



**SAN MIGUEL COUNTY**  
**COMPREHENSIVE DEVELOPMENT PLAN**

**Adopted August 3, 1978**

**Amended through February 13, 2008**

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# SAN MIGUEL COUNTY COMPREHENSIVE DEVELOPMENT PLAN

## INTRODUCTION

The Comprehensive Planning Program has the ultimate objective of creating a general guideline to be used in making decisions about the physical development of the community. Once adopted, the Comprehensive Development Plan is the official statement of the County Planning Commission setting forth its major policies concerning desirable future development.

In order to serve its purpose as a frame of reference for decision-making, the Comprehensive Plan must be based on a series of well-defined goals, which establish a positive plan of action for future development. Thus, the Plan establishes a perspective that relates today's decisions to their possible future implications. The Plan should also set forth a pattern of development or physical plan that reflects the desired goals of the community. Lastly, the Plan should serve as a technical tool and guide for the various county and town boards, commissions and departments as well as private organizations and citizens involved with the physical development of the area.

This document incorporates the essential elements of the Plan for San Miguel County. The basic guideline consists of the goals, objectives, and planning policies that were developed through citizen participation over the last few years. The conceptual land use maps show in a general manner where, physically, the community would like to see development occur based on the goals and growth policies and on the physical background studies that have been completed for the County.

It is the intent of the Planning Department staff to define for publication the detailed Comprehensive Development Plan document produced last year and to produce a public facilities element and transportation element for adoption at a later date. This detailed Plan would incorporate the goals and maps as presented herein. However, it is felt that the two elements included here - the goals and policies and conceptual land use maps - are the essential parts of the Comprehensive Development Plan that the County can use, if adopted, to guide its physical development.

### **Planning Areas**

The decision to divide the County into community or "regional" areas where common values and problems based on economy, topography, and community identity could be handled in more detail has had a determining impact on this document.

The planning study areas have been somewhat arbitrarily defined, but an attempt has been made to use topography and land ownership, as well as a sense of community that may exist, to set the boundaries for these areas. It was not the intent to set these areas apart from the rest of the County as much as to enable the data to be more easily handled.

It also involved identifying, by emphasis, the areas that would feel the most direct impact of growth and physical development. Thus, the County planning program has been geared to treating the separated areas - the San Miguel Canyon Area, Wright's Mesa Area, and Telluride

Regional Area, in greater depth than the remainder of the County. It can be argued that now that this body of data has been developed, greater attention should be paid to the West End of the County and the mesa and mountain areas impacted by the growth in Telluride. It is the intention of the County planning staff to implement this suggestion but it is beyond the scope of this document.

### **Background Data**

Background data developed for this Plan includes physical characteristics and hazards studies - soils, geologic, wildfire, floodplain, mineral resources, and wildlife - and economic, population and land demand potentials. This data includes permanent and tourist population projections and employment projections. Only a summary of these projections is included here, for the sake of brevity. Detailed information is available at the County Planning Department office and will be included in the published document discussed earlier.

### **Employee Housing**

Employee housing is a necessity in all regions of the County but in particular due to the growing job market and an increasingly expensive housing market in the east end of San Miguel County there has been a basic supply and demand imbalance between workers and housing. The current trend has and will continue to result in additional commuting from out of the County as employees choose to live in other places within tolerable commuting distance. Of those living within the County households are cost burdened by housing payments. It has been determined that commercial development as well as residential development generate the need for more employee housing, finding that larger homes generate the need for more employees than do smaller homes, both during the construction phase and after the house is built.

It is a goal of the County to ensure that employee housing is provided within the County and in particular the eastern end of the County. In order to achieve this goal the County will require all development to mitigate the effects of such development upon employee housing which may be in the form of building deed-restricted units or deed restricting lots and units in a subdivision or multi-family project, or an impact fee within the County R-1 School District.

**TABLE 1. SUMMARY OF FORECASTS 1970 - 2005**

	1970	1980	1990	2000	2005
<b>Mountain Village</b>					
Population	0		0	978	1,161
Housing Units	0		0	1,022	1,222
<b>Norwood</b>					
Population	408	478	429	438	490
Housing Units	284	499	499	258	292
<b>Ophir</b>					
Population	6	38	69	113	127
Housing Units	20	24	35	55	62
<b>Sawpit</b>					
Population	26	41	36	25	35
Housing Units	15	26	21	18	19
<b>Telluride</b>					
Population	553	1,047	1,309	2,221	2,339
Housing Units	325	565	1,141	1,938	2,059
<b>West End</b>					
Population	30	80	150		
Housing Units					
<b>Unincorporated Area</b>					
Population			1,764	2,819	3,159
Housing Units				1,906	2,161
<b>San Miguel County</b>					
Population	1,949	3,192	3,653	6,594	7,310
Housing Units	983	1,739	2,635	5,197	5,815

## **ARTICLE I. GOALS AND OBJECTIVES**

### **SECTION 1. GOALS AND THE PLANNING PROCESS**

A "goal" is defined as the end that one strives to achieve. In a broader sense, it is a purpose, aim or end which a person or group seeks to accomplish. For planning purposes, a goal may be a need or challenge to which the community or region must respond or an aspiration which must be fulfilled. In short, goals are expressions of the community's values.

Goal setting is the most important part of the planning process. Once an area's goals are identified, their achievement becomes the aim or purpose of the plan. Clearly stated goals sharpen the focus of the plan as it is developed. A major role of the Comprehensive Development Plan is to identify the goals for San Miguel County and its sub-regions.

An objective is a realistic statement of intent related to a goal and the policies state the action or guideline to be followed in carrying out the goals and objectives. Clearly stated goals, objectives, and policies inform the public and private and governmental agencies having an interest in the County of the agreed upon principles of development which all programs and proposals will be measured against.

The goals, objectives, and planning policies serve two purposes in the Comprehensive Plan. Specific plans for the major elements such as transportation facilities, for example, will seek to achieve the goals and objectives for these facilities. Secondly, these goals and objectives will be part of the criteria used to evaluate each alternative and to select the best one to guide future development.

The following sections present the goals and objectives as developed by the citizens of San Miguel County at public planning meetings held throughout the County from the spring of 1974 through the present. The results of opinion surveys conducted in 1975 in the Placer Valley and Norwood areas and in the Town of Telluride in 1973 and 1977 have also been considered in the formulation of these goals.

## **SECTION 2. SAN MIGUEL CANYON AREA**

The San Miguel County Land Use Code defines the San Miguel Canyon Area as:

All developable land within one mile of the San Miguel River between the western edge of the Telluride Region and the base of Norwood Hill, excluding parcels or portions thereof that lie atop one of the mesas adjoining the river canyon.

### **Existing Conditions**

The canyon historically has provided affordable housing for year-round residents in a community separate and distinct from the Telluride Region resort. Central water supply and sewage disposal facilities are not available, and numerous environmental constraints limit the potential for growth.

The generally steep and narrow topography of the canyon has confined development primarily to land adjacent to the San Miguel River. The large majority of that development is residential, and most of the homes lie within or near the floodplain of the river and the 100-foot County-designated wetland area buffer zone adjacent to the river. Wildlife habitats and migration routes commonly cross the canyon or run along the river.

### **Existing Land Use Pattern**

Commercial uses in the canyon are clustered in the incorporated town of Sawpit, along Front Street in unincorporated Placerville and at the southwest side of the intersection of State Highway 145 and State Highway 62 west of Placerville. Several other commercial uses north of State Highway 145 between Placerville and Sawpit and south of State Highway 145 west of Lower Placerville were created through Planned Unit Development and Special Use Permit provisions no longer available under County regulations. These other commercial uses and most canyon residences lie on substandard-size lots in the Forestry, Agriculture and Open (F) Zone District, which establishes a minimum lot size of 35 acres and prohibits most commercial uses. All of these lots were created prior to the 1990 adoption of the County Land Use Code, and most of them were platted before the original 1972 adoption of County subdivision and zoning regulations.

### **Goals and Objectives**

The following goals and objectives, which shall guide the use of land within the San Miguel Canyon Area, were originally adopted as a part of the Comprehensive Development Plan in June 1976 and have been amended through April 1994.

#### **2.1 Residential**

Goal To preserve and protect the integrity of the residential semi-rural lifestyle which exists in communities situated in San Miguel Canyon, to provide low- and moderate- cost housing for year-round residents, and to protect and preserve the

natural resources which are central to the Down Valley environment.

Objectives:

- (1) Encourage Low Density single-family residential development. "Low Density" shall mean a maximum of one unit per 7 net acres of "Useable Land," plus one unit per 35 acres on the balance of the property, provided that all development is clustered on Usable Land. "Usable Land" shall exclude any areas within the 200-foot Scenic Highway setback designated for State Highway 145 from Ellerdville to Norwood Hill, within the 100-foot major highway setback designated for Highway 145 from Society Turn to Sawpit, on slopes of 30 percent or greater, within the 100-year floodplain on the San Miguel River or the 100-year floodplain of one its tributaries or with unmitigatable geologic hazards.
- (2) Eliminate unsafe living conditions by enforcing the appropriate building codes in new construction and encouraging the renovation of older structures.
- (3) Maintain and develop residential areas which recognize and complement the natural and historic environment. These elements include areas of significance, such as archaeological and historic sites. Of particular importance is maintaining the healthy ecosystem of the San Miguel River.
- (4) Restrict development in areas identified as floodplain, natural hazard or hazardous mined areas to help ensure sound residential neighborhoods.
- (5) Strive for traffic corridors that are safe and that are environmentally sensitive to the residential areas they bisect.

**2.2 Commercial**

Goal To facilitate location of commercial facilities, including trades, crafts and fabrications, in appropriate areas primarily to serve local and regional residents, while limiting traffic, environmental and visual impacts and maintaining rural quality of life.

Objectives:

- (1) Encourage clustering of commercial uses in developed areas where adequate parking facilities and safe access can be provided.
- (2) Protect against commercial development oriented solely toward attracting through traffic from state highways.
- (3) Encourage locations of local craft and service oriented businesses in Placerville, and enhance the aesthetic quality of Front Street in Placerville.

- (4) Encourage individual historic designation and preservation of existing buildings and places with historic significance to the San Miguel Canyon.
- (5) Encourage retaining and/or planting of native vegetation wherever feasible, including large trees and fruit trees, and minimize and mitigate disturbances to natural drainage patterns.
- (6) Maintain rural aesthetics through building design, landscaping and native or cultivated, low-water-use vegetation.
- (7) Protect against contamination of the San Miguel River and local groundwater, and against degradation of the riparian environment.

### **2.3 Public Lands**

Goal            To maintain multiple use of public lands for the protection and benefit of all users.

Objectives:

- (1) Provide and maintain public access to public lands.
- (2) Promote creation and improvement of outdoor recreation facilities for all age groups.
- (3) Encourage preservation of historic, archaeologic and natural resources and landmarks.
- (4) Encourage location of agricultural activities to places where impacts on the environment and residential and recreational uses can be minimized.

### **2.4 Utilities and Facilities**

Goal            To develop and maintain public utility service systems and public facilities adequate and located appropriately to serve the existing and potential population.

Objectives:

- (1) Encourage creation and upkeep of public utility systems necessary to maintain public health, safety and welfare.
- (2) Encourage improvement of telephone, cable television and radio service.
- (3) Maintain emergency and police protection services necessary to ensure public health, safety and welfare.

- (4) Develop and maintain a refuse disposal system adequate to serve the present and future needs of the community.
- (5) Develop and maintain the Placerville Schoolhouse for use by all persons in the community.
- (6) Encourage the development of central water and sewer facilities to serve commercial uses in Placerville.

## **2.5 Transportation**

Goal            To develop and maintain a transportation system that will meet the needs of local residents and Telluride Region commuters safely and cost-effectively.

Objectives:

- (1) Coordinate development of transportation facilities with projected growth and land use patterns.
- (2) Improve highway facilities to support efficient service provided by truck transportation.
- (3) Encourage high-occupancy vehicle traffic by developing and maintaining intercept parking carpool facilities in appropriate locations not on Front Street in Placerville.
- (4) Develop and maintain cost-effective public transportation to serve local residents, commuters and visitors.
- (5) Develop highway amenities such as rest areas, historic and natural landmark areas, turn lanes, median strips and traffic control areas, turn lanes, median strips and traffic control devices for the safety and benefit of motorists.
- (6) Limit access points along major thoroughfares to improve vehicle and pedestrian safety.
- (7) Limit subdivision to mitigate maintenance requirements on County roads.
- (8) Ensure provision of adequate off-street parking for all uses.
- (9) Encourage the State Highway Department to develop a deceleration lane for westbound traffic exiting State Highway 145 onto Front Street.
- (10) Chip and seal Front Street and the streets between Front Street and Highway 145.
- (11) Define intersections and parking areas and encourage appropriate landscaping along the Highway 145 right-of-way adjacent to the south side of Front Street.

## **2.6 Economic Development**

Goal To develop and maintain an atmosphere that will encourage economic prosperity for local residents and business owners consistent with the primarily rural residential nature of the community.

Objectives:

- (1) Promote concentrated development of commercial services within the Placerville Commercial Zone District only.
- (2) Encourage commercial activity that primarily serves the local and regional community.
- (3) Encourage commercial practices that will not adversely affect air quality and water quality.

### **Implementation**

The goals and objectives herein may be implemented through several zone districts in the San Miguel County Land Use Code. Application of the Low Density (LD) Zone District can accommodate all residential uses, and the Placerville Commercial Zone District can accommodate all commercial uses. Rezoning existing residential properties from the Forestry, Agriculture and Open (F) Zone District to the Low Density (LD) Zone District would bring all existing residential lots in the San Miguel Canyon Area into conformity with the County Land Use Code regarding lot size; however, existing setback on some lots may remain nonconforming.

Some of the goals and objectives herein also may be implemented through execution of a physical plan for Front Street in Placerville that defines the boundaries of the street and parking areas, limits access from State Highway 145 and distinguishes the highway from the town. Environmental concerns shall be addressed through zoning, subdivision and building permit review processes.

**SECTION 3. WRIGHT'S MESA AREA**

AMENDED THROUGH FEBRUARY 13, 2008

**See Page 45 for Complete Plan**

**SECTION 4. TELLURIDE REGIONAL AREA**

REPEALED AND RE-ENACTED

AS

TELLURIDE REGIONAL AREA MASTER PLAN

ADOPTED JULY 12, 1989

AMENDED THROUGH DECEMBER 18, 2006

**See Page 46 for Complete Plan**

## **SECTION 5. WEST END (BASIN-DISAPPOINTMENT-SLICK ROCK-EGNAR)**

The West End (as identified on the adopted map) includes all land west of Range 14 West, and west of Naturita Creek and north of Township 43 North, including Dry Creek Basin, Gypsum Valley, Disappointment Valley, Slick Rock and Egnar.

It is the intent of the above communities to develop goals, objectives and policies that directly relate to our areas and our way of life. It is important to recognize that life on the West End of the County is different from the other areas in San Miguel County. We recognize the need to ensure that our quality of life is maintained in a fashion that best suits the residents. We also recognize that some policies need to be developed to address our future growth.

It is our desire to guarantee that our Western Heritage is preserved and that the means by which we make a living be provided for and protected. In doing this we also want to ensure that the very lands that we live and work on are protected, that we preserve the natural beauty of our areas and to provide for the sustainable use of our natural resources, and the preservation of wildlife, historical, archeological and our natural resources and landmarks.

We strongly believe in "private property rights" including, "our right to farm and ranch." We believe that we are the caretakers of the earth and that it is in our best interest to protect these lands and its people in our rural way of life.

In conclusion we are proud to have developed a set of goals and objectives that speak directly to the West End and that represent the communities and their residents for the preservation and protection of all our lands, both private and public.

### **5.1 Overall Goals**

Maintain and promote an atmosphere in which individual communities can retain their separate identities and remain viable for local residents while providing services for visitors and accommodating growth.

Develop and maintain a planning process in San Miguel County based on trust, communication and the shared goal of maintaining the quality of life of all members of the community and working toward the solution of problems experienced by the community.

Protect local property owners from rapidly escalating taxes.

Maintain a planning process that is accessible to all citizens.

#### **Policies:**

- (1) Encourage development that meets our overall goals.
- (2) Cluster new development near existing development centers to minimize public costs of development and preserve open space.

- (3) Shift the burden of extra services to those who create the demand for them, where possible.
- (4) Keep all regulations necessary or desirable to attain the planning goals as straight forward and simple to use as possible.

## **5.2 Primary Land Uses**

### **5.2A Natural Resources, Agriculture and Recreation**

Goal            Develop San Miguel County's natural resources, upon which the economy is based - for mining, agriculture and recreation - in a manner that maintains the living quality of the environment for its citizens.

#### Objectives:

- (1) Preserve agricultural lands of economic and social importance to the County.
- (2) Preserve the natural beauty and provide for the sustainable use of our natural resources.
- (3) Preserve wildlife as a valuable natural resource.
- (4) Protect both quantity and quality of water resources.

#### Policies:

- (1) Encourage the development of recreational facilities to minimize the use impacts of public lands, such as: campgrounds, recreational vehicle areas, adequate trailhead parking, etc.
- (2) Ensure that we uphold the "Right to Farm" legislation and the "Open Range Law" that protect farmers and ranchers and enable them to continue producing food and fiber, which maintains our Western Heritage.
- (3) Ensure that agricultural equipment, commodities and commerce, i.e., heavy equipment, water equipment, stock trailers, logging trucks, farm equipment, etc. are guaranteed usage and passage on county and state roads.
- (4) Ensure the continued use of historical and current stock driveways.
- (5) Allow for the extraction of gravel and other natural resources.
- (6) Encourage mining operations in the West End.

## **5.2B Public Lands**

Goal            Ensure multiple use of public lands for the protection and benefit of all users, both permanent and visitors, and develop where appropriate.

### Objectives:

- (1)    Encourage the development of resources that would preserve our local quality of life.
- (2)    Encourage preservation of historical, archaeological and natural resources and landmarks.

### Policies:

- (1)    Coordinate mining leases and activity on public lands with federal land management agencies.
- (2)    Cooperate with the appropriate state and federal agencies in planning and management for multiple uses on public lands.

## **5.2C Residential**

Goal            Guide and encourage land use development in ways that protect the rural heritage and economic well being of the citizens.

### Objectives:

- (1)    Ensure that all development proposals be required to address and meet county, road maintenance and safety standards.
- (2)    Discourage development in natural hazard areas and where year round access and basic utilities cannot be provided.

## **5.2D Commercial/Industrial**

Goal            Allow for the establishment of industries.

### Objectives:

- (1)    Encourage the development and clustering of light industrial and commercial uses where the necessary public services and utilities can be provided.
- (2)    Ensure that the costs of growth for all public services are paid for in an equitable and fair manner.

## **5.2E Roads, Communication and Utilities**

Goal            Establish and maintain road, communication and utility service systems of adequate capacity to serve the population.

Objectives:

- (1)    Maintain a County road system that will serve the population without creating an undue burden on taxpayers.
- (2)    Allow for adequate and safe water supply and distribution to all communities.
- (3)    Encourage adequate water, sewer, and power facilities in all new developments.
- (4)    Encourage the improvement of telephone, television and radio service to all areas where residents desire such services.
- (5)    Improve communication of community news and County business between the East and West Ends of the County.

Policies:

- (1)    Require subdivision developers to construct roads that meet County standards.
- (2)    Ensure that the West End has reasonable access to pertinent County information.
- (3)    Provide the West End with an "800" number for San Miguel County Offices.
- (4)    Promote a communication system throughout the County that allows for local calling within the County and eliminate long distance charges.
- (5)    Develop a locally accessible trash system for all residents of the West End.

## **5.2F Public and Semi-Public**

Goal            Encourage the development of public and semi-public facilities of adequate size and location to serve the population.

Objectives:

- (1)    Improve health facilities, law enforcement and emergency services to meet the needs of residents, especially in outlying areas.
- (2)    Improve fire protection facilities.
- (3)    Encourage active participation of school boards in the local decision making process on land use and growth issues.

- (4) Ensure the suitability of land dedicated for school purposes by allowing school boards involvement in selecting the location of any land dedicated.

Policies:

- (1) Promote adequate fire and law enforcement protection to serve the West End.
- (2) Require subdivision developers to provide fire protection devices that can be used on site by residents.
- (3) Encourage the upgrading of present fire equipment and facilities.
- (4) Encourage the development of a satellite county office for the West End.
- (5) Maintain County support for the existing West End emergency services.

**5.3 More Specific Guidelines for the Siting of Utilities and Utility Lines Throughout the County**

It is the policy of San Miguel County to locate public utilities and utility lines to create the least amount of impact on county residents and the natural environment. To accomplish this in an orderly and equitable manner, the County has established a land classification system.

It is the County's policy to try and locate utility lines and utilities on Class 5 priority lands. Any proposal to utilize other priority lands shall demonstrate a clear need to do so and shall consider the visual, environmental, physiographic, and socio-economic characteristics of the land including evaluation of broad ecosystems, topography, soils hydrology, geology, vegetation, wildlife, climate and unique features so that the siting of utilities and utility lines results in the least possible adverse impact.

Class 1 Priority - Cemeteries, airports, private and emergency landing strips, future airport sites and approach and take off areas.

Class 2 Priority - Intensive cropland, including irrigated farms, meadows, irrigated pasture land, cropland used for dryland culture, lands along valley floors intermingled with cropland, farm and ranch headquarters and storage points.

Class 3 Priority - Unincorporated land zoned residential, multi-family residential, and commercial in which public utilities are a permitted use; lands containing or having significant impact on historical, natural, or archaeological resources, shorelines of major lakes or reservoirs, natural streams and ponds, skylines visible from major transportation routes, geologic hazard areas and critical wildlife areas.

Class 4 Priority - Timbered areas that would require modification or removal to provide clearance for utilities or utility lines; land within the boundaries of approved developments and land suggested as future growth areas around existing communities.

Class 5 Priority - All public and government lands, and all other lands not falling within the definition of Class 1, 2, 3, or 4 Priority.

## **SECTION 6. TELLURIDE/OPHIR HIGH COUNTRY AREA**

This area of the eastern upper San Miguel watershed (as identified on the map Exhibit A) includes all land east of Mill Creek, Boomerang Road, Alta Lakes Road, and the Yellow Mountain Ridge, excluding the Towns of Telluride, Mountain Village, and Ophir, the Ski Area Boundary, the Valley Floor, and the Idarado High Country holdings that are listed within the Trust for Public Land purchase option agreement (See Memorandum of Option: Reception # 340953).

Lands protected for open space by agreements with non-profit or public organizations, including contracts or options to purchase, transfers or land exchanges, conservation easements, and annexation agreements, will not be considered for rezoning.

It is important to preserve and protect the alpine and other important high country areas in the upper San Miguel watershed for their historic and rural landscapes, their recreational amenities, and their economic value to the region. These alpine areas are relatively undeveloped and include backcountry basins and scenic hillsides. The land in these alpine areas is typified by lack of maintained and improved roads, little or no utilities or infrastructure and very limited or sparse development. Characteristics that may be present include sensitive environmental areas (i.e. wetlands, steep slopes, sub alpine forest, or tundra), historic mining remnants, high ridges and alpine peaks, and other areas that provide scenic views. Development in many of these areas can be difficult due to elevation, limited access, steep terrain and other site constraints.

### **6.1 Overall Goals**

Preserve and protect the alpine and other important high country areas in the upper San Miguel watershed for their historic, scenic, aesthetic and rural landscapes; their recreational amenities; and their economic value to the region.

#### Policies:

- (1) Preserve public recreation on public trails and public roads, by preserving the current rough and unimproved 4-wheel drive character of the roads, including but not limited to existing mountain passes such as Tomboy Road, Imogene Pass, Black Bear Pass, Bear Creek Road, Liberty Bell Road, Ophir Pass and Boomerang Road including that portion of Boomerang above the Valley Floor and below the Alta Lake town site excluding the Mountain Village and Ski Area boundary.
- (2) Retain the relatively underdeveloped character of the backcountry areas while allowing for low impact development consistent with the type of residential development that historically occurred in the area, typified by lack of maintained and improved roads, and little or no utilities or infrastructures.
- (3) Maintain the viability of both guided and unguided 4-wheel drive tourism.

- (4) Maintain the viability of the region’s backcountry hiking, camping, climbing, mountain biking, and skiing.
- (5) Encourage outdoor education opportunities.
- (6) Encourage private efforts to preserve land through conservation easements with land trusts or by sale, transfer, or land exchange to a public land management agency.
- (7) Preserve scenic vistas, historic landscapes, recreational opportunities and the integrity of natural resources.
- (8) Encourage preservation of historic structures and opportunities for the public to view and gain knowledge about them.
- (9) Encourage and cooperate with the Town of Telluride, Town of Ophir, and any other efforts to establish source water protection measures.

## **6.2 Primary Land Uses**

### **6.2A Natural Resources, Scenery, Tourism and Recreation**

Goal            To protect San Miguel County’s natural resources and scenic landscapes upon which the economy is based and which are essential to the quality of life for residents

Objectives:

- (1) Preserve recreational and scenic lands of economic, recreational, and cultural importance to the County.
- (2) Preserve the existing historic and rural landscapes, remaining historical structures, and the established recreational trails and pathways of the land surrounding mountain passes and roads in these high country areas.
- (3) Retain the relatively undeveloped character of backcountry areas:
  - a) while allowing for low impact residential development that is compatible with the environment
  - b) that does not negatively impact recreational opportunities and natural resources
  - c) that is compatible with the single-family residential development in the Towns of Telluride and Ophir and consistent with the size and scale of single-family residential development which has historically occurred in high country areas.

- d) that does not detract from historical and recreational areas by negatively impacting trails and recreational pathways
- e). that does not detract from the areas' scenic quality from public use areas
- f) and that does not detract from the areas' tourism

Policies:

- (1) Create a new zone district that protects undeveloped rural landscapes and recreational areas in the high country.
- (2) Maintain the rough and present condition of existing mountain passes and roads to protect their recreational functions, including but not limited to such roads as Tomboy Road, Imogene Pass, Black Bear Pass, Bear Creek Road, Liberty Bell Road, Ophir Pass, and Boomerang Road including that portion of Boomerang above the Valley Floor and below the Alta Lake town site excluding the Mountain Village and Ski Area boundary.
- (3) Protect the views from the Towns of Telluride, Mountain Village, Ophir, and public use areas by limiting the visibility of roads, driveways, and development.
- (4) Inventory the remaining historic structures in order to certify their historical significance and make them eligible for preservation grant funding.
- (5) Investigate transferable development rights and purchase of development rights as a mechanism for preserving open space.
- (6) Implement pollution prevention programs, especially for air and water resources, in areas where development is expected to occur.
- (7) Identify key wildlife migration routes and critical habitat areas and develop a program to reduce human impacts in these areas.
- 8) Identify natural and geologic hazard areas and mineral resource areas in order to restrict these areas from unwise development.

**6.2B Public Lands.**

Goal            To develop and maintain multiple uses of public lands for the protection and benefit of all users, both permanent residents and visitors.

Objectives:

- (1) Promote the creation and improvement of natural outdoor recreation areas

- (2) Encourage preservation of historical, archaeological and natural resources and landmarks.

Policies:

- (1) Ensure access to public lands
- (2) Coordinate mining leases and activity on public lands with federal land management agencies
- (3) Cooperate with the appropriate state and federal agencies in planning and management for multiple uses on public lands
- (4) Encourage the development of designated camping areas on public lands to serve the existing and expected tourist population.

**6.2C Residential**

Goal To retain the relatively undeveloped character of backcountry areas while allowing for low impact residential development that is compatible with the environment and does not negatively impact recreational and natural resources.

Objectives:

- (1) Maintain the rough and present condition of existing mountain passes and roads to protect their historic and recreational functions, including but not limited to such roads as Tomboy Road, Imogene Pass, Black Bear Pass, Bear Creek Road, Liberty Bell Road, Ophir Pass, and Boomerang Road, including that portion of Boomerang Road above the Valley Floor and below the Alta Lakes town site excluding the Mountain Village and the Ski Area Boundary.
- (2) Discourage residential development where year-round access and basic utilities cannot be provided.
- (3) Limit impervious surfaces that increase erosion, harming the watershed.
- (4) Restrict development in natural hazard areas including floodplains, avalanche, geologic and soils hazard areas to ensure sound residential development.
- (5) Ensure that new development does not promote the invasion of noxious weeds or create visual permanent scarring on hillsides.

Policies:

- (1) Create a new zone district that regulates residential house size and associated development activities on the scenic hillsides and upper basins above the Towns of

Telluride and Ophir. The new zone district would be adjacent to and surrounding the town grids of both communities. These communities have preserved their historic character by limiting residential development through house size limits. The new zone district would continue the restriction on residential house size outside these communities and into the surrounding high country.

- (2) If development occurs, cabins and small-scale single-family residential development consistent with the type of single-family residential development that historically occurred in the area would be appropriate.
- (3) Locate houses and driveways to minimize visual impact.
- (4) Encourage native, non-reflective materials for residential construction.
- (5) Limit light pollution by requiring residential lighting plans and down shielded lighting. Architectural lighting would be prohibited.

## **6.2D Transportation, Communication and Utilities**

**Goal** To retain the relatively undeveloped character of backcountry areas and maintain the rough and present condition of existing mountain passes and roads to protect their historic character and recreational functions.

### Objectives:

- (1) Prohibit road improvements on historic roads, including but not limited to Tomboy Road, Imogene Pass, Black Bear Pass, Bear Creek Road, Liberty Bell Road, Ophir Pass, and Boomerang Road, including that portion of Boomerang Road above the Valley Floor and below the Alta Lakes town site excluding the Mountain Village and the Ski Area Boundary, where such improvements would detract from their historic conditions and present recreational uses.
- (2) Limit improvements to roads which connect with the historic roads listed above or provide access to individual home sites as a means of maintaining the areas' historic character and as a means of preserving historic access methods.
- (3) Require alternatives to the extension of utility lines, including but not limited to solar, wind or hydropower and fuel cells.

### Policies:

- (1) Create new road standards for high country properties which would minimize or limit impacts to the environment.

- (2) Develop and publish a map of the County maintenance schedules so that citizens and especially potential land buyers are aware of limitations on winter access and county services.
- (3) Develop and implement a trails master plan and trailhead plan that will accommodate recreational users.
- (4) Adopt a county road policy that would prohibit public or private routine winter maintenance on public roads that have historically been used for winter recreational activities, unless alternative winter recreation corridors can be located in the proximity

## **SECTION 7. REMAINDER OF THE COUNTY**

The goals and objectives for the remainder of the County are a combination of attitudes and values expressed at the regional meetings for the County as a whole and specific objectives expressed by residents of the small communities in this planning area - Ophir/Ames. Thus, many of the planning objectives in this section are not as detailed as those in previous sections and many are repetitions.

### **7.1 Overall Goals**

Maintain and promote an atmosphere in which individual communities can retain their separate identities and remain viable for local residents while providing services for visitors and accommodating growth.

To develop and maintain a planning process in San Miguel County based on trust, communication and the shared goal of enhancing the quality of life of all members of the community and working toward the solution of experienced by the community.  
Protection of local property owners, especially of residential uses, from rapidly escalating taxes.

To maintain a planning process which is accessible to all citizens.

#### **Policies:**

- (1) Encourage development under Planned Unit Development zoning except for small, single use or purpose projects.
- (2) Cluster new development near existing development centers to minimize public costs of development and preserve open space.
- (3) Control local government spending (and curtail services) and shift the burdens of extra services to those who create the demand for them where possible, i.e., to developers, to tourists for services demanded by peak loading, etc.
- (4) Keep all regulations that are necessary or desirable to attain the planning goals as straightforward and simple to use as possible.

### **7.2 Primary Land Uses**

#### **7.2A Natural Resources, Agriculture and Recreation**

Goal            To develop San Miguel County's natural resources, upon which the economy is based - for mining, agriculture and recreation - in a manner which enhances the living environment of its citizens.

Objectives:

- (1) Preserve agricultural lands of economic and social importance to the County.
- (2) Preserve valuable natural resources, including physical attributes such as scenic vistas as well as economically valuable resource deposits.
- (3) Preservation of wildlife as a valuable natural resource, and development of a plan for retention of critical wildlife habitat areas.
- (4) Protection of both quantity and quality of water resources.

Policies:

- (1) Identify natural and geologic hazard areas and mineral resource areas in order to restrict these areas from unwise development.
- (2) Implement pollution prevention programs, especially for air and water resources, in areas where heavy development is expected to occur.
- (3) Identify key wildlife migration routes and habitat areas and develop a program to reduce human impacts in these areas.
- (4) Encourage the development of recreational facilities that will minimize the impacts of heavy use of public lands, i.e., campgrounds, recreational vehicle areas, adequate trailhead parking, etc.
- (5) Investigate Transferable Development Rights as a methodology for preserving agricultural lands and open space.

**7.2B Public Lands.**

Goal            To develop and maintain multiple uses of public lands for the protection and benefit of all users, both permanent residents and visitors.

Objectives:

- (1) Promote the creation and improvement of outdoor recreation facilities.
- (2) Encourage preservation of historical, archaeological and natural resources and landmarks.

Policies:

- (1) Ensure access to public lands.

- (2) Coordinate mining leases and activity on public lands with federal land management agencies to assure adequate housing and public facilities and services for mine employees.
- (3) Cooperate with the appropriate state and federal agencies in planning and management for multiple uses on public lands.
- (4) Encourage the development of designated camping areas on public lands to serve the expected tourist population.

### **7.2C Residential**

Goal            To develop and maintain housing and residential communities which enhance the living environment of all citizens of San Miguel County.

Objectives:

- (1) Encourage construction and maintenance of low and moderate income housing.
- (2) Restrict development in natural hazard areas including floodplains, avalanche, geologic and soils hazard areas to ensure sound residential development.
- (3) Encourage provision of an adequate number of permanent housing units to meet the needs of the projected population.
- (4) Discourage residential development where year-round access and basic utilities cannot be provided.

Policies:

- (1) Require major mining operators to provide adequate housing for their employees, especially where mines or mills are located at a considerable distance from established communities.
- (2) Develop programs, possibly through a County housing authority, to promote moderate cost housing throughout the County.
- (3) Eliminate unsafe living conditions by enforcing the appropriate building and sanitation codes in new construction and renovation projects.
- (4) Develop workable mobile home regulations for situations where this type of housing is the viable alternative for permanent or temporary housing.

## **7.2D Commercial Industrial**

Goal To develop and maintain an adequate supply of commercial and industrial facilities located to properly serve the existing and potential population of the County.

Objectives:

- (1) Protect against strip commercial development along major arterials.
- (2) Encourage the development of facilities to handle the growing numbers of summer tourists on both public and private lands.
- (3) Provide for maintenance and expansion of mining activities when it can be accomplished without irreparable damage to the environment.
- (4) Promote the development of light manufacturing and craft industries.

Policies:

- (1) Encourage the clustering of commercial uses in presently developed areas or on sites where commercial uses have historically been located.
- (2) Encourage the development of light industry where the necessary public services and utilities can be provided.

## **7.2E Transportation, Communication and Utilities**

Goal To develop and maintain transportation systems and public utility service systems of adequate capacity to serve both the existing and expected population.

Objectives:

- (1) Develop and maintain a County road system which will serve the widespread population of the County without creating an undue burden on taxpayers.
- (2) Provide adequate and safe water supply and distribution to all communities.
- (3) Require adequate water, sewer, and power facilities in all new developments in San Miguel County.
- (4) Encourage the improvement of telephone, television and radio service to all areas of the County where residents desire such services.
- (5) Improve communication of community news and County business between the east and west ends of the County.

Policies:

- (1) Require developers to construct roads that meet County standards.
- (2) Develop and publish a map of the County maintenance system and schedule, so that citizens and especially potential land buyers are aware of winter accessibility, safe jeeping areas, etc.
- (3) Prepare feasibility studies for ground public mass transportation.
- (4) Prepare an airport feasibility study in order to determine the need for, as well as ability to provide for, the development of airport facilities to serve commercial and private air transport services.
- (5) Enforce sanitation regulations for all areas of human habitation - camping areas and seasonal homes as well as permanent housing - to minimize pollution and health hazards.
- (6) Develop and implement a long-range parking and transportation plan especially considering outlying areas which will feel the impacts of peak tourist populations in the Telluride area.

**7.2F Public and Semi-Public**

Goal - To develop and maintain public and semi-public facilities of adequate size and location to serve the existing and expected County population.

Objectives:

- (1) Improve health facilities and emergency services to meet the needs of residents, especially in outlying areas.
- (2) Improve fire protection facilities.
- (3) Support planning at the school district level to foresee and meet the demands placed on the educational system by new residents.
- (4) Develop and maintain police service and facilities to outlying areas and communities.
- (5) Promote historical preservation and cultural activities throughout the County.

Policies:

- (1) Promote a fire protection district with equipment to serve the West End.
- (2) Require developers to provide fire protection devices that can be used on site by residents.

- (3) Encourage the upgrading of present fire equipment and facilities.

### **7.3 More Specific Guidelines for the Siting of Utilities and Utility Lines throughout the County**

It is the policy of San Miguel County to try and locate public utilities and utility lines on lands that create the least amount of impact on the residents of the County and the natural environment.

In order to do this in an orderly and equitable manner, the County has established a land classification system, with each class of land having an assigned priority as to its suitability for locating utilities and utility lines.

The land classifications and priority assignments are as follows:

Class 1 Priority - Cemeteries, airports, private and emergency landing strips, future airport sites and approach and take off areas.

Class 2 Priority - Intensive cropland, including irrigated farms, meadows, irrigated pasture land, cropland used for dryland culture, lands along valley floors intermingled with cropland, farm and ranch headquarters and storage points.

Class 3 Priority - Unincorporated land zoned residential, multi-family residential, and commercial in which public utilities are a permitted use; lands containing or having significant impact on historical, natural, or archaeological resources, shorelines of major lakes or reservoirs, natural streams and ponds, skylines visible from major transportation routes, geologic hazard areas and critical wildlife areas.

Class 4 Priority - Timbered areas that would require modification or removal to provide clearance for utilities or utility lines; land within the boundaries of approved developments and land suggested as future growth areas around existing communities.

Class 5 Priority - All public and government lands, and all other lands not falling within the definition of Class 1, 2, 3, or 4 Priority.

It is the County's policy to try and locate utility lines and utilities on Class 5 Priority lands. Any proposal to utilize other priority lands shall demonstrate a clear need to do so and shall consider the visual, environmental, physiographic, and socio-economic characteristics of the land including evaluation of broad ecosystems, topography, soils, hydrology, geology, vegetation, wildlife, climate and unique features so that the siting of utilities and utility lines results in the least possible adverse impact.

## **7.4 Logging Throughout the County**

Goal            To encourage forested land management based on the health and biodiversity of the forest.

### Objectives:

- (1)    Encourage a sustainable local logging industry.
- (2)    Develop incentive-based County logging regulations rewarding good timber practices and discouraging bad timber practices for public and private land.

### Policies:

- (1)    Encourage small timber sales over larger ones.
- (2)    Encourage better communication, cooperation and dialogue among all citizens interested in forest management issues.
- (3)    Encourage the protection of environmentally sensitive areas and ecosystems.

## **ARTICLE II                    THE LAND USE PLAN**

The overall objective of the land use plan is to outline a compatible, as well as an efficient, arrangement of land uses. The plan provides a reasonable relationship of areas that will be required for living as well as areas that should be reserved for commercial, cultural, recreational and educational and service purposes.

The maps developed for this Plan are conceptual, rather than detailed land use maps. That is, they designate broad areas for housing, commercial and public and semi-public uses, not specific sites for such uses in most cases. The maps indicate general directions in which it is felt that development could take place consistent with the goals and physical attributes of the planning areas. The maps do not indicate density and are not to be confused with the zoning map for the County. Thus, because a broad area is indicated for residential development on a plan map it in no way is meant to imply that the entire acreage should be developed, but rather in most cases, that clustered development somewhere within that broad area would be considered consistent with the Comprehensive Development Plan.

The land use plan is long-range oriented and functions as a general guide to future development. Any future changes in the zoning map and regulations as well as day-to-day land use changes should be reviewed in light of the proposals of the plan. The land use plan should not be considered an inflexible blueprint for development, and as circumstances and conditions change, the plan should be reviewed and updated to reflect current trends. The development of the plan represents the most important aspect of the planning program in terms of providing an overall guide for the future development of the County. The land use plan reflects the information derived from the many public meetings, the various background studies, and land development standards.

The following sections are brief summaries of the Plan concepts for the planning areas.

## **SECTION 1. SAN MIGUEL CANYON AREA**

Additional Low Density residential development (as defined in Objective 2.1 (2) above) may occur on privately owned land planned for residential purposes for which no preliminary development plan has been approved by the Board of County Commissioners.

New local service businesses and crafts industries shall be located in Sawpit, along Front Street in Placerville and on the southwest side of the intersection of State Highway 145 and State Highway 62 west of Placerville. Most public and semi-public uses - post office, cemetery, firehouse - can continue to be facilitated at existing locations.

### **Future Land Use Pattern**

The future land use pattern is not anticipated to differ substantially from the existing land use pattern. A park, recreational facilities, and perhaps a school, should be located as centrally to all canyon residential areas as possible.

**SECTION 2. WRIGHT'S MESA AREA**

AMENDED FEBRUARY 13, 2008

**See page 45**

**SECTION 3. TELLURIDE REGIONAL AREA**

REPEALED AND RE-ENACTED

AS

TELLURIDE REGIONAL AREA MASTER PLAN

ADOPTED JULY 12, 1989

AMENDED DECEMBER 18, 2006

**See Page 46 for Complete Plan**

#### **SECTION 4. TELLURIDE/OPHIR HIGH COUNTRY AREA**

It is important to preserve and protect the alpine and other high country areas in the upper San Miguel watershed for their historic, scenic, aesthetic and rural landscapes and recreational amenities. These alpine areas are relatively undeveloped and include backcountry basins and scenic hillsides. The land in these alpine areas is typified by lack of maintained and improved roads, lack of winter plowing, little or no utilities or infrastructure and very limited or sparse development. Characteristics that may be present include sensitive environmental areas (i.e. wetlands, steep slopes, sub alpine forest, wildflowers or tundra), historic mining remnants, high ridges and alpine peaks, and other areas that provide scenic views. Development in many of these areas can be difficult due to elevation, limited access, steep terrain and other site constraints and create undue adverse impacts on visual and recreational resources. Therefore, it is important to discourage development in areas that would result in demand for public services beyond what is currently provided.

These lands hold many historic, cultural and natural resources including numerous mining sites, mining camps, and prospector trails that represent the historic mining past of these areas. As seen from the towns of Telluride, Mountain Village, and Ophir, these areas represent historic landscapes, which are essential to the scenic views that contribute to each town's individual identity and economy. Development in backcountry basins and on scenic hillsides should be limited and/or mitigated and historic access methods should be preserved as a means of maintaining the area's existing historic character.

Because of the tourist-based economy of the eastern portion of San Miguel County, these areas provide a significant economic benefit to the County as they include scenic jeep trails that support the jeeping industry in Telluride, Ophir, Ouray and Silverton, as well as important recreational opportunities for mountain biking, back country skiing, wildflower and wildlife viewing and hiking. These roads also have provided important public access to public lands.

The rough and unimproved 4-wheel drive character of these roads is essential to maintaining their recreational functions. Road improvements to ensure year round access, fire and police protection, and school bus and ambulance access for residential dwellings would detract from the historic character and recreational purposes of such roads. Therefore, residential dwellings accessed by these roads should be built with the understanding that the existing level of public service shall not be increased. Persons interested in owning land with ready access to public services and facilities are advised to seek out the more developed areas of the County.

Protection of the natural resources of the upper San Miguel River watershed is paramount. Wildflower viewing is a popular pastime that can be impacted by the invasion of noxious weeds and the scarring of hillsides. Limitations on new development and roads help prevent the invasion of noxious weeds and the visual scarring of hillsides thereby preventing pollution of waterways at the headwaters of the San Miguel River and protecting community drinking water supplies. Limiting impervious surfaces decreases erosion caused by run-off thereby preventing pollution of waterways at the headwaters of the San Miguel River and protecting community drinking water supplies.

## **SECTION 5. REMAINDER OF THE COUNTY**

The Comprehensive Development Plan for the remainder of the County is fairly general in nature and emphasizes the West End of the County where the impacts of mining are being felt.

There are three different commercial areas proposed in the Plan, located where such use exists at this time and where adjacent housing is expected to develop. It is expected that the commercial areas at Slick Rock and Dry Creek Basin would continue to provide local trade and service, including gasoline service stations and needed construction or manufacturing areas, and that such an area will redevelop in Egnar along Highway 141. Most commercial services will continue to be provided in larger communities outside the area, however. Although not delineated on the Plan, it is expected that isolated lodging or tourist facilities may develop in other parts of the County; these should be considered on their individual merits as proposed.

Small concentrations of residential development are proposed in each of the small established community areas - Ophir, Egnar, Dry Creek Basin, and Slick Rock.

Construction of residences is expected in existing subdivisions on the mesas in the eastern part of the County, but this Plan does not foresee further subdivision on the mesa areas.

It is expected that much of any new housing for mining in the West End of the County will be provided as mobile home development located in existing communities or at the site of major mine or mill developments.

Public services such as fire protection, health services, police protection, domestic water supply and local parks, are inadequate or non-existent in the remainder of the County. The best solution for some of these services has been, and will continue to be, cooperative agreements with facilities and services available in Dolores County or even San Juan County, Utah. However, this Plan recommends that further studies be conducted to determine if centralized domestic water can be provided in Egnar and Dry Creek Basin. Residential and commercial/industrial development Countywide depends on provision by the developer of basic utilities and facilities.

The Plan recommendations for agriculture County-wide coincide with those made by the Wright's Mesa Area: preservation of prime agriculture lands in the County by locating new development on non-productive lands; development of water resources where that will not radically alter the natural environment; preservation of the summer grazing necessary to ranching by locating intensive recreation use in areas which will not conflict with grazing permits on public lands.

Outdoor recreation opportunities are one of the major assets of the county and yet developed facilities are inadequate, even at present, to handle the influx of summer tourists and fall hunters.

Although most of the lands impacted in this manner are public lands managed by the State Division of Wildlife, the U.S. Forest Service and Bureau of Land Management, this Plan includes one major recommendation to these agencies in their planning. The Plan recommends that additional camping and picnic areas be developed and maintained especially along Highways 145 and 62 and in the San Miguel Canyon and Ilium areas near Telluride. The

impacts of uncontrolled camping along the San Miguel River during peak summer periods are already a problem to be considered.

### **ARTICLE III. CONCLUSION**

These two elements of the Comprehensive Development Plan for San Miguel County - Goals, Objectives and Policies and the Conceptual Land Use Maps - are intended to be workable guidelines for future decisions by public and private entities about the physical development of the County. They are intended to aid in ensuring the integrity of existing communities while accommodating growth, to aid in preserving and developing the resource base of the County to provide stable economic development and to help preserve the physical characteristics and "sense of place" which make our County a unique and valuable region. Following is a short section on how these elements of the Comprehensive Development Plan can be implemented.

## **ARTICLE IV. IMPLEMENTATION PROCEDURES**

While the master plan, through its written policies, goals and objectives and conceptual maps provides the general framework for future physical, social and economic development, it does not in itself provide the mechanics to accomplish the task of meeting policies, goals and objectives. Thus, other methods of implementing the "plan" must be developed and used.

### **SECTION 1. LEGAL PROVISIONS**

Traditionally, the legal tools to implement land use plans have included zoning and subdivision regulations.

The zoning regulations and maps provide the means of implementing not only the use of land but also the height, bulk, floor area and yard requirements.

The second legal provision of the Plan is the subdivision regulations that assist in establishing the quality of development. The planning procedures, outlined for the regulations, provide the County Planning Commission with additional power to coordinate and enforce the proper installation of streets and thoroughfares, public utilities, and open space in accordance with the Comprehensive Development Plan. It is recommended that subdivision regulations be developed by the Towns of Norwood and Telluride to provide the towns with better control and standards for new development within or adjacent to their boundaries.

While the present subdivision regulations have served the County well, it is recommended that they be rewritten or perhaps combined into a County Land Use Code in order to make them easier to use and to administer. It is further recommended that the County Zoning Resolution be completely revised and rewritten to reflect actual and proposed land uses and the goals of the Comprehensive Development Plan.

A possible third legal provision is the concept of Transferable Development Rights. Under such a concept, all land is granted development rights based on a standard formula. The TDR concept is being analyzed by the County Planning Commission to see if it would be useful in San Miguel County.

Other means of implementation which should be studied in detail for the appropriateness to all or portions of San Miguel County are as follows:

- (1) County-wide, or portion of County, Housing Authority.
- (2) View corridor and scenic vista regulations (a detailed inventory and investigation will have to be conducted in this regard).
- (3) Changes in certain State legislation such as utilization of assessment techniques to promote better land use planning; and changes in certain laws relative to value of land, i.e. Colorado inheritance laws use highest and best use of land for valuation purposes.

(4) Establishment of special taxing districts to provide special services such as some utilities and facilities and recreation and cultural needs.

(5) Special permit procedure for the purpose of preserving natural resources and controlling development in physically dangerous areas.

(6) Strict investigation of need in areas where local, state or federal approvals and permits or licenses are required, such as liquor licensing and permitting of special events, etc. The impacts on the community should be given substantial investigation in terms of the short-range and long-range needs.

## **SECTION 2. FINANCING**

The Capital Improvements Program is one of the most effective means of implementing the public improvements outlined in the Comprehensive Development Plan. The program applies sound business procedures to government financing whereby cost estimates and priorities established for the various local improvements based on the fiscal capacity of the community. The initial budget period covers six years and each year, prior to the preparation of the annual budget, the program is revised, updated and advanced an additional year by the County Planning Commission and the Board of County Commissioners thereby providing a continuous six-year program. Based upon the Comprehensive Development Plan as approved and adopted by the County Planning Commission, the Capital Improvements Program will be developed and presented in a separate report.

## **SECTION 3. COMMUNITY PARTICIPATION**

Without the support and understanding of the planning concepts by the residents of the County, the Comprehensive Development Plan has only limited effectiveness. The involvement of various groups and organizations as well as individuals is most essential during the implementation of the legal provisions and the financing phases of the program.

## **SECTION 4. FIRST STAGE IMPLEMENTATION PROCESS**

It is the recommendation of this Plan, that large land tract holdings should be master planned and developed as a single unit or entity. Certainly, the overall development of the Telluride Regional Area can be more successfully completed by the coordinated development on the large tracts surrounding the town of Telluride.

Flexibility in the Plan is extremely important so long as the overall concepts and goals of the Plan are maintained in any future zoning or rezoning situations. For instance, if any large scale development plan is proposed which may provide recreational, commercial or residential land uses designed to further enhance and strengthen the year-round resort economy of the County, such plans should be given careful consideration by the County Planning Commission and the Board of County Commissioners.

In regard to the task of amending the zoning resolution and existing zoning to reflect the master plan, it is recommended that the county and private enterprise use a one or two year "no action" period to afford everyone the opportunity to amicably amend the zoning regulations by the development of workable zoning classifications and maps. It is recommended that during this time period no building permits will be issued on land which is presently zoned for uses not in conformance with this Plan, and at the same time, the zoning classifications will not be altered by official action of the County. It is the stated intent that during or after such period fair solutions involving zoning and rezoning which will implement the concepts of this Plan should be reached.

## MAP WRIGHT'S MESA AREA

MAP WEST END AREA

MAP TELLURIDE/OPHIR HIGH COUNTRY AREA

**WRIGHT'S MESA MASTER PLAN AREA**

Amended February 13, 2008

**TELLURIDE REGIONAL AREA MASTER PLAN**

(Adopted July 12, 1989)

(Amended through December 18, 2006)

