RESOLUTION NO. 2019-17-PC

A RESOLUTION OF THE LA PLATA COUNTY PLANNING COMMISSION
ADOPTING THE 2019 FLORIDA ROAD 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 2, 1996, by Resolution No. 1996-6, recorded at reception no. 719170, the La Plata County Planning Commission first adopted the Florida Road 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 Florida Road District; and

WHEREAS, the Florida Road 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 Florida Road 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 Florida Road 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 Florida Road 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 Florida Road 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 Florida Road 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 Florida Road District Plan, the Planning Commission wishes to adopt the 2019 Florida Road 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 Florida Road District Plan on November 7, 2019; and

WHEREAS, the Planning Commission need not submit the 2019 Florida Road 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 Florida Road 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 Florida Road District Plan to the Board of County Commissioners of La Plata County, and to the planning commissions of all municipalities within La Plata County.
Resolution No. 2019-17-PC

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 Florida Road District Plan shows the Planning Commission’s recommendations for the development of unincorporated territory of La Plata County in the Florida Road and serves as an advisory document to guide land development decisions for the County.

2. The Planning Commission hereby adopts the 2019 Florida Road 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 7 to the Comprehensive Plan.

3. The Planning Commission hereby directs the Chairperson and Secretary to sign the 2019 Florida Road 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 Florida Road 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 Florida Road 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

Chair

Secretary
Florida Road
District Plan

November 7, 2019
Appendices to the Comprehensive Plan
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I. PURPOSE

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.
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

The Florida Road District is mostly rural in character. Residents of the District enjoy the forested mountains and the clear water of the Florida River that runs through them. Because of its predominantly unspoiled nature and the residents’ desire to keep it that way, the overall vision of the District is to maintain its rural atmosphere in all its facets.

In 2019, the Planning Commission determined that the District Plan needed to be updated to reflect changes that had occurred in the District over the twenty years since the original Plan’s creation. A large portion of the plan such as the Purpose and the Overview and Key Issue sections remain mostly unchanged from the original plan. The changes to the plan came about through the scoping process that included surveys and public meetings with citizens, business owners and property owners in the District.

Issues to be considered when reviewing plan amendments include but are not limited to the following:

- Road Capacities
- Water and Sewer Availability
- Impacts on Scenic Resources
- Impacts on Wildlife
- Conformance with Goals/Objectives/ Policies and Vision of Plan

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 ability\(^4\) to regulate uses of land for trade, industry, recreation\(^5\) 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 mountainous forests, rugged terrain, narrow valley meadows and the sparkling Florida River create a picturesque setting in this part of La Plata County. This rugged beauty also creates natural constraints to growth. The risk of wildfire, landslides, soil erosion, flooding, and the availability of domestic water should be considered when determining the location and density of housing and other future development.

Two roads located along the narrow Florida River Valley —Florida Road (County Road 240) and County Road 234— provide public access to and from Durango. Florida Road is a scenic road and serves as a connector for through-traffic headed to key destinations in the County, such as Lemon and Vallecito Reservoirs, the Forest Lakes neighborhood and the Florida Mesa. County Road 234 is also very scenic and connects Florida Road to Highway 160 at Elmore’s Corner.

The Florida River and Spring Creek basins are over-appropriated, meaning that court decreed water rights exceed the physical supply of water. While groundwater availability is limited in the District due to the over-appropriated status, central domestic water systems utilizing existing wells and water rights have provided opportunities for development. Central domestic water systems

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\(^2\) 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).


\(^7\) Nectow v. City of Cambridge, 277 U.S. 183, 48 S. Ct. 447 (1928)
include the Edgemont Ranch Metro District and the Ute Pass Water Association. The Ute Pass Water Association, which is limited to 109 water taps, is supplied with water from the City of Durango’s raw water line based on a settlement agreement between the original developers of Ute Pass Ranch and the City. In addition, there are numerous smaller public water systems serving individual subdivisions, such as Los Ranchitos, Forest Grove Estates, La Cherade and Sierra Verde Estates. The La Plata Archuleta Water District (LAPLAWD) Master Plan includes portions of the Florida Road District in an area labeled in the Master Plan as the North Potential Service Area. This area may be served by LAPLAWD in the future.

There are 3 primary types of commercial uses in the Plan area:

- **Several small cottage businesses** are mixed with residences primarily in the western end of the Plan area. Examples of cottage businesses in the District include an excavation contractor, an automotive repair shop and a jeweler. It is desired that existing, legally established, cottage businesses be allowed to continue, but the establishment of new businesses should include careful consideration of their impacts on the area and their compatibility with it.

- **Home Occupations**: Small-scale home occupations exist throughout the Plan area. Generally, they have minimal traffic impacts from employees, customers, and deliveries. Such small-scale home occupations can coexist in residential neighborhoods, providing the impacts associated with these home occupations are minimal; for instance, outside storage, signage and lighting should be unobtrusive, and there should be minimal traffic generation.

- **Neighborhood commercial**: In the past, Helen’s Store, a small, single story wood structure, provided convenience services at the intersection of CR 240 and CR 243. The 5-acre site that was known as Helen’s Corner, has been improved recently, and has approval for additional development. There was a commercial site at 13544 CR 240, formerly known as the Blue Spruce and Haggard’s Black Dog Tavern that included a bar, café, lodging, gas pumps and a small retail operation. New neighborhood commercial uses should be directed to concentrate around these established commercial locations or in the planned commercial area at Edgemont Meadows.

### IV. POPULATION

La Plata County has been experiencing continued growth since the 1990’s, increasing in population from 32,466 in 1990 to an estimated 55,619 in 2017. This growth has been seen in the Florida Road District as well and will continue to see growth according Colorado State Demographer forecasts. The Florida Road District currently has an estimated population of 3,087
and is forecasted to grow an estimated 945 people to a population of 4,032\(^8\) over the next 20 years using the estimated average growth rate of 1.53\%, which correlates with the State Demographer’s estimates. If growth were to remain at the existing rate of 1.1\%, the District would grow an estimated 679 people and if the growth were to exceed the projected average and grow at a rate of 2\%, the District would grow an estimated 1,235 people. To accommodate this anticipated range of growth, an approximate 283 to 515 units will need to be added to the Florida Road District over the next 20 years, which equates to an average of 14 to 26 units a year.

V. **KEY ISSUES**

**Affordable Housing**

Residents recognize that all areas within the County should support affordable housing. To that end, the area west of Edgemont Ranch seems best suited for affordable housing projects due to the area’s proximity to Durango, availability of water/wastewater infrastructure, and a road that can accommodate higher traffic volumes.

**Roadway Infrastructure**

Roadway conditions and increasing traffic volumes are important concerns when considering new development. New development, therefore, should include well-constructed roadway improvements, such as paved shoulders, safe line of sight and acceleration/deceleration lanes when they are appropriate for the size of the development.

**Public Lands**

A large portion of the Florida Road District includes lands managed by San Juan National Forest. Maintaining existing public access to public lands and developing new access is an important goal in the District. However, residents also have concerns about impacts of public lands recreational users on surrounding private land.

**Hazards**

A large portion of the Plan area consists of heavily wooded hillsides. While wooded house sites are part of the draw for the area, they also pose a significant risk due to wildfire hazard. Strategies should be developed to minimize wildfire hazards by working together with developers, residents, government agencies, and fire Districts. In the past, a number of subdivisions were approved in areas possessing significant physical constraints on development. Those constraints include: steep hillsides, underlying geological hazards and poor groundwater availability. It is recognized that the County’s land use permitting system provides important safeguards to ensure that new

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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
developments are designed in a sensible manner; nevertheless, it is important that significant
development constraints be precisely identified in order that they can be adequately considered in
the design and approval of new developments.

Riparian Corridors

The riparian corridor along the Florida River, a large portion of which is within the floodplain, is
valued as a key attribute of the District and provides important wildlife habitat. The potential for
flood damage to structures within the floodway and the wildlife habitat values make this area very
sensitive to development. Property rights should be considered alongside incentives and
regulations that protect riparian corridors.

Scenic Views

The scenic views afforded throughout the District are a defining attribute. Preventing degradation
of these views from prominent development on hilltops, ridge lines and in open meadows is
important to residents in the District. There are several large ranches, some adjacent to Florida
Road, CR 234 and CR 245 with open meadows which are also defining attributes of the District’s
rural and scenic character. When reviewing development applications, the County should work
with property owners on protecting the scenic value of open meadows, ridgelines and hilltops to
the greatest extent possible.

VI. LAND USE CLASSIFICATIONS

The proposed land use plan is based on a vision that will evolve over the next ten to twenty years.
The following section discusses the land use classifications that are included in the Land Use
Classification Map that accompanies the text of this Plan. The Land Use Classifications /
Descriptions Table contained in the Plan also discusses the various land use classifications. The
recommended land uses, their locations and the approximate densities are based upon the Goals,
Objectives, and Policies set forth in the Plan, and are guided further by a desire to maintain
compatibility with adjacent and neighboring existing uses. Development proposals should be
reviewed for consistency with the Plan’s Goals and Objectives and Land Use Classification Map.

The District’s predominant land use on developed private lands is residential. Existing and
proposed residential development densities vary considerably in different areas. Several residential
land use classifications are included in the Plan. It should be noted that the residential densities
contained within the land use classifications are intended to be used for the purpose of calculating
overall density for all appropriate land use applications and don’t correspond exactly to lot size.

Land Use Categories and Descriptions

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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.
FLORIDA ROAD DISTRICT PLAN

Lot size contingent upon compliance with County Subdivision regulations and land use code criteria. Overall project density within given range should be determined by Public Benefit Criteria. Proponents should be encouraged to cluster density on smaller lots, creating permanent open space. Minimum lot size should be determined by County Subdivision regulations and land use code.
<table>
<thead>
<tr>
<th>Category</th>
<th>Existing Residential Density/Size Restrictions</th>
<th>Recommended Description of Proposed Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Suburban Density Residential</strong></td>
<td>1 unit per 1-3 acres</td>
<td>Although many existing subdivisions and developments exist with varying lots sizes, generally ranging from under 1 acre to 5 acres, all future development in this classification should be 1-5 acres.</td>
</tr>
<tr>
<td><strong>Agriculture/Rural Residential</strong></td>
<td>1 unit per 10-20 acres</td>
<td>The majority of unsubdivided private lands have been classified as <em>Agricultural / Rural Residential</em>. The overall development densities envisioned under this classification are 1 unit per 10 to 20 acres. This represents a density that preserves rural character and is consistent with State well permit requirements in over-appropriated watersheds, such as the Florida and the Pine. The <em>Agricultural / Rural Residential</em> Land Use Classification is intended to preserve, insofar as possible the District’s semi-rural and scenic characteristics. Development densities within this range should be determined through utilization of the Plan’s public benefit criteria. Minimum lot sizes should be determined via the code and the subdivision requirements contained therein.</td>
</tr>
<tr>
<td><strong>Critical Lands</strong></td>
<td>1 unit per 35 acres</td>
<td>This classification identifies 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. It is recommended that the base density for lands in this category 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. Such density bonuses should not exceed one unit per 17.5 acres of critical lands, i.e., if <em>Critical Lands</em> are protected, allowable densities are 1 unit per 17.5 acres versus 1 unit per 35 acres if <em>Critical Lands</em> are developed.</td>
</tr>
</tbody>
</table>
The Land Use Map Classification Map identifies the general location of some of the Critical Lands. In most cases, however, site specific studies should be conducted to determine the exact 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. The 100-year flood plain and wetlands are not designated on the Land Use Classification Map.

<table>
<thead>
<tr>
<th>Scenic Corridor</th>
<th>n/a</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Land Use Map identifies the general boundaries of the Florida Road / Texas Creek Road (CR245) / CR234 Scenic Corridor. The maintenance of the visual and scenic appeal to this corridor is a clearly stated value of the District. This category identifies lands prominently visible from Florida Road, Texas Creek Road, CR 234, and includes many of the large parcels and meadowlands, the river corridor and the cliffs above. The Public Benefit Criteria included in this Plan is intended to provide an incentive to maintain the District’s scenic values.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Local Commercial</th>
<th>1 unit per ½ acre. (Lodging=5 rooms or residential units.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>This type of commercial is oriented toward providing services for residents. The current Helen’s Liquor Store, the proposed future restaurant at Helen’s Corner is an example of Local Commercial uses. The Local Commercial category should allow for the expansion of commercial development adjacent to areas identified for this use. New or redeveloped commercial establishments should maintain a rustic rural character. It is desired that existing, legally established, cottage businesses be allowed to continue, but the establishment of new businesses should only be allowed following careful consideration of their impacts on the area and their compatibility with it.</td>
<td></td>
</tr>
</tbody>
</table>
In order to determine the allowable density of a project within any residential classification in the District, the County should allocate densities above the lower end of the density range upon demonstration that there is a public benefit in doing so. The District supports including Public Benefit Criteria in the Land Use Code to provide incentives to landowners to help preserve the stated values within the District. These values include, but are not limited to: The District’s rural nature, open space in meadows, wildlife corridors, access to public lands and fire smart development.

### Public Benefit Criteria Guidelines

<table>
<thead>
<tr>
<th>Country Tourist/ Dude Ranch</th>
<th>1 unit per 10-20 acres</th>
<th>Day use, overnight accommodations, recreational uses and incidental commercial uses such as gift shops, and restaurants. Uses may entail the boarding and use of horses and other pack animals for paid rides. May be converted to single-family residential uses at the designated density without plan amendment.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edgemont Ranch</td>
<td>n/a</td>
<td>Previously approved master plan for Edgemont, which includes Edgemont Ranch, the Highlands and the Meadows, single family and multi-family residential, lodging, commercial, recreational, and agricultural uses.</td>
</tr>
<tr>
<td>Agricultural/ Timber/ Public Recreation</td>
<td>1 unit per 35 acres</td>
<td>Public land that is used primarily for agricultural, forestry or land/water recreation uses. Public lands that are transferred to private ownership should retain a one unit per 35-acre density designation.</td>
</tr>
<tr>
<td>Public and Community Facilities</td>
<td>Per Code</td>
<td>Public and quasi-public uses, such as schools, fire stations (two currently existing), government facilities, cemeteries, hospitals, churches, trail heads, and recreation facilities.</td>
</tr>
<tr>
<td>Wildlife Corridor</td>
<td>n/a</td>
<td>The black arrows on the <em>Land Use Classification Map</em> identify the generalized location and path of wildlife migration corridors. Maintenance of wildlife corridors is an objective of the Plan. Care should be taken to avoid disturbance of established wildlife corridors when undertaking development. The public benefit criteria included in this Plan will be used to achieve this goal. Appropriate fencing requirements should be included in new development approvals in order to allow the safe passage of wildlife through new developments.</td>
</tr>
</tbody>
</table>
Commercial Design Guidelines:

To maintain the rural character of the District, new commercial buildings should include appropriate setbacks from roads. Buffering and landscaping to minimize visual impacts and use of building materials common to the area is strongly encouraged.

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.
Florida Road Growth Hubs

Legend

🌟 Growth Hubs

COUNTY

STATE

US

Florida Road

Helen’s Store

Durango
VIII. GOALS, OBJECTIVES, 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: Ensure that adequate infrastructure is available to support development which is consistent with the District Vision.

Objective 1.A: Ensure that new development does not negatively impact the level of service of existing road infrastructure.

Policy 1.A1: Subject to fiscal constraints and the County’s legal authority to impose appropriate development fees to approved projects, the County should ensure roadways are improved and maintained to adequate levels necessary to support new development.

Policy 1.A2: Address traffic impacts and the necessary road improvements in the review of future development proposals.

Policy 1.A3: The County should enhance road safety on all paved roads within the District for:

A. Automobile, truck and licensed recreational vehicle users.

B. Bicyclists, pedestrians and all other vulnerable users.

Policy 1.A4: Road shoulders should be widened when feasible to improve safety and accommodate bicyclists, pedestrians and all other users.

Policy 1.A5: Explore financing options for road improvements (including impact fees) for new development, which are proportional, appropriate and equitable.
Objective 1.B: Identify and promote the maintenance, expansion, and protection of existing potable water and agricultural water distribution systems.

Goal 2: Encourage growth, which is compatible and non-intrusive to existing property owners.

Objective 2.A: The County should help shape future growth with fair and equitable development standards which promote the natural beauty of the District, and minimize impacts to existing property owners.

Policy 2.A1: Development should be encouraged to be as inconspicuous as possible.

Policy 2.A2: Applicants should be encouraged to screen and buffer their developments, and cluster development when appropriate to preserve the natural appearance of open space.

Policy 2.A3: Applicants should show that their development would not negatively impact the immediate neighbors or the neighborhood.

Policy 2.A4: The provision of dark sky lighting for new and replacement fixtures should be encouraged where appropriate.

Policy 2.A5: Those portions of properties, which have been agriculturally assessed continuously for the past five years, should be exempt from any scenic or visual corridor policies of this plan.

Policy 2.A6: Applicants should ensure their projects would not have negative impacts on nearby agricultural property and operations, including water supply.

Objective 2.B: Ensure that new commercial development is located and developed consistent with the vision of the District.

Policy 2.B1: Commercial businesses should be encouraged to locate adjacent to existing commercial facilities or to expand those existing facilities. Suitable locations include Edgemont’s commercial area, the Helen’s Store property and other existing commercial locations.

Policy 2.B2: New structures within the commercial areas should blend in with the rural character of the area.

Goal 3: Maintain or improve the existing wildlife habitat and water quality values.

Objective 3.A: Ensure that current environmental quality levels are maintained or improved.
**Goal 4:** Reduce and minimize the risk to persons and property caused by wildfire.

**Objective 4.A:** Identify and implement policies and regulations, which will increase public safety and reduce damage to homes by wildfire.

- **Policy 4.A1:** Develop and adopt wildfire prevention standards applicable to individual properties.
- **Policy 4.A2:** Proactive wildfire mitigation on all private land should be encouraged.
- **Policy 4.A3:** Identify and prioritize fire mitigation areas and firefighting needs on Federal and State lands, including access points.
- **Policy 4.A4:** The County should regularly conduct fire mitigation operations in the right of ways of all County roads to increase effectiveness when used as firebreaks.
- **Policy 4.A5:** Structures should be sited in areas that are as fire safe as possible and as recommended by the appropriate fire authorities.

**Goal 5:** Encourage and promote the ongoing ability to utilize existing public land access points and seek opportunities for expanding recreational access to public lands.

**Objective 5.A:** Work cooperatively as a County government with the Forest Service, Bureau of Land Management, Colorado Parks and Wildlife, and the public to protect and promote public access to public lands.

- **Policy 5.A1:** Existing recreational access to public lands should be maintained and additional parking should be added.
- **Policy 5.A2:** Additional public access and trailheads and the parking to service them should be sought.
Policy 5.A3: Care should be taken to minimize trespass conflicts between private property owners and those accessing public lands.

Policy 5.A4: Land trusts and other organizations dedicated to preserving riparian corridors should be encouraged to establish new public access to streams and rivers.

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, 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 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.