Lake City & Hinsdale County

Community Plan

Four Corners Planning, Inc.

FINAL DRAFT

December 2005

Lake City/
Hinsdale County
Community Plan
Final Draft

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Four Corners
Planning
Incorporated

PREFACE

Framing the Future

The Comprehensive Plan– Framing the Future is the result of a multi-stage process of identifying community issues and needs, building consensus, establishing goals and objectives, and determining the most effective means by which these ends may be achieved. With its emphasis on meaningful results, this Community Plan sets the stage for intelligent and coordinated actions.

Through community involvement, the Community Plan process sought to incorporate the community's values in terms of quality of life; character and scale of development; enhanced aesthetic appeal; and how new development should be integrated into the existing and future city framework.

In light of the challenges and opportunities facing Lake City and Hinsdale County, the following chapters of the Community Plan are intended to provide guidelines for the next 20 years to ensure Lake City and Hinsdale County's desired future.

ACKNOWLEDGEMENTS

The following elected and appointed officials and citizens of the Lake City and Hinsdale County, as well as those who attended the meetings and forums, all played integral roles in the development of the Lake City and Hinsdale County Community Plan – Framing the Future. Their insight and input created a plan that will direct future growth and promote the quality of life that is expected in Lake City and Hinsdale County for the next twenty years.

Mayor and City Council

Joe Marshall, Mayor

Larry liams, Mayor Pro-tem

Abbie Mahlin

Roger vonRiesen

Josh Brown

Sandy Shafer

Henry Woods

Board of County Commissioners

Flynn Mangum

Linda Matthews

Allen Brown

Community Plan Steering Committee

Town Planning and Zoning Commission/ BOA

Grant Houston, Chair

Larry liams

Joe Marshall, Mayor

Roger vonRiesen

Mary Nettleton

Michelle Pierce, Town Manager

County Planning and Zoning Commission

Jack Flannery, Chair

Ruthanna Hall, Former Chair

John Taylor

Ray Ball

Elaine Gray

Steve Fuller

Ellis Linsey

Lake City and Hinsdale County Staff

Michelle Pierce, Town Manager

Laurie Vierheller, County Administrator

Ray Blaum, Former County Administrator

Amy Wilcox, County Assessor

Jay Dotzenko, Town Public Works Director

Robert Hurd, County Roads Superintendent

A special note of appreciation goes to all Town and County Staff that contributed to the Plan.

EXECUTIVE SUMMARY

The Lake City and Hinsdale County Community Plan was developed through a series of well-advertised, open public meetings. Its most potentially controversial conclusions were subsequently verified through a community survey. The survey was mailed to over 800 property owners and postal box holders, and over 450 survey responses were returned.

More than anything else, the Lake City and Hinsdale County Community Plan seeks to preserve the status quo; i.e., "keep what we have." Accordingly, the Plan first identifies common local values, including but not limited to: sense of community, quality of residential neighborhoods, historic character, scenic quality, economic development (job growth), small town character, and last but certainly not least, environmental quality. Next, the Plan identifies steps (actions) that may be taken to respect those values and achieve associated goals and objectives.

The Town and County have historically been quite responsive to the development community and generous with approvals. This fact is demonstrated by the Existing Land Use Inventory (see 15-61). The inventory identifies some 531 vacant, previously approved platted lots, just in the Urban Growth Area – each of these lots are available for development. However, Building Permit Data (see page 3-6) suggest that an average of 22.8 residential units have been built per year over the last 10 years – with some significant peaks and valleys. This information suggests that the absorption period for all of these lots is likely to be over 23 years if no additional lots are platted in the County! Many of these lots and the infrastructure that serves them are already approaching 20 years old. The cost of maintaining the extensive public and private infrastructure needed for these lots can be reasonably be expected to rise over the long term.

Virtually "everything," including people, homes, businesses, roads and wildlife, is concentrated in the Lake Fork River Corridor. The proliferation of septic systems on one (1) acre lots throughout the Corridor is a significant threat to environmental quality, and it is likely that there will be many, many more septic systems on similarly sized lots in the future. Some solution to this problem is needed if water quality in the Lake Fork River Corridor is to be maintained.

Residents prefer reasonable land use regulations that are easy to understand and administer, and effective – the people of Lake City and Hinsdale County share an independent spirit. Heavy-handed regulations are not appropriate in Lake City or Hinsdale County. Thus, it will be important for decision-makers to carefully consider

the various recommendations made in the Plan before proceeding with implementation to be sure the changes are right.

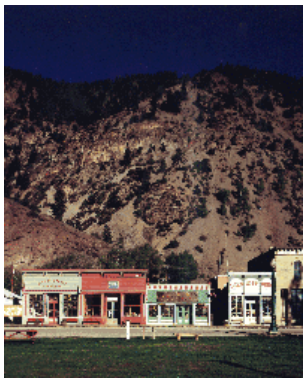
With the above groundwork laid, some of the Plan's specific land use recommendations to be considered are:

1. Continue to enhance the historic commercial core, recognizing that is the economic and cultural center of the community, and promote pedestrianization throughout town.
2. Existing mobile homes should be "grandfathered," but additional mobile homes should not be encouraged – mobile homes have not been manufactured in this country in almost 30 years, and they are not safe. Manufactured homes must be allowed in accordance with case law, but they should be built to "look-like" stick built home.
3. Establish an Urban Growth Area to define the limits of allowable residential density greater than one dwelling unit per acre.
4. Reduce allowable residential density in the North Lake Fork River Corridor and the South Lake Fork River Corridor to a one dwelling per three (3) to (5) acres.
5. Encourage or require some clustering of development outside of the Urban Growth Area so as to avoid constrained areas and to protect the scenic quality of open meadows and ridgelines, particularly along the Alpine Loop.
6. Reduce allowable density outside the Lake Fork River Corridor even further, to say one dwelling per 10 to 20 acres, commensurate with the general absence of public facilities and services.
7. Leave the Cathedral Area unzoned, consistent with the wishes of Cathedral residents and property owners.

CHAPTER 1
INTRODUCTION

Hinsdale County and its only municipality, Lake City, are shaped by their history. Mining, ranching, and more recently, the recreation industry, have made indelible impressions on the landscape and created what is today an outstanding community.

Aware of its past and faced with current development needs and issues, the Town Trustees and Board of County Commissioners authorized the development of a new, joint Community Plan in December 2004.



DOWNTOWN LAKE CITY
BOB STIGALL PHOTO

The Lake City/ Hinsdale County Community Plan – Framing the Future is the adopted document that will guide all future development in the town and county. The Plan was developed in a multistage process and provides the vision, goals, and actions necessary to direct the town and county's progress over the next 20 years. It is an official public document that should serve as the guide for decisions relating to the physical, social, and economic growth of the community. In addition to providing goals and objectives, the Plan assesses the opportunities and challenges facing the Town and county and sets priorities for an implementation program that outlines specific actions and practical results. It is important that the needs and aspirations identified in the Plan be balanced with the primary roles and duties of the Town in providing mandatory and essential municipal services, and the County in providing more limited, rural services.

DOWNTOWN LAKE CITY
BOB STIGALL PHOTO

The new Community Plan is a principal part of the overall, ongoing planning process. Approval of the Community Plan by the Town Trustees and Board of County Commissioners establishes the vision and direction of the community and represents an important first step toward achieving the stated goals. This plan should not be considered a static document. It is the result of a continuous process to gather and evaluate information and make informed decisions based upon constantly changing conditions. The Plan should be reviewed regularly, revised, and updated as needed to maintain its applicability to current conditions and established priorities. At a minimum, the entire plan should be revisited every five years to ensure that it continues to reflect the true values and direction of the changing community.

While Lake City/ Hinsdale County's Community Plan should be flexible enough to respond to changing needs, the community should remain steadfast in its vision and support for the core goals and objectives contained in the Plan. Lake City/ Hinsdale County's Community Plan is a guide with a foundation in state law. Since

Lake City is a municipality, it is permitted to plan streets three miles beyond its borders and to prepare land use plans for areas that have direct relationships to street planning.

Authorization

Enabling Legislation

The completion of the Community Plan, also known as a "Comprehensive Plan," is the primary statutory responsibility of each city (or town) and county planning and zoning commission. Colorado Revised Statutes (C.R.S.) authorizes municipalities (and towns) to plan their communities with the following statutes:

- C.R.S. 31-12-105 Three-mile plans
- C.R.S. 31-23-202 Grant of power to municipality
- C.R.S. 31-23-206 Community Plan (Comprehensive Plan)
- C.R.S. 31-23-207 Purposes in view
- C.R.S. 31-23-212 Jurisdiction
- C.R.S. 31-23-213 Scope of control

Likewise, Colorado Revised Statutes (C.R.S.) authorizes counties to plan their communities as provided by the following statutes:

- C.R.S. 30-28-103 County planning commission
- C.R.S. 30-28-106 Adoption of Community Plan - contents
- C.R.S. 30-28-107 Surveys and studies
- C.R.S. 30-28-108 Adoption of plan by resolution
- C.R.S. 30-28-109 Certification of plan

The following paragraphs provide a brief description of the purpose and laws governing Municipal Comprehensive Plans, annexation and implementation codes.

Comprehensive Plans

Comprehensive plans are the foundation to the land use regulatory system. They serve as the policy "guide" to land use regulation. C.R.S. 31-23-206 explains that, "it is the duty of the (planning) commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governing body having jurisdiction thereof, which bears relation to the planning of such municipality. Such plan, with the accompanying maps, plats, charts and descriptive matter, shall show the commission's recommendations for the development of said territory …"

Three (3) mile plans

Towns are required by state law [C.R.S. 31-12-105(1)(e)] to plan for expansion – the law recognizes that some growth is inevitable for most towns, that coordination of growth is of general public benefit, and the law establishes a 3-mile planning area around each municipality. The plan should make reasonable provision for the extension of streets, bridges, parks, public utilities, and etc., to be provided by the municipality."

"Reasonable provision" for a large metropolitan municipality obviously means the entire three (3) mile area should be planned in detail. "Reasonable provision" for a small Town can mean that such facilities should be planned to accommodate reasonably expected future growth, which may well be limited to a much smaller area. In either case, the plan should identify proposed land uses, with emphasis on areas that are believed to be eligible for annexation. Such plans must be in place prior to approval of any annexation and should be updated at least once annually. The Lake City Urban Growth Area is illustrated in Chapter 14.

Annexation

All annexations are governed by and subject to the specific requirements of Colorado state law. Annexation is, except under rare circumstances, a landowner-initiated activity. An annexation most commonly occurs when the owner of land eligible for annexation (i.e., the parcel has at least 1/6 perimeter contiguity with town boundaries) requests that his or her land become part of a town. In other cases, a Town may annex property when more than 50 percent of the landowners in an eligible area request annexation, and the Town agrees to add the land to the town.

The decision to annex is significant for a Town -- Towns are statutorily obligated to provide services to annexed areas that is comparable to service levels in other parts of town within a reasonable timeframe. Therefore, annexation can be a very expensive proposition for Towns and should be approached with careful consideration. In all cases, annexation is discretionary; a Town has no obligation to approve an annexation or to provide water, sewer or other services outside of town boundaries.

Land Development Code

A land development code is an implementation tool. It is a legal document that changes comprehensive planning policies into law. A land use code applies solely to lands that are inside town boundaries; and, it should contain all Town regulations that might apply to land use and development. By consolidating subdivision, zoning, annexation, site development and other regulations relating to land use and development into a single document,

public review processes can best be coordinated, expedited and simplified.

"Subdivision", in its simplest terms, is the division of land into more than one (1) parcel. The primary purpose for subdivision regulations is to protect the consumer. As part of subdivision review, a "subdivider" demonstrates the public facilities (i.e., water, sewer, access, utilities, etc.) necessary to serve the development are available.

"Zoning", in its simplest terms, is the regulation of land use. The primary goal of zoning is to separate any incompatible uses, and to protect quality of life and property value from degradation as result of the intrusion of incompatible uses. Typically, zoning specifies "allowable uses" and the specific standards; such as, the number of units per acre, setbacks, height limits, and other development standards.

Why Plan?

Successful communities do not just happen; they must be continually shaped and guided. A community must actively manage its growth and respond to changing circumstances if it is to continue to meet the needs of its residents and retain the quality of life that initially attracted those residents to the community.

Residents of Lake City and Hinsdale County value the high quality of the natural environment, the small town character, the character and diversity of their neighborhoods, the quality of public services, the cultural resources and breadth of recreational opportunities, as well as the strong sense of "community." Concern about the lack of a year-round economy and the potential impact of new growth has increased as residents have experienced difficulty in managing even limited growth, attracting and retaining young families, filing teaching positions, and making a reasonable living for their families. Effective planning and growth management can help the community address these concerns.

The Town and County recognize the importance of coordinating growth management. Much of the recent subdivision development is located within ever-widening reaches of the unincorporated Lake Fork of the Gunnison River Corridor. By continuing this expansion of public service demands in areas that lack adequate services and facilities, this growth threatens to create detrimental fiscal impacts in addition to its impacts on the character of urban and rural areas. The Town and County must develop a joint strategy for growth management to make efficient use of both valuable infrastructure that is already in place, and to prevent unnecessary loss of the surrounding open space areas where such infrastructure is not yet in place. A good plan and

effective plan implementation measures can curb the trend towards sprawl development and promote appropriate and available infill development and redevelopment. While allowing appropriate development opportunities in outlying areas, this plan seeks to promote development and economic growth in areas that can be effectively and efficiently served by public facilities and utilities, and indeed already have such services.

This Community Plan, once adopted and effectuated consistently and carefully, will strengthen the partnership between the public and private sectors. This partnership can achieve infinitely more for both parties than either acting alone. An important premise of an effective Community Plan is that it creates a "win/win" situation for the public and private sectors, for existing and new neighborhoods, for economic development and open space land conservation, and for fiscal integrity and enhanced quality of life.

How Should the Plan Be Used?

The Community Plan is a guide to action. It is not, itself, an implementation tool. By ensuring that individual actions are consistent with the goals, objectives and actions of the Community Plan, the Town and County can effectively achieve the vision. For example, Town and County elected and appointed officials will use the Plan's actions and maps to decide whether to approve a proposed re-zoning of land. Zoning, subdivision, building and construction codes and standards should regulate development in conformance with the Community Plan. Upon adopting of this Plan, the Town and County should review existing development regulations and ordinances to determine compliance with the adopted Plan. The Community Plan defines actions and recommends measures governing the application, modification and interpretation of these development regulations.

The Plan also should guide the preparation of detailed facility master plans and capital improvement programs for the water, wastewater, flood control, parks, and transportation systems. The Plan should be a dynamic document, subject to periodic amendment when conditions within the Town and/or County change significantly. Periodic updates of the Plan will be needed to ensure that it continues to meet the needs of Town and/or County businesses and residents.

Elements of the Community Plan

Lake City/ Hinsdale County Community Plan is divided into 15 listed chapters. The first 3 chapters, Introduction, Vision and Goals, and Community Profile, provide an overview of the community as well as a compilation of the goals and objectives found in the following chapters. Each of the next 12 chapters identifies issues and ways to

address them through goals, objectives and actions. The chapters are as follows:

Executive Summary

Chapter 1 -- Introduction

Chapter 2 – Vision and Goals

Chapter 3 -- Community Profile

Chapter 4 -- Inter-governmental Cooperation

Chapter 5 -- Economic Development

Chapter 6 -- Sense of Community

Chapter 7 -- Environmental Protection

Chapter 8 -- Public Lands Management

Chapter 9 -- Affordable Housing

Chapter 10 -- Open Space, Parks and Recreation

Chapter 11 -- Historic Preservation and Community Character

Chapter 12 -- Downtown Neighborhood

Chapter 13 -- Transportation, Public Facilities and Services

Chapter 14 -- Growth and Annexation

Chapter 15 -- Land Use and Development

Each chapter of the Plan was developed to address specific current and anticipated needs of the community. These separate chapters are interrelated because land use influences transportation, which impacts economic development, which in turn demands housing units, which require parks and open space. Coordination is therefore required between the goals, objectives and actions of each chapter within the overall Community Plan.

Development of a Community Plan

The planning process, which began with the initial Visioning Workshop on February 10, 2005 and continued over the next several months, started with a sharing of ideas about what Lake City and Hinsdale County is and what it can become. Over 40 citizens attended and participated in the Visioning Workshop. First, participating citizens agreed on an overall vision for the community. From that shared view of what the place should be like, goals statements were solicited from participating citizens and recorded as a means to achieve the Lake City and Hinsdale County Planning Vision and Mission Statement. Goal statements were subsequently organized and edited into the Plan's goals, objectives, and action items. Existing conditions were evaluated to

determine where the community is today, and what it will take to get the community where it wants to be.

Geographic Area for the Community Plan

The geographical planning area for this Plan – the Community Planning Area -- includes the town of Lake City, and all parts of the county, except for the Upper Piedra Area, which has recently adopted its own Plan.

A Plan for the Future

When this long-range planning effort was initiated, the City and County decided to manage its destiny rather than reacting to change. Framing the future is the continuous process of identifying issues and needs, building consensus, establishing goals and objectives, and determining the most effective means by which these ends may be achieved. With its emphasis on meaningful results, this Community Plan sets the stage for intelligent and coordinated actions instead of complacency and inaction. In light of the challenges and opportunities facing the community, the following chapters of the Community Plan are intended to provide guidelines for the next 20 years to ensure a desired future.

CHAPTER 2
VISION AND GOALS

Preparation for the future begins with a plan to guide the decision-making processes of the Town and County leadership, the business community, and the residents.

A Community Plan is a vital tool to continue the progress that Lake City and Hinsdale County has made over the years as a community. While this Plan conveys the hopes, dreams, and aspirations of the community and what citizens want their community to be now and in the future, it must be realistic in terms of what can be accomplished within the town and county's physical and budgetary constraints.

Planning for the future begins with a vision, a broad statement of how the community views what it will be in the 21st Century, particularly in the next 20 years. This vision is an ideal, the result of imagining the future based on perceptions and values. The following is the vision created for the new Community Plan.

"Planning without a vision is a hallucination."

--Andres Duany

Lake City/ Hinsdale County Vision Statement

We envision the preservation and enhancement of the historic Lake City/ Hinsdale mountain community, a place where local officials and citizens work together to protect community character, quality of life and the environment, and to develop a year-round economy, consistent with community values and interests.

The vision is the heart of the planning process for the future. The next step is to identify ways to secure it through goals, objectives, and actions.

Goals are broad statements of action. They express the needs and priorities of the citizens, and are the general ends toward which community leaders should direct their efforts. Goals may stretch and challenge communities, but should be realistic. An important reason for establishing goals is to encourage citizen participation and understanding that results in a unified approach toward accomplishments. Goals promote a commitment to plan implementation even as the community changes over time.

Objectives are the second step to achieve the long-range vision and goals.

Objectives should be "SMART"—specific, measurable, achievable, realistic and time-oriented. Objectives and their related actions are the guides for the implementation process.

Actions are even more specific methods to achieve the objectives. Actions must reflect budgetary constraints and resources. Actions should be reviewed frequently and included in management and work plans.

Development of Community Vision and Goals

In order to create a shared vision of the future, the plan development process involved community leaders, and citizens in identifying issues and preparing goals, objectives, and actions to define that future.

Core Goals

The following Core Goals are based on a synthesis of stakeholder comments collected over a two-day period, January 25-26, 2005, and subsequently refined by the Steering Committee. Stakeholders defined the following core goals for use in developing the new Community Plan. These core goals are further articulated in the individual Plan chapters, which also include the recommended objectives and actions.

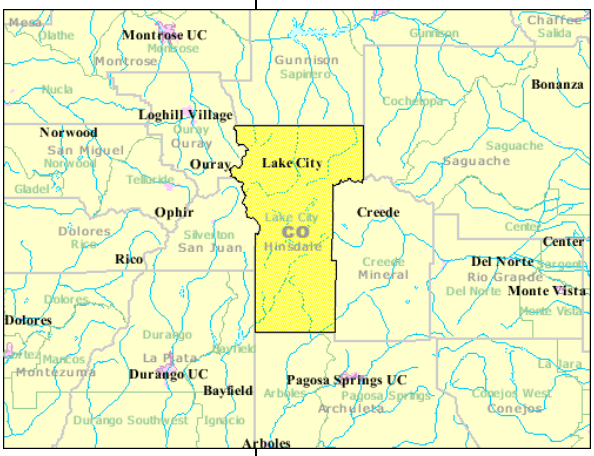
Commentary:

A "stakeholder" is any party that has an interest in an organization. Stakeholders of a community include all concerned citizens.

1. Maintain small, mountain community ambience.
2. Preserve the sense of community and cooperation among citizens and between local governments.
3. Build community with a strong, diversified, year-round economy.
4. Promote historic preservation and economic development that maintains and enhances community character and quality of life.
5. Protect the environment and natural resources.
6. Provide for orderly, healthy growth, including the provision of adequate and affordable public facilities and services and the promotion of economic viability and diversity, consistent with community values.
7. Participate in public land management decisions to promote community interests.
8. Protect residential neighborhoods and encourage provision of a range of housing opportunities to meet the needs of residents.
9. Preserve and provide an abundance of recreation opportunities.

CHAPTER 3
COMMUNITY PROFILE

Blessed with magnificent scenery and accented by 5 mountain peaks over 14,000 feet, Lake City/ Hinsdale County, Colorado is a community rich in natural resources and history. In planning for the future, the Town and County face the challenge of preserving and enhancing its existing character and environment while addressing the increasing demands of future growth and development. Before looking at the future, consideration must be given to the past and where the community is today. The Community Profile chapter of the Community Plan serves as an introduction to the community and documents its existing conditions and characteristics, regional setting, local features, historical and current population, demographic characteristics, and educational attributes. An important component of this chapter is the population projections for the Town and County to the year 2020. An understanding of existing population characteristics and future population demands is essential in determining the anticipated growth and the resulting demands on community services in terms of future land use, transportation, and park and recreation needs.



Regional Setting

Hinsdale County and Lake City are located in the mid-southwestern part of Colorado, in the heart of the San Juan Mountains – the area offers numerous outdoor attractions and breathtaking scenery. Lake City is the only incorporated town and the county seat. Among the county's outstanding features are the Weminuche Wilderness Area (the largest in Colorado), five 14,000+ foot peaks in easy proximity to Lake City, two scenic byways (the Alpine Loop Backcountry Byway and the Silver Thread), one of the largest historic districts in the state, four-wheeling, fishing, back country skiing, boating (Lake San Cristobal is the 2nd largest natural body of water in Colorado) and much, much more.

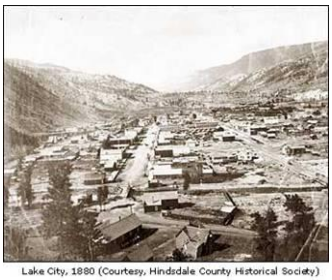
Hinsdale County encompasses 1,118 square miles. Hinsdale is one of the least populated counties in Colorado and the 15th lowest in the nation, with less than one person (0.7) per square mile -- 96 percent of its acreage is public land, 46 percent of which is Wilderness. The majority of county residents live in Lake City or within a 15-mile radius.[1]

[1] (Colorado) Region 10 League for Economic Assistance and Planning

Hinsdale landmarks include Slumgullion Earthflow, Lake San Cristobal and several 14,000-foot peaks, including Uncompaghre and Wetterhorn. Lake San Cristobal was formed naturally about 700 years ago by the Slumgullion Earthflow, which blocked the Lake Fork of the Gunnison River, causing the formation of the lake. A system of backcountry trails with yurts, known as the Hinsdale Haute Route, offers an adventurous San Juan Mountains skiing experience. Hinsdale includes all or part of 2 proposed wilderness areas: Redcloud Peak and Handies Peak.

LAKE SAN CRISTOBAL

The Town of Lake City is the only town in Hinsdale County. Lake City features one of the largest National Historic Districts in Colorado and the Hinsdale County Museum. The town dates from the 1870's and was built as a support center for the area silver and gold mines of the time. With the high percentage of public lands and the pristine mountain setting, Lake City has become a favorite recreational destination for persons seeking to enjoy Colorado's backcountry by either skiing in the winter or hiking in the summer.

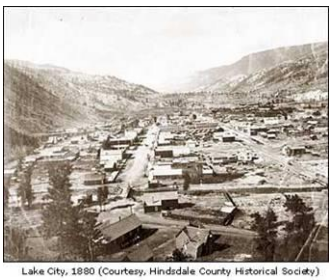


Lake City, 1880 (Courtesy, Hindsdale County Historical Society)

LAKE CITY, 1880

Hinsdale sub-communities include Cathedral, a ranching community and outdoor recreation area in the northeast part of the county with backcountry access and excellent fishing streams; the Rio Grande area with summer homes, resorts, more excellent fishing and access into the wilderness; and the Upper Piedra in the south end of the county, another small ranching and seasonal home area with exceptional outdoor recreational opportunities.

Remote Hinsdale County and Lake City are truly above and beyond the ordinary.



Lake City, 1880 (Courtesy, Hindsdale County Historical Society)

LAKE CITY, 1880

History

Hinsdale County is named after George A. Hinsdale. Mr. Hinsdale was Lt. Governor of Colorado and a well-known and highly respected Pueblo attorney that happened to die about the same time the county was formed.

SLUMGULLIAN SLIDE

Hinsdale County is bordered by Gunnison County, Saguache County, Mineral County, Archuleta County, La Plata County, San Juan County, and Ouray County. It was formed in 1874 from portions of Conejos, Costilla, and Lake Counties. The county seat was moved from San Juan City to Lake City early in its history, the first cabin being erected by Enos Hotchkiss in 1874. By late 1875, Hotchkiss's cabin was merely one of 67 structures.

The economic interests of early Hinsdale County were rooted in mining, particularly around the Burrows Park and Sherman areas. In 1900, the White Cross and Tellurium camps became

active despite rugged road conditions. Carson and Capitol City were 2 camps that also proved profitable.

Like many mining districts in Colorado, Hinsdale County experienced a wide array of peculiar phenomena, such as snowslides which decimated bunkhouses and carried miners to their deaths and fires which leveled the town. These events were reported by the "The Silver World", the Lake City newspaper from 1875 to 1938.[2]

The Presbyterian Church was the first religious organization in town, established in June, 1875 by Reverend George Marshall Darley. The first newspaper published in the county was the "Silver World", published on June 19, 1875. Electricity was first brought to the Hinsdale County by George W. Crow in 1880.

Lake City is one of the most isolated major 19th century Colorado silver camps. Prospecting began in the area around 1871, with good claims throughout the region. However, full development of the mines was dependent on cheap transportation of ore.

The Denver & Rio Grande began to survey a branch to Lake City in 1881. Grading was actually begun by the Fall of 1881, but soon stopped. It was not until 1889 that track laying on the Lake City branch was started. The first official train entered Lake City on August 15, 1889.

The Lake City branch was the location of the highest trestles on the entire Denver & Rio Grande narrow gauge. Bridge 343A, the "High Bridge", located 7 miles below Lake City, spanned the Lake Fork of the Gunnison for 800 feet at a height of 124 feet above the river. Bridge 340A over Elk Creek, 10 miles below Lake City, was over 200 feet long and 112 feet above the water. Both of these trestles were wooden decked and ballasted in 1896 to avoid the risk of fire.

The Lake City branch was served by Class 56 Consolidations, C-16 Consolidations (Class 60) and T-12 Ten Wheelers. The last D&RGW run on the branch prior to abandonment was made on May 25, 1933 by T-12 No. 168 and combine 214. Prior to scrapping, the owner of the Ute-Ulay Mine attempted to run the branch by leasing the right of way from the D&RGW and running it as the San Cristobal Railroad. He used a railbus similar to the Rio Grande Southern Galloping Goose. Unfortunately, the Depression caused the Ute-Ulay Mine to close down in 1935. With the closure of the mine the SCRR faded away.[3]

SAN JUAN CITY

DENVER & RIO GRANDE

"CROOKE MAP", JOHN J. AND LEWIS, 1876

[2] Lake City History - Courtesy of Hinsdale County Website

[3] Lake City, Colorado - A Short History, contributed by Jerry Clark

In the 1940s, investors from nearby states arrived in Lake City with notions of profiting from the tourism potential. Soon, animosity between the natives and newcomers created a rift. Rumors were spread about indiscretions among county employees (who were natives) and the newcomers infiltrated the county government offices and subsequently the Town government positions. The goals of the newcomers were better roads and more fishing lakes which would attract tourists.

Household Composition

According to the 2000 Census, approximately 63 percent of Hinsdale households consisted of family households either with a married couple or a single head of household with or without children, and almost 37 percent consisted of non-family households. Table 3.2 illustrates that 58.9 percent of the total number of households consisted of married couple families. Almost 29 percent consisted of householders living alone, and just 7.4 percent consisted of householders aged 65 and older

TABLE 3.2 - HOUSEHOLD COMPOSITION				
Household Type				**% of Total**
Family Households	**135**	**63.0%**		
Married-couple family			126	58.9%
Other family, male householder			3	1.4%
Other family, female householder			6	2.8%
Non-family households	**79**	**36.9%**		
Householder living alone			61	28.5%
Householder 65 years and over			16	7.4%
Total Households			214	

Source: U.S. Census Bureau, 1990 and 2000

Age Distribution

Table 3.3 – Population by Age displays Hinsdale's 1990 and 2000 population by age. In 2000, 25-44-age group represented the largest percentage of the population at 29.5 percent.

TABLE 3.3 – POPULATION BY AGE				
Age	1990		2000	
0 to 4 years	18	3.8%	46	5.8%
5 to 24 years	90	19.3%	143	18.1%
25 to 44 years	176	37.7%	233	29.5%
45 to 54 years	58	12.4%	159	20.1%
55 to 59 years	37	7.9%	67	8.5%
60 to 64 years	29	6.2%	48	6.1%
65 to 74 years	42	9.0%	64	8.1%
75 to 84 years	14	2.9%	22	2.8%
85 years and over	3	0.6%	6	0.8%
Under 18 years	86	18.4%	154	19.5%
65 years and over	59	12.6%	92	11.6%
Totals	467	100%	790	100%

Source: U.S. Census Bureau, 1990 and 2000

Income

According to the 2000 Census, the median household income for Hinsdale was $37,279. Median household income for Colorado was $47,203. The United States median household income was $41,994. Lake City's per capita personal income was $38,056, just slightly higher than that for Hinsdale.

Housing

Due to the scenic beauty of Hinsdale County it is no mystery that a high proportion of its housing units are seasonal, second homes. Table 3.5, Housing Occupancy, illustrates that while fewer than 800 people live in the county year-round, there were a total of 1,304 housing units reported in the 2000 Census. Of this total 799, or 61 percent, of all housing units in the county are reserved for seasonal, recreational, or occasional use, the highest proportion of vacation homes in any county in Colorado. By contrast, in Colorado about 35 percent are second homes.

TABLE 3.5 - HOUSING OCCUPANCY		
Occupied Housing Units	359	27.5%
Vacant Housing Units	945	72.5%
For seasonal or recreational use	799	61.3%
Total	1,304	100%

Source: U.S. Census Bureau, 2000

Education

Lake City and Hinsdale County are served by Hinsdale County RE-1 School District, which includes grades P through 12 and manages 93 students. Table 3.6, Educational Attainment, displays the educational achievements of persons 25 years and older for Hinsdale County in 2000. 93.1 percent of persons 25 and older in Hinsdale County graduated from high school. This is comparable to state averages. 34.9 percent of persons 25 years and older graduating with a bachelor's or graduate degree.

TABLE 3.6 – EDUCATIONAL ATTAINMENT (25 YEARS AND HIGHER)	
High School graduate	93.1%
Bachelor's degree or higher	34.9%

Source: U.S. Census Bureau, 1990 and 2000

Building Permit Data

TABLE 15.1 BUILDING PERMIT RECORDS				
	Town		County	
	Residential (units)	Nonresidential (square feet)	Residential (units)	Nonresidential (square feet)
1995	8	1320	13	0
1996	11	1900	18	0
1997	6	0	17	0
1998	9	0	18	4974
1999	17	1632	25	0
2000	8	2100	15	0
2001	10	2231	6	0
2002	5	0	9	0
2003	1	0	7	0
2004	7	0	8	0
TOTALS	82	9183	136	4974

Source: Lake City/Hinsdale County Building Department Records

Table 15.1, Building Permit Records, demonstrates that Lake City and Hinsdale County continue to experience brief periods of accelerated growth followed dramatic slowdowns. Over the last 10 years, residential building permit activity in the Town and County has averaged 22.8 residential units per year, including a peak of 37 units in 1999. However, only 8 residential units were permitted in 2003. Nonresidential building peaked in 1998 with a total of 4974, otherwise nonresidential development has been minimal – less than 2,000 square feet per year most years.

Population

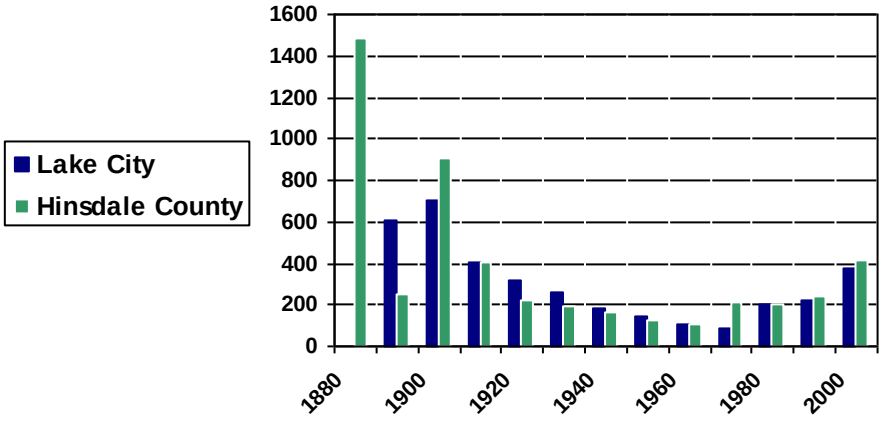
Past and current population characteristics are important in understanding a community and in planning for its future. Hinsdale County encompasses 1,118 square miles, a little more than the state of Rhode Island, and has the lowest population density at 0.7 persons per square mile. The following section examines population characteristics including historical and projected population.

A. Historical Population

Chart 3.1 Historical Population Lake City/Hinsdale County displays the historical population from 1880 to 2000. The town and county both experienced an initial surge of population in the late 19th century and early 20th century as prospectors and miners descended on the area followed by steady decline and stagnation, which continued until the1970's when things began to change. Town and county growth closely paralleled each other throughout the prior century. In the 1970's, population trends changed quite dramatically, at least in terms of the rate of growth.

FIRST CAR IN LAKE CITY

Chart 3.1 Historical Population Lake City/Hinsdale Co.



Source: Colorado Department of Local Affairs, Demography Office (COD)

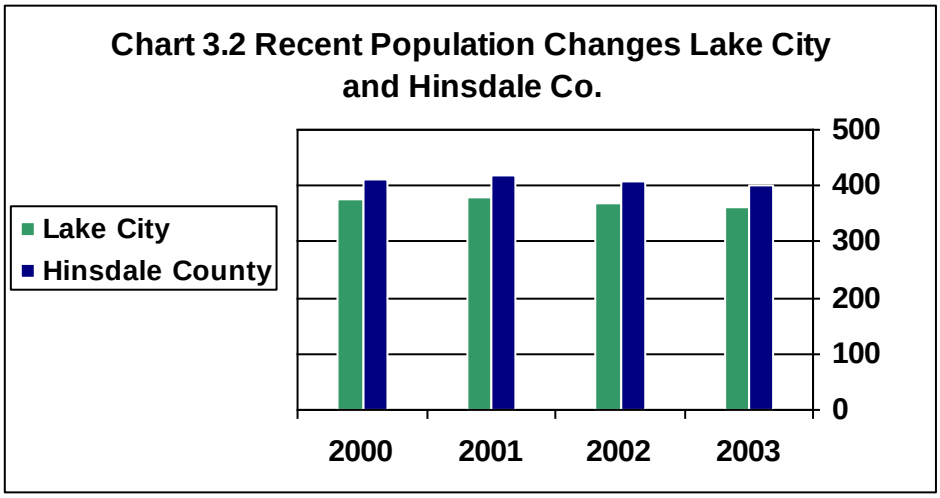
Table 3.1 Historical Population Lake City/Hinsdale County displays more detailed information regarding population changes from 1880 to 2000. Between 1970 and 1980, Town and County population increased 126.4 percent and 101.9 percent, respectfully.

Somewhat more modest but consistent growth continued through the 1980s as the Town population increased by 8.3 percent, and County population increased by 14.5 percent. Growth again accelerated in the 1990s when the county-wide population increased by 68.5 percent.

TABLE 3.1 - HISTORICAL POPULATION LAKE CITY/HINSDALE CO					
Year	Lake City	Percent Change	Hinsdale County (Includes Town)	Percent Change	Lake City's Percent of County
1880	n/a	--	1487	--	--
1890	607	--	862	-42.0%	70.4%
1900	700	15.3%	1609	86.6%	43.5%
1910	405	-42.3%	646	-61.8%	62.7%
1920	317	-21.7%	538	-16.7%	58.9%
1930	259	-18.3%	449	-16.5%	57.7%
1940	185	-28.6%	349	-22.3%	53.0%
1950	141	-23.8%	263	-24.6%	67.8%
1960	106	-24.8%	208	-20.9%	50.1%
1970	91	-14.2%	202	-2.9%	45.0%
1980	206	126.4%	408	101.9%	50.5%
1990	223	8.3%	467	14.5%	47.6%
2000	376	68.6%	787	68.5%	47.8%

Source: U.S. Census Bureau, Population of Counties by Decennial Census: 1900 to 1990

Conversely, population decreased between April, 2000 and July, 2003, according to the U.S. Census, which publishes an annual estimate of population. Chart 3.2 illustrates a modest population decrease in town and county population during this period 4.2 and 2.9, respectively.



Source: Colorado Department of Local Affairs, Demography Office (COD)

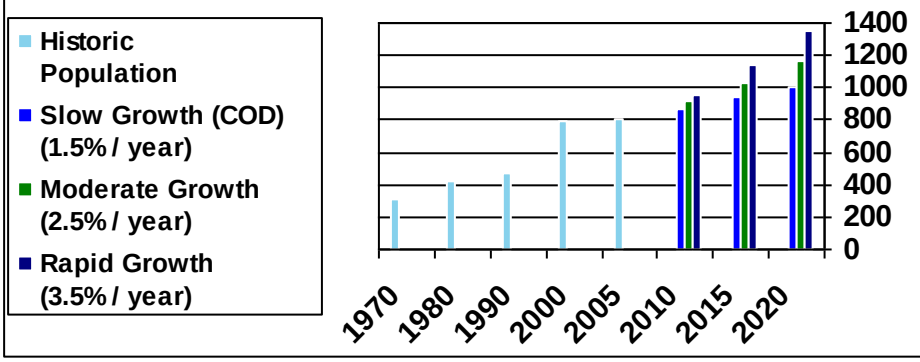
Source: Colorado Department of Local Affairs, Demography Office (COD)

B. Population Projections

The Colorado Demography Office (COD) prepares population projections for counties using statistical models. The COD has projected Hinsdale's 2020 population at 1050, based on a 2000 population of 807 and a projected annual growth rate of 1.5 percent between 2005 and 2010, and 1.9 from 2010 to 2020. COD population projections are not available below the county level.

Between 1970 and 1980, a period which arguably represents the beginning of the modern era, town and county population increased at an annual rate of 8.7 percent. In the 1980s, population growth slowed to 1.4 percent per year. In the 1990s population growth again accelerated to an annual rate of 5.4 percent. Despite these fluctuations the long-term average growth rate from 1980 to 2000 was 3.3 percent.

Chart 3.3 Lake City and Hinsdale County Population, Historic & Projected



Source: Colorado Department of Local Affairs, Demography Office (COD)

Chart 3.3 Lake City and Hinsdale County Population, Historical and Projected shows alternative projections for Lake City and Hinsdale County through 2020. Given the uncertainty of future local, regional, national, and international events and conditions, it is preferable to present future population growth as a range rather than as a single number. Chart 3.3 show projected population growth from 2000 to 2025 under low, moderate and robust growth scenarios. Chart 3.3 also indicates historic growth for Lake City and Hinsdale County from 1970 to 2005.

The three population growth scenarios are based on alternative average annual growth rates, which are derived from historical growth trends as well as projections developed by COD or the U.S. Census for Hinsdale County. The rationale for the each alternative growth rate is described below.

- **Low growth (1.5% average annual growth rate)** Between 1980 and 1990, Lake City and Hinsdale County experienced a net gain of only 59 persons, according to the U.S. Census, growing from 408 to 467. U.S. Census estimates show a slight reduction from 787 in 2000 to 759 in 2003. Recognizing the slow economic recovery in Colorado, COD applies an average annual growth rate of only 1.5 percent to project Lake City and Hinsdale County's population through 2005. Thus, it is possible, based on past and present trends, that Lake City and Hinsdale County could experience slow growth during the next 20 years.
- **Moderate growth (2.5% average annual growth rate)** Between 1990 and 2000, Lake City and Hinsdale County's population increased from 467 to 787, according to the U.S. Census, an average annual growth rate of 5.4 percent. The long-term average annual growth rate from 1980 to 2000 was 3.3 percent. Predicting an economic recovery in Colorado and a strong national economy, COD applies the following average annual growth rates to project Lake City and Hinsdale County's population: 1.5 percent for 2005-2010; 1.9 percent for 2010-2020. Thus, it is possible, based on past trends and COD projections, that the Lake City and Hinsdale County could experience moderate growth during the next 20 years.
- **Robust growth (3.5% average annual growth rate)** Periods of robust growth have occurred in the past, according to the U.S. Census. Average annual growth rates for the town and county were 3.3 percent from 1980 to 2000. In ensuing 3 years population decreased slightly. However, because a growth rate of 3.3 percent was recently sustained for more than 10 years, it is possible, with the combination of Lake City and Hinsdale County's high quality of life and the impending retirement of Baby Boomers, that Lake City and Hinsdale County could experience robust growth during the next 20 years.

Based on past trends, it is probable that growth rates will fluctuate during the next 20 years. However, periods of low growth could be sustained if the state and national economies stagnate, resulting in fewer newcomers and second homebuyers. A sharp increase in energy costs, exacerbated by Lake City and Hinsdale County's remoteness and cold winters, could cause retiring Baby Boomers to seek more accessible and warmer locations. Conversely, periods of robust growth could be sustained with healthy state and national economies and continued preservation and enhancement of Lake City and Hinsdale County's quality of life. Further, the increased availability of high speed internet in Lake City may encourage current second homeowners to permanently occupy their vacation properties and become telecommuters. With the hindsight of past growth trends and confidence that COD's projections for Lake City and Hinsdale County's are reasonable, it appears likely that net growth between now and 2020 will be in the moderate range.

CHAPTER 4
INTER-GOVERNMENTAL COOPERATION

In Lake City/ Hinsdale County there are several governmental and service agencies providing services and decision-making bodies making decisions. Communication and coordination between such governments and agencies with respect to services, activities and plans are essential and beneficial to minimize duplication of efforts and, more generally, to protect and enhance the quality of life in the community -- this is especially important between the Town of Lake City and Hinsdale County. Without expecting that either the Town or the County will relinquish its authority and responsibilities to the other, the Town and County will cooperate as described in this chapter.

Goal: Town and County elected and appointed officials develop and maintain working relationships with each other and with other appropriate government entities and service providers to ensure that long-range planning efforts consider impacts on other governments, agencies, and jurisdictions.

Objective 4.1 Promote cooperation between governmental entities on issues of common concern.

Objective 4.2 Communicate long-range planning strategies with other affected governments and service providers.

Objective 4.3 Consider impacts of land use decisions on other appropriate governmental entities and service providers.

Objective 4.4 Coordinate (Town and County) land use planning and growth within the Town of Lake City's Urban Growth Area.

Action 4.4.1 Establish a Town/County Intergovernmental Agreement that will allow the Town to review and guide the type, location, and quality of development within the Town's Urban Growth Area.

Action 4.4.2 Establish joint Town/County review and enforcement of procedures with the Lake City Public Works Department to ensure the logical extension and efficient provision of central water and sewer facilities in a manner consistent with the Town's water and sanitation system expansion plans.

Action 4.4.3 Develop joint Town/County administrative and legislative review procedures and capital improvement priorities to ensure the efficient and safe provision of services.

Objective 4.5 Meet regularly with local public entities to discuss long range planning development proposals and other mutual concerns.

Action 4.5.1 Establish a joint Town/County meetings schedule, such as the following:

A. Governing bodies should meet quarterly, or as otherwise practical.

B. Planning Commissions should meet semi-annually.

C. Other entities and special districts are encouraged to meet together once a year.

CHAPTER 5
ECONOMIC DEVELOPMENT

Economic development is generally defined as the creation of jobs and wealth and improvement to the quality of life. Activities and efforts toward economic development generally focus on job creation, job retention, and tax base enhancements, all of which affect the quality of life.

While neither the Town nor the County specifically create new jobs (except through government spending), they can create a favorable business climate and make land use decisions that stimulate the regional economy. This chapter provides the opportunity to assess existing conditions, re-affirm the Town and County's role, and present new goals, objectives and actions for furthering economic development.

In the past 100 years, Lake City and Hinsdale County have emerged from an isolated mining and agricultural community to become a favored recreational and second-home destination. There are, however, several perceived obstacles to economic development.

Although traversed by a state highway, Lake City and Hinsdale County are not served by a federal highway, and remain geographically isolated and distanced from larger regional and national markets.

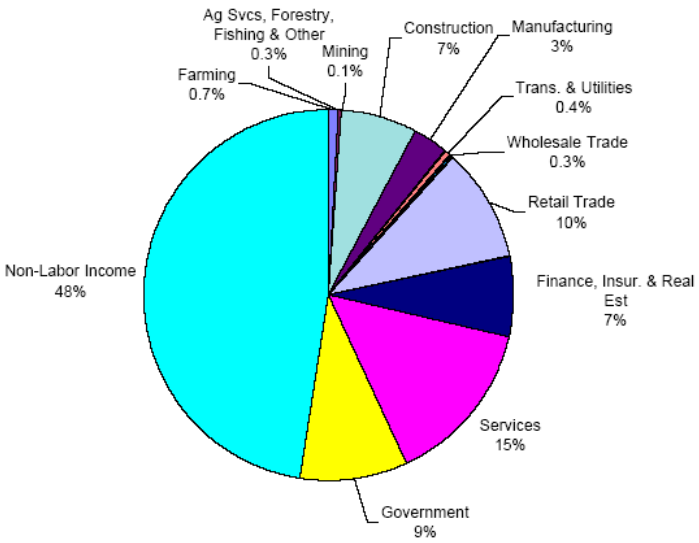
At this time, the town and county have neither full tele-communications infrastructure nor complete coverage. Air service is available via the Gunnison Airport and the Montrose Airport, at an hour and 2 hours distance, respectively; but the available air service is considered expensive. A large percentage of federal land in the County and a sensitive environment has a limiting effect on development. Thus, the area is not attractive to industrial and manufacturing uses. On the other hand these factors are considered an asset by many recreationalists, retirees, second-home owners and other residents.

The community's participation in the planning process indicated a strong expectation that this update will address economic development and diversity issues. At the same time, it is important that new development, including residential and nonresidential development that adds much-needed jobs to the local economy, be compatible with the environment and fit well with the community. The community desires economic growth and diversification, but not at any cost.

According to a report[4] published by The Wilderness Society and updated through August 31, 2000, entitled "Economic Profiles for Colorado Counties: Hinsdale County", the local economy is driven by non-labor income – that is "retirement" income.

The Wilderness Society report, which is based on data collected by the U.S. Department of Commerce[5], asserts that:

> Total person income (TPI) consists of labor income from current work and non-labor income associated with past work. In Hinsdale County, non-labor income has accounted for 54 percent of the income growth since 1970, accounting for 48 percent of the TPI in 1997. The increase in non-labor income is indicative of a growing retirement community and households with investment income.



Residents need sufficient year-round employment opportunities to support a fully employed permanent population reasonably insulated from business cycles, and to support the range of retail and commercial services needed to meet daily and weekly needs. However, large-scale economic development would have negative impacts on the quality of life. The community wants to encourage and pursue balanced economic development while maintaining community character and quality of life.

Achieving these goals will require some trade-offs between the benefits of economic development (income tax revenue, demand for local goods and services, and increased employment and income opportunities) and other elements of economic development which may affect the quality of life (environmental impacts, increased demand on public facilities – schools, water and sewer system, etc, and negative effects to the tourist economy). The community seeks to balance these considerations.

The Town and County will systematically consider the problem of economic development and work with appropriate groups to enhance local economic conditions by encouraging the encouraging a range of businesses, from small home occupations to those employing many people.

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[4] Economic Profiles for Colorado County Counties: Hinsdale County, The Wilderness Society, 1997, updated to 2000.

[5] Regional Economic Information System of the Bureau of Economic Analysis, US Department of Commerce, 2000

Goal: Support and maintain the community's existing economic base and encourage development of a more diversified, year-round economy consistent with other community goals.

Objective 5.1 Work with private landowners to encourage year-round and seasonal businesses, and economic activities that maintain or enhance quality of life, compatible with what and who we are – an isolated and beautiful small town with lots of solitude and community spirit.

Action 5.1.1 Concentrate on what we have and being the best that we can be.

Action 5.1.2 Cooperate with appropriate community groups to formulate economic development strategies.

Action 5.1.3 Encourage the Town to take an active role along with DIRT in the promotion of special events.

Action 5.1.4 Create a small business/cottage industry incubator that offers tax incentives and other aids like training and consulting services.

Action 5.1.5 Emphasize the use of our recreation, lifestyle, agriculture, timber harvest, and mining resources to encourage diverse income and employment opportunities.

Action 5.1.6 Promote small light industries compatible with retirement and tourism.

Action 5.1.7 Consider allowing short-term rentals in all residential neighborhoods.

Action 5.1.8 Consider long-term economic effects as part of development review, minimize negative impacts.

Objective 5.2 Maintain and enhance the existing recreational, retirement and second home-based economy.

Action 5.2.1 Support tourism and marketing efforts in "branding" the Lake City/Hinsdale County experience.

Action 5.2.2 Support affordable housing efforts for workers.

Action 5.2.3 Preserve and promote of the area's historical setting as a major component of the tourist industry.

Action 5.2.4 Develop winter tourism, including hut-to-hut skiing, ice climbing, snowmobiling -- classic low impact Alpine sports.

Action 5.2.5 Work with the Forest Service and BLM to keep back country roads open and well maintained.

Action 5.2.6 Discourage businesses and activities that would be incompatible with community character.

"ANY DAMN FOOL CAN PUT ON A DEAL, BUT IT TAKES GENIUS, FAITH AND PERSEVERANCE TO CREATE A BRAND."

- DAVID OGILVY

Commentary:

Intense competition for businesses, customers, residents and visitors is driving politicians and planners in resorts and recreational centers to carefully examine their approaches to promotion, development and regulation in an effort to distinguish themselves and maintain or enhance their "market share". Attitudes such as "We're good enough" or "We're not them" aren't sufficient for survival in an increasingly global arena.

Objective 5.3 Promote Lake City as ideal telecommuter locale.

Action 5.3.1 Establish a telecommuter task force to identify needs of telecommuters and serve as an advocacy group.

Action 5.3.2 Develop an advertising campaign identifying Lake City as a telecommuter haven.

Action 5.3.3 Investigate opportunities for terrestrial wireless services, becoming a wireless community – make wireless, high-speed internet available across the entire town.

Objective 5.4 Create incentives to help restore historic properties in downtown area.

Action 5.4.1 Implement tax-increment financing to aid in restoration/ redevelopment of historic commercial and mixed-use properties.

Action 5.4.2 Promote historic preservation through education of property owners, State and Federal tax credits, and other zoning incentives.

Objective 5.5 Expand and/or continue to develop cultural, recreational, and community facilities so Lake City and Hinsdale County will appeal to telecommuters.

Action 5.5.1 Continue to improve public parks, recreational opportunities and facilities -- such improvements might include a kayak park, ice climbing, cross-country skiing, or other facilities, depending on community preferences.

Action 5.5.2 Support Lake City Arts Council in purchasing, restoring, and preserving the Hough Building to make a Community Arts Center.

Action 5.5.3 Support the Medical Center, the John Wagner Public Library, the Heath Elementary/Lake Fork Middle and High School, Wee Care in Lake City, local churches and other organizations dedicated to making Lake City and Hinsdale a better place to live and work.

Action 5.5.4 Cooperate with the Chamber and other appropriate entities to develop long-range plans for conventions and special events, as well as methods for handling the impacts of these on facilities, services, and physical environment.

Objective 5.6 Enhance workers' skills and opportunities to earn a living wage.

Action 5.6.1 Pursue job training, employment services, GED.

Action 5.6.2 Consider the concept of (local) "living wage".

CHAPTER 6
SENSE OF COMMUNITY

Strong local sentiment currently exists in Lake City and Hinsdale County concerning the "sense of community." While definitions differ widely on what "community" really means, there are certain attributes that consistently emerge in local descriptions. Lake City and Hinsdale County are termed as "unique," with a variety of qualities identified that help to make them so, including the historic town of Lake City and its special design character; its remote location in the Upper Lake Fork of the Lake Fork of the Gunnison River Watershed of southwest Colorado; the vast, rugged and scenic landscapes that surround Lake City; the presence of more "fourteeners" than are found in any other U.S. county; and a social fabric evolved from a diverse heritage of mining and ranching and followed by more recent recreation oriented settlement.

PICNIC IN THE PARK

Sometimes termed "hard to get to," and "different", in many cases these are perceived advantages that set Lake City and Hinsdale County and their visitors apart from the increasingly similar character of other rural places. For some, it is all the special things about small town living: knowing one's neighbors, a close group of friends, the neighborhood itself, support in times of need, and a sharing of problems and successes by like-minded people that make Lake City and Hinsdale County a good and special place to live. For others, it is the environment, the recreation opportunities, the changing seasons, and the special physical place.

Woven together, these diverse elements emerge in the few words "sense of community" that to many Lake City and Hinsdale County residents means an essential way of life that should be recognized, protected and enhanced through the Community Plan and other indigenous efforts. This quality of local life should be recognized as a central theme in Lake City and Hinsdale County's effort to define and control the future for residents and visitors alike.

CHURCH LIFE

Goal: Maintain and enhance the current unique sense of community.

Objective 6.1 Support and expand opportunities for citizen and community interaction.

Action 6.1.1 Support the completion of public parks and the trails system as envisioned in the Trails Master Plan, which is adopted herein by reference.

Action 6.1.2 Expand the Armory to enhance its ability to serve as a community center or find replacement space/ location.

Action 6.1.3 Accommodate the needs of local churches and the school in zoning regulations.

Objective 6.2 Encourage broad public participation in public life and land use review, and the equitable sharing of the cost of local services and facilities.

Action 6.2.1 Keep all public meetings open and properly noticed, consistent with the Colorado open meeting law.

Action 6.2.2 Consider the needs and views of all citizens, local residents, absentee property owners, and second homeowners.

Action 6.2.3 Be respectful and responsive to other viewpoints in public dialogue.

Action 6.2.4 Encourage nonprofits, like Camp Red Cloud and Sky Ranch at Ute Trail, to pay their fair share of the cost of local services.

Action 6.2.5 Consider adopting impact fees or user fees to ensure that the costs of services and facilities are paid for by the beneficiaries of those services in all cases.

Objective 6.3 Support the provision of a variety of types and sizes of affordable housing to meets the needs of local residents and workers.

Objective 6.4 Encourage full time residency to offset the preponderance of summer residency.

Action 6.4.1 Promote Lake City and Hinsdale County as haven for telecommuters.

Action 6.4.2 Support efforts to improve wireless and telecommunications facilities.

Action 6.4.3 Actively encourage absentee homeowners to permanently occupy their properties.

Action 6.4.4 Advertise the positive attributes of the area, which make it attractive for year-round residency:

A. Safe, small town atmosphere;

B. Abundance of high quality open space and recreational opportunities;

C. Great schools system and its competent staff, much like a private school;

D. Relatively convenient air service via Montrose and Gunnison to hub cities; and

E. Quality health care facilities and professionals.

ARMORY

"COMMUNITY CENTER"

CROSS-COUNTRY SKIING

CHAPTER 7
ENVIRONMENTAL PROTECTION

The idea of preserving and improving the natural environment in and around Lake City and Hinsdale County is an area of widespread consensus. The quality of the environment is the very foundation of the local economy. Issues related to environmental protection are community priorities. Actions and regulations are needed to address a wide range of environmental issues, including flood and geologic hazards, wildlife and habitat protection, air quality, noise and water pollution, and scenic quality. High quality scenic vistas and river corridors, and environmentally unique lands are integral parts of overall environmental quality and to the way of life for permanent and seasonal residents, and visitors.

Goal: Protect and enhance the natural environment to ensure preservation of community character and economic stability.

Objective 7.1 Consider environmental suitability and physical limitations of development sites in making land use decisions.

Action 7.1.1 Identify and map natural hazards areas.

Action 7.1.2 Require professional analysis as part of development review to evaluate any identified natural hazards and determine the degree to which such proposals will:

A. Subject persons, including the occupants or users of the proposal, to any undue natural hazards;

B. Create or increase the effect of natural hazard areas on other improvements, activities, or lands; and

C. Impact the natural environment and be unduly destructive to the natural resources of an area.

Action 7.1.3 Adopt land use regulations to protect environmentally sensitive lands (critical wildlife habitats[6], floodplains, geologic hazard areas) based on Colorado enabling legislation, H.B. 1041, Areas of State and Local Interest.

A. Require new development to avoid environmentally sensitive and hazard areas where possible;

Commentary:

Land use decision making should routinely take into account the suitability and limitations of the physical environment, and assure that considerations such as soil suitability, steep slopes, and natural hazards are systematically evaluated.

WILDLIFE

[6] "Critical Wildlife Habitat" is defined as proscribed by the State Division of Wildlife.

B. Where avoidance is not possible, require reasonable mitigation of hazards and impacts on environmentally sensitive areas; and

C. Where such mitigation is not reasonably possible, prohibit the development.

Action 7.1.4 Allow development only in areas with safe and adequate septic and water facilities.

Action 7.1.5 Minimize the negative impacts of storm water run-off.

Commentary:

Storm water run-off can have negative impacts; i.e., soil erosion, property damage and transport of roadway oils and other pollutants into streams, rivers and lakes.

Action 7.1.6 Develop a long-term water management program the preserves options of development and wildlife habitat.

Action 7.1.7 Encourage energy conservation and preservation of scenic quality in site planning and construction.

Action 7.1.8 Protect watersheds, especially those affected or with potential for mining development

Action 7.1.9 Support the LFWS Watershed Plan, which is incorporated herein by reference.

Objective 7.2 Protect the public from hazardous materials transport.

Action 7.2.1 Require the safe transport, storage, and disposal of hazardous materials.

Action 7.2.2 Develop a long-term water management program that preserves options of development and wildlife habitat.

Action 7.2.3 Regulate the transportation of hazardous wastes through local codes and ordinances.

Objective 7.3 Protect scenic quality.

Action 7.3.1 Support community wide cleanup programs to address problem areas.

Action 7.3.2 Develop ridgeline and clustered development requirements for lands visible along the Alpine Loop.

Commentary:

Action 7.3.6 is not intended to preclude all development along entrances to Lake City, but rather to note that such development should be done in such a way that it will make a positive first impression and promote the visual aesthetics of these entrances.

Action 7.3.3 Encourage public acquisition of high country lands along the Alpine Loop through public/private land trades for lands close to Town, so that private land ownership within the County is not reduced.

Commentary:

Preservation of scenic vistas and unique lands is valued by the community as a portion of the aesthetic environment and as an integral, if not primary, part of the local economy.

Action 7.3.4 Discourage transfer or trade of public lands to private interests outside of urbanized areas unless there are

Commentary:

Preservation of scenic vistas and unique lands is valued by the community as a portion of the aesthetic environment and as an integral, if not primary, part of the local economy.

specific community interests identified by town or county officials.

Action 7.3.5 Establish land use regulations to provide reasonable protection for view sheds and dark skies.

Action 7.3.6 Adopt site development standards to protect and improve the visual aesthetics of the entrances into the town.

Objective 7.4 Support sound public land management practices consistent with local interests.

Action 7.4.1 Promote enforcement of public lands rules and regulations related to environmental protection and enhancement.

Action 7.4.2 Coordinate with the appropriate public agencies to maintain and protect wildlife and their critical habitat area.

Action 7.4.3 Participate in the decision-making process regarding the reintroduction of species.

Action 7.4.4 Work with the Colorado Division of Wildlife, the US Forest Service, and US Bureau of Land Management to promote and emphasize recreation and agriculture on public lands.

Objective 7.5 Promote public understanding and knowledge regarding the local environment.

Action 7.5.1 Identify educational opportunities regarding our unique natural and geologic areas.

Action 7.5.2 Seek national landmark designations for the Slumgullion Slide and Lake San Cristobal.

Action 7.5.3 Cooperate with the Colorado Division of Wildlife to educate the public concerning wildlife issues.

Action 7.5.4 Develop Pete's Lake as public interpretive wetlands site, with a kiosk explaining the role and function of wetlands.

Commentary:

While some objectives are intended to prevent problems with wildlife, Action 7.4.2 is intended to state our desire to actively enhance wildlife and its habitat.

LAKE SAN CRISTOBAL & SLUMGULLIAN SLIDE

CHAPTER 8
PUBLIC LANDS MANAGEMENT

The public lands of Lake City and Hinsdale County have immense social, ecological, cultural, and economic value and are of national significance. The public lands of Lake City and Hinsdale County should be managed for the enjoyment and benefit of people of community and the nation so as to maintain the integrity and value of natural and cultural resources. (Public lands include those lands in Lake City and Hinsdale County that are managed by the State Forest Service, Bureau of Land Management and U.S. Forest Service.)

The public lands of Lake City and Hinsdale County are also the foundation of the community's economic prosperity. Economic benefit is derived from the management of public lands for multiple use including: livestock grazing, tourism, mineral exploration, recreation, watershed protection, hunting, and many others. Through economic diversification and multiple use management, the community's goal is to achieve a stable economic base while minimizing degradation of the economic, social, ecological, and cultural resources of the public lands. Protecting public lands resources is sound action for the long-term economic well being of Lake City and Hinsdale County.

FOREST MANAGEMENT

FOREST MANAGEMENT

Federal and state land planning and management decisions affecting the community should be consistent with this Plan. Lake City and Hinsdale County will be a cooperating agency with Federal and State land agencies. Federal law requires the Bureau of Land Management [43 C.F.R.§ 1610.3-1 (e), Coordination of Planning Efforts] and the Forest Service [36 C.F.R. § 219.7(c), Plan Decisions] to conduct a consistency review with Lake City and Hinsdale County when formulating plans or making land-use decisions. It also provides authority for cooperation with other agencies, including the National Park Service. Lake City and Hinsdale County will work proactively to ensure that federal decision-makers are aware of, and carefully consider, the local impacts of their decisions. Federal and state land-management agencies are required to consult with Lake City and Hinsdale County prior to developing or amending land management plans. Any decision on the part of these public land management agencies that deviates from the actions set forth in this Plan must have a reasonable, detailed, and logical explanation from the agency making the decision.

Goal: Promote management of public lands for the benefit and enjoyment of the people of Lake City, Hinsdale County, and the nation.

Objective 8.1 Develop balanced approach to public lands management that includes economic reality and a desire to preserve and protect.

Objective 8.2 Develop a Memorandum of Understanding with State and Federal agencies to achieve cooperating agency status for Lake City and Hinsdale County, individually or collectively.

Action 8.2.1 Participate in decisions regarding issues that affect the local community; i.e., hunting limitations, road closures, wilderness designation, PILT (currently inadequate for fire and emergency costs), enforcement of existing multi-uses, motorized vs. nonmotorized, and catch and release issues.

Action 8.2.2 Support the equal enforcement of rules and regulations.

Action 8.2.3 Encourage, emphasize and promote multiple use of public lands, including recreational, resource, and agricultural aspects, of public land management.

Action 8.2.4 Participate in decisions regarding sheep and cattle grazing.

Action 8.2.5 Support reasonable levels of logging and thinning of forests as necessary to maintain healthy forests.

Objective 8.3 Promote responsible use of public lands.

Action 8.3.1 Initiate a public information campaign with a promotional message for responsible use of public lands in Hinsdale County.

Action 8.3.2 Encourage continued cooperation between the County, the community, and federal agencies with respect to uniform enforcement of land use regulations on the public lands.

Action 8.3.3 Solicit volunteers to achieve some of Hinsdale County's goals and objectives for the management of public lands.

Objective 8.4 Work to protect watersheds from activities and uses that are injurious to them.

Action 8.4.1 Encourage public agencies to adopt policies that enhance or restore County watersheds.

Commentary:

Public lands management has both short and long range effects on the economy and environment. That said, community intent is not to preclude the use of public lands for restoration forestry and mining.

WILDERNESS DESIGNATION

Action 8.4.2 Support classification of the aquifers for these valleys at the highest practical quality standard.

Action 8.4.3 Encourage public land management agencies to define "proper functioning condition" to include capturing rainfall into the groundwater aquifer at non-degraded rates.

Objective 8.5 Participate as a collaborating agency in any consideration of land exchanges.

Action 8.5.1 Support the general retention of federal ownership of federal lands in Hinsdale County at current levels.

Action 8.5.2 Ensure that any increase in federally managed lands is not be at the expense of County revenues and offers a clear rationale for benefit to county citizens.

Action 8.5.3 Support public land exchanges that are advantageous to Hinsdale County residents and include added benefits, such as:

A. Protection of scenic quality along the Alpine Loop;

B. Protection of community watersheds;

C. Protection of lands that are important to county residents for recreational or other economic values;

D. Protect lands from developments that might otherwise lead to a net, long-term increase in local (County or Town) cost for infrastructure and public services;

E. Identify public lands near existing publicly maintained roads suitable for exchange; and

F. Consolidation of land ownership patterns to reduce fragmentation.

Commentary:

Citizens oppose any net loss of taxable lands in the County. Only about 3 percent of the land in the County is currently taxable. Further losses to the taxable property roll would place an unreasonable burden on the remaining tax payers. PILT funding levels are insufficient to make up the difference. (See Objective 8.5)

Objective 8.6 Encourage federal and state land-management agencies to develop and implement a Travel Management Plan for their public lands within Hinsdale County, to include designated roads and official trails.

Action 8.6.1 Protect resource values while still maintaining reasonable access for the public.

Action 8.6.2 Address types and seasons of permitted uses, supervision and maintenance levels, public education, and enforcement as a part of such Plan.

Action 8.6.3 Encourage public agencies to resolve user group conflicts, particularly where high impact users prevent low impact users from their legitimate use and

enjoyment of the public lands for reasons such as noise, dangerous speeds, lasting damage to lands and resources, etc.

Action 8.6.4 Recognize that motorized and nonmotorized are not always compatible and designate areas for both.

A. Participate in the development of a plan that accommodates non-motorized users including hikers, backpackers, mountain bikers, horseback riders, and road cyclists.

B. Encourage public land managers, county officials, businesses, and users in the above recreation groups to identify non-motorized trails, including historically established and planned new trails.

C. Encourage the agencies to classify most areas to a restrictive travel designation such as "motorized travel limited to designated roads and trails;" and develop signage, maps, and public education will be used to identify these trails on the ground.

Commentary:

All users have a right to enjoy use of the public lands and all users have an impact on the land. (See Action 8.6.3 and Action 8.6.4)

Action 8.6.5 Maintain RS2477 road for access to public lands, and keep other backcountry roads open, except where closure is supported by the local community.

Commentary:

All users have a right to enjoy use of the public lands and all users have an impact on the land. (See Action 8.6.3 and Action 8.6.4)

Action 8.6.6 Encourage Federal land managers to develop improve road access to the 13er and 14er (peaks) trailheads and to provide public restrooms/parking at major trailheads.

PRIMITIVE ROAD

Objective 8.7 Promote cooperation with federal and state agencies to identify and implement appropriate management of historic sites, high-use, and special-value area.

Action 8.7.1 Include in such management vigorous education and enforcement efforts, which could be created through:

A. Congressional means (e.g. National conservation area);

B. Administrative designation (e.g. Special recreation management area); or

C. Locally formed joint-management partnerships.

Objective 8.8 Participate as a collaborating agency and oppose unilateral imposition of "demonstration fee programs" by the BLM or U.S. Forest Service on public lands areas -- this does not apply to the charging fees for use of specific, developed facilities, such as individual campgrounds and boat ramps.

Objective 8.9 Participate as a collaborating agency in any proposed expansion or modification of current wilderness boundaries.

Action 8.9.1 Encourage completion of the wilderness study process.

Objective 8.10 Participate as a collaborating agency in any consideration of the reintroduction of animal species to the public lands.

Action 8.10.1 Evaluate the feasibility and advisability of such reintroduction, including but not limited to,

A. Possible economic impacts of reintroduced species;

B. Land use restrictions to protect their habitat; and

C. Arrangements to protect or compensate affected land users.

Objective 8.11 Encourage public agencies to implement measures to ensure that natural quiet is not degraded.

CHAPTER 9
AFFORDABLE HOUSING

Lake City and Hinsdale County residents value the social and economic diversity of their community, and fear that it will be lost if more affordable housing is not made available. Affordable housing is more an investment in people and values than in bricks and mortar. Across the nation, communities that have exported their work force have exported their character and imported pollution and social problems too numerous to mention. Lake City has thus far avoided exporting its work force to outlying communities and desires to continue to see affordable housing provided as close to Lake City, the heart of the community, as possible.

Lack of affordable housing threatens the availability of an adequate labor pool for service- and tourist-industry employers, and handicaps recruitment of trained/ credentialed teachers, law enforcement officers, and health care workers to the community. The community must work together on the affordable housing problem if wants to provide opportunities for its workers to remain a permanent part of the social fabric and preserve diversity.

Competition for available housing by the short-term and second home markets is a significant factor in the price and adequacy of housing in Lake City and Hinsdale County. Affordable housing programs are needed to offset the influence of these factors on the available supply of housing.

Provision of affordable housing sufficient to meet the needs of the year-round population is a community goal that enjoys broad political support. Yet without concerted effort, a high level of focus and continuing attempts to try, test, and refine programs, housing opportunities will become increasingly limited for the local work force. The Community Plan anticipates that the issue of affordable housing can and must be dealt with on a regional basis and will require the participation of both the Town and the County.

Every community has economic limitations, and Lake City and Hinsdale County are no exception. It is critical the community understand the nature and scope of the affordable housing problem so that it can prioritize its limited resources to address its most critical needs and priorities.

Goal: Provide a range of affordable housing opportunities to meet the needs of the year-round population.

Objective 9.1 Develop an affordable housing program consistent with local needs and values.

Commentary:

A successful community meets the needs of the people who live and work there, this means, it provides a range of housing types and sizes of housing to meet the needs of its residents from starter homes to retirement homes.

Commentary:

A successful community meets the needs of the people who live and work there, this means, it provides a range of housing types and sizes of housing to meet the needs of its residents from starter homes to retirement homes.

Commentary:

The community does not wish to create a housing authority, but rather will negotiate or establish incentives to help meet the housing needs of the community.

Action 9.1.1 Review and update the Affordable Housing Needs Assessment in order to understand the scope of the affordable housing problem and the size of the housing shortfall relative to the needs of various household income groups.

Action 9.1.2 Identify affordable housing program (production) alternatives available to address the community affordable housing needs and priorities

Action 9.1.3 Implement affordable housing programs consistent with community needs and priorities.

Action 9.1.4 Encourage a variety of types, sizes, prices, and densities of housing sufficient to meet the needs of residents.

Action 9.1.5 Encourage infill development within the existing urbanized area, to allow workers to live close to where they work.

Action 9.1.6 Create incentives for the construction of affordable housing where there is adequate infrastructure.

Action 9.1.7 Consider allowing accessory dwelling units as an accessory use to otherwise allowed single-family dwellings where practical and where the impacts on residential neighborhoods may be reasonably mitigated.

Action 9.1.8 Establish criteria to ensure that all affordable housing, including but not limited to accessory dwelling units, is compatible with residential neighborhoods.

Action 9.1.9 Encourage small-scale resident housing that fits the character of established neighborhoods.

Action 9.1.10 Provide graphical site planning examples to illustrate innovative, small lot housing types, clustered development, and workable mixed-use site development ideas.

Action 9.1.11 Encourage new nonresidential buildings to include upper floor residential apartments.

Action 9.1.12 Encourage employers to provide affordable housing for their employees and others.

Action 9.1.13 Include opportunities for two-family dwellings, three-family dwellings.

Objective 9.2 Assist target groups with the financial costs of available housing.

Action 9.2.1 Research alternatives available for funding an affordable housing revolving loan fund to stimulate

Commentary:

The vast majority of housing in the town and county is single-family, detached housing. Yet many residents cannot afford or do not want a single-family detached home. Community housing needs include accessory dwellings, two-family and three-family dwellings made to look like single-family dwellings, and upper floor apartments (over commercial spaces).

DETACHED, ACCESSORY DWELLING

affordable housing construction based on the theory that the beneficiaries of such housing should provide funding.

Action 9.2.2 Encourage the development of an assisted housing program for senior and low-income families and individuals.

Action 9.2.3 Seek rental assistance vouchers for low-income households.

Objective 9.3 Consider forming an Affordable Housing Task Force to advocate affordable housing.

Action 9.3.1 Review current zoning regulations in order to identify any barriers to compatible types and density of affordable housing, and work to eliminate such barriers.

Action 9.3.2 Investigate private sector financing options for construction of affordable housing.

Action 9.3.3 Identify appropriate sites and any zoning changes needed to accommodate the construction of affordable housing.

Action 9.3.4 Look for ways in which employers can provide housing for their employees.

Action 9.3.5 Communicate the findings of the investigations outlined in the goal above to the public and local officials.

CHAPTER 10
OPEN SPACE, PARKS AND RECREATION

The provision of adequate and conveniently located open space and recreation areas for residents and visitors alike is an important aim of the Lake City/Hinsdale County community. The land resource that surrounds the Town on all sides is valued by all who visit and live in the area for its open, scenic and recreation values and unique coexisting wildlife habitats; for many it is their identified reason for being in the area. The need and opportunity to preserve open space within the Town has also been identified as a priority. With so much open land surrounding Lake City there may be a tendency to overlook the pressures that in-fill development will place on greenery and open areas that are now taken for granted. The Community Plan addresses this issue directly.

LAKE FORK RIVER

LAKE FORK RIVER

The recreation and open space program has several components that are recognized independently in the Community Plan. These include Memorial Park; Pete's Lake; the Trails Master Plan planning and design effort, which is an important element in the Town and County's parks program and is and will continue to be implemented in coming years; and other neighborhood parks that may exist in the future. The entryways to Lake City, the mountain valley setting that constitutes the panoramic horizons in all compass directions, and the existing and proposed trail system and linkages are viewed as a framework that can and will shape development, and in turn help to influence both residents and visitors' experience in Lake City and Hinsdale County.

It is the expressed desire of the community to acquire and preserve open space lands consistent with the Community Plan and the Master Trails Plan, which is incorporated herein by reference. Public parks, and especially a public trails system, are an important part of any recreation-oriented community and its sense of community -- they provide opportunities for public recreation and the type of personal interaction that is essential to the building of community.

TOWN TRAIL SYSTEM

Goal: Provide reasonable and adequate recreation opportunities, facilities, and open space for all residents.

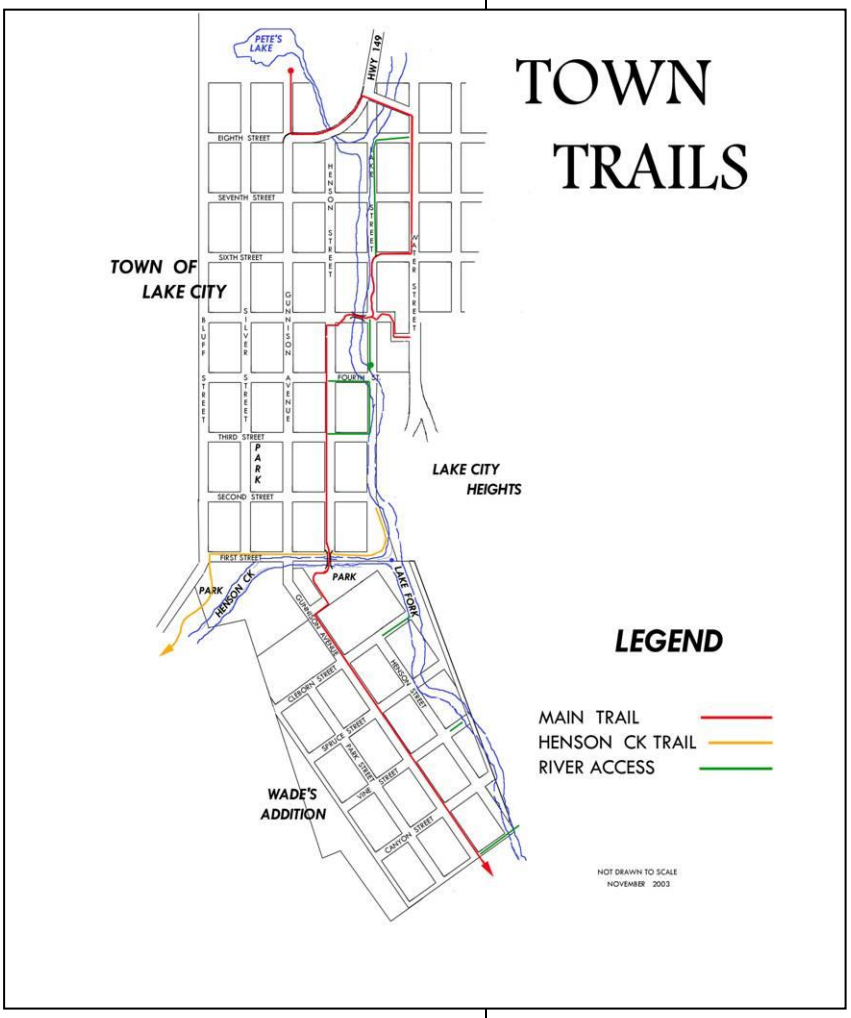
Objective 10.1 Work together with the School District and other public and private agencies to provide the best feasible joint use of recreation facilities and open space.

Action 10.1.1 Cooperate with other governmental entities (Town, County and School District) so as to best meet broad community needs -- no entity, alone, represents enough of the community to adequately provide reasonable recreation opportunities.

Action 10.1.2 Avoid diluting the community's current public land level of service (SF of public land/ dwelling unit) as new residential developments are approved.

Action 10.1.3 Establish public dedication or payment-in-lieu requirements applicable to new subdivision approvals by the Town and/or County, commensurate with the current public land level of service.

Action 10.1.4 Preserve recreational easements for high country and river access as part of future development approvals.



Objective 10.2 Coordinate open space policies among affected stakeholders, including private landowners.

Action 10.2.1 Encourage the use of public and environmentally sensitive lands for open space and recreation purposes -- areas prone to flooding, drainage problems, and steep grades, are most suitable for natural open space, active and passive recreation.

Action 10.2.2 Make it a priority to implement the Master Trails Plan, including all planned Town Trails and the Lake to Lake trails, by acquiring easements, license agreements, public dedications, and, where necessary, by purchase.

Action 10.2.3 Budget funds annually for implementation of the Master Trails Plan.

Action 10.2.4 Encourage the use of environmentally sensitive lands for open space and recreation purposes -- areas prone to flooding, drainage problems, and steep grades, should be left vacant and used for natural open space, active and passive recreation.

Action 10.2.5 Establish intergovernmental agreements with State and Federal Agencies to provide for the construction and maintenance trails accessing public lands.

Action 10.2.6 Work with Federal and State Agencies to promote and protect recreational aspects of public land.

Objective 10.3 Develop and support a comprehensive recreation plan, including facilities and programs.

Action 10.3.1 Continue development of Lake Fork Memorial Park, to include basketball, tennis courts, picnic areas, etc.

Action 10.3.2 Encourage utilization of rivers as public recreation areas.

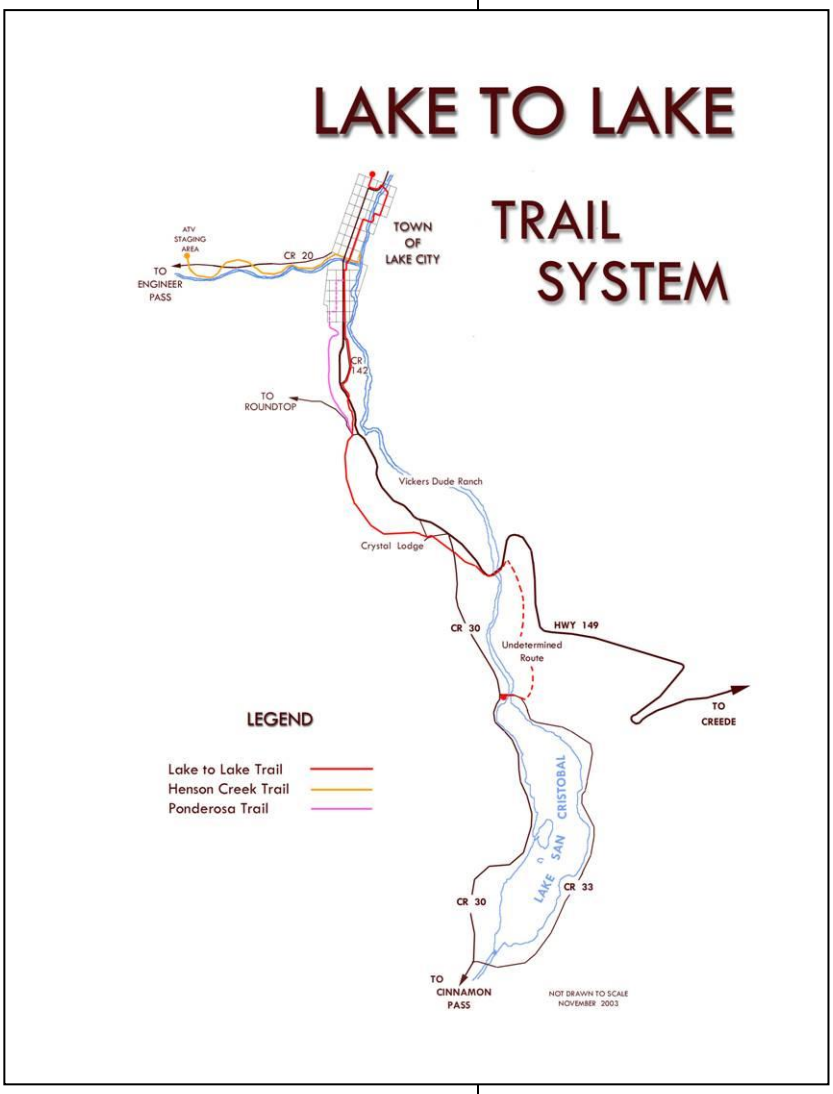
Action 10.3.3 Keep our public parks and trails clean.

Action 10.3.4 Look for opportunities to use park and trail locations as a geology laboratory, and to promote public interest and education regarding the local environment.

Action 10.3.5 Develop Pete's Lake as public interpretive site with a wetlands "kiosk".

Action 10.3.6 Expand organized recreation programs to meet the broad community need.

TOWN PARK



CHAPTER 11
HISTORIC PRESERVATION AND COMMUNITY CHARACTER

A sense of history is an important part of community identity in Lake City and Hinsdale County. Historic buildings serve as reminders of the people who first settled and worked in the community, and they offer suggestions of the historic lifestyles of these early citizens. In this sense, the buildings are a physical link to the cultural and social heritage of Lake City and Hinsdale County.

The buildings also serve as records of building technologies and styles of earlier periods. As such, they contribute to the unique visual character of Lake City and Hinsdale County. This visual character helps provide a sense of identity to residents and also adds to the attraction for visitors. Preservation of the connection with history is a high priority of most citizens in the community.

Goal: Preserve and, whenever possible, enhance the historical and built environment of Lake City and Hinsdale County.

Objective 11.1 Continue to clarify existing regulations and design guidelines and to improve the Lake City Historic District.

Action 11.1.1 Continue to clarify and improve the Lake City Historic District and its historic preservation regulations.

Action 11.1.2 Establish regulations to protect and promote reuse of historic ranch/mining structures in the county.

Action 11.1.3 Review state law relative to options available for deferring tax assessments for improvements to historic structures.

Action 11.1.4 Consider the need for variances, waivers, or other flexibility of building and zoning code requirements to promote reuse of historic structures.

GOVERNMENT PIT SITE

Objective 11.2 Promote responsible land ownership and appreciation of historic heritage.

Action 11.2.1 Develop a new brochure of historic buildings and mine resources. Educate the public regarding the value and character of the National Historic District and surrounding historic sites.

Action 11.2.2 Initiate a county register of historic buildings and sites, and adopt demolition regulations.

Action 11.2.3 Keep zoning regulations flexible so as to better implement this plan and respond to changing community needs.

Action 11.2.4 Assist the Hinsdale County Museum in its ongoing mission to preserve and interpret historic artifacts and archival materials which accurately illustrate the history of Hinsdale County and the Town of Lake City.

Action 11.2.5 Promote pedestrian character by implementing the Colorado Main Street Program and the Trails Master Plan.

Action 11.2.6 Preserve and safeguard the County Courthouse as a living history museum – seek to find alternative location for county offices.

Objective 11.3 Encourage development that promotes or complements the historic atmosphere and discourages the development that does not.

Action 11.3.1 Keep community desires at the heart of development reviews.

Action 11.3.2 Encourage community involvement in land use decision-making that reflects diverse interests and groups.

Action 11.3.3 Establish incentives and stronger regulations to discourage trash accumulation and unsightly storage.

Action 11.3.4 Keep streetlights low wattage, few in number, and historic in style.

Action 11.3.5 Maintain architectural guidelines that encourage use of authentic materials and design elements, in keeping with the historic environment.

Objective 11.4 Protect visual resources along county roads.

Action 11.4.1 Do a "windshield survey" along county roads and map lands in the scenic foreground.

Action 11.4.2 Adopt development standards that encourage new development to be located out of the scenic foreground and off of seen ridges, mesas and ridgelines.

HISTORIC FIRST BAPTIST CHURCH

HISTORIC RESIDENTIAL

CHAPTER 12
DOWNTOWN NEIGHBORHOOD

Downtown is the economic, cultural and social center of Lake City. It is where people meet and where concentrated shopping opportunities, business and financial activities, public buildings and entertainment, restaurants and cultural activities can be found. A public place with attractive and successful functioning pedestrian-oriented streets and attractive outdoor dining areas, squares and parks maximizes private investment. Long range planning for the downtown area is an ongoing effort of the Chamber of Commerce and the Downtown Improvement Revitalization Team (DIRT). By encouraging development and redevelopment of the downtown neighborhood, the Community may be able to prevent the decline and deterioration of this area, and encourage business development proposals to locate in accessible concentrated areas as opposed to strip business development or in out-lying areas. Furthermore, by concentrating and facilitating commercial activity downtown, the community can reduce pressure for and the problems associated with strip development, such as loss of aesthetic community entrance, accident potential and increased turning motions.

PUBLIC GATHERING PLACE

PUBLIC GATHERING PLACE

People are drawn to and enjoy being in public gathering places. The attractiveness and desirability of the Historic Business District is directly influenced by the concentration and availability of pedestrian-oriented uses, how convenient and comfortable it is for pedestrians to be in the area and to move around once they are there.

BIKE RACKS

The Downtown Neighborhood should expand, change and evolve over time. The construction of new buildings on vacant lots should be encouraged. New structures should reinforce the general character and quality of the neighborhood while clearly being an expression of the architecture of its own time. However, new designs should reflect the character of the traditional commercial buildings without mimicking them.

Consistent building width, height and architectural features establish continuity with adjacent buildings and maintain the scale of the building blocks and streetscapes.

STREET PLANTERS

STREET PLANTERS

Beyond the attractive building facades, it's the land uses that really determine the viability of any downtown. Two essential ingredients commercial success are variety and activity generating uses. In addition, a successful downtown commercial district must allow for and encourage a rich mix of land uses: shops, restaurants, offices, public buildings, entertainment, residences, public spaces (parks

and plazas) and even some light industry. Additionally, mixed use (retail and housing) in the same building is strongly encouraged in multi-story buildings. Such vertical mixed use adds round-the-clock vitality to maintain eyes on the street.

Future improvements appropriate for downtown may include the continued restoration of historic or architecturally significant structures; renovation of front facades; signage review and improvement; provision of trash containers; improved landscaping and seating areas; hanging baskets; AND sidewalk improvement, expansion and connection to surrounding neighborhoods; and boardwalk maintenance. Sidewalk and boardwalk design encourages pedestrian movement -- the more pedestrians, the greater opportunity for retail activity. Wherever possible, retailers should be encouraged to move their activity into the public space, such as sidewalk cafes; displays; and additional landscaping.

COMPATIBLE FAÇADE RENOVATION

The signage system including Interpretive Signage (to guide people in and around Downtown or identify important places or buildings) and Regulatory Signage (signs that set the rules for travel and parking). Interpretive signage comes in several forms, but the most commonly recognized is the interpretive "wayside" signs. These are exhibits and they connect the viewer to the area, concisely interpreting the resources, history and themes represented in the area. Waysides are very site specific in content, including both text and graphic elements. Identifier signage provides directional information and site identification. They provide no other informational or interpretive function.

HANGING BASKETS

Goal: Promote the downtown as the economic, cultural business, and social center of Lake City.

Objective 12.1 Improve the visual, aesthetic and functional characteristics of Downtown.

Action 12.1.1 Support DIRT and Main Street Program efforts to improve and promote the economic viability of the HBD.

Action 12.1.2 Make provision for and offer incentives for outside patios, cafes, special events and similar outdoor activity centers.

Action 12.1.3 Consider creating a small stage with electrical services suitable for venues in Town Park – such improvements would make it easier to produce events.

Action 12.1.4 Establish building standard incentives to provide for revitalizing buildings, or provide public funds to support upgrading the downtown.

Action 12.1.5 Encourage projects that promote or enhance a distinctive and attractive HBD and discourage those projects that do not.

Action 12.1.6 Review regulatory sign standards to be sure that allowed signage is compatible with the character of the surrounding district in terms of scale, color, materials and lighting levels.

Action 12.1.7 Implement an interpretive signage program that will to guide people in and around Downtown and identify important places or buildings.

Action 12.1.8 Ensure that all signs are constructed with high quality, durable materials appropriate to the physical demands of the climate and urban setting.

Objective 12.2 Promote pedestrianization throughout the Downtown neighborhood.

Action 12.2.1 Continued to work on streetscape improvements designed to meet the needs of pedestrians and enhance the desirability of the neighborhood for pedestrians.

Action 12.2.2 Expand/provide sidewalks along street frontages throughout the Downtown neighborhood.

Action 12.2.3 Continue to replace outdoor lighting with historic, pedestrian-scale lighting.

Action 12.2.4 Add more street furniture, planters, and hanging baskets, banners, etc.

Action 12.2.5 Manage parking to ensure that is service customers and visitors rather than employees.

Action 12.2.6 Work with local arts groups to create a public art program to enhance the downtown experience.

Objective 12.3 Ensure that land uses within the Historic Business District are compatible with and enhance the District's role as the economic, cultural business, and social center of Lake City.

Action 12.3.1 Encourage use of the downtown neighborhood generally for residential, offices, retail sales, housing, dining, and recreational uses, consistent with the neighborhood's role as town center.

Action 12.3.2 Designate upper floors of buildings in the District primarily for residential and office uses offices.

Action 12.3.3 Designate street level areas for pedestrian-, shopping- and entertainment-oriented uses.

HISTORIC, PEDESTRIAN-SCALE LIGHTING

STREET FURNITURE

Objective 12.4 Continue to improve and enhance downtown infrastructure.

Action 12.4.1 Periodically reevaluate and establish circulation patterns in the downtown to ensure the best integration of pedestrian, bicycle and motorized traffic.

Action 12.4.2 Improve drainage along the roadways in downtown Lake City to solve the standing water/ ice problems.

Action 12.4.3 Work to improve and expand sidewalks in the downtown neighborhood.

Action 12.4.4 Provide bike racks at strategic location throughout downtown to meet the needs of bicyclists.

Action 12.4.5 Seek to expand funding sources for town maintenance of sidewalks and boardwalks.

Objective 12.5 Promote the long-term economic viability of the Downtown Neighborhood.

Action 12.5.1 Cooperate with the Main Street Executive Director as the advocate or coordinator for downtown interests and issues.

Action 12.5.2 Encourage the Downtown Improvement Revitalization Team (DIRT) to maintain a spokesperson, a Downtown Advocate, capable of representing their views in public discussions, providing consistent input in helping to shape town policy, and to stay involved in everything from events planning to trash cleanup and sidewalk treatment to street furniture and beyond.

Action 12.5.3 Create a buy local program to both raise awareness and to capture more local business.

Action 12.5.4 Encourage merchants to work with the Town government to accomplish the objectives and actions described in this Plan.

Action 12.5.5 Consider forming a downtown improvement district or dedication of a portion of sales tax to finance future improvements, marketing of events or whatever DIRT and the Downtown Advocate believe will lead to a healthier and more vibrant downtown neighborhood.

Action 12.5.6 Consider using of any current or future Town-owned properties in the Downtown Neighborhood to promote of long-term viability – ideal uses would include essential retail (like grocery stores or hardware stores) or entertainment uses (like a theater).

BIKE RACKS NEEDS

BIKE RACKS NEEDS

Commentary:

A strong merchant association or DIRT can provide some unity among local businesses and help them police themselves to get things done.

CHAPTER 13
TRANSPORTATION, PUBLIC FACILITIES AND SERVICES

Provision of services for local residents is an essential aspect of quality of life and a primary responsibility of local government and in some cases, nongovernmental service providers. Utilities, water and sewer services, and road maintenance are supplied by a variety of separate entities, including the Town, the County, various homeowner associations, and public utility companies. Through coordination of utility extensions, easements, and rights-of-way, the community can reasonably hope to avoid multiple, overlapping easements, coordinate utility placement with road construction, and maintain access to properties.

Water System

Lake City's water system currently serves some 524 taps. The system has pumping capacity of 800 gallons per minute or 1,152,000 gallons per day, and storage capacity of 600,000 gallons. The historic peak water demand occurs on July 6th, with a peak demand of about 1,008,000 gallons per day. The system currently has excess capacity of 144,000 gallons per day.

TABLE 13.1 - TOWN WATER SYSTEM DEMAND (MILLIONS OF GALLONS)

	1999	2000	2001	2002	2003	2004
Well #1	121.3	102.0	173.3	155.6	143.3	133.2
Ball Field Well	44.4	65.9	53.9	62.2	48.6	56.6
Totals	**165.7**	**167.9**	**227.2**	**217.8**	**191.9**	**189.8**

Source: Lake City Public Works Department

Average household use is estimated to be 75 gallons per person per day. Assuming 2.5 persons per household[7] the system currently has the capacity to serve 768 households or principal uses with demand characteristics similar to single-family households. This is more than sufficient to provide service to all of the 701 platted lots within the Lake City's Water and Sewer Service Area boundary.

Wastewater System

Lake City's wastewater treatment plant has a design capacity of 220,000 gallons per day (0.22MGD) hydraulic capacity, and 450 lbs

[7] Estimate provided by the Colorado Department of Health

per day BOD. Peak flow typically occurs on July 4th at approximately 144,000 gallons per day; and, peak BOD per day is 1,050 lbs, with the yearly average of 250 lbs per day. Per person demand for hydraulic is 75 gallons per person per day. BOD is .20 lbs per 2 people per bedroom. The wastewater treatment system currently has excess capacity of 76,000 gallons per day. Expansion of the system will be required in accordance with the requirements of the Colorado Department Health at such time as excess capacity is reduced below departmental thresholds for expansion planning and construction.

Transportation

A safe and efficient transportation system is essential to a community's economic growth as well as its quality of life. It consists not only of an integrated system of streets, roads and alleys, but includes alternative modes of transportation including trails and sidewalks, parking areas, and public transportation.

Lake City Issues

The Steering Committee and stakeholders identified existing street surface conditions (dust control), drainage problems, sidewalks/boardwalks/trails, and inadequate connectivity with Ball Flats as primary transportation areas of concern which should be addressed in the short-term.

Street systems work best when there are multiple vehicular and pedestrian connections between streets and neighborhoods. Multiple connections make it possible to disperse traffic and traffic flow among multiple streets, rather than concentrating traffic on a few streets or, even worse, a single street. Ball Flats currently has only one access street, 8½ Street. The resulting traffic concentrations on 8½ Street and, to a somewhat lesser extent, on Water Street are a growing threat to quality of life along those streets. At least one additional vehicular connection may be needed across the Lake Fork River in the future.

GUNNISON AVENUE

GUNNISON AVENUE

Drainage problems exist in several locations in Lake City's Downtown Neighborhood. Cumulative highway maintenance work through the years has had the effect of raising the elevation of Gunnison Avenue; and, as a result, drainage flows are "trapped" between the edge of the roadway and the raised sidewalks, without providing any solutions. Solutions to these problems will require cooperation between the Town and CDOT. Other areas with drainage problems include areas along 2nd Street, 3rd Street, 4th Street, Silver Street and Bluff Street.

The Downtown Neighborhood, and indeed, the entire town of Lake City thrives on pedestrianism. Lake City may accurately be described as a pedestrian town, meaning that the scale of town is

sufficiently small to permit people to walk from one side to the other in a short period of time – use of the automobile can reasonably be minimized. Sidewalks are a minimum requirement for the success of any pedestrian environment where the potential exists for conflict between pedestrians and automobiles. The general rule is that sidewalks (or trails) are needed along all nonresidential streets and where the dwelling unit density exceeds 3-4 dwellings per acre. This would include most of the town of Lake City.

Dust management is a growing concern and a source of on-going controversy in town. Most streets in town currently are unpaved, and magnesium chloride is used to try and control the resulting dust problem. The primary solution to this problem will be a streets paving. While the necessary financial resources are not currently available to support paving, traffic volumes are currently sufficient to justify paving or, alternatively, chip and seal improvement of the following streets:

- Silver and Henson between 1st Street and 8th Street; roadway bike lanes should be provided along both sides of these street
- All numbered streets should be paved between Silver Street and Henson, except for 1st Street, which is incomplete and 2nd Street
- 2nd Street between Gunnison to Henson
- 5th Street, 6th Street, 7th Street and 8th Street between Silver Street and Henson Street
- Gunnison Avenue between 8th and 9th, due primarily to the presence of the Post Office
- 8½ Street from Gunnison Avenue to Water Street
- Water Street from 8½ Street to 4th Street
- Lower Ocean Wave Drive, where there is a lot of business activity

A recent study[8] by the Environmental Protection Agency suggests that magnesium chloride is overall the best overall product available for dust control. However, the same study suggests that magnesium chloride is a real threat to trout and trout habitat. Given the high quality fishery of the Lake Fork River and the importance of this resource to the local economy, alternatives to the use of Magnesium Chloride would be desirable for all areas

[8] "Source Water Protection Practices Bulletin Managing Highway Deicing to Prevent Contamination of Drinking Water," Environmental Protection Agency, Office of Water, August 2002

within a block or so of the Lake Fork River, Henson Creek and any wetland areas.

Hinsdale County Issues

Hinsdale County maintains a total of 247 miles primary, secondary and primitive road, more specifically described as follows:

- Primary Roads: 12.5 miles
  - Lake Fork and Piedra – Primary Roads
- Secondary Roads: 55.8 miles
  - Henson Creek – Secondary Road to Capitol City
- Primitive Roads: 178.7 miles
  - Alpine Loop, as well as many miles of dead end view/ wood roads to scenic view points

HENSON CREEK ROAD

Funding for the County Road Budget comes primarily from the Highway Trust Fund which provides $1,700 per mile for the 247 miles, a total of $419,900.

Primitive County roads are a primary tourist attraction, and as such they play an important part in the local economy as do the other parts of the County road system. In a very real sense, it makes things tick – four-wheeling, fishing, and scenery are primary economic assets for Lake City and Hinsdale County.

For this reason, the County seeks as a matter of policy to avoid over-improving such roads. People come to Hinsdale County in large number each summer to experience Hinsdale's high county "primitive roads" – they come for a rough road experience. Further, too much smoothing, without widening, encourages excess speed and creates danger. For these reasons, maintenance is the County's priority, not improvement. Some 200 culverts were added over the last 20 years, and gravel is continually needed and applied to primary and secondary roads.

In addition to gravel application and ongoing culvert maintenance, County road system needs include:

- More pull-outs for 2-3 cars (each) along the Alpine Loop Road to deal with the traffic volume and provide opportunities for cars to pass. Travelers like to stop and take pictures. Pullouts typically cost $25,000 to $30,000 – the high cost is because pullouts tend to be needed exactly where not topographically convenient for safety and convenience of the traveling public.
- Toilets in the high country are very important, including areas along the Loop Road.

- Dead-ends to view points, wood gathering sites, and trail heads are also important.
- Dust control via chemical treatment is thought to be the best answer at this point for County roads along the Lake Fork. Alternatively asphalt or chip seal might also be used to control dust. Of the two alternatives, chip and seal may be most practical due to the relatively lower long-term maintenance costs.
- The Upper Piedra needs trail head improvements.
- County powers relative to primitive roads is somewhat limited by Federal jurisdiction. (See Objective 8.2, Public Lands Management)

Role of Local Government

The Town and County are responsible for the safe operation and maintenance of streets or roads, traffic control and speed limits. Design and construction of new streets are controlled through the requirements of the applicable subdivision regulations. Both Town and County work with the Colorado Department of Transportation on transportation issues related to SH149, which traverses the County and Town, north to south.

Goal: Provide safe, reliable and cost effective transportation, public facilities and services to meet the needs of the people of Lake City and Hinsdale County.

Objective 13.1 Coordinate the extension and provision of public facilities and services to protect public and landowners' interests.

Action 13.1.1 Support provision and improvement of fire protection facilities and equipment according to Fire District plans.

Action 13.1.2 Develop and maintain adequate protective and security services.

Action 13.1.3 Create capital improvement plans (Town and County) based on the official population projections, best available growth projections, land use patterns and densities, and limitations, such as carrying capacity of the water supply.

Action 13.1.4 Continue working towards a solution to the problem of solid waste.

Action 13.1.5 Encourage Federal land managers to preserve and enhance trailhead parking and access to public lands to service the local economy.

Action 13.1.6 Provide, when prudent and practical, adequate off-street parking areas to serve the visitor parking needs.

Action 13.1.7 Work with the Lake Fork Health Services District to help ensure the provision of adequate health services.

Action 13.1.8 Continue support of public health, schools and community services.

Action 13.1.9 Expand the Armory to enhance its ability to serve as a community center or seek another space to serve as a community center.

Action 13.1.10 Improve roads and streets to reduce dust and mud problems.

Action 13.1.11 Complete Lake Fork Memorial Park and add additional facilities: basketball, tennis courts, picnic areas, etc.

Objective 13.2 Require adequate and safe water, sewer, communications, drainage, and power facilities in all new and existing developments.

Action 13.2.1 Require new development to pay its own way – that is, the proportionate share of the cost of new facilities needed to serve such development.

Action 13.2.2 Consider capacity limitation as part of new development review.

Action 13.2.3 Adopt adequate public facilities requirements for new development relative to schools, water, sewer, roads, parks and trails – i.e., require that development not be approved where adequate public facilities are not reasonably available.

Objective 13.3 Establish a Community Improvements Plan[9] to guide and coordinate the expansion, construction and finance of capital facilities.

Action 13.3.1 Coordinate, when practical, the Community Improvements Program with other governmental agencies and community service organizations.

Action 13.3.2 Prioritize capital improvement needs of government agencies and other entities, including Town, County, District Court, Library, Museum/ Arts Council, etc.

Commentary:

Adequate parking and access to public lands is imperative to the success of the local economy.

LAKE CITY FIRE DISTRICT

Commentary:

Coordination and involvement of the various government agencies in the community is necessary to ensure the most needed projects are accomplished.

[9] "Community Improvements Plan" is a timetable of capital (permanent) improvements budgeted to fit fiscal capability for a set period of time (usually five to six years).

Action 13.3.3 Update the CIP annually to ensure that improvements are assigned priority and completed in accordance with the need.

Objective 13.4 Continue working toward becoming an ADA-compliant community.

Action 13.4.1 Provide disabled access in all public spaces and forums, mandate that all new construction of public accommodations be disabled accessible,

Action 13.4.2 Urge all businesses to make all reasonable accommodation for disabled access, and encourage the same for the private sector.

Objective 13.5 Promote safe and efficient movement of people and goods.

Objective 13.6 Evaluate and minimize adverse impacts of land use decisions on the transportation system[10].

Action 13.6.1 Assess and evaluate the transportation and traffic impacts of zone changes and new development.

Action 13.6.2 Use land use management as a tool to help the transportation system operate efficiently.

Action 13.6.3 Ensure that street and road systems are designed and engineered according to standards to that render the system efficient, safe, and cost effective to maintain.

Action 13.6.4 Restrict vehicles exceeding the permitted weight limits on roads and bridges through land use regulations, unless mitigating action is taken.

Action 13.6.5 Establish an agreement with the U.S. Forest Service and the U.S. Bureau of Land management to keep existing four-wheel drive roads open and to enforce off-road vehicle regulations.

Action 13.6.6 Encourage the use of all modes of transportation and provide a safe, efficient environment.

Action 13.6.7 Protect the public from the dangers associated with the transportation of hazardous materials.

Action 13.6.8 Work with appropriate and responsible Federal and State agencies to develop policies to protect the community.

Commentary:

Land use directly affects the traffic volume and traffic flow of the road and street systems.

Commentary:

Safe and efficient movement of people is not limited to automobile transportation. Pedestrians and bicycles are a legitimate form of transportation.

Commentary:

Safe and efficient movement of people is not limited to automobile transportation. Pedestrians and bicycles are a legitimate form of transportation.

[10] "Transportation system" is defined as streets, alleys, sidewalks, and other walkways, bicycle facilities and parking areas within the Town and County.

Objective 13.7 Consider public and private access and parking needs as part of land use decisions.

Action 13.7.1 Avoid approving new development that necessitates expansion of the County's snowplowing and road maintenance commitment.

Action 13.7.2 Avoid approving new subdivisions that the County road system is not capable of supporting.

Action 13.7.3 Oppose closure of Highway User Transfer Fund (HUTF) Roads.

Action 13.7.4 Ensure an adequate amount of parking, including accessible parking, to serve nonresidential activities and uses.

Action 13.7.5 Require adequate parking facilities, both on-street and off-street parking, for existing and proposed developments.

Action 13.7.6 Establish joint review and enforcement of adopted road and drainage standards and land use standards with utility providers that use the public rights-of-way.

Commentary:

Access and parking needs are critical to the success of commercial activities. Parking in residential areas is also a concern and this need will also be addressed.

Commentary:

Street system layout and design either enhances neighborhood livability or damages/ destroy it.

Objective 13.8 Adopt a Master Streets Plan to serve as the primary guide for transportation improvements and priorities.

Action 13.8.1 Guide development of the street system in a manner that is consistent with traffic demands.

Action 13.8.2 Identify transportation needs to ensure a safe and efficient street system.

Action 13.8.3 Establish maintenance and repair priorities, which will serve as the guide for remedying existing hazardous conditions and maintenance problems, correction of congested conditions.

Action 13.8.4 Provide for the orderly, economic development of transportation systems required by present and future land users.

Objective 13.9 Promote transportation systems designed to enhance the quality of neighborhoods.

Action 13.9.1 Expand the pedestrian system, including trails and sidewalks, to minimize conflicts between pedestrians and automobiles.

Action 13.9.2 Protect residential, commercial, and public areas from unnecessary traffic while at the same time providing proper access.

Action 13.9.3 Encourage new street layouts that:

A. Discourage through traffic, but provide reasonable inter-neighborhood connectivity for vehicles and pedestrians;

B. Keep traffic speeds low by virtue of street layout; and

C. Considers and minimizes adverse impacts due to natural drainage patterns.

Action 13.9.4 Promote connectivity between subdivisions and neighborhood in the interest of better vehicular circulation.

Action 13.9.5 Build a new river crossing to disperse traffic volume and provide alternate access to Ball Flats.

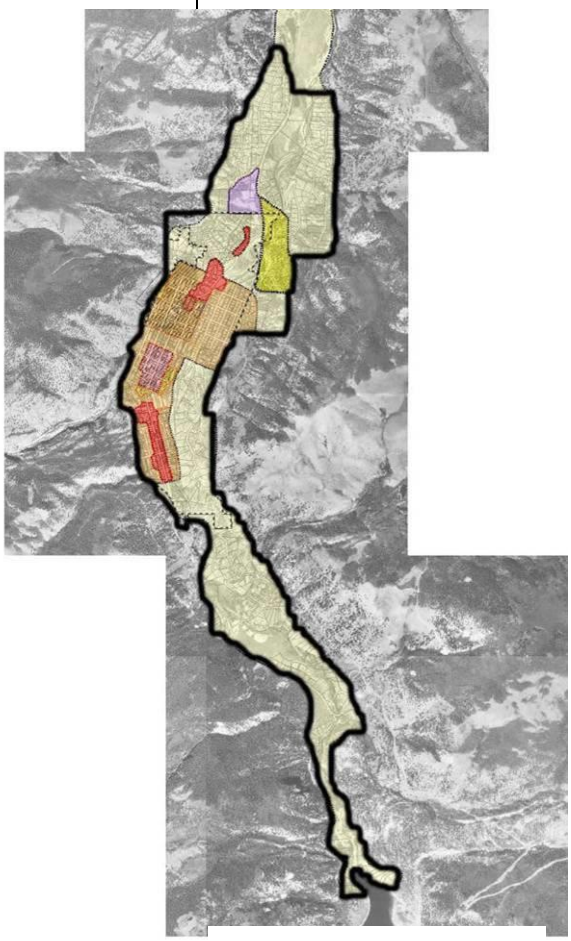
CHAPTER 14
GROWTH AND ANNEXATION

This chapter provides an overall guide for growth management. It is not an annexation plan, as the Town of Lake City has no specific plans to annex territory; rather it is intended as a policy guide relative to future annexation requests which the Town might receive from private property owners.

The Town is concerned about what occurs within 3-miles of Town boundaries and wishes to be involved and informed of actions that are occurring throughout this area. Mutual cooperation is needed between the Town and the County in order to understand issues and impacts that occur in the area and there is a level of mutual dependency that is acknowledged.

The Community Plan anticipates the orderly expansion of town boundaries through annexation and commits, through the Community Plan and other policies and actions, to plan for and serve the residents of the Town as it exists today and as it may enlarge in the future. Annexation of territory will not be approved in areas where the Town does not have capability of providing municipal services, unless such areas are found to not require services.

Annexations to the town can have direct fiscal impacts on the water, sewer, sanitation, police, fire and street facilities and services. The intent of this chapter is to examine the direct costs and revenues associated with annexation, and to establish appropriate goal(s), objectives, and actions to provide guidance for annexations. Direct costs include the increased lineal feet of street to maintain and remove snow from, the impact on the water and sewer systems, and town departments. Direct revenues include property, sales, and intergovernmental monies associated with annexation. By performing or requiring fiscal impact analysis, the Town will be in a better position to ensure local fiscal stability.



URBAN GROWTH AREA

Because the town of Lake City is limited in developable land, and because of growth occurring in the Lake City Area, pressure for annexation may be expected. Enlargement of the Town's boundaries will occur in response to anticipated demand and as a means of shaping and controlling development that is identified as impacting the Town. Policies of this plan, which is jointly adopted

by Hinsdale County and the Town, stipulate that new urban development (residential densities greater than one dwelling per acre) should take place only in the Urban Growth Area where there are established services and facilities. This concept is a central element in the Town's posture toward annexations. It will also determine the position that the Town will take when review is solicited by the County regarding development proposals in the unincorporated territory within 3-miles of the town boundaries.

New residential, commercial, and industrial development and redevelopment shall be encouraged to follow plans developed to provide a harmonious relationship between residents or users and the environment, and through the use of landscaping, building setbacks, materials, scale and attending to visual corridors, to respect the character of surrounding areas, both developed and undeveloped.

Hinsdale County will not approve new urban development or grant approvals for subdivisions, phases of subdivisions, or rezoning within the Urban Growth Area where the subject property meets the statutory contiguity requirements for annexation and the Town is interested in annexation.[11] The Town retains the right to require of any annexing property certain conditions which must be complied with prior to final annexation approval. These conditions normally will be applied uniformly for each property; however, unusual or unique circumstances may emerge from time to time where special conditions may be applied. Conditions normally shall include, but are not necessarily limited to:

1. Transfer of usable water rights or payment of fees as established by ordinance sufficient to serve the particular project at full development;
2. Additional improvements as necessary which may be required in order to improve the water or sewage collection and treatment system;
3. Dedication and improvement of necessary streets and rights of way consistent with subdivision standards;
4. Open space or park land dedication and improvement;
5. School land dedication;
6. Regional parking and/or regional transportation system land dedication;
7. Provision of affordable and moderately priced housing;

Commentary:

An "Urban Growth Area" is a planning tool used to define the limits of urban density, defined as residential density greater than one dwelling per acre and/or an intensity of nonresidential land use on a given site similar to allowable residential development.

Commentary:

See Annexation (page 4) for more information on Colorado Annexation Law.

[11] C.R.S. 31-12-104 establishes specific eligibility requirements for annexation, including a community of interest and a minimum one-sixth contiguity of the perimeter of the area proposed to be annexed with the annexing municipality.

8. Site plan and architectural review;
9. Floodplain management and preservation of environmentally sensitive lands;
10. Phasing of public and private improvements in accordance with a plan;
11. Fees paid in lieu of certain conditions as stated above not being met by the development; and
12. Analysis of the fiscal impacts of the development and an analysis of the population impacts of new development, presented in relation to the Future Land Use Plan in the Community Plan.

As part of the establishment of conditions to be required and incorporated into the annexation agreement, the Town will determine the appropriate zoning category for the particular property in accordance with the goals, policies and (recommended) actions of this Community Plan. A fiscal impact analysis and a comprehensive review of site design and fiscal impacts on the Town will occur as part of the consideration of each application. Consideration will be given to a variety of factors in establishing the best zoning, including but not limited to, Hinsdale County zoning, topography and site conditions, relationship to and competitive impacts upon the established Town and the Historic Business District, the character and extent of development of adjacent properties and neighborhoods, availability of municipal services and impact of the development on those services, and consistency with the Community Plan. The appropriate zoning will be formally considered by the Town Planning and Zoning Commission for recommendation, and the Town Trustees for final approval, concurrent with the public hearings on the proposed annexation.

Unless otherwise specified or obvious (from context), the following Goals, Objectives and Policies shall apply to the Town and County.

Goal: Provide for phased and logical extensions of the Lake City boundaries.

Objective 14.1 Adopt and maintain an inter-governmental agreement as permitted by the State of Colorado (CRS 29-20-101 et seq.), as a means of establishing the policies and procedures that will apply to lands within the Urban Growth Area.

Action 14.1.1 Actively review and influence plans and actions by owners or agencies within the Lake City Urban Growth Area, where appropriate.

Commentary:

Existing water and wastewater treatment and storage facilities are currently inadequate to provide services to the territory eligible for annexation. Land owners will have requirements related to extension of and connection with Town lines and systems as well as participation in additional improvements such as storage capacity as necessary for safe, reliable, and efficient flows. The Town reserves the right to turn down annexations based upon the unavailability of services.

Action 14.1.2 Consider annexations to the Town only within the Urban Growth Area, which is the maximum geographic area which the Town is capable of servicing within the planning period.

Objective 14.2 Encourage the annexation of unincorporated areas in the Urban Growth Area that are or may become urban.

Action 14.2.1 Require new urban development that occurs in the Urban Growth Area in Hinsdale County will meet Town design standards and specifications.

Action 14.2.2 Oppose the proliferation of metropolitan service and other special districts within the Urban Growth Area.

Action 14.2.3 Avoid patterns of non-contiguous scattered development, phased annexations of large developments to ensure that development will take place in an orderly fashion which will take advantage of existing Town services; provided, however, that with legally binding assurances, development can be phased within projects, annexation of entire developments will be considered.

Action 14.2.4 Avoid annexation of territory that creates islands or areas of undeveloped or undevelopable territory, unless said areas are for dedicated open space use.

Action 14.2.5 Recognize that the Town is the appropriate supplier of urban services to the maximum extent feasible and existing districts are encouraged to formally combine, share, and cooperate.

Action 14.2.6 Work together to jointly develop policies, standards and fee structures that will be applied uniformly through the Urban Growth Area to ensure that growth is paying its own way and that the publicly mandated costs of development are equalized to the extent feasible.

Action 14.2.7 Establish a formal referral process for development review between the Town and County for development proposals within 3 miles of town boundaries.

Action 14.2.8 Approve annexations only in areas where a full range of services can be provided -- a full range of services for residential development will include sewer, water, police protection, road maintenance by the Lake City, or some other entity approved by the Town; fire protection adequate for the proposed development; parks; and schools.

Action 14.2.9 Provide, immediately on annexation, the following services, at a level consistent with those services normally provided in the rest of the incorporated boundaries:

A. Police protection;

B. Snow removal on public streets;

C. Street maintenance on existing public streets;

D. Planning, zoning, and code enforcement;

E. Availability of municipal sponsored parks and recreational activities and cultural events and facilities; and

F. Municipal water and sewer services, as the area is developed.

Goal: Manage growth so as to maintain and improve the health, safety, and welfare of the community and its citizens.

Objective 14.3 Require an "annexation agreement" as a condition of all annexations; that is, a formal contract between the annexing owner and the Town setting forth mutually agreeable terms and conditions for the annexation.

Objective 14.4 Impose reasonable terms and conditions on future annexations of developed areas seeking annexation as necessary to protect the public interest and attempt not to impose terms such that annexation is unrealistic and impracticable.

Objective 14.5 Comply with open meetings, public notice, and public hearings requirements established by Colorado law as part of all Town and County land use reviews and actions.

Action 14.5.1 Follow established procedures with respect to public reviews in a timely, consistent, and coordinated manner.

Action 14.5.2 Actively encourage public participation in decision-making processes.

Objective 14.6 Keep this Community Plan up-to-date relative to community needs and concerns.

Action 14.6.1 Amendments to this Community Plan, and its goals, objectives and actions, may be suggested at any time elected and appointed officials, and members of the general public.

Action 14.6.2 In September each year, Town and County Planning Commissions will jointly review this Community

Commentary:

Revisions and additions to this Plan will be necessary from time to time. Suggestions may be made at any time so the Plan remains relevant to current conditions.

Commentary:

Annual review will assure the Plan continues to be appropriate, and that the goals, objectives, and actions are being followed and that they are revised, as necessary.

Plan to determine community concerns and whether the changes are needed.

CHAPTER 15
LAND USE AND DEVELOPMENT

Land use and development are key components of the Lake City/ Hinsdale County Community Plan. This chapter addresses the current and future use of land in the town, the Urban Growth Area, and the county. Through effective land use planning, the Town/ County can guide new development and redevelopment to ensure a vital and attractive community with strong tax base, quality neighborhoods, and efficient street and utility systems.

The goal, objectives, and actions established in this chapter will be implemented through development regulations, infrastructure plans and improvements, and utility extension policies, as well as annexation of additional territory.

This chapter documents Lake City/ Hinsdale County's current development; identifies land use issues facing the Town and County; states the goal, objectives and actions needed to address the issues; and establishes a 2020 Future Land Use Plan to guide ongoing land development and redevelopment over the next 20 years.

The goal, with its accompanying objectives and proposed actions for future land use, will point the community toward a more orderly and efficient growth scenario. The desired future arrangement of land use is developed based on physical characteristics in terms of the type, density, and location of residential, commercial, industrial, and other public and private land use types.

It is also important to recognize the linkages between land use, transportation, utilities, housing, parks, and community facilities. Residences require access to these facilities, but protection from incompatible uses is also required. Different types of residential uses require different types of town services. Commercial and industrial uses should be located in established areas that are convenient to access. Topographical constraints and land ownership status must also be considered as impacts that limit development opportunities.

Land Use Inventory

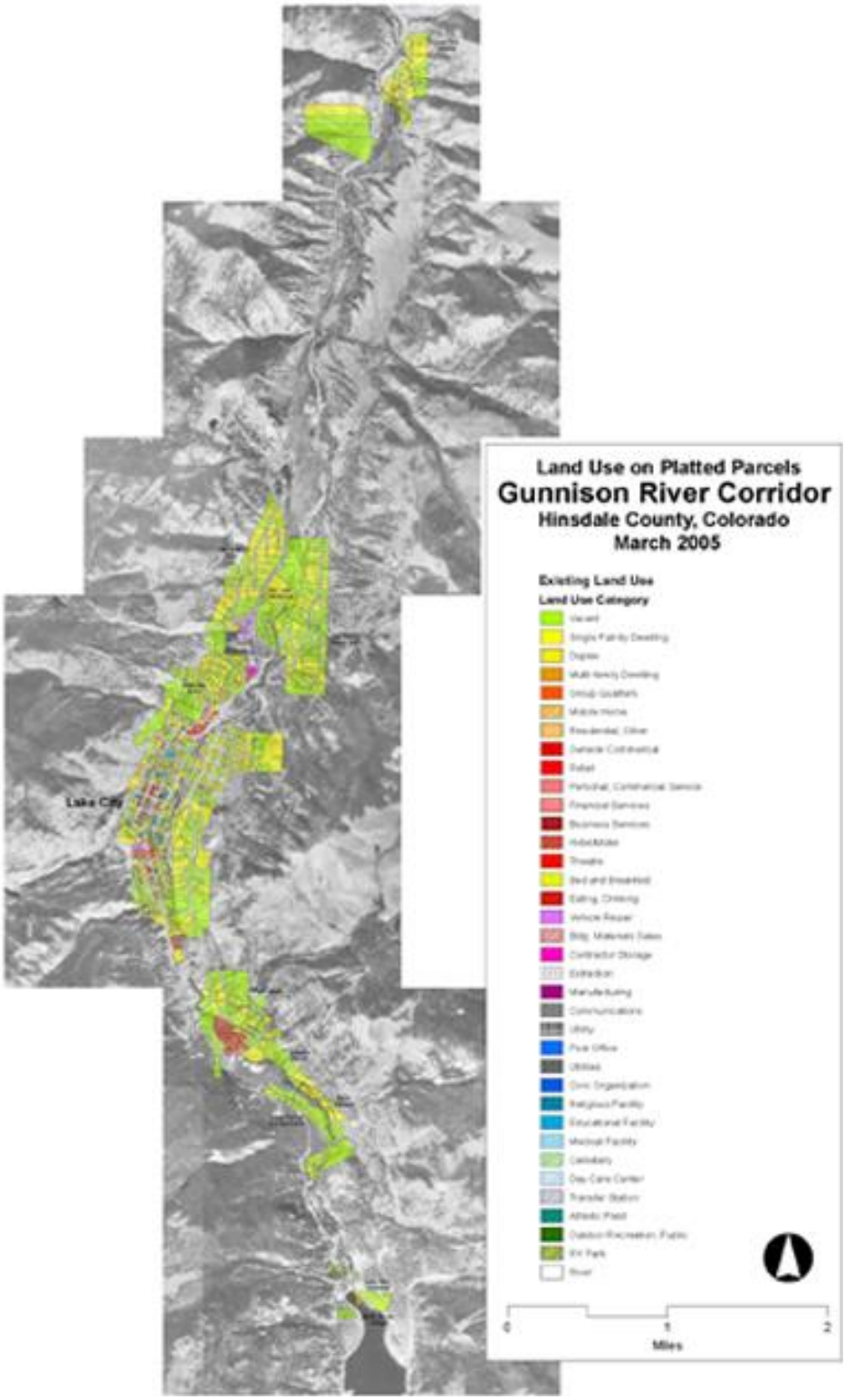
TABLE 15.1 - LAND USES ON PLATTED PARCELS

Description	Acres	Percent of Area	Parcel count
Vacant/Unimproved	606.47	53.6%	683
Structure	0.13	0.0%	1
Single-family dwelling	436.43	38.6%	613
Multi-family dwelling (3 or more units)	4.99	0.4%	13
Mobile home	3.31	0.3%	10
General retail business	9.31	0.8%	31
Personal, commercial services	0.44	0.0%	2
Finance, insurance, real estate services	0.33	0.0%	2
Business services	0.37	0.0%	1
Secondary non-metal products manufacturing, processing, fabrication, assembly	0.19	0.0%	1
Construction, contractors storage	2.69	0.2%	3
Utilities/road maintenance/ communications systems	14.04	1.2%	1
Postal communications	0.20	0.0%	1
Water supply, irrigation system	0.28	0.0%	1
Cultural facilities, civic organizations	0.22	0.0%	1
Religious facility	2.50	0.2%	7
Educational facility	1.78	0.2%	5
Medical and related facility	1.46	0.1%	1
Outdoor sporting, recreation facility	0.26	0.0%	1
Open space park and recreation area	0.70	0.1%	2
Duplex	4.23	0.4%	5
Hotel, motel	2.07	0.2%	6
Tourist accommodation (B&B)	28.57	2.5%	14
Eating establishment, including drive-in and fast food, and drinking	1.31	0.1%	4
Vehicle repair, services, gas station	0.54	0.0%	4
Lumber, building material, fuel dealers	7.86	0.7%	10
Theatre	0.79	0.1%	2
Total	**1131.47**	**100.00%**	**1273**

Table 15.1, Land Uses on Platted Parcels, summarizes the land use on platted lands in the Lake City Area. The inventory demonstrates that approximately 53.6 percent of the 1273 subdivided parcels in the area are currently vacant. 613 parcels and 38.6 percent of the area is developed with single-family dwellings. 30.64 acres or 2.7 percent of the area is developed with hotels, motels and other tourist accommodations (including B&Bs).

Utility and light industrial uses account for only about 17.2 acres, or 1.4 percent of the area – such uses include construction and contractors storage; road maintenance (County Shop); telephone and telegraph communications systems; water supply and irrigation systems; manufacturing processing, and assembly; vehicle

repair services, gas stations; and lumber, building materials and fuel dealers.



Commercial and Industrial Square Footage

Square footage of commercial and industrial uses is an indicator of the economic independence of an area. In communities that serve as the central market area of a larger region, commercial/ industrial square footage is usually higher than occurs in the Lake City and Hinsdale County area. The economic base of Lake City and Hinsdale County is hurt by the large concentration of commercial growth in the Gunnison and Montrose area. Such growth is likely to continue in the future. Lake City and Hinsdale County should therefore attempt to create a "niche" market providing unique and high quality recreational services and dining experiences (as opposed to franchise businesses) to distinguish itself from surrounding areas in order to increase commercial activity and reap the benefits of additional sales tax revenues. Residents note that utilization of existing commercial space is greater now than it has been throughout the recent past, with most existing commercial buildings now being utilized for such activities.

Residential Neighborhoods

Lake City has residential neighborhoods in proximity and easy walking distance to the downtown neighborhood, and other residential (Town and County) neighborhoods located within a short driving distance of commercial core areas. The look and feel of the small and historic town is one of the characteristics that make the Lake City community unique -- this quality should be preserved and enhanced. These facts contribute to what is known as a sense of community.

Although the character of residential neighborhoods is influenced by many factors, neighborhood character is an important aspect of the way in which many residents perceive their quality of life in this community. The goals, objectives and actions below address various elements of neighborhood character.

Key Issues

During the development of the Community Plan, land use issues were identified based on comments and concerns expressed by Steering Committee members, community leaders, agency representatives, citizens at Public Workshops, the Community Survey, and personal interaction.

Most of the residences in Lake City/ Hinsdale County today are single-family homes. As the town/ county continue to grow, what types of new residential development should be considered? Multi-family dwellings, senior citizen complexes, accessory dwelling units, and clustered residential homes should be considered as alternatives to larger single-family homes and large lot

development. Continued development and redevelopment in Lake City and within the Urban Growth Area could provide areas for residences where infrastructure already exists and is underutilized. Limited, mixing residential and commercial uses should be considered in Downtown and Wade's Addition.

- There is increasing growth in outlying county areas without adequate infrastructure.
- The downtown neighborhood or Historic Business District is an important element of our community; economically, socially, and historically. By encouraging development and redevelopment of the downtown, the community may be able to prevent the decline and deterioration of this area. Encourage business development proposals to locate in accessible concentrated areas as opposed to strip business development or in out-lying areas. Furthermore, by concentrating commercial activity downtown, the community may be able to reduce the problems associated with strip development, such as loss of aesthetic community entrance, accident potential and increased turning motions.
- Consideration must be given to the potential effects of development on long-term water supply and wastewater collection and treatment capacity to support population and development projections over the next 20 years. In the approval of new residential development watershed protection upstream of the Town's water reservoir. The current and long-term effects of the use of septic systems need to be considered in the approval of new subdivisions.
- Current zoning ordinance (Town) and resolution (County) are somewhat outdated and do not provide all the tools needed to direct and manage new development and redevelopment. Town zoning includes special accommodation for mobile homes, which should be replaced with nonconforming protections for such uses – mobile homes are not safe and have not be manufactured in the US in almost 30 years. Current County zoning is particularly problematic in that it allows many uses that are potentially incompatible with rural character and established land use patterns. County zoning is ineffective in protecting residential uses and the existing developed community from potentially incompatible land uses. With rare exception, practically any land use is allowed anywhere and with few standards to guide such development.
- There is also the need for consistent enforcement of zoning regulations and other applicable Town/ County codes.

There are many more individual land use issues facing Lake City and Hinsdale County. The above issues are compilations of ones that were most often mentioned—ones that can be reasonably addressed within the context of the Community Plan.

Goal: Promote orderly land use and development in harmony with the existing community and the natural environment.

Objective 15.1 Adopt reasonable land use regulations to preserve private property rights while protecting community interests.

Action 15.1.1 Review and adjust existing zoning as necessary to implement the Community Plan.

Action 15.1.2 Ensure that zoning provides for an adequate mix of housing types and sizes to meet resident needs, particularly in proximity to town center.

Action 15.1.3 Consider the long-term effects of development and consistency with this Plan as a part of all development reviews.

Action 15.1.4 Establish clear and concise development standards in the interest of equitable treatment of all development and consistent, development quality.

Action 15.1.5 Establish development review procedures that ensure timely review of land use regulations – length of review processes should match the complexity of reviews.

Action 15.1.6 Review, clarify and update existing use-specific standards consistent with community values, and add new use-specific standards in order to facilitate more administrative approvals without need for public review.

Action 15.1.7 Establish standards for accessory dwellings that promote construction of such dwellings and ensure compatibility with adjacent single-family uses and neighborhoods.

Action 15.1.8 Encourage more home occupations and home businesses, with standards that protect surrounding uses.

Action 15.1.9 Require screening of outdoor storage, light industrial sites, and other unsightly or potentially unsightly uses and activities from surrounding uses and neighborhoods; or siting of such uses in areas where such screening is not needed.

Action 15.1.10 Encourage development of upper floor residential development in the commercial districts.

Action 15.1.11 Regulate manufactured housing and site-built dwellings in the same manner, as required by state law and case law.

Action 15.1.12 Discourage continued use and occupancy of mobile homes.

Action 15.1.13 Establish review standards in accordance with Colorado H.B. 1041, and encourage new development to locate outside of wildfire hazard, geohazard and flood prone areas, or to include appropriate hazard mitigation.

Action 15.1.14 Promote pedestrian and vehicular connectivity between subdivisions and throughout town.

Action 15.1.15 Encourage pedestrian access thru town, including safe walking access to and from all residential neighborhoods.

Objective 15.2 Be sure land use regulations are user-friendly; that is, easy to understand, utilize and administer.

Action 15.2.1 Review/draft land use regulations that are concise and written in plain English.

Action 15.2.2 Illustrate planning concepts and procedures with graphics and flow charts to promote user understanding.

Action 15.2.3 Utilize tables and matrices where possible to summarize or facilitate understanding of applicable requirements.

Objective 15.3 Encourage "infill" development that minimizes the expense of extending infrastructure services such as roads, water, sewer and fire protection.

Action 15.3.1 Establish an Urban Growth Area to guide growth and land use within that boundary.

Action 15.3.2 Reduce the cost of development by directing growth to areas contiguous to existing infrastructure and discouraging those that are not.

Action 15.3.3 Locate new residential developments where public services can be most economically delivered.

Action 15.3.4 Work to improve water and sewer treatment capacity and seek to extend water and sewer services to all land within the urban growth area.

Action 15.3.5 Establish fee schedules that promote infill development; consider reducing per unit fees where multiple units are to be built on a single lot.

Commentary:

The recommended Lake City Urban Growth Area includes lands along the Lake Fork River Corridor between and including San Juan Hills and the lower part of Lake San Cristobel (dam area).

Action 15.3.6 Increase minimum lot sizes per dwelling for areas outside the Urban Growth Area as necessary to promote infill development – areas further out and with limited services should be developed at lower density and intensity.

Objective 15.4 Protect residential land uses and neighborhoods from the encroachment of incompatible and conflicting land uses.

Action 15.4.1 Establish land use compatibility standards to guide the decision-making process and to protect residential and neighborhoods uses from incompatible land uses.

Action 15.4.2 Encourage development that is compatible with established neighborhoods and land uses.

Action 15.4.3 Control the location and type of development, intensity of development, and residential density with reasonable zoning regulations.

Action 15.4.4 Encourage participation of residents and property owners in issues that affect their property and neighborhoods.

Objective 15.5 Ensure that development in and adjacent to the Historic District is compatible and complementary to the character of the district.

Action 15.5.1 Promote land use compatibility and community enhancement through the development review process.

Action 15.5.2 Adopt reasonable site development regulations consistent with local values with respect to landscaping and buffering, signs, outdoor lighting and drainage between potentially incompatible land uses.

Objective 15.6 Protect, enhance and compliment the rural and historical character.

Action 15.6.1 Encourage business development to locate in the historical business district as opposed to developments in outlying areas.

Action 15.6.2 Map scenic resources, such as ridgelines and open meadows visible from important public rights-of-way, and encourage/ require clustering of development as necessary to protect those resources.

Action 15.6.3 Establish ridgeline development standards for areas along the Alpine Loop and north of Lake City along Highway 149.

Objective 15.7 Promote neighborhood safety by reviewing the physical design of new and existing developments with regard to safety.

Action 15.7.1 Consider physical design factors such as traffic safety, setbacks and the layout of streets as part of development reviews.

Action 15.7.2 Discourage road and street layouts that promote high volume and fast moving traffic through residential areas.

Action 15.7.3 Maintain the safety of residential neighborhoods through zoning and subdivision regulations, and road construction standards.

Objective 15.8 Ensure safe housing for all residents.

Action 15.8.1 Enforce building codes and inspection procedures.

Action 15.8.2 Encourage the private sector to preserve, enhance and rehabilitate of older homes built prior to building codes.

Action 15.8.3 Support loan and assistance from local, state or for the re-development of older homes.

Action 15.8.4 Enforce zoning, subdivision regulations, construction design standards, historic district guidelines, floodplain regulations, geohazard standards, and building codes, as well as the intent and policies of this Plan, as part of development or redevelopment review.

Objective 15.9 Promote alternative energy options and energy conservation.

Action 15.9.1 Encourage construction of energy efficient homes through building, subdivision and zoning regulations.

Action 15.9.2 Preserve solar access through street layout, building orientation, and building heights.

Objective 15.10 Encourage citizens to take responsibility for implementing portions of this Plan through (existing or new) civic organizations.

Commentary:

There are many ways to promote alternative energy and energy conservation through land use planning, including, but not limited to , building orientation and street layout.

Commentary:

High energy costs translate into less discretionary spending -- this affects local employment and business. Action 15.9.1 seeks to promote reduced housing costs via more energy efficient homes.

2020 Future Land Use Plan

Introduction

Lake City and Hinsdale County's future land use pattern is designed to preserve the character of the small town. It will be characterized by a compact, commercial core area; a highway commercial area with well-defined edges; and residential densities generally decreasing with distance from the commercial core.

Ten future land use categories have been identified and are applied to specific lands according to the 2020 Future Land Use Map – the county-wide Map is presented below along with an

The map depicts land use patterns encouraged by the Lake City/ Hinsdale County Community Plan and identifies population densities, land uses, and major streets and highways. The 2020 Future Land Use Plan is based in large part on historic land use patterns, with a view to the future.

Real property lines, topographic lines and identifiable natural and manmade features are used to illustrate the boundaries between future land use categories, where available. Exact category boundaries shall be subject to interpretation and determination by the governing bodies based upon the goals, objectives and actions of this Plan and compatibility with surrounding land uses. Each residential category includes a suggested Maximum Density of dwelling units per given quantity of land area.

The Future Land Use Plan is not zoning and should not be construed to be zoning. It is, however, a guide to zoning and zoning decisions. Some future land use categories anticipate that allowable density should be clustered. Where clustering is suggested, allowable density should <u>not</u> be reduced as result of the required clustering – see illustration of a 32-unit conventional subdivision and a 32-unit cluster subdivision, below.

CONVENTIONAL SUBDIVISION

CLUSTER SUBDIVISION

The following land use categories are based in large part on historic land use patterns in Lake City and Hinsdale County, with a view to the future. Boundaries for the respective land use categories are intentionally vague, so as to indicate some flexibility about where the exact boundary is located on the ground. Each category includes a brief description of where it might best be applied. Each residential category includes a suggested residential density.

1 -- Light Industrial (LI)

The "LI" Land Use Category is the most intensive land use category suggested for consideration. The "LI" category is appropriate for application to areas with a concentration of light industrial and manufacturing uses; such as, the County shop, the County transfer station, Town's sewer plant parcel and immediate adjacent areas thereto. No minimum lot area should be required for upper floor residential uses.

Primary uses in the "LI" Future Land Use Category might include the following and similar uses: light industrial and manufacturing uses, professional and business offices, lumberyards, building supplies, storage, caretaker housing, normal and customary accessory uses.

2 -- Historic Commercial (HC)

The "HC" Future Land Use Category is the historic, cultural and social center of the community. The "HC" category is generally applied to areas currently within the Town's historic "CBD" District. No minimum lot area should be required for upper floor residential uses.

Primary uses in the "HC" Future Land Use Category include all commercial, business, and residential uses currently allowed in the "CBD" District. Preferred uses include retail shopping and entertainment uses. Residential uses are best located on upper floors. Home occupations and home businesses, subject to appropriate standards, and other normal and customary accessory uses should also be allowed.

3 -- Commercial (C)

The "C" Future Land Use Category is intended to serve tourist and local commercial needs. The "C" Future Land Use Category is generally applied to areas currently within the Town's "GBD" and the County's "Urban District 2," which is the County's parallel commercial district in Wade's Addition. No minimum lot area should be required for upper floor residential uses.

Primary uses in the "C" Future Land Use Category include all uses currently allowed in the Town's "Tourist" and "GBD", and within the County's "Urban District 2". Preferred uses include local and neighborhood oriented retail and service uses. Home occupations

and home businesses, subject to appropriate standards, and other normal and customary accessory uses should also be allowed.

4 – Mixed Use (MU)

The "MU" Future Land Use Category is intended to act as a buffer between residential neighborhoods and more intensive commercial districts and uses. The "MU" category is designed for mixed use, tourist-oriented neighborhoods within the historic Townsite, including lodging, residential and nonresidential uses with a minimum lot area of 6,250 square feet.

Primary uses in the "RM" category include a broad range of residential, nonresidential and lodging use. Home occupations and home businesses, subject to appropriate standards, and other normal and customary accessory uses should also be allowed.

5 -- Residential Multifamily (RMF)

The "RMF" Future Land Use Category is intended for existing medium density, mixed residential neighborhoods within the historic Townsite with a minimum lot area of 6,250 square feet.

Primary uses in the "RM" category include single-family, duplex and multi-family dwellings. Home occupations and home businesses, subject to appropriate standards, and other normal and customary accessory uses should also be allowed.

6 -- Residential Small Lot (RSL)

The "RSL" Land Use Category is intended for existing medium density residential neighborhoods within the historic Townsite and in Wade's Addition with a minimum lot area of 6,250 square feet. Other land uses should be limited based on a formula that ensures the intensity of land use on a given site will be similar to that of the allowable residential development.

Primary uses in the "RSL" category include single-family and duplex uses. Home occupations and home businesses, subject to appropriate standards, and other normal and customary accessory uses should also be allowed.

7 -- Residential Estate (RE)

The "RE" Future Land Use Category is intended primarily for existing single residential neighborhoods within the Urban Growth Area with a maximum density of one (1) unit per gross acre. Other land uses should be limited based on a formula that ensures the density and intensity of land use on a given site will be similar to that of the allowable residential development.

Primary uses in the RE-1 category include single-family dwellings. Home occupations and home businesses, subject to appropriate

standards, and other normal and customary accessory uses should also be allowed. Guest ranches and lodges should be allowed on larger parcels subject to public review.

8 -- Residential Rural Cluster (RRC)

The "RRC" Land Use Category is designed for possible application in the North Lake Fork River Corridor (defined at right), and the South Lake Fork River Corridor (defined at right). The "RRC" category intended primarily for single-family residential uses with a maximum gross density of one unit per three (3) to five (5) acres. Other land uses should be limited based on a formula that ensures the density and intensity of land use on a given site will be similar to that of the allowable residential development. All development in the RRC category should be clustered to preserve open space: floodplains and riparian areas along streams, geologic hazard areas, ridgelines, scenic corridors along public roads.

Primary uses in the RRC category include single-family dwellings. Home occupations and home businesses, subject to appropriate standards, and other normal and customary accessory uses should also be allowed. Guest ranches, campgrounds and lodges should also be allowed on larger parcels.

Commentary:

"North Lake Fork River Corridor" is defined as including lands along the Lake Fork River Corridor between and including Lake Fork Estates and lands north of San Juan Hills.

"South Lake Fork River Corridor" is defined as including lands along the Lake Fork River Corridor between the lower part of Lake San Cristobel (dam area) and the vicinity of the A&A Ranch.

9 -- Residential Compound (RC)

The "RC" Land Use Category is intended to reinforce the town's existing Rural Zoning District and for application to such areas and to other similar areas. The "RC" category intended primarily for quiet, low-density single-family compounds on lots with ten (10) acres or more. Each compound may be developed with up to three (3) primary single-family dwellings, plus an accessory dwelling for each. Other land uses should be limited based on a formula that ensures the density and intensity of land use on a given site will be similar to that of the allowable residential development. All development in the RRC category should be clustered to preserve open space: floodplains and riparian areas along streams, geologic hazard areas, ridgelines, scenic corridors along public roads.

Primary uses in the RC category include single-family dwellings and residential compounds. Home occupations and home businesses, subject to appropriate standards, and other normal and customary accessory uses should also be allowed.

Commentary:

"North Lake Fork River Corridor" is defined as including lands along the Lake Fork River Corridor between and including Lake Fork Estates and lands north of San Juan Hills.

"South Lake Fork River Corridor" is defined as including lands along the Lake Fork River Corridor between the lower part of Lake San Cristobel (dam area) and the vicinity of the A&A Ranch.

10 – Resource Area (RA)

The "RA" Future Land Use Category is designed for possible application to National Forests/ Wilderness lands, agricultural and ranch lands, and to other open lands with poor access and minimal or no public services. Maximum Density of dwelling units shall not exceed one (1) dwelling unit per ten (10) to twenty (20) acres of land. Other land uses should be limited based on a formula that ensures the density and intensity of land use on a given site will be similar to that of the allowable residential development. Generally, land use regulation should be kept to a minimum in this area as the impact of such development is likely to be minimal. Clustered development requirements are not generally suggested for the RA category; however, such standards should be established along the length of Alpine Loop.

Primary uses include agriculture, ranching, and single-family dwellings. Home occupations and home businesses, subject to appropriate standards, and other normal and customary accessory uses should also be allowed. Additionally, guest ranches and lodges should be allowed on larger parcels.

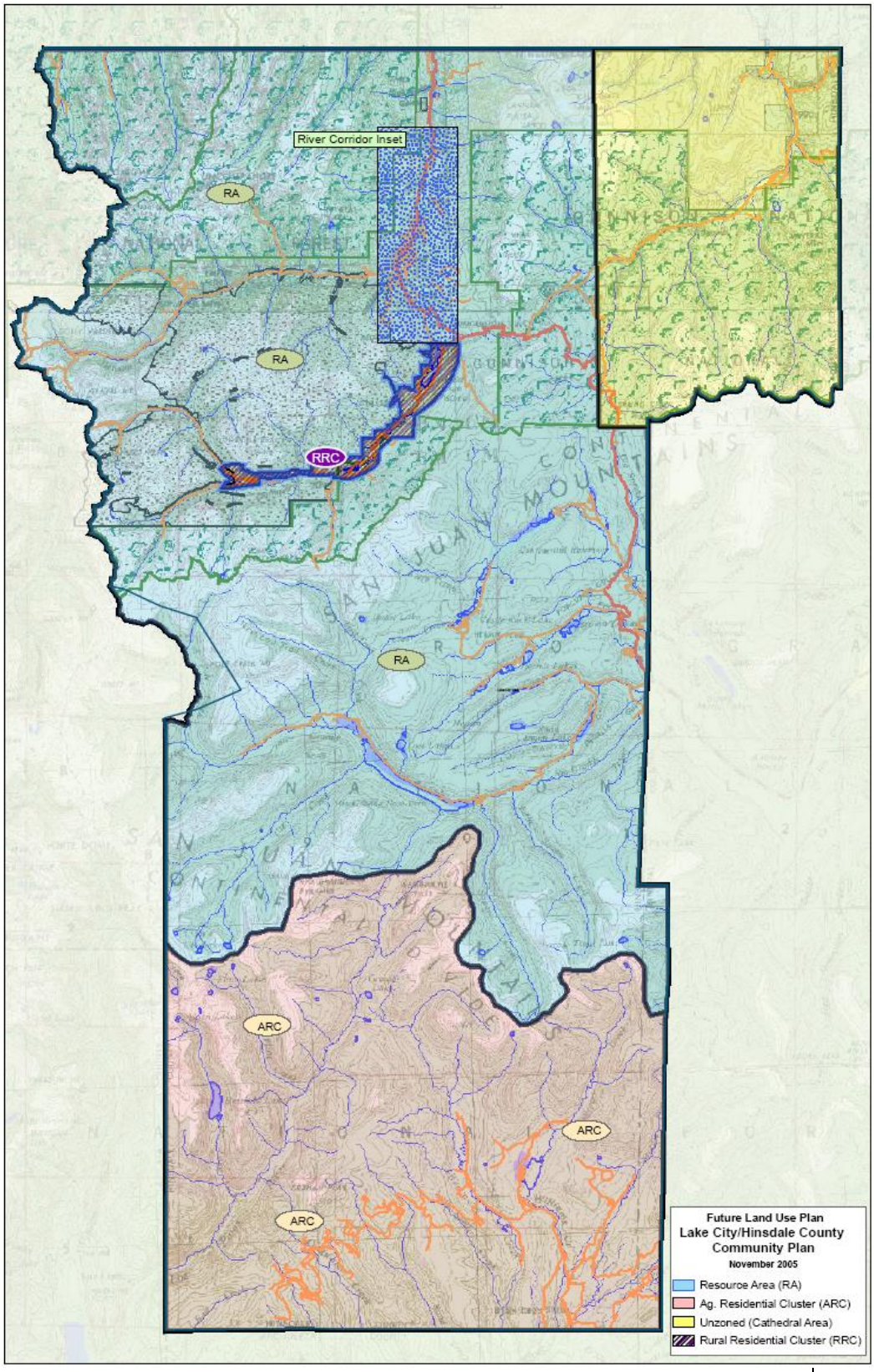
11 -- Agricultural Residential Cluster (ARC)

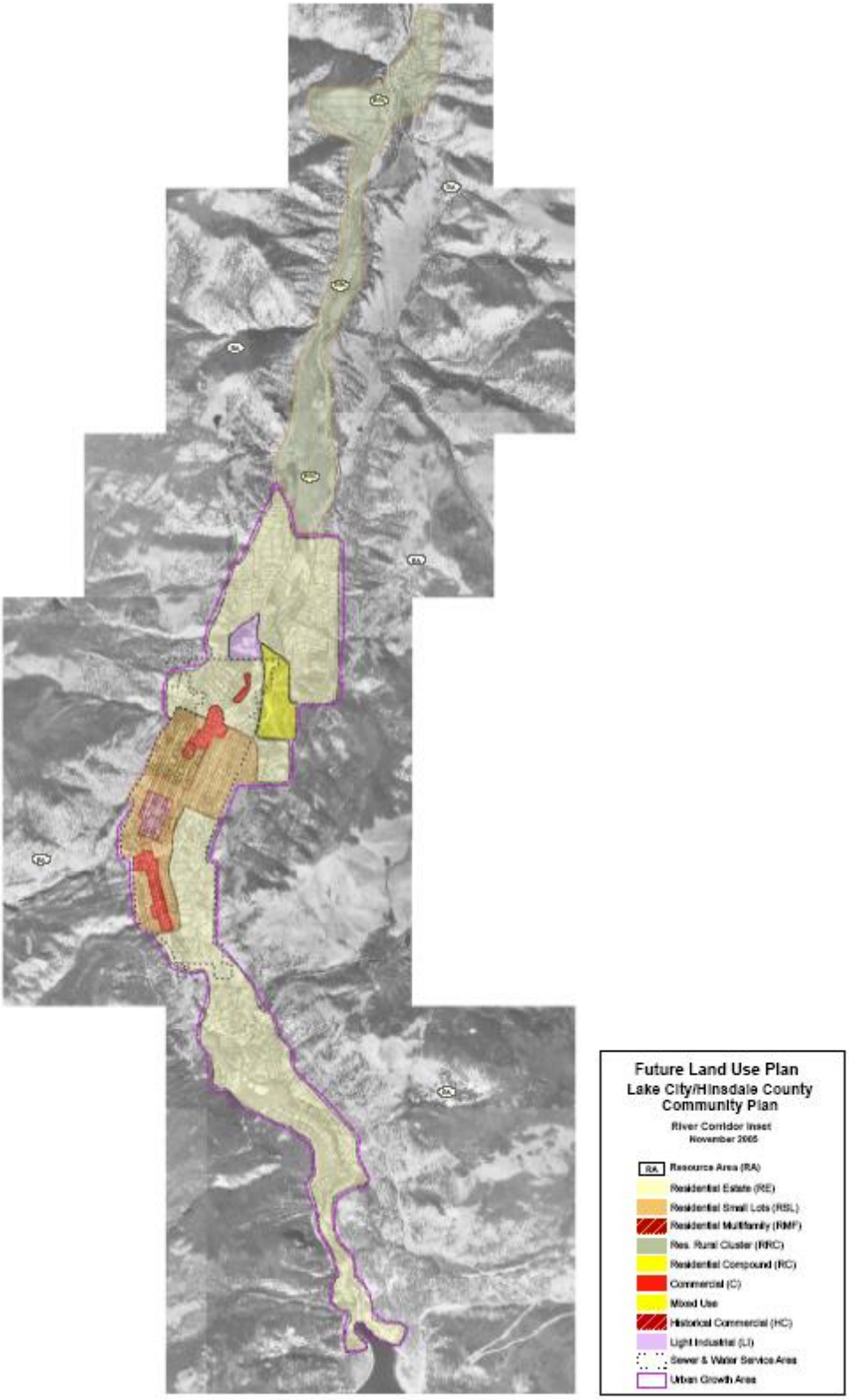
The "ARC" Future Land Use Category is the lowest density category conceived for application in Hinsdale County, and was created for the Upper Piedra Area as part of the Upper Piedra Comprehensive Plan, which is not technically part of this Community Plan – this district is included in this Chapter for comparison purposes. Maximum Density of dwelling units should not exceed one (1) dwelling unit per twenty-five (25) acres of land. Other land uses should be limited based on a formula that ensures the density and intensity of land use on a given site will be similar to that of the allowable residential development. Maximum Density of all other land uses should be limited based on a formula that ensures the intensity of land use on a given site will be similar to that of the allowable residential development. Development clustering is required for all subdivisions in the Upper Piedra with lots less than thirty-five (35) acres so as to avoid or minimize effects on open meadows, ridgelines and wildlife habitats.

Primary uses include agriculture and ranching, single-family dwellings, churches and places of worship, home occupations, as well as normal and customary accessory uses, bed and breakfasts, outfitters and guides, and customary accessory uses. Larger parcels may also be used for guest ranches and campgrounds.

Commentary:

The Upper Piedra Area is not part of this Community Plan. The AR-35 Future Land Use Category is modeled after the Upper Piedra District and included here for comparison purposes. In the event of conflict between this section and the Upper Piedra Comprehensive Plan, as adopted, the Upper Piedra Comprehensive Plan shall apply.


River Corridor Inset
RA
RA
RRC
RA
ARC
ARC
ARC
Future Land Use Plan
Lake City/Hinsdale County
Community Plan
November 2005
Resource Area (RA)
Ag. Residential Cluster (ARC)
Unzoned (Cathedral Area)
Rural Residential Cluster (RRC)


Future Land Use Plan
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River Corridor Inset
November 2005
RA Resource Area (RA)
Residential Estate (RE)
Residential Small Lots (RSL)
Residential Multifamily (RMF)
Res. Rural Cluster (RRC)
Residential Compound (RC)
Commercial (C)
Mixed Use
Historical Commercial (HC)
Light Industrial (LI)
Sewer & Water Service Area
Urban Growth Area