial uses should be considered an allowable use within the *Mixed Use* classification also. Some examples of allowable uses include, but are not limited to, light manufacturing, office space, scientific research, warehouses, and storage units.

Residential

Existing and proposed residential development densities vary considerably throughout the District. A variety of residential land use classifications are included in the Plan. It must be noted that the residential densities contained within land use classifications are intended to be used for the purpose of calculating overall density for Class II projects, Subdivisions, and Minor Exempt Subdivisions. Minimum lot sizes should be determined via the Land Use Code and the subdivision requirements contained within.

Home occupations should be allowed in all residential classifications, providing the use appears to be residential in nature and the impacts are minimal, such as no outside storage, minimal signage and lighting, and minimal traffic generation.



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Within all residential classifications, it is the responsibility of the property owner to properly fence out grazing livestock, etc. from entering their private land, per State law. Section 82-141 of the La Plata County Land Use Code recognizes the requirements of State law by providing, “Where a residential subdivision is located adjacent to agricultural lands, state the following:

Notice: Colorado is a fence law state. Owners of property shall be required to fence livestock out in order to recover damages for trespassing livestock. C.R.S. § 35-46-101, ET SEQ.

Suburban Density Residential

Lands in this category are classified with a maximum density of two units per acre, contingent upon the ability to meet subdivision standards contained in the Land Use Code (including, water, sewer, and access requirements) Within this classification *Suburban Density Residential* areas include existing residential subdivisions as well as room for expansions at comparable densities, where water and/or sewer services may be available and can be extended. Areas designated as Suburban Density Residential include areas near the Town of Bayfield, along Bayfield Parkway and some areas on CR501 north of Bayfield.

Large Lot Residential

The density range envisioned for this classification is 1 unit per 3 to 10 acres. Development densities within this range are determined through utilization of the Plan’s public benefit criteria. Generally, existing subdivided land within the 1 unit per 3 to 10 acre density has been classified as *Large Lot Residential*. No new areas of *Large Lot Residential* have been proposed within the Plan.

Perimeter Residential

This category is intended to provide slightly higher densities than the *Agricultural/Residential* category to currently mixed residential and rural areas that are in closer proximity to the designated service area of the Town of Bayfield or within areas of similar density development. The *Perimeter Residential* classification density is at 1 unit per 5 to 35 acres. Development densities within this range are determined through utilization of the Plan’s public benefit criteria. Minimum lot sizes should be determined via the Land Use Code and the subdivision requirements contained within.

Given the importance of maintenance of agriculture to the Bayfield District, agriculturally related businesses are considered an allowable use within this classification. Examples of Agri-Business include, but are not limited to, agricultural supply, farmers’ markets, agricultural seed sales, meat processing facilities, and other facilities related to the production and processing of food.



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Agricultural/Residential

The majority of un-subdivided private lands within the District have been classified as *Agricultural/Residential*. The overall development densities envisioned under this classification are 1 unit per 10 to 35 acres. Development densities within this range are determined through utilization of the Plan's public benefit criteria. Minimum lot sizes should be determined via the Land Use Code and the subdivision requirements contained within.

The *Agricultural/Residential Density* designation is prescribed to preserve, insofar as possible, agricultural production and ensure development that maintains a rural character. Given the importance of the maintenance of agriculture to the Bayfield District, agriculturally related businesses are considered an allowable use within this classification. Examples of Agri-Business include, but are not limited to, agricultural supply, farmers' markets, agricultural seed sales, meat processing facilities, and other facilities related to the production and processing of food.

The *Agricultural/Residential Density* designation on the Land Use Classification Map also indicates areas in which the cluster development is encouraged, and credit for higher densities, within the prescribed range, is given for clustering.

Areas where residential clusters are discouraged include:

- on prime agricultural land,
- in locations or layouts that would compromise irrigation systems for agricultural lands,
- in floodplains, drainage ways, and riverbanks,
- on ridgetops, steep open hillsides, and open meadows that are highly visible from major roadways.

In addition, major physical features are recommended for preservation such as; the Pine River corridor, other significant drainage ways, steep slopes, and prominent ridgelines.

Affordable Housing Classification

In an attempt to achieve the Bayfield District's goal to encourage a variety of housing densities, this classification was created. This classification is intended to serve as an overlay category for all residential classifications in the District. In addition to a project's base density determined by the District Land Use Plan, District Land Use Classification Map and/or Public Benefit Criteria, a 10 percent density bonus is recommended for residential projects that meet the definition of affordable housing within this plan.

Critical Lands

This classification is intended to serve as an overlay category which identifies areas that possess



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significant constraints to development. This *Critical Lands* category encompasses is land containing unstable or potentially unstable slopes; floodplain/flash flood areas; expansive or evaporative soil areas and risk of subsidence or upheaval; slopes over 30 percent; avalanche; landslides, rock falls, mudflows, ground subsidence; seismic effects; liquefaction areas; identified wildlife migration corridors and habitats; historical/archaeological lands; and wildfire areas.

The base density for lands in this category should be 1 unit per 35 acres. If *Critical Lands* within a proposed development are protected and permanent development exclusions or dedicated open space, such as conservation easements, are established, a density bonus may be granted to transfer development to more suitable portions of a project. It is recommended that such density bonuses not exceed 1 unit per 17.5 acres of critical lands; e.g., if *Critical Lands* are protected, allowable densities are 1 unit per 17.5 acres versus 1 unit per 35 acres if *Critical Lands* are developed.

The Land Use Classification Map identifies the general location of some of the District's *Critical Lands*. In most cases, however, it is likely site specific studies will be conducted to determine the location and extent of these lands. The Land Use Classification Map identifies the general location of Slopes over 30%, and lands classified as Landslides and Unstable Slopes. Flood plains and wetlands are not currently designated on the Land Use Classification Map.

Agricultural / Timber / Recreational / Wildlife

Lands within this category are primarily used for agricultural, recreational, timber harvesting purposes, and wildlife habitat. This land use designation should recognize these uses. A public lands overlay should be assigned to properties in this classification that are under public ownership. Public lands, whether currently being used for agriculture/timbering/recreation/wildlife or having no specific designated use should be assigned an underlying residential density of one unit per 35 acres. That is not to say that this designation is in any way a permanent open space designation. However, this will give the community, and the County, maximum flexibility if a land exchange or another land use is proposed for this public land in the future.

Scenic Corridor

Open lands visible from County roads with specific scenic qualities such as views to distant mountain peaks, large open vistas, views of river corridors, etc. Special attention to the maintenance of scenic qualities within the *Scenic Corridors* is encouraged.

Public and Community Facilities

This land use classification identifies public and community facilities. Bayfield High School, Bayfield Cemetery, and the La Plata County Transfer Station are included in this designation. It is difficult to predict the exact location of future Public and Community Facilities, therefore, these facilities may be considered at locations throughout the District.



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Tribal lands

Lands held in trust by the Federal government for the benefit of the Southern Ute Indian Tribe and/or its' members and lands allotted to individual tribal members are depicted on the Land Use Classification Map for informational purposes only.

LAND USE CLASSIFICATION DESCRIPTIONS

Land Use	Resid. Density / Size Restrictions	Description
Agricultural/Timber/ Public Recreation	1 unit per 35 acres minimum	Public land that is used primarily for agricultural, forestry or land/water recreation uses. Public lands transferred to private ownership will retain a maximum density of 1 unit per 35 acre.
Suburban Density Residential	1 unit per ½ -3 acres	Lots less than 1 acre in size should require <i>both</i> central water and sewer, lots from 1 to 3 acres should require <i>either</i> central water or central sewer.
Large Lot Residential	1 unit per 3-10 acres	Private land that can be developed at a density of 1 unit per 3 to 10 acres determined through the application of the Public Benefit Criteria. Should typically be served by wells and septic systems.
Mixed Use	6 units per acre	A transition area that contains a mix of residential and commercial development, including overnight accommodations. Some examples of allowable uses include: single family, multi-family, mobile home parks, light industrial, retail establishments, and other commercial uses.
Agricultural/Residential	1 unit per 10-35 acres	Private land that can be developed at a density of 1 unit per 10 to 34.99 acres, determined through the application of the Public Benefit Criteria. Should typically be served by individual wells and septic system. Agriculturally related businesses should be allowed within the <i>Agriculture/Residential Classification</i> . Examples of Agriculturally related businesses include, but should not be limited to, agricultural supply, farmers' markets, agricultural seed sales, meat processing facilities, and other facilities related to the production & processing of food. ⁱⁱ



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Perimeter Residential	1 unit per 5-35 acres	Private land that can be developed at a density of 1 unit per 5 to 35 acres, determined through the application of the Public Benefit Criteria. Should typically be served by individual wells and septic system. Agriculturally related businesses are allowed within the <i>Perimeter Residential Classification</i> . Examples of Agriculturally related business include, but are not limited to, agricultural supply, farmers' markets, agricultural seed sales, meat processing facilities, and other facilities related to the production & processing of food. ⁱⁱⁱ
Affordable Housing	10% Density Bonus	This overlay category applies to all residential classifications. A 10 percent density bonus is provided to projects that meet the requirements for affordable housing as defined within this plan. This density bonus is also contingent upon the project's ability to meet all the applicable requirements of the Land Use Code for sewer, water, access, etc.
Office/Light Industrial	n/a	Manufacturing plants and other similar businesses that produce lower levels of noise, odor, etc. than Industrial uses. Commercial, Office, and Light Industrial uses include, but are not limited to, warehouses, storage units, light manufacturing & assembly, scientific research, etc. (e.g., Bodo Park).
Local Commercial	Variable according underlying res. Densities	Small-scale commercial development (not malls or large establishments) providing goods and services primarily oriented to the needs of the local and tourist community (e.g., convenience stores, hair salons, video stores, liquor stores, restaurants, and gas stations). May include 2nd floor residential units (over the shops), or bed-and-breakfast type lodging.
Critical Lands^{iv}	1 unit per 35 acres	This <i>Critical Lands</i> category encompasses is land containing unstable or potentially unstable slopes; floodplain/flash flood areas; expansive or evaporative soil areas and risk of subsidence or upheaval; slopes over 30 percent; avalanche; landslides, rock falls, mudflows, ground subsidence; seismic effects; liquefaction areas; identified wildlife migration corridors and habitats; historical/archaeological lands; and wildfire areas. If density is transferred to non-critical lands, a density bonus of 1 unit per 35 acres should be granted (Maximum Bonus = a total of 2 units for each 35 acres of critical land that is left permanently undeveloped).
Public and Community Facilities	Per Code	Public and quasi-public uses, such as schools, fire stations, government facilities, cemeteries, hospitals and churches, trail heads, recreation facilities. Locations for these facilities may be considered throughout the District.



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Tribal Lands	n/a	Lands held in trust by the Federal government for the benefit of the Southern Ute Tribe and/or its members and lands allotted to individual tribal members (depicted for informational purposes).
Scenic Corridor	n/a	Open Lands visible from County roads with specific scenic qualities as defined by the District. Special attention to the maintenance of scenic qualities is encouraged.

PUBLIC BENEFIT CRITERIA

In order to determine the allowable density for a project within the Agriculture/Residential (1 unit per 10 to 35 acres), Perimeter Residential (1 unit per 5 to 35 acres), and Large Lot Residential (1 unit per 3 to 10 acres) land use classifications, the Public Benefit Criteria is recommended. In order to make an objective determination of where a specific project falls within a given density range, that density should be based on the following criteria and percentages.

30% Clustering to preserve contiguous dedicated open land, especially on less productive agricultural land. This dedicated open land may be owned by a single entity or multiple entities with undivided interests, or overlain by a conservation easement (A minimum of 50% of site must remain open, with the homes clustered on the remaining 50%).

20% Locate structures to preserve open meadows/fields/rangeland; locate structures in or against trees, if present, and not within floodplains.

20% Preservation of designated wildlife corridors and habitats.

20% Structures not located on ridgelines (“ridge” being defined as a long narrow, conspicuous elevation of land; a “hilltop” defined as a knoll or small hill), or within view corridors (being defined as an area seen from public roads that contains scenic qualities, such as views to distant mountain peaks, large open vistas, views of river corridors, etc.) as seen from public roads.

10% Granting of easements for trails for public use and/or access to public lands.

Full compliance with all of the above would result in granting of 100% of the density range. For example, if the range is 1 unit per 10 - 35 acres, and all of the criteria were fully met, the project would qualify for a density of 1 unit per 10 acres. If only the first three criteria were met (20% + 20% + 20% = 60%) the project would qualify for only 60% of that density range, or 1 unit per 20 acres.

If the site does not reasonably allow for compliance with any portions of the PBC, credit for that percentage is automatically granted. For example, if a site has no ridgelines, the project would automatically receive the 20% for avoiding ridgelines.



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VII. GROWTH HUBS

The 2017 La Plata County Comprehensive Plan identifies growth hubs as locations where the County has recognized the opportunity for future development due to the availability of infrastructure, or the potential for expanded infrastructure. These infrastructure components include reliable water supply, adequate sewer capacity, and a roadway network that supports increased traffic. Growth hubs may contain development and/or characteristics that are compatible with and already serve as a community hub/activity center. These growth hubs indicate areas that have land use characteristics and existing infrastructure or potential infrastructure to support future development. These areas are not specific to a certain type of use such as residential or commercial. While these areas may be more suitable to support future growth, this is not an assurance that these locations will see future development or that growth is restricted only to these areas.

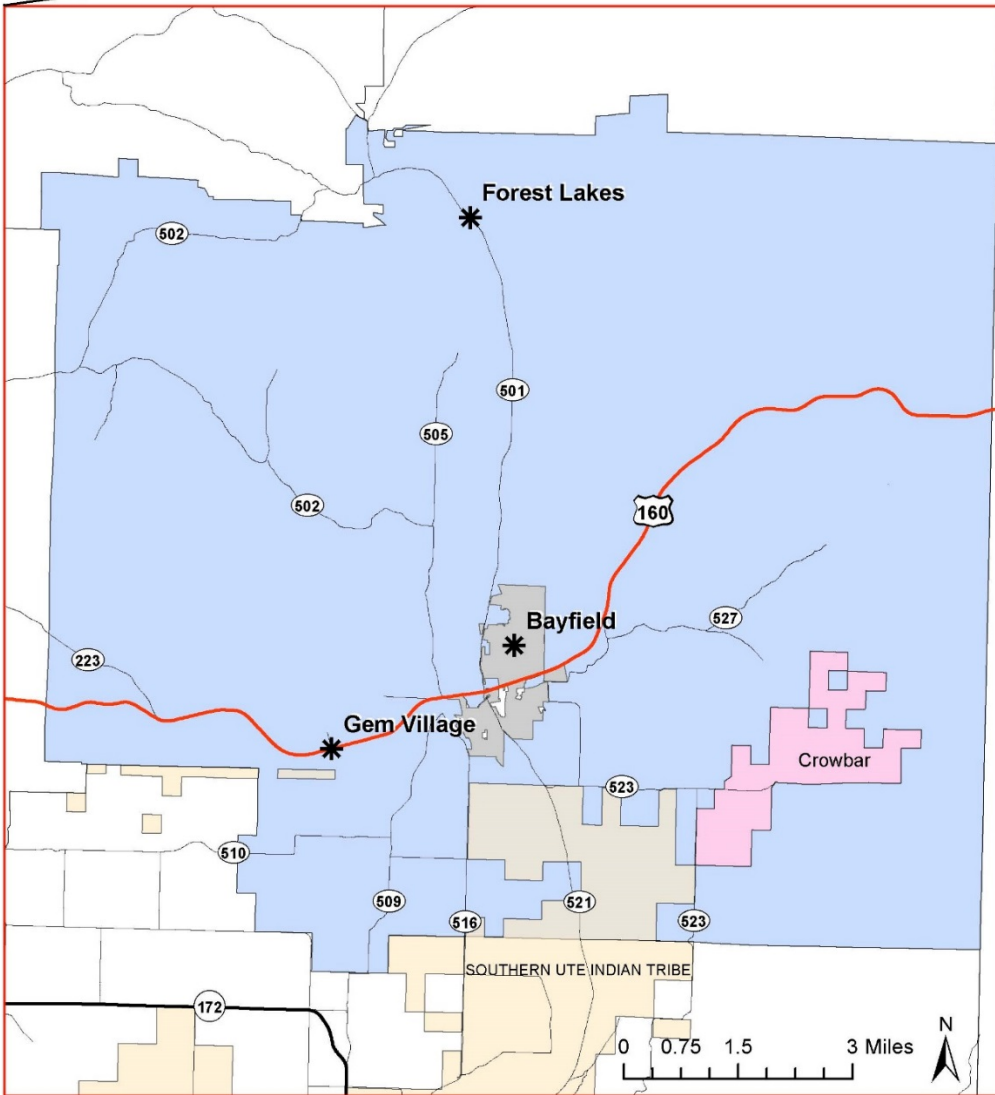
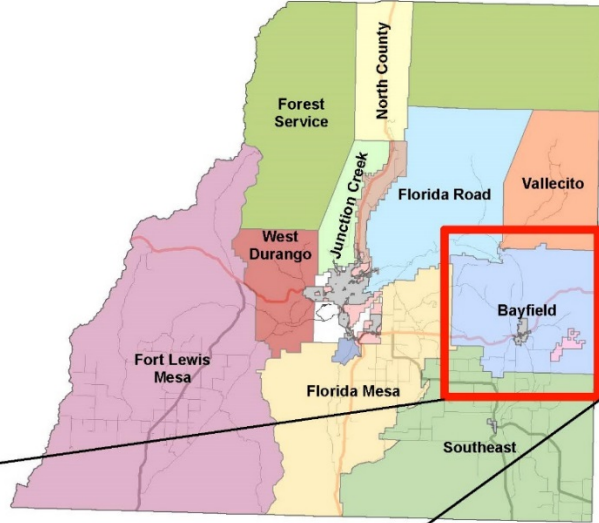


BAYFIELD DISTRICT PLAN

Bayfield Growth Hubs

Legend

- * Growth Hubs
- COUNTY
- STATE
- US
- Southern Ute Indian Tribe



BAYFIELD DISTRICT PLAN

VIII. GOALS, OBJECTIVES, AND POLICIES

Residents, property owners, and business owners of the District provided the direction articulated in the Goals, Objectives and Policies through an extensive public process. Goals, Objectives and Policies can be used to protect the District’s unique qualities. Goals, Objectives and Policies also serve as a guide to property owners and developers to help them understand the desired future of the District, to provide general guidance for desired development patterns and to help them make informed land use decisions. Goals, Objectives and Policies are written to provide general policy direction while also providing enough detail to set priorities and guide decision-making.

Goals provide broad statements of WHAT the community aims to accomplish in the future in the District.

Objectives are specific actionable measures for HOW to implement the goals.

Policies articulate specific direction to the Planning Commission and/or the Board of County Commissioners regarding the implementation of a goal or objective.

Atmosphere / Characteristics:

Goal 1: Encourage the retention of agricultural lands and open space, rural atmosphere and lifestyle.

Objective 1.A: Retain agricultural lands and open space.

Policy 1.A1: Establish an “Agricultural Preservation Subdivision” option for ranchers and farmers to allow limited subdivision to enable the majority of the land to remain in production.

Policy 1.A2: Action: Amend the La Plata County Land Use Code to make it easier to add one additional home for a family member or tenant farmer on large agricultural lands without needing to subdivide;

Policy 1.A3: Encourage agricultural landowners to dedicate agricultural, wildlife, and other conservation easements to organizations such as Colorado Cattlemen’s Association and La Plata County Open Space Conservancy in return for tax benefits.

Property Rights / Regulations:

Goal 2: Acknowledge and respect State Statute, common law and Constitutional protections for property rights.



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Objective 2.A: Encourage the County to adopt adhering language that acknowledges and expresses respect for property rights in the District Plan Preambles, the Comprehensive Plan and the La Plata County Land Use Code.

Policy 2.A1: Ensure transparent procedures for the Board of County Commissioners, Planning Commission and residents.

Policy 2.A2: When revising the code standards for development, the County should utilize the policy guidance in the District plans consistent with C.R.S. 30-28-106 Adoption of Master Plan.

Policy 2.A3: Encourage the County to support that subdivisions resulting only in lots that are 35 acres or greater are exempt from County subdivision regulations pursuant to C.R.S. 30-28-101 (10)(b).

Policy 2.A4: Encourage the County to consider adoption of a “rural land use process” as that term is defined in C.R.S. § 30-28-402 designed to offer a land use option for single family residential purposes that differ from traditional 35-acre divisions of land.

Protecting and/or Enhancing the Tax Base:

Goal 3: Improve the tax base of the County as a whole by supporting development that increases tax revenue so long as it provides appropriate water and sewer infrastructure.

Objective 3.A: Encourage uses that provide the highest levels of taxation with the lowest fiscal impacts.

Policy 3.A1: Allow light industrial uses on a property with the appropriate land use classification provided that it complies with the County development standards.

Policy 3.A2: Encourage multifamily, agricultural commercial, and commercial uses in locations where project infrastructure needs are met, and in areas with close access to the major roadways.

Policy 3.A3: Support low impact commercial, industrial uses that generate low traffic volumes to locate in remote County road access locations.

Policy 3.A4: Limit commercial marijuana grow operations in the District due to the potential for impacts on critical water resources, odor, and increased crime.



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Economic stability and opportunity:

Goal 4: Recognize existing legally established land uses as legitimate uses and allow appropriate land uses to promote development in the future.

Objective 4.A: Increase business income and the tax base for local public service providers and in rural areas.

Policy 4.A1: Apply flexibility and opportunity for residents to utilize their land and home for income.

Policy 4.A2: Increase commercial and other non-residential opportunities in Bayfield District.

Targeting areas for future residential and commercial development:

Goal 5: Substantially increase the opportunity for all types of non-residential development.

Objective 5.A: Revisit and envision appropriate future land uses

Policy 5.A1: Allow appropriate uses on all agricultural land.

Policy 5.A2: Redefine mixed use to more clearly define allowable uses and ensure those uses are compatible with the residential densities contemplated.

Policy 5.A3: Revise the Land Use Code to encourage heavy commercial uses to locate near existing heavy commercial uses, in areas currently designated for heavy commercial uses and near major intersections.

Goal 6: Expand opportunities for attainably priced housing.

Objective 6.A: Increase opportunity for multifamily residential and small lot residential development proposals in appropriate locations.

Objective 6.B: Revise, expand and modernize the definitions of multifamily to encourage attainable housing.

Objective 6.C: Revise the land use code to provide opportunities and to ease the process for development of accessible and attainably priced senior housing.

Goal 7: Diversify land use options for agricultural and rural-residential lands

Objective 7.A: Increase options and flexibility for future land uses on all agricultural and rural lands



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Policy 7.A1: Consider adopting Land Use Code standards and review and approval processes for multiple accessory dwellings on larger parcels.

Policy 7.A2: Consider adopting Land Use Code standards and review and approval processes for multiple units for agricultural families and workers on agricultural land.

Targeting areas for defined industrial uses:

Goal 8: Encourage options and opportunities for landowners to incorporate industrial uses in underutilized portions of their property to increase economic value.

Objective 8.A: Create land use code and review and approval processes for locating industrial uses, particularly low impact industrial uses.

Policy 8.A1: Consider adopting Land Use Code standards and review and approval processes to ease the process for locating low-impact industrial uses near existing industrial uses and in designated areas with adequate infrastructure and near major intersections.

Policy 8.A2: Consider adopting Land Use Code standards and review and approval processes for locating heavy industrial uses near existing heavy industrial uses.

Protection of Agricultural lands:

Goal 9: Maintain and protect the rural atmosphere of the District.

Objective 9.A: Consider adopting Land Use Code standards and review and approval processes that would substantially increase allowable uses of agricultural land without needing to subdivide.

Objective 9.B: Discourage scenic corridors on agricultural lands.

Goal 10: Strengthen and improve property owner's financial viability for continuing to use their lands for agricultural production.

Objective 10.A: Support alternative agricultural uses.

Policy 10.A1: Support farming incentives other than tax breaks.

Policy 10.A2: Ensure the ability to use any residential land for agricultural purposes even if that property is not agriculturally assessed.

Policy 10.A3: The County should encourage provisions which allow minor agricultural uses on a property (Ag plus concept).



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Roads:

Goal 11: Maintain and improve County roads.

Objective 11.A: Maintain today's level of service on County roads.

Objective 11.B: Discourage development if the roads that access it cannot accommodate the additional traffic without impacting the appropriate level of service.

Objective 11.C: Consider additional sources of revenue to pay for road maintenance and expansion of capacity where needed.

Objective 11.D: Consider additional fees on new development that increase road use as part of the business or development.

Water - Domestic, wells

Goal 12: Maintain groundwater resources to serve existing wells and encourage a safe, adequate water supply for the residents of the District.

Objective 12.A: Encourage small lot subdivisions and multifamily development to utilize existing or expanded central water infrastructure, including small shared or central water systems.

Objective 12.B: Continue to rely on the State of Colorado to make informed decisions regarding the availability of ground water and issuance of water well permits.

Objective 12.C: When irrigated lands are subdivided, support the continued use of irrigation water on-site for irrigation instead of drying up the land.

Water - Irrigation, ditches:

Goal 13: Protect Water Rights pertaining to irrigation and irrigated lands to ensure appropriate uses of the resource.

Objective 13.A: Encourage the development of irrigation water distribution infrastructure that benefits individual irrigators, irrigation and canal companies and landowners.

Policy 13.A1: Support actions that analyze impacts on facilities such as dams, reservoirs, delivery systems, monitoring facilities, etc., located on, or downstream from, land covered by any water related proposal.

Policy 13.A2: Encourage legal use of captured rainwater for irrigation.



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Policy 13.A3: Encourage and support laws and policies aimed at maintaining water for agricultural use, and that discourage conversion of agricultural uses of water to other uses.

Objective 13.B: Recognize and protect the operations and maintenance of all legal canals, laterals, or ditch rights-of- ways.

Policy 13.B1: Encourage developers to work with and follow ditch companies' rules and regulations.

Policy 13.B2: Work with local, State and Federal government to encourage and support State control of water rights and to maintain opportunities for future water right allocations.

Objective 13.C: County land use regulations and project reviews should strive to keep open irrigation waters unobstructed as they are essential to agriculture in the District.

Most open irrigation waters have legal easements that should be understood by all residents and landowners in the District and, where possible, denoted on final County approved plats.

Note: Primary Irrigation companies from which secondary and tertiary ditches flow are: Morrison, King, Pine River Irrigation District (PRID), Bureau of Indian Affairs (BIA), Spring Creek, and Pine River Canal, Bennet Myers, Woolmer ditch, Bear Creek, Thompson Epperson, Schroeder Ditch, Bean Ditch.

Policy 13.C1: County land use regulations and/or reviews should recognize that open ditch operations often result in historical cleanouts, normal seepage and spills of storm waters in unpredictable locations and times. County land use regulations should regard and preserve the ability to perform ditch operation activities or accommodate unpredictable events to minimize damage to approved land uses.

Policy 13.C2: County land use regulations and/or project reviews should recognize a property owner may not place any structures, plantings or other devices within the ditch easement if such hinders the ditch or the reasonable maintenance of the ditch unless prior written, notarized and recorded permission has been granted by the ditch owner(s).

Policy 13.C3: Encourage landowners adjacent to agricultural operations to be aware of laws concerning, opening, closing, changing, or interfering with any headgate, water box, or measuring device of any ditch for the receiving or delivery of water.

Policy 13.C4: Altering Ditches to Divert Water or Activity within the Maintenance Easement. County land use regulations and/or project reviews should recognize



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property owners do not have a right to utilize, cut or alter a ditch merely because it crosses their property; Water flowing through a property does not mean that the property through which it flows has any right to said water and the County's land use review process should include reviews to ensure proposed projects do not express an intent to improperly divert or utilize water owned by another.

Policy 13.C5: County land use regulations and/or reviews should recognize crossing of ditches (including without limitation roads, driveways, bridges, culverts, utilities, fords and fences) may unduly interfere with or hinder ditch operations. If a land use application seeks to change the use and character of the land by subdivision or development, the County should require the applicant to address ditch easement issues associated with the property early on.

Policy 13.C6: When any PRID acres are taken out of agriculture production, PRID should be notified so said storage acres may be reallocated.

Objective 13.D: Pursuant to Colorado law, irrigators have the duty to canals or ditches for irrigation purposes (C.R.S. §37-84-119), ditch embankments (C.R.S. § 37-84-101) and headgates (C.R.S. § 37-84-112).

Policy 13.D1: County land use regulations should recognize

- (1) the extent of a ditch right-of-way extends to whatever is reasonably necessary to maintain and use the ditch, depending on the circumstances of the particular ditch;
- (2) ditch owners have the right to delivery of water through the ditch;
- (3) a right exists to divert appropriated water across another person's land;
- (4) a ditch owner has the right to do whatever is reasonably necessary for full use of the ditch easement; and
- (5) there is a right to enter the property of another to operate and maintain a ditch when necessary to use of the easement and, in fact, an irrigator has a duty to maintain and repair the ditch.

Sewer / Septic / Waste Water Treatment

Goal 14: Improve landowners' ability to treat waste water on site to protect water resources.

Objective 14.A: Encourage the County to work with SJBPH to follow State regulations which allow the use of lagoons when land has impermeable soils.



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Objective 14.B: Ensure SJBPH allows the continued use of lagoon-type systems that are compliant with their original permits, 5 CCR 1002-43 and not posing a risk to public health. SJBPH and State regulations also allow for existing wastewater ponds to be repaired and for expanded use of lagoon-type systems under certain circumstances. These rules are independent of parcel size and independent of whether the building served by the lagoon-type system is new construction or existing.

Objective 14.C: The County is encouraged to work with SJBPH to expand the use of gray water systems for irrigation.

Mineral Extraction:

Goal 15: Encourage mineral exploration and development that is compliant with La Plata County regulations.

Objective 15.A: Encourage responsible and beneficial mineral exploration and development that is compliant with County regulations.

Policy 15.A1: Support the retention of existing mineral rights, consistent with economic and environmental best practices, and County regulations.

Policy 15.A2: Support mineral exploration consistent with economic and environmental best practices, and County regulations.

Objective 15.B: Ensure compliance with all existing State and Federal laws regarding oil, gas and mineral exploration and/or their production.

Policy 15.B1: Encourage the Board of County Commissioners to support “The General Mining Law of 1872”.

Policy 15.B2: Planning Commission should consider developing a Minerals Master Plan as well as Code revisions to implement the content of the Minerals Master Plan in order to identify mineral deposits and establish policies to bring them to market.

Wildlife & Stewardship of Land:

Goal 16: Encourage the use of tools such as grazing, plantings, water development, fire, chemical applications for noxious weeds, and other best management practices for habitat management.

Objective 16.A: Protect lands along river corridor from unnecessary and obtrusive encroachment.



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Objective 16.B: Encourage wildlife agencies to manage predatory animals so as to reduce property damage, to protect wildlife, protect livestock and other agricultural assets, and thereby protect key economic sectors and the associated tax base.

Policy 16.B1: Commit to proper habitat management by incorporating science, in the planning, programs, and projects.

Policy 16.B2: Identify and protect wildlife migration corridors from the impact of future development and other activities that have negative impacts on wildlife.

Stewardship of Land

Goal 17: Improve noxious weed control.

Objective 17.A: Increase awareness of noxious weeds rules and regulations.

Policy 17.A1: Support cooperative effort with State, Federal and private land managers to enhance cooperative weed management efforts Countywide, coordinated with and primarily managed by the La Plata County Weed Control District.

Policy 17.A2: Support and strongly encourage the control of noxious weeds, invasive species and pests by owners, occupants or those controlling private, State and Federal lands including easements, right-of-way, and municipalities.

Policy 17.A3: Increase public knowledge and awareness through media and mail sources and other community outreach efforts.

Goal 18: Support property owners in their efforts to mitigate wildfire hazards.

Objective 18.A: Reduce wildfires within the County and districts.

Policy 18.A1: Develop neighborhood or community cost share programs for wildfire hazard assessment and mitigation planning. Utilize neighborhood volunteer programs for completing work.

Policy 18.A2: Work with fire districts and other fire and forest management agencies to establish and maintain defensible space, appropriate emergency access, safe building materials and other appropriate measures to mitigate wildfire hazard.

Critical Lands (30% slopes, landslides, wetlands, power lines, pipe lines, gas wells and setbacks lands within the 100-year flood plains, road and ditch right of ways.)

Goal 19: Protect and preserve critical lands and while also protecting property rights.



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Objective 19.A: Ensure public safety, health and welfare concerning Critical Lands by ensuring development is sited and designed to mitigate impacts on critical lands and to protect development from natural hazards.

Compatibility

Goal 20: Encourage the County to revisit and revise development compatibility criteria so as to provide predictability allow appropriate land uses and activities in appropriate areas while maintaining quality of life.

Objective 20.A: Allow more diverse land use designations rather than relying on lot sizes to determine compatibility.

Objective 20.B: Establish measurable, quantifiable development standards for determining compatibility.

Preservation of Historical and Cultural Resources

Goal 21: Increase recognition and knowledge of historic resources.

Objective 21.A: Utilize neighborhood system for public education of existing historic elements and general history of neighborhood area.

Objective 21.B: Implement a public information campaign for voluntary historic preservation programs.

Objective 21.C: Promote available tax incentives for qualifying historic properties.

Objective 21.D: Highlight large family farms that possess historic characteristics but do not qualify for Centennial Farm status.

Objective 21.E: Work with the La Plata County Historic Preservation Committee and other historic preservation organizations to educate and inform the public about resources available for Historic Preservation.

Property Owner Engagement / Participation, Public Information

Goal 22: Establish neighborhoods.

Objective 22.A: Delineate large neighborhoods.

Objective 22.B: Encourage increased public outreach, utilizing all forms of communication such as newspaper, postal mailing, social media, e-newsletter, etc.

Goal 23: Review, revise, update District Plans.



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Objective 23.A: Establish a schedule for district plan updates.

Objective 23.B: Allow the District plan as an advisory document to articulate the vision for the District with minimal County edits.

IX. DEFINITIONS

Affordable Housing means housing for which households with an Area Median Income (AMI) of 80% or lower, as determined by the Department of Housing and Urban Development (HUD), pay 33% or less of their household gross monthly income on monthly housing costs.

Agriculture means the production, keeping or maintenance for sale, lease or personal use, of plants and animals useful to people including, but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats, or any mutations or hybrids thereof, including cattle, sheep, swine, horses, ponies, mules or goats, or any mutations or hybrids thereof, including the breeding and grazing of any or all such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds and vegetables.

Attainable Housing means housing for which households with an Area Median Income (AMI) between 80% - 125%, as determined by the Department of Housing and Urban Development (HUD), pay 33% or less of their household gross monthly income on monthly housing costs.

Critical Lands means land containing unstable or potentially unstable slopes ; floodplain/flash flood areas; expansive or evaporative soil areas and risk of subsidence or upheaval; slopes over 30 percent; avalanche; landslides, rock falls, mudflows, ground subsidence; seismic effects; liquefaction areas; identified wildlife migration corridors and habitats; historical/archaeological lands; and wildfire areas.

Development means the division of a parcel of land into two or more lots; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure or use; any mining, excavation, and landfill or land disturbance; any new use or extension of the use; the extension or alteration of the scope of an existing use.

Economic Growth means an increase in a geographic area's economic output, as measured by comparing year over year indicators.

Growth means the process of increasing in amount, value or importance.

Open Space means any land or area the preservation of which in its present use would serve a variety of purposes, including, but not limited to, the preservation of wild plant and animal habitat; protection of streams or water supply; to offset clustered development; buffering of noise, dust, and lighting glare between adjacent land uses; providing land for recreational uses; avoidance of hazards; and the mitigation of impacts to scenic resources. Depending upon the ownership or



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dedications upon these open spaces, they may be accessible to the public at large or held by private landowners.

Population Growth means the increase in the number of people that reside within a geographic area.

Performance Based Zoning is an approach to land use planning based on performance standards that regulate the intensity of land use to mitigate adverse impacts on abutting and nearby properties. Performance standards assure conformance within acceptable limitations and are typically applied in two categories: regulating the site (i.e. lot size, setbacks, height, parking, infrastructure, etc.) and regulating the activity, including the intensity or outputs of the use (i.e. noise, glare, odor, traffic, water use, hazardous materials, etc.).

Rural Lands means not urban. Generally characterized by sparsely developed areas where the land is primarily used for farming, resource extraction, low-density residential uses or open space uses.

Scenic Corridor means the area within view from a defined publicly accessible travel route.

Senior Housing means housing located, designed and priced for persons 55 years or older.

Urban means of, relating to, characteristic of a city. Urban areas are generally characterized by moderate and higher density residential development, commercial development and industrial development, as well as the availability of public services required for that development, such as central water or sewer.

Urban Growth Boundary is an area surrounding existing municipalities or unincorporated settlements that is delineated and regulated by one or more local governments within which urban development is encouraged and outside of which urban development is discouraged or limited.

View Shed means the area within view from a specific publicly accessible observation point.

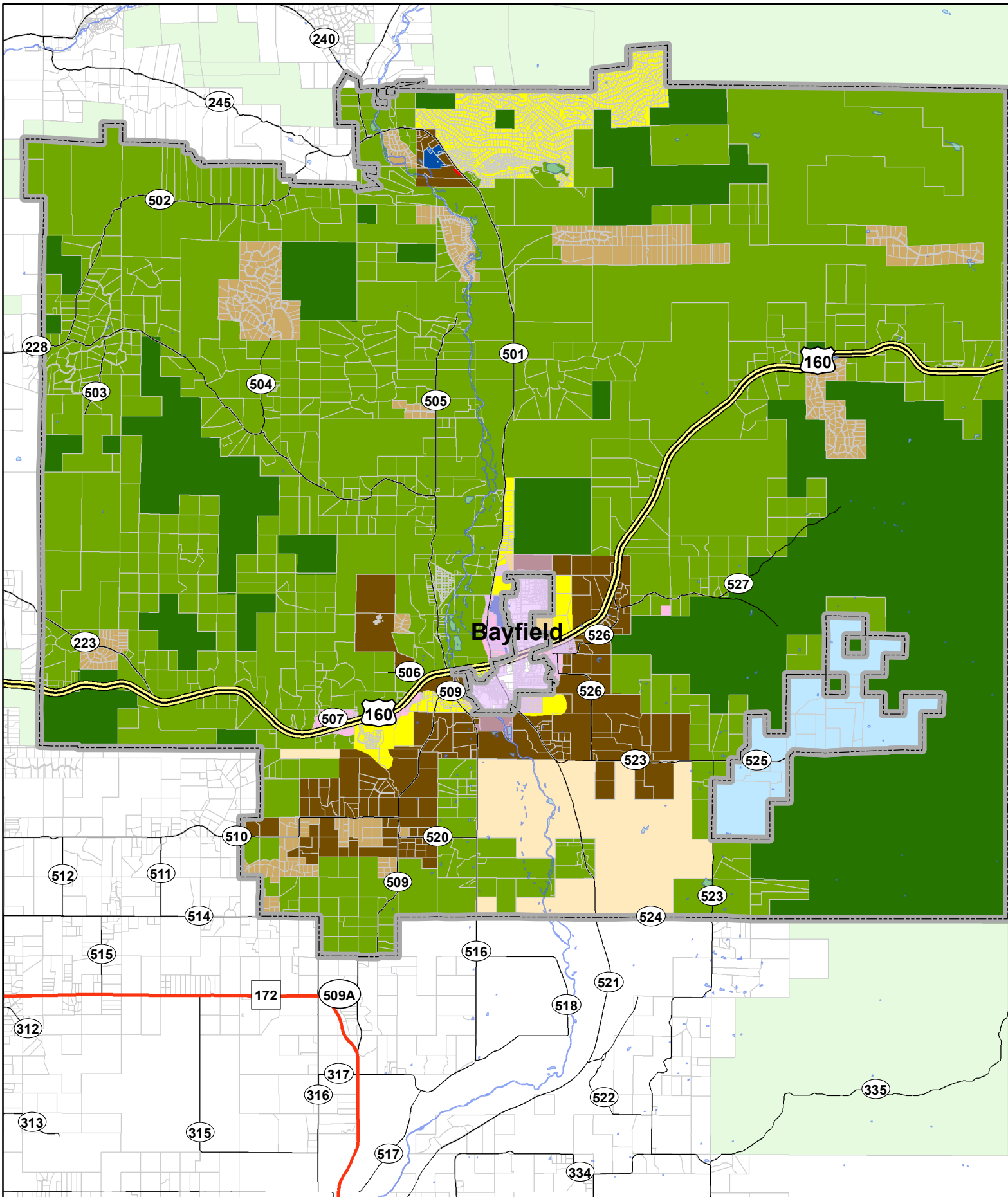
ⁱ With the exception of a small area of Local Commercial on CR501 west of the entrance to Forest Lakes Subdivision.

ⁱⁱ Certain facilities are contingent upon approval of a Class II land use permit.

ⁱⁱⁱ Certain facilities are contingent upon approval of a Class II land use permit.

^{iv} Critical Land designation on Land Use map only partially or generally portrays the Critical Land constraint area. Specific analysis may be required to refine location of Critical Land boundary.





Bayfield District

Land Use Classifications

- | | | | | |
|------------------|----------------------|------------------------------|-------------------------------|--------------|
| COUNTY | Ag/Rural Residential | Large Lot Residential | Perimeter Residential | City Limits |
| STATE | Ag/Timber/Recreation | Local Commercial | Public and Community Facility | Public Lands |
| CROWBAR CREEK PA | Mixed Use | Suburban Density Residential | Tribal | |



0 0.35 0.7 1.4 Miles

Drawn By: Planning

Sheet No.
1 of 1

Checked by: Planning

Date: 10-25-2019