



RESOLUTION NO. 2019-23-PC

**A RESOLUTION OF THE LA PLATA COUNTY PLANNING COMMISSION
ADOPTING THE 2019 VALLECITO 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 October 16, 1996, by Resolution No. 1996-9, recorded at reception no. 719173, the La Plata County Planning Commission first adopted the Vallecito 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 Vallecito District; and

WHEREAS, the Vallecito 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 Vallecito 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 Vallecito 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,

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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 Vallecito 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 Vallecito 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 Vallecito 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 Vallecito District Plan, the Planning Commission wishes to adopt the 2019 Vallecito 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 Vallecito District Plan on November 7, 2019; and

WHEREAS, the Planning Commission need not submit the 2019 Vallecito 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 Vallecito 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 Vallecito District Plan to the Board of County Commissioners of La Plata County, and to the planning commissions of all municipalities within La Plata County.

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

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

2. The Planning Commission hereby adopts the 2019 Vallecito 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 12 to the Comprehensive Plan.

3. The Planning Commission hereby directs the Chairperson and Secretary to sign the 2019 Vallecito 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 Vallecito 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 Vallecito 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 T. Gowan, Chair


Charles Minkler, Secretary



La Plata County
Colorado

Vallecito District Plan

November 7, 2019

Appendices to the Comprehensive Plan

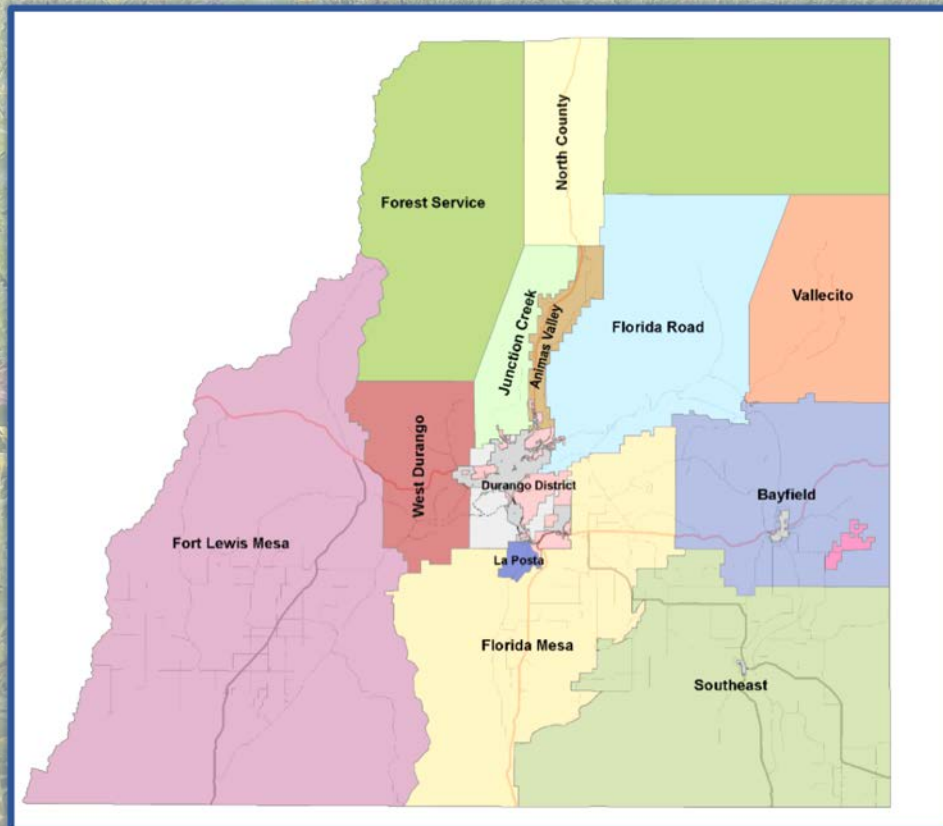


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VALLECITO DISTRICT PLAN

I. PURPOSE OF DISTRICT PLAN

a. Purpose 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.



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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 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. Vision

Maintaining and preserving the natural beauty, rural character, wildlife resources, low density of population, family life, neighborly atmosphere, sense of community, broad range of socioeconomic diversity, clean air and water is the vision residents share for the Vallecito District. Through communicating and working together in a spirit of cooperation and self-reliance, the residents of the Vallecito area will seek to achieve the goals and objectives set forth in this plan.

The natural beauty of Vallecito attracts people from all over to visit and live. The abundance of wildlife and scenic views are two key factors to the vitality of Vallecito and should be protected. In relation to the natural beauty is the quiet rural character of Vallecito that people adore. Development has the biggest influence on these key factors and should be designed to protect them and maintain the economic stability of the valley.

The overall guiding principles of the Vallecito District Plan include but are not limited to:

- Road Capacities and Emergency Egress
- Wildlife Impacts
- Water and Sewer Availability
- Visual Impacts and View sheds
- Conformance with Goals/Objectives/Vision of Plan
- Change of Neighborhood Character
- Fiscal Impact of Projected Growth and Development
- Fire Protection/Law Enforcement
- Water/Air Quality Impacts
- Noise Impacts
- Lake Use Impacts
- Affordable Housing Impacts

¹ Planning Commission policy memo dated April 4, 2019



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 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

The Vallecito valley, surrounded by beautiful national forests and rugged terrain, is the focal point of the Vallecito District. The valley and surrounding area provide a picturesque setting for summer and year-round residents, business owners, tourists and sports enthusiasts. Residents feel it is one of the most beautiful natural areas in Colorado, offering access to the Weminuche Wilderness, Colorado's largest wilderness, and the Needle Mountains featuring the popular Chicago Basin. Vallecito is a tourist-based economy and draws tourists due to its unique combination of rural charm, natural features, recreation, hunting and sport fishing. Development should reflect these values to compliment the local economy and way of life in the Vallecito District.

The Vallecito District includes the area north of the intersection of County Roads 501 and 240, including the Vallecito Reservoir and a portion of the Pine River below the Vallecito Dam. Rugged and steep slopes confine the narrow valley bottom. Vallecito Reservoir sits in the middle of the valley and much of the existing development is along its shores and north end. The reservoir was created in 1941 for the purposes of flood control and irrigation of Southern Ute Indian Reservation lands and other private lands to the south of Vallecito⁸. The Pine River Irrigation District (PRID) operates recreation activity and day use features. This remains the primary function of the reservoir.

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)

⁸ Vallecito Reservoir Management Plan, January 1996, US Department of Interior/Bureau of Reclamation

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A two-lane road, (C.R. 501) provides the only access to Vallecito. It terminates around the northeast side of the reservoir where the Pine River enters. The main road continues, as C.R. 500, to the north end of the valley at the Vallecito Campground and Vallecito Creek Trailhead. Seasonal U.S. Forest Service roads access the east side of the reservoir and several of the adjoining valleys.

The signing of the 1868 Treaty⁹ between the Ute Tribes and the United States created a reservation that encompassed roughly the western third of present-day Colorado, including the Vallecito area. The hunting and gathering economy of the Southern Utes was transitioned to farming by the Brunot Agreement.¹⁰ In 1899, lands not already allotted on the Southern Ute Reservation were opened to homesteading and Vallecito became a farming/ranching area. The Pine River Indian Irrigation Project is a Bureau of Indian Affairs-operated project that serves both Tribal and non-Tribal irrigators across 19,966 acres. Most of the irrigated lands receive direct diversions through approximately 175 miles of project ditches and laterals. Vallecito Dam and Reservoir was completed in 1940 by the Bureau of Reclamation primarily to provide storage water for irrigation purposes along with other uses. One sixth of the 129,700 AF Reservoir capacity belongs to the Southern Ute Tribe; the other 5/6ths belong to the Pine River Irrigation District, which operates the Reservoir.¹¹

With the creation of the reservoir in 1941, Vallecito quickly became an attractive location for summer homes and lake-oriented recreation activities. The Vallecito Reservoir has remained a popular recreation spot during the roughly 90-day summer season. Based on Bureau of Reclamation data from 2017-2018, roughly 6,000-7,000 permits are issued a year for recreation on the reservoir. The population in Vallecito fluctuates with the seasons, with a large population in the summer months made up of tourists and second home homeowners and a reduced population in the winter. There are an estimated 500 year-round residents.

In June 2002, La Plata County was hit by the devastating Missionary Ridge Fire, which affected the Vallecito area especially hard; destroying 28 homes and cabins. Many businesses, dependent on summer tourists, were severely impacted for several years and some businesses never fully recovered. The entire area was evacuated for several weeks, driving home the very real need for evacuation plans and effective communication strategies. The fact that C.R. 501 provides the only way into and out of the area is a concern for all.

The most frequent description of the character of Vallecito is “rural” with eclectic, variable architectural design. At a community meeting in 1996, residents provided a variety of characteristics that constitute the ‘rural character’ of Vallecito.

⁹ Treaty with the Ute Indians, 15 Stat. 619

¹⁰ Report of the Secretary of the Interior, Carl Schurz, 1877

¹¹ The Southern Ute Indian Drum, Southern Ute Tribal Water (November 23, 2016)



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Some felt that the area *above the dam* was rural, characterized by the following:

- Low density
- No restaurant next to home
- Slow lifestyle
- No street lights
- Low levels of service
- Lack of through traffic
- Not many regulations
- Know your neighbors and friends
- Can walk to campground
- Low crime rate
- Lots of trees
- Views of mountains & wilderness

Others typified the area *below the dam* as rural, such as:

- Agricultural
- Away from the city
- Laid back farming community
- Not urban
- From Bayfield to Pine River
- Lodge
- Lower part of the District



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The four primary sub-areas of Vallecito are:

Below the Dam

There area below the dam includes two single-family subdivisions, several individual home sites, the Vallecito Resort RV Park with a small convenience/gas store and the Rocky Creek Ranch which operates as a camp. Additionally, Cool Water Ranch is a large private landholding below the dam currently used for agriculture.

West Shore

The U.S. Bureau of Reclamation (BOR) owns the reservoir shoreline including parking areas and facilities. The boat docks in the Sawmill Point area are owned by the Vallecito Conservation and Sporting Association. Pine River Irrigation District manages the reservoir recreation around the reservoir for the BOR. Mud, rockslides and flooding impacted the steep slopes in this area for several years after the area burned in the 2002 Missionary Ridge Fire. The area around the marina contains most of the development including a restaurant and a few lodges and cabins.

North of Reservoir

As the lake rises and falls, it inundates large areas of seasonal wetlands on the north end of the reservoir. In 1994, the Colorado Division of Wildlife designated the reservoir and the lands along the shoreline as bald eagle winter range and the northern portion of the reservoir near Vallecito Creek as a bald eagle winter concentration area.

There are several pockets of development immediately adjacent to C.R. 501/500 (the main road) separated by previously forested buffers that burned in the 2002 Missionary Ridge Fire. These areas are either too steep for new development or controlled by the BOR.

This area contains a mix of uses including single-family homes, restaurants, lodges, tourist-oriented shops, offices, bed & breakfasts, convenience commercial/gas (such as Vallecito Lake Country Market), horse pack trip and outfitting businesses, and guest cabin/lodge establishments. This is also the location of the Vallecito Lake Event Center. There are several single-family subdivisions on spur roads from C.R. 501. The overriding character of the area around the lake and immediately adjacent to C.R. 501 is an informal mix of all of these uses. Buildings in this area are generally single-story with natural wood finishes, creating a cohesive and desirable “village” character.

The area north of the lake is generally residential with varying lot sizes and home types. There is a mobile home park and multiple single-family home subdivisions, including the Mushroom subdivisions just north of the reservoir. Along the east side of the valley are two larger undeveloped tracts — used for a church camp and a camping area. Development has encroached to varying degrees on Vallecito Creek and its tributaries. The streamside adjoining Vallecito Creek is a



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valuable scenic and natural resource to all the residents and visitors to the valley. The Federal Emergency Management Agency (FEMA) designated has designated floodways or floodplains along the creek.

There is a large campground, Vallecito Campground, operated by the US Forest service as well as the Vallecito Creek Trailhead at the north end of C.R. 500. This trailhead has become popular over the years with recreationists as an access to the Weminuche Wilderness and Needle Mountains. Vallecito Creek has also become a popular destination for extreme kayakers featuring Class V+ rapids.

East of the Reservoir

On the east side of the reservoir are two pockets of development including two resorts and cabin lodging located on the Pine (Los Pinos) River that feeds the reservoir. There are also two sizeable ranch properties, Granite Peaks and Teelawuket.

Additionally, the US Forest Service operates three campgrounds on the east side of the reservoir, Middle Mountain Campground, Pine Point Campground, North Canyon Campground and Graham Creek Campground. The Pine River Campground and Trailhead are east of the reservoir as well and provide another access point to the Weminuche Wilderness and Emerald Lake. Recreationists use the snow-covered FS 603 for cross-country skiing during the winter.

Individual well and septic systems serve the majority of homes in the District. There are two small central sewer systems north of the reservoir (Upper Valley Sanitation, Inc., and 5 Branches' sanitation). Some of the subdivisions in the District also have central water services, including the Vallecito Valley Subdivision and Mountain River Subdivision.

Outdoor recreation has been increasing in popularity across Colorado and specifically in La Plata County in recent years. The Vallecito area, especially the national forest lands surrounding the area have experienced this increase in outdoor recreation. As outdoor recreation continues to increase in the Vallecito area, it will likely be accompanied by increased development or use in the valley on existing subdivided lots as well as several tracts of private land that could be further subdivided in the future. This level of development and use could have significant impacts to Vallecito.

IV. KEY ISSUES

a. Water/Sewer

Historically, most homes near the reservoir are on individual septic systems. The Reclamation: Managing Water in the West environmental assessment of the Pine River Project from 2007 reported that the streams around Vallecito and the Vallecito Reservoir had generally good water



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quality. This was hypothesized to be due to the high quality of the water coming down.¹² Future development and the associated runoff from roads, driveways, lawns and other features could cause non-point source water pollution. The smaller side streams and ponds immediately north of the reservoir where the water flow rate is slower are of particular concern.

In 2019, San Juan Basin Public Health implemented new regulations requiring an inspection of on-site wastewater treatment systems (OWTS) upon transfer of title of most properties. This new requirement may affect many Vallecito homes because so many are older homes, built in the 1940's and 1950's before individual septic systems were regulated. As homes are bought and sold, non-compliant individual septic systems may require repair, alteration or replacement frequently at the expense of the seller. The requirement for bringing septic systems into compliance upon transfer of title may affect real estate sales and costs.¹³

b. Compatibility

Structures may be built without regard to preserving and enhancing the contextual setting of the valley and without regard to preserving views of public lands from adjacent properties, public roadways, and recreational trails and points of public access. Much of the valley is characterized as “village” style architecture with shorter wood buildings. However, Vallecito residents’ have concerns about future development or redevelopment occurring in a way that does not fit within the existing character and contextual setting of the valley. The community is also concerned about protecting views of public lands from public roadways, public recreational trails and points of public access. Neighborhood roads over the years have become frequently used routes for ATV recreationists in the area and have started to adversely affect the neighborhoods’ rural, village feel. While Vallecito is a tourism-based community, it is important that neighborhoods and their roads remain rural.

c. Ingress and Egress

Reliance on County Road 501 as the only ingress and egress constrains Vallecito as demonstrated in the 2002 Missionary Ridge Fire. The ability to evacuate all residents and tourists in event of an emergency, such as flood or wildfire, poses a significant safety threat as identified in the Vallecito Community Wildfire Protection Plan. It is strongly recommended that an emergency evacuation plan be developed. Helicopter landing zones, an emergency shelter and other such emergency facilities should be incorporated into emergency and disaster planning for the area. The plan should recognize that evacuation might not be possible in some situations. Collaboration between agencies to create a year-round secondary egress is encouraged. The county currently has an emergency easement agreement for a portion of road south of County Road 501A that connects to FS Road 603 and a joint maintenance agreement with the Forest Service for FS Road 603.

¹² Reclamation: Managing Water in the West; Final Environmental Assessment; Bureau of Reclamation; Pg. 13

¹³ This information was provided by the Water/Air Quality Program Manager at San Juan Basin Public Health



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d. Wildlife Impacts

The abundance of wildlife is one of Vallecito's key natural and economic resources. Significant loss of habitat and wildlife corridors for eagles, osprey, elk, deer and other birds and animals will negatively affect Vallecito. All new development should be designed with wildlife in mind. It is also important that the community work to protect wildlife by using bear proof trashcans and keeping any attractants well protected or properly stored to reduce wildlife conflicts

e. Visual Impact and View Sheds

The community is also concerned about protecting views of public lands from public roadways, public recreational trails and points of public access. Many of the scenic views are important to Vallecito residents and visitors: lakes, meadows, forests, streams, ridgelines, etc. Visual degradation of such views should be avoided. Important views should be designated and protected while allowing for reasonable development.

f. Change of Neighborhood Character

Vallecito has achieved and maintained an appropriate balance of commercial and residential uses that support the rural character of the area. The occupational diversity and heterogeneous social interaction within the community results in a social camaraderie not necessarily related to occupational status; this was characteristic of many Colorado communities before they experienced an influx of new residents. Sudden or large-scale development projects or other abrupt changes would challenge or destroy the existing community balance. Measured, thoughtful growth blending a mix of uses, while preserving the natural resources and rural character of the valley, are key to Vallecito's healthy and sustainable future. The purpose of this revised plan is to establish a community vision and planning context that will protect the existing desirable characteristics and land use pattern of the area and act as a guide for growth and development in Vallecito.

g. Air Quality

In the current context, more development and more people usually mean more cars and more fireplaces, leading to deteriorating air quality. ATV use in the valley has increased over the years raising concerns over dust and emissions. Residents are concerned about pollution from vehicles and pollution caused by burning of wet wood and trash.

h. Commercial Uses

The community is concerned that commercial uses might proliferate through the community, undermining the rural, residential, serene qualities that add to the property value and attraction of the Vallecito Planning District. Commercial uses should be limited to the areas designated on the map and not encroach on residential areas except for appropriate home businesses.

A survey in conjunction with the Vallecito Reservoir Management Plan (1994, Bureau of Reclamation) documented the high value visitors place on the scenery at Vallecito. Scenery was by far the most frequently listed reason for visiting Vallecito, followed by enjoyment of the lake, fishing and the peace and quiet. When asked what they would like to see changed at Vallecito, the



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most popular response was change nothing, followed by more fish and decrease development. The Bureau of Reclamation concluded from their Management Plan evaluation that “carrying capacity should be based on maintaining a low development, more natural setting.”

i. Natural Disasters

The ever-present danger of drought, wildfires and flooding in the Vallecito valley means emergency plans are in constant need. The Colorado State Forest Service, Vallecito Lake Council, US Forest Service, Upper Pine River Fire Protection District, Bureau of Land Management, BOR, PRID and La Plata County Office of Emergency Management collaborated and developed the Vallecito Community Wildfire Protection Plan in 2014. While this plan addresses fire mitigation, there are additional plans needed to help the community address the potential for drought affecting tourism and floods destroying homes and business.

V. POPULATION

Due to Vallecito’s unique demographic makeup and seasonal nature, many of the population estimates may be high. However, these numbers are still applicable when it comes to building and infrastructure needs in the future. La Plata County has been experiencing continued population growth from 32,466 residents in 1990 to an estimated 55,619 residents in 2017. The Vallecito District had an estimated population of 1,965 in the summer of 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 601 people to a population of 2,566¹⁴ over the next 20 years. If growth were to remain at the historical annual growth rate of 1.1%, the District would grow an estimated 432 people over the next 20 years. If the growth were to exceed the projected average and grow at a rate of 2%, the District would grow an estimated 786 people over the next 20 years. To accommodate this anticipated range of growth, an approximate 180 to 327 units will need to be added to the Vallecito Valley over the next 20 years, which equates to roughly an average of 9 to 16 units a year.

VI. LAND USE CLASSIFICATIONS¹⁵

The proposed land use plan is based on a vision for Vallecito that continues to evolve. The following section discusses the classifications included in the Land Use Classification Map that accompanies the text of this plan. The Land Use Classifications/ Descriptions Table contained in this plan also discusses the various classifications. The recommended land uses, their locations and the approximate densities are based upon the goals and objectives set forth in this plan, and are guided further by a desire to maintain compatibility with adjacent and neighboring existing

¹⁴ 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

¹⁵ 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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uses. Development proposals must be reviewed for consistency with the plan's goals, objectives, and Land Use Classification Map.

Commercial

Commercial uses are designated uses in several land use classifications. These Classifications include *Local Commercial* and *Mixed Use*. Some incidental commercial uses are also allowed in the *Dude Ranch* Classification.

Local Commercial

Several commercial sub-areas are designated according to the uses that primarily occur there: the commercial areas are in the vicinity of the Shoreline Inn, Sawmill Point, Fur Trappers Steakhouse/Rocky Mountain General Store, Country Market/Rusty Shovel, and the now defunct Wit's End Ranch. It is envisioned that commercial uses established in these areas will be oriented towards serving the needs of local residents and visitors.

Mixed Use

Several areas where a mixture of small-scale commercial uses is interspersed with single-family residential development exist in the District. These areas are on the Southwestern end of the lake near Sawmill Point, and near the Northwestern end of the lake near the Buffalo Gap. These areas are classified as *Mixed Use*. It is envisioned that new commercial uses might be established in these areas. However, care must be taken to blend new uses in with existing uses with a minimum of impact. (See compatibility criteria, Goal A, Policy 1, [a.-g.]

Overnight Accommodations

Overnight accommodations are designated uses in several land use classifications. These classifications include *Mixed Residential / Accommodation*, *Campground / Accommodation*, and *Country Tourist / Dude Ranch*.

Mixed Residential / Accommodation

Along significant portions of the main road (CR501) through the village, small tourist-oriented accommodations such as bed & breakfasts are able to coexist comfortably with residential uses. The general category of *Mixed Residential / Accommodation* has been applied to these areas on the *Land Use Classification Map*. Additional, similar or compatible lodging (bed and breakfast) development is acceptable in these areas as long as care has been taken to blend them in with the residential uses with a minimum of impact. Conformance with compatibility criteria contained in Goal A, Policy 1, (a.-g.) of this plan must be ensured when projects are approved in this land use classification.



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Campground / Accommodation

Several properties throughout the District are operated as campgrounds and lodges. These properties include Blue Spruce RV Park and the 10-acre LDS parcel, located north of the lake; and the Vallecito Resort, Coolwater Resort and Rocky Creek Camp south of the lake. It is envisioned that campground uses or lodging that maintains a rustic setting might occur on these properties. Development densities for campground and accommodation uses will be compatible with adjacent developed properties and in conformance with the goals, objectives and policies of this Plan. Properties within this classification may be converted to residential uses at a density equal to or lower than the predominant surrounding residential land use classifications without plan amendment.

Country Tourist / Dude Ranch

Above the dam, several dude ranch operations include horseback rides, short-term lodging and small commercial uses incidental to the dude ranching (meals, souvenirs, accessories, etc.). Because these uses also entail certain impacts associated with overnight accommodations and the boarding of animals (flies, odors, noise, and traffic) it is important to specifically identify and delineate them, to preserve the rights of existing users. The majority of the 185-acre ACE property located in the Northeast end of the valley has been included in this classification. If dude ranching uses are established on this property, care must be taken to buffer adjacent residential properties from the portions of the property used for the boarding of animals. Development densities for dude ranching uses will be compatible with adjacent developed properties and in conformance with the goals, objectives and policies of this Plan. Properties within this classification may be converted to residential uses at a density equal to or lower than the predominant surrounding residential land use classifications without plan amendment.

Residential

The predominant land use on private lands within the District is residential. Existing and proposed residential development densities vary considerably throughout the District. Varieties 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 calculating overall density on a parcel or within a project. Minimum lot sizes are determined via the land use code and the subdivision requirements contained within.

Home-based businesses are acceptable in all residential classifications, provided 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. Code requirements for Home Occupations apply.



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Suburban Residential

This category includes existing subdivided lands and adjacent or proximate properties of similar character. Lands in this category are classified with a maximum density of 2 units per acre, contingent upon the ability to meet subdivision standards contained in the land use code (including water, sewer, and access requirements). Lands within this classification include: the areas north of the lake in the Vallecito Creek Drainage, the subdivisions in the Sawmill Point area, including Lake View and Lakeshore Homes, the Coolwater Estates, Coolwater Village, and the portion of Coolwater Ranch that houses mobile homes. Properties such as those south of C.R. 501 just past the intersection with C.R. 500, portions of the ACE property, as well as portions of the properties adjacent to existing subdivisions below the dam are identified as properties that would be suitable for future *Suburban Density* residential development.

Large Lot Residential

This category is intended to act as a transition zone between *Suburban* and *Rural Residential* land use classifications. The density range envisioned under this classification is one unit per 3 to 10 acres. Development densities within this range are determined through utilization of the Plan's public benefit criteria. Some properties South of the dam and a small amount of land just Northwest of the lake has received this classification due to their proximity to major roadways and established residential areas, and the suitability of the terrain for development.

Agricultural / Rural Residential

The remaining un-subdivided private lands in the District are included in the *Agricultural / Rural Residential* land use classification. The density range of this classification is one unit per 10 to 20 acres. Development densities within this range are determined through utilization of the Plan's public benefit criteria. Lands within this category are generally in the outlying, rural and less developed areas of the District.

Because of the difficult economics of agriculture in this area, it is anticipated that some form of economic relief will be important to allow properties such as Cool Water Ranch to continue to be used for agriculture. For this reason, much of the private agricultural land has been given an *Agricultural / Rural Residential* designation. These designations allow the land to be developed at a density of 1 unit per 10 to 20 acres, with clustering, a density that preserves rural character and is consistent with State well permit requirements. It could also be developed under the County's proposed, simplified Agricultural Preservation subdivision process at a density of 2 units per 35 acres, also clustered to preserve the most productive agricultural land in continued agricultural use. Nevertheless, it is entirely possible that no incentive will be sufficient to offset the cost of agricultural use. In this case, the community needs to anticipate that a change in land use may be proposed eventually. The Coolwater Ranch is an assimilation of parcels totaling nearly 3000 acres. It is located downstream of the Vallecito Dam along C.R. 501. This ranch has been family-owned



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and operated since the mid-1930s. The Ranch encompasses a majority of the unsubdivided lands in the District. Past and present land uses on the Ranch have included: a gas station, mobile home park, bar and dance hall, riding stable, sawmill, hunting and fishing lodge, gravel mining and extensive agricultural operations. The majority of the Coolwater Ranch has been designated *Agricultural / Rural Residential* and *Large Lot Residential* on the land use classification map. The area occupied by trailer homes has been designated *Suburban Residential* (1/2 acre Minimum) and the rental cabins have been designated *Accommodations*. It is envisioned in this plan that the *Suburban Residential* and *Accommodation* uses will expand in the future. Additionally it is envisioned that some commercial uses may be established on the Ranch. The land use map identifies a future mixed use area but it is difficult to predict the precise location on the Ranch where such uses would be established. The location of the mixed use area on the map may need to be moved in the future. Such a change should be viewed as consistent with this plan. Commercial development on the Coolwater Ranch is considered an allowable use under this plan providing such uses are compatible in scale, type, and intensity with other commercial developments in the District. A portion of the Ranch is identified as *Large Lot Residential*. This classification is intended as a transition between the Suburban, Mixed-Use and Rural Residential uses.

Critical Lands

This classification is an overlay category, which identifies areas that possess 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 is 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. Such density bonuses should not exceed 1 unit per 17.5 acres of critical lands, i.e., 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, site-specific studies must 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

The majority of lands within the District are publicly owned and managed by agencies such as the U.S. Forest Service and the U.S. Bureau of Reclamation. These lands are primarily used for agricultural, recreational, and timber harvesting purposes. This land use designation recognizes



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these uses. A public lands overlay has been assigned to properties in this classification that are under public ownership. Public lands, whether currently being used for agriculture/timbering/public recreation or having no specific designated use, are 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. Conversion of public lands to private ownership should be discouraged.

Bureau of Reclamation Flood Easement

Some properties along the northern end of the lake are overlain by flooding easements held by the U.S. Bureau of Reclamation. The Bureau has purchased these easements because these lands may periodically be inundated by Vallecito Reservoir.

Public and Community Facilities

This land use designation identifies public and community facilities. Currently, two fire stations are located in the Vallecito District.

Land Use Classification/Descriptions

Land Use	Max. Residential Density	Description
Agricultural/Timber/ Public Recreation	1 unit per 35 acres	Public land that is used primarily for agricultural, forestry or land/water recreation uses. Public lands transferred to private ownership will retain a 1 unit per 35 acre density designation.
Agricultural / Rural Residential	1 unit per 10-20 acres ¹⁶ .	Private land that can be developed at a maximum density of 1 unit per 10 to 20 acres
Large Lot Residential	1 unit per 3-10 acres ⁷	Private land that can be developed at a maximum density of 1 unit per 3 to 10 acres.
Suburban Residential	1 unit per ½ -3 acres ¹⁷	Private land that can be developed at a maximum density of 1 unit per ½ to 3

¹⁶ Overall project density within given range is determined by Public Benefit Criteria. Proponent is encouraged to cluster density on smaller lots, creating permanent open space. Minimum lot size is determined by the land use code and subdivision requirements contained therein.

¹⁷ Lot size contingent upon compliance with County Subdivision regulations and the land use code criteria including



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		acres.
Local Commercial	1 unit per ½ acre. (Lodging = 5 rooms / residential unit.)	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.
Mixed Use	1 unit per ½ acre. (Lodging = 5 rooms / residential unit.)	A transition area that contains a mix of residential and commercial development, including overnight accommodations ¹⁸ .
Mixed Residential/ Accommodation	1 unit per ½ acre. (Lodging = 5 rooms / residential unit.)	A mixture of single-family residential and small-scale bed and breakfast establishments that is consistent in scale and appearance with adjacent residential dwellings.
Campground / Accommodations	Assessed via compatibility criteria Goal A, Policies 1.a. - g	Day-use and overnight accommodations in a campground or lodge setting. Properties within this classification may be converted to residential uses at a density equal to or lower than the predominant surrounding residential land use classifications without plan amendment.
Country Tourist / Dude Ranch	Assessed via compatibility criteria Goal A, Policies 1.a. - g	Day use, Overnight accommodations, recreational uses and incidental commercial uses. Incidental commercial use shall allow for the development of a public golf course and densities approved in a clustered planned unit development under future regulations. Uses may entail the boarding and use of horses and other pack animals for-hire public rides. Properties within this classification may be converted to residential uses at a density equal to or lower than the predominant surrounding residential land use classifications without plan amendment.
Critical Lands¹⁹	1 unit per 35 acres	Lands with 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 will be granted (Maximum Bonus = a total of 2 units for each 35 acres of critical land that is left permanently undeveloped).
Public & Community Facilities	Per Code	Public and quasi-public uses, such as schools, fire stations, government facilities, cemeteries, hospitals and churches, trail heads, recreation facilities.

Public Benefit Criteria

water, sewer and access requirements.

¹⁸ In Vallecito District commercial development will have residential scale and character.

¹⁹ Critical Lands designation on Land Use Classification Map only partially or generally portrays the Critical Lands. Site Specific analysis may be required to refine location of Critical Lands boundary.



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In order to determine the allowable density for a project within the *Rural Residential* and *Large Lot Residential* Classification, the County will allocate densities above the lower end of the density ranges upon demonstration that there is a public benefit in doing so. To make this determination as objective as possible the density range shall be granted based upon the following criteria and percentages:

40% Place structures so as to preserve the maximum portion of the land in contiguous open space, which could be owned by a single entity or multiple entities with undivided interests, or overlain by an open space or agricultural easement. (50% open space = full 50% of density range).

20% Structures not located on ridgelines or within view corridors as seen from public roads.

20% Structures located so as to preserve open meadows, designated wildlife corridors or habitats, and located in or against trees if present and not within floodplains.

20% Granting of easements for trails for public use and/or public lands access.

100% Total

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 3-10 acres, and all of the criteria were fully met, the proponent would qualify for a density of 1 unit per 3 acres. If only the first two criteria were met (40% + 20% = 60%) the owner would qualify for only 60% of the range, or 1 unit per 5.8 acres.

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.

There are no identified growth hubs in the Vallecito District.



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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.

Goal 1: Preserve the rural residential character of the valley, with compatible resort, commercial, residential and recreational uses.

Objective 1.A: Protect and maintain the rural character and current low residential density of Vallecito and its natural resources by creating a district plan to steward and guide land use²⁰.

Policy 1.A.1: Encourage restoration of existing business properties by providing incentives to developers to restore existing buildings versus demolishing and replacing.

Policy 1.A.2: Encourage the designation of compatible commercial development areas and limit commercial development outside of these areas.

Policy 1.A.3: Continue supporting and allowing for home-based businesses provided they do not adversely affect neighboring property use and peaceful enjoyment.

Policy 1.A.4: Preserve the ability for boarding of and use of horses or other domestic animals for trail rides and other dude-ranch operations, as allowed by appropriate land use classifications.

²⁰ This objective would include discouraging accumulation of junk on property in adherence to County Codes
November 7, 2019



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Objective 1.B: Access to trailheads and public lands for recreational use including hiking, fishing, and horseback riding, cross-country skiing, and ATV/snowmobiling should be preserved. Additional local trails and public access to public lands should be developed and encouraged consistent with the current La Plata County Trails Plan, while limiting impact on wildlife, single-family homes and neighborhoods.

Objective 1.C: New development (commercial, lodging, residential and mixed use) is encouraged to maintain or enhance the existing character of the surrounding area and to support compatibility.

Policy 1.C.1: If proposed subdivisions contain substantially different lot sizes compared to the surrounding lots, the subdivisions are encouraged to design buffer or transition areas with lot sizes similar to neighboring properties.

Policy 1.C.2: Proposed buildings are encouraged to be consistent in appearance, height, building form and exterior materials with surrounding buildings.

Policy 1.C.3: The height and placement of proposed buildings should preserve views of the lake and mountains from surrounding public land and rights of way to the extent practicable.

Policy 1.C.4: Exterior lighting should be prevented from shining on adjacent properties and maintain the dark night sky.

Policy 1.C.5: Signage should be compatible with the District's rural setting. Wood or stone are appropriate while urban signs such as neon or internally lighted signs should be avoided. Lighting of signs should be the minimal necessary to accomplish the task and should be down cast. Full cut-off fixtures are strongly encouraged. Encourage compliance with and enforcement of the La Plata County Sign Code

Policy 1.C.6: Right-size public and business parking areas to deter on-street parking.

Policy 1.C.7: Buffer parking lots to mitigate negative impacts to neighboring properties.

Policy 1.C.8: Commercial uses should not attract activity or increase noise and/or traffic beyond the normal operating hours of the



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neighboring uses and should not detract from the peaceful, rural character of the area. Amplified outdoor noise should be discouraged and should meet the standards of C.R.S. 25-12-103.

Objective 1.D: Colorado’s Right to Farm statute was enacted to “conserve, protect, and encourage the development and improvement of agricultural land for the production of food and other agricultural products” and “reduce the loss to the State of Colorado of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to be a nuisance.”²¹.

Goal 2: Improve and maintain existing roads.

Objective 2.A: Ensure that new development pays its fair share of additional road impacts.

Policy 2.A.1: Encourage the creation of a mechanism to either have developers pay the County for road impacts or for the developer to improve roads to be impacted.

Policy 2.A.2: Encourage new and existing development to minimize their adverse traffic and road impacts.

Policy 2.A.3: Work with recreation-based businesses to ensure negative impacts to neighborhood roads and residents are mitigated.

Objective 2.B: To promote the health, safety and welfare of the public, congestion on roads should be lessened while ensuring the road system does not become unnecessarily overbuilt. [Per C.R.S. 30-28-115 (1), public welfare]

Objective 2.C: Recognize that C.R. 501 is the sole access to the Vallecito District. Encourage widening and alternative access where feasible.

Policy 2.C.1: Encourage collaboration between US Forest Service, PRID, BOR and La Plata County to make FR 603 a year-round road connecting CR 501A north of the Pine River to CR 501 south of the dam.

Goal 3: Seek a balance of regulations, policies, property rights and planning to protect the rural

²¹ C.R.S. § 35-3.5-101.
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character of Vallecito from a residential perspective.

Objective 3.A: Solicit input from property owners, residents and other concerned citizens as to the compatibility, risk and benefit of development and code revisions.

Policy 3.A.1: It is recommended that public notices for major development projects be posted at community facilities and on social media.

Objective 3.B: Recognize the benefits of Vacation Rental by Owners (VRBO's) while at the same time protecting residents' quality of life.

Policy 3.B.1: Encourage the County to perform studies of VRBO's in the valley and their impacts.

Policy 3.B.2: Create policies for VRBO's in the valley that help to mitigate any negative impacts to residents.

Goal 4: Maintain the visual and environmental qualities upon which the economy of the valley depends.

Objective 4.A: Protect the environmental health and quality of Vallecito

Policy 4.A.1: Continue to support the monitoring of water quality, and modify regulations as necessary to protect surface and ground water from contamination.

Policy 4.A.2: Work with local agencies to study the feasibility and cost of providing public central water and sewer in the north end of the valley.

Policy 4.A.3: Pursue avenues to monitor air quality to document a baseline and ensure against degradation of quality due to future development. Encourage future development to use gas stoves where available and EPA approved wood burning devices where gas is unavailable.

Objective 4.B: Support development that protects views of ridgelines, meadows, wetlands and other scenic natural resources.

Policy 4.B.1: Encourage site design and placement of structures to maximize open space.

Objective 4.C: Protect wildlife in the Valley and reduce negative interactions between humans and wildlife.



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Policy 4.C.1: Work with local nonprofits and State agencies to educate visitors and new residents about living with wildlife.

Policy 4.C.2: Mitigate impacts from traffic and development on wildlife.

Policy 4.C.3: Support initiatives to preserve wildlife habitat and create land use policies that balance development with preservation of wildlife habitat.

Goal 5: Encourage all hazards emergency planning and firewise development.

Objective 5.A: Promote the Vallecito Community Wildfire Protection Plan.

Policy 5.A.1: Encourage individual property owners to mitigate fire hazards on their property.

Policy 5.A.2: Guide design and construction of new development with defensible space policies and firewise subdivision design to minimize fire risk and help prevent wildfire tragedies.

Objective 5.B: Minimize exposure to wildfire hazards and difficulties in emergency evacuations by creating appropriate restrictions in the land use code.

Policy 5.B.1: Since CR 501 is the only road in and out of the valley with almost no prospects of any change in this situation, additional development in the District should be thoughtfully considered with serious attention paid to emergency evacuation, alternative access and the ability to safely shelter isolated populations for an extended period of time in the event of a road blockage.

Policy 5.B.2: New development that increases the potential for disaster, or otherwise adds risk or fails to provide all hazards emergency planning should be denied.

Objective 5.C: The County should work with the local fire district, district residents, the La Plata County Office of Emergency Management and Federal and State agencies to develop and implement an All Hazards Emergency Plan for the District.

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.



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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 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



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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.

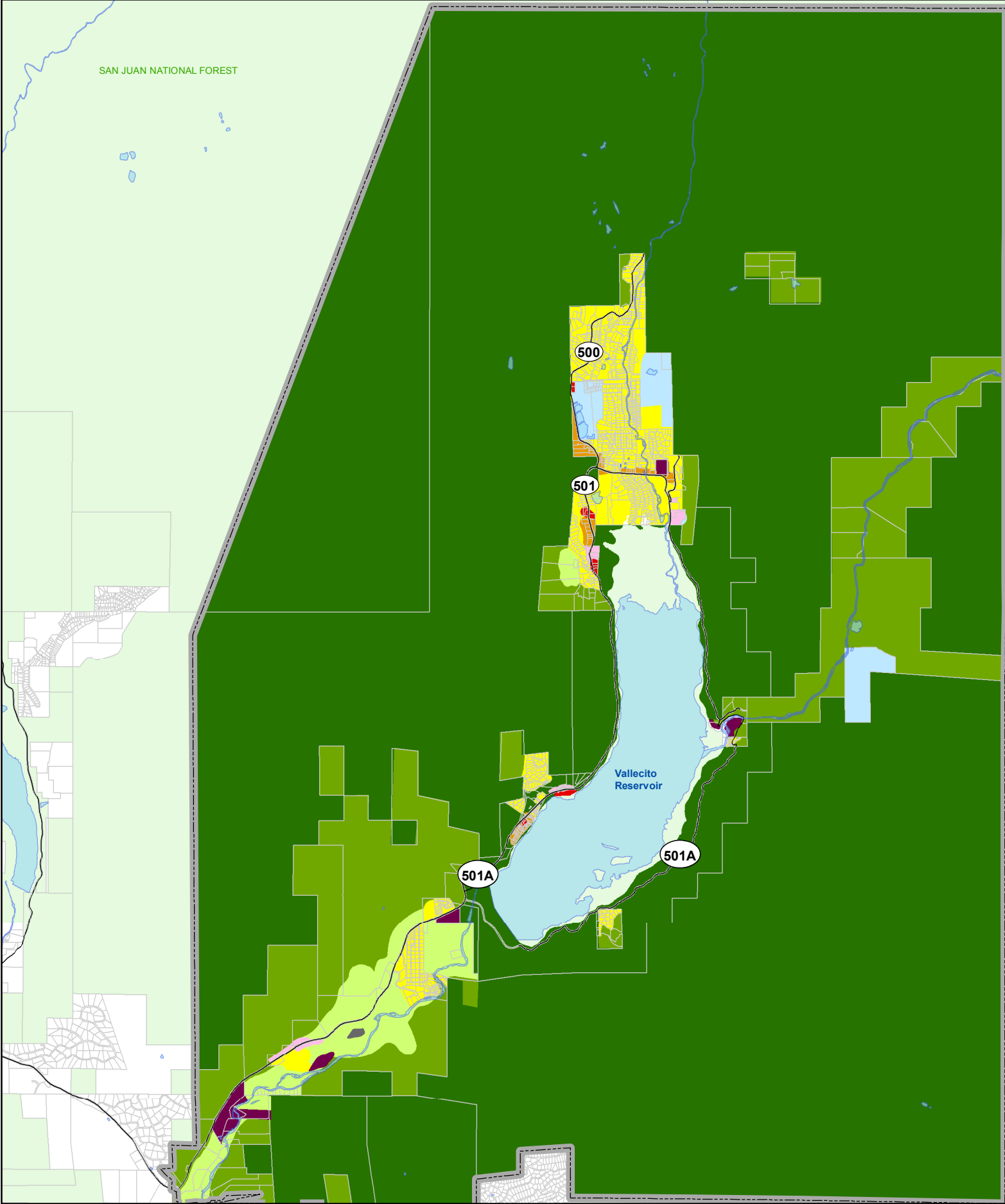
Urban means of, relating to, characteristic of a city. Urban areas are generally characterized by moderate and higher density residential development, commercial development and industrial development, as well as the availability of public services required for that development, such as central water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

Urban Growth Boundary means 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.



SAN JUAN NATIONAL FOREST



Vallecito District

Land Use Classifications

COUNTY	Ag/Rural Residential	Large Lot Residential	Public and Community Facility
STATE	Ag/Timber/Recreation	Local Commercial	Suburban Density Residential
US	Campground/Accommodations	Mixed Residential/Accommodations	Tourist/Agriculture/Dude Ranch
	Industrial	Mixed Use	City Limits
			Public Lands



0 0.275 0.55 1.1 Miles

Drawn By: Planning

Sheet No.
1 of 1

Checked by: Planning

Date: 10-25-2019