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ELBERT COUNTY

MASTER PLAN

We Envision A Community...

ELBERT COUNTY MASTER PLAN

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Kiowa, Colorado

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I. INTRODUCTION

PURPOSE OF THE MASTER PLAN

A Master Plan is an extremely important document for a progressive community such as Elbert County. A community that wants to "move ahead" must know where it is headed and what it wants to become. If private developers, public regulatory agencies, and individual citizens are moving in different directions, it is unlikely that the community's goals will ever be recognized.

The purpose of a Master Plan is to bring the community together to identify broad-based development goals and devise a coordinated program of public and private actions necessary to achieve those goals. Once adopted, the Master Plan is intended to guide development by evaluating physical elements such as housing, transportation, open space, recreation, infrastructure, and community facilities, along with socio-economic development, based on input from County residents. For each element, the County must use the Master Plan to assess its existing conditions and project future needs in order to determine the best strategy for implementation.

For existing residents, the Master Plan is intended to encourage stability by recognizing development trends and recommending solutions to overcome perceived problems. For a land developer or future resident, the Master Plan is a valuable source of information about the community, and how the community envisions the way future growth should occur.

LEGAL AUTHORITY OF THE MASTER PLAN

A Master Plan is an official public document adopted by a County's Planning Commission that outlines how the County should develop. In the State of Colorado, it is the duty of the County Planning Commission to make and adopt a "Master Plan" for the unincorporated territory of the County, Section 30-28-106(1). C.R.S.

Pursuant to Section 30-28-107, C.R.S., a County Master Plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the County or region which, in accordance with present and future needs and resources. It will best promote the health, safety, values, order, convenience, prosperity, or general welfare of the inhabitants, as well as efficiency and economy in the process of development, including such distribution of population and of the uses of land for urbanization, trade, industry, habitation, recreation, agricultural, economic, forestry, and other purposes. Also it will tend to create conditions favorable to health, safety, energy conservation, transportation, prosperity, civic activities, and recreation, educational, and cultural opportunities. It will tend to reduce the wastes of physical, financial, or human resources which result from either excessive congestion or excessive scattering of population; and will tend toward an efficient and economic utilization, conservation, and production of supply of food and water and of drainage, sanitary, and other facilities and resources.

Pursuant to Section 30-28-108, C.R.S.. a Planning Commission may amend, extend, or add to the plan or carry out any part of it into greater detail from time to time.

Once adopted, the Plan should be used by public and private agencies as the basis for the formulation or amendment of local land use regulation, the coordination of public facility and infrastructure development, and the coordination of private development decisions with the community development objectives.

The adoption of the Master Plan leads to a review of the community's land-use regulations, including zoning regulations and maps, subdivision regulations, building codes, and other public improvement programs. These regulations should be consistent with the policies and goals outlined in the Master Plan, and should be considered as tools of implementation.

THE PLANNING PROCESS

The development of the Master Plan for Elbert County has been formulated as a result of numerous workshop discussions between the County-wide Steering Committee, the County Planning Department, consultants, and interested citizens, to reassess the development policies of the County. The charge of the Steering Committee was to examine issues, goals and opportunities, and to develop a living Vision Statement for the County. From the Vision Statement, more detailed goals, policies and objectives could be identified to establish principles, by consensus, to guide the future development of the County.

The Steering Committee reviewed the existing Growth Management Plan in conjunction with current data relating to existing conditions and future trends in order to make recommendations to be incorporated into the Master Plan. It is important to consider future planning of County development in a comprehensive manner. Some implementation tools are provided in this document, while more tools can be developed in the future.

Based on the analysis of existing conditions, the Steering Committee was able to focus on more detailed issues while maintaining a global view of the County's overall objectives. The process has involved a step-by-step approach of developing initial policies and objectives based upon the issues raised at five workshops. From these policies, specific land-use planning goals and polices have been formulated.

It has been stressed by the Steering Committee that the final document should serve as a guide to help elected officials, as well as the Staff, review new development proposals.

Over time, the needs of the community will change as Elbert County develops. As a result, a Master Plan should be flexible enough to accommodate changes in public attitude, technology, new approaches to land use planning, economics, and legislative policy. As these changes occur, updates to the existing Plan are necessary In order to accurately reflect the needs of the community.

Elbert County recognizes the need to welcome and accommodate Economic Development. By a resolution adopted on January 24, 2002, the Elbert County Planning Commission requested the Elbert County Development Council to form a committee to prepare the necessary changes to the Master Plan to address non-residential growth issues that were not included in the Master Plan of November 1996.

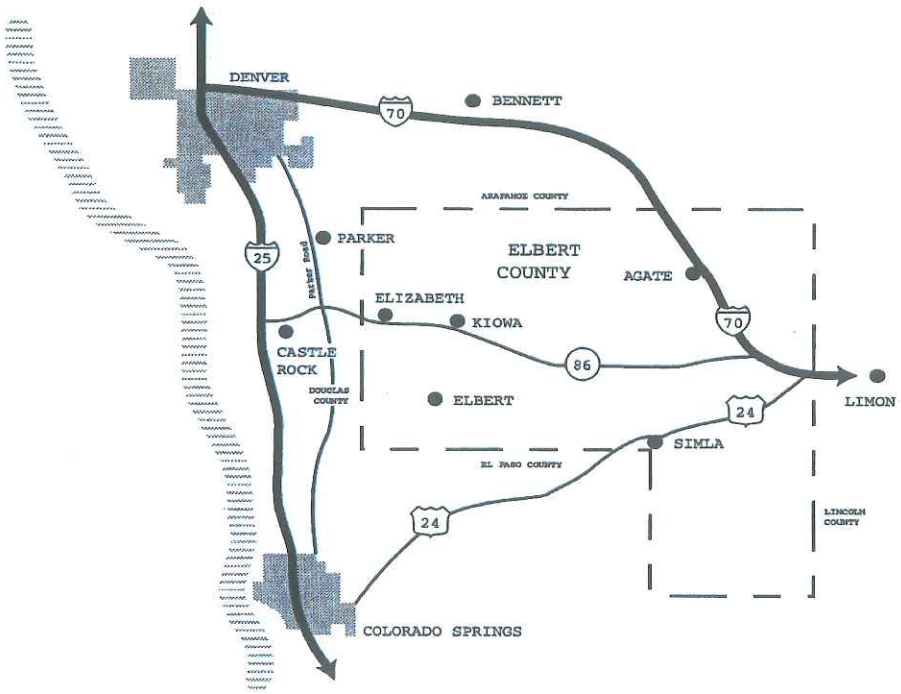
NOTE: Portions of this section are from Principles of Planning. Colorado Chapter of the American Planning Association {APAI. May 1989.

II. EXISTING CONDITIONS

REGIONAL CONTEXT

Elbert County is located approximately 41 miles southeast of Denver on the eastern slope of the Rocky Mountains. The County is bordered by the growing Front Range Counties of Arapahoe (North), Douglas (West), El Paso (South) and Lincoln (East).

Elbert County marks the end of the front range and the beginning of high plain grasslands. The western portion of the County is comprised of rolling hills with pockets of ponderosa pine woodlands and outcropping rock formations. Towards the east, the land flattens and the grasslands associated with the high plains begin.



REGIONAL CONTEXT

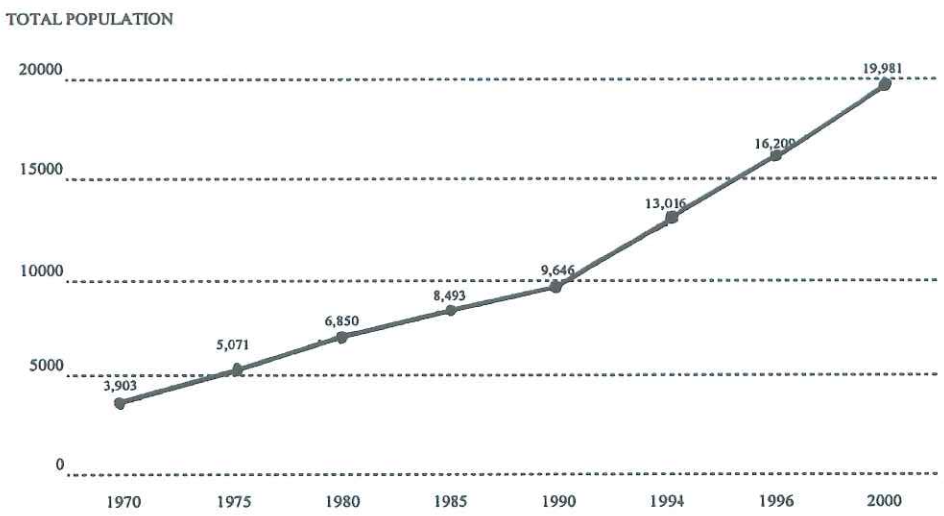
GROWTH TRENDS

Elbert County's proximity and access to the Denver and Colorado Springs metropolitan areas have brought about increasing growth pressures to the western portions of the County. This growth is manifested in the development of numerous rural subdivisions. At the same time, diverse economic development to support these new areas have failed to keep pace. As a result, the bulk of the residents must leave the County for employment opportunities, and goods and services.

One of the purposes of a Master Plan is to provide the County with information related to past growth trends in order to determine how and where future growth and economic development should occur. The primary indicators of future growth are population and economic trends.

POPULATION TRENDS: As illustrated in the following chart, Elbert County's population has steadily increased since 1970. Between 1970 and 1985, the County's population more than doubled, from

4,000 to approximately 8,500 residents. Between 1985 and 1996, the population increased from 8,500 to over 16,200. The 2000 Census counted a population of 19,981citizens.



POPULATION GROWTH Source: U.S. Bureau of Census

Although the County's population has been steady in the past, recent projections predict a significant increase in the rate of growth. Based on current figures, Elbert County is expected to grow to an estimated population of more than 25,645 by the year 2005.

The growth in the western portions of the County has left the County less than prepared to meet the associated problems. While attempting to maintain a high quality of life and to nurture an environment where people work together to plan and build a livable community, the County finds itself in the position of trying to meet the needs of two distinct geographic and demographic regions.

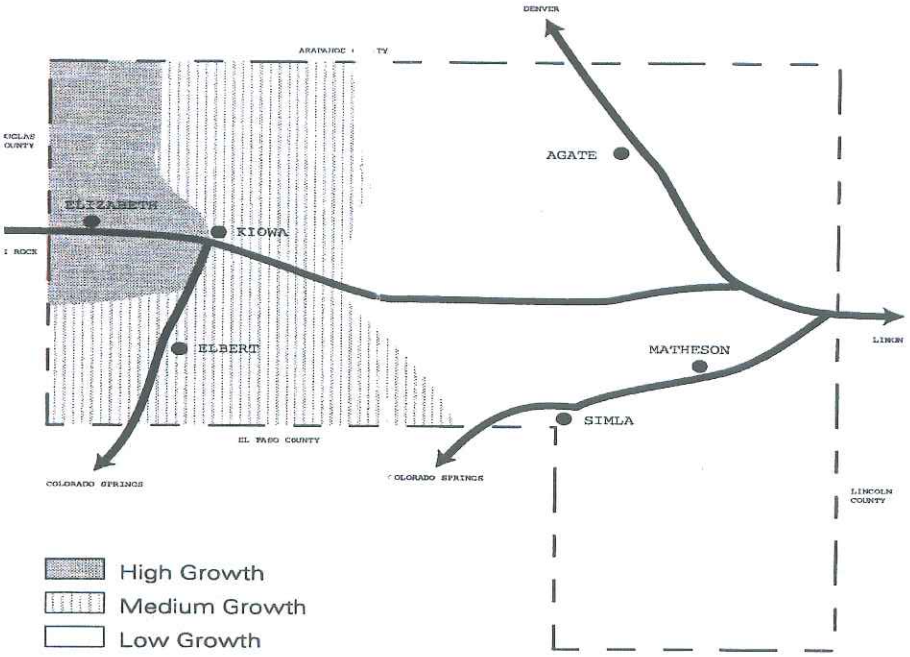
ECONOMIC CONDITIONS: In addition to growth, economic development of the county has a great impact on existing quality of life, as well as the potential for future development. Economic conditions in Elbert County reflect those of most Colorado rural counties. There are few manufacturing or industrial enterprises within the County's borders. The vast majority of business are owned and operated by local citizens. The scope of these business ventures is limited, providing only basic needs to most residents which include food stores, restaurants, banks, limited medical and dental facilities, limited retail clothing stores, convenience stores, and farm and ranching supplies. To adequately plan for future development, economic conditions must be considered and carefully coordinated with master planning efforts.

The 2001 assessed property valuations total $1.66 billion. Consistent with population trends and the lack of economic development, only .22 billion is from non-residential assessments.

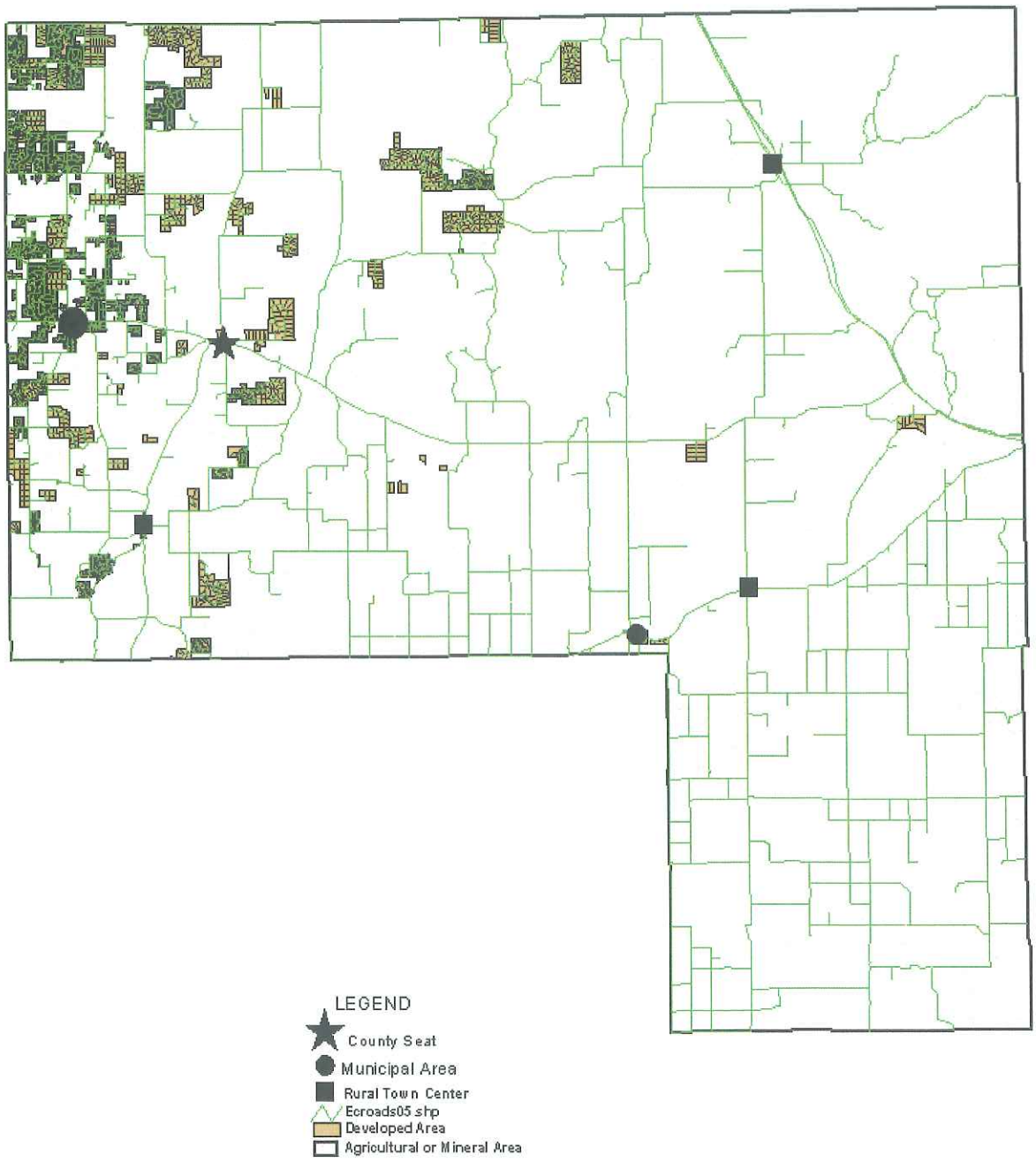
Economic development efficiently located and effectively directed will ensure economic balance between business, residential development, and the agriculture character in the County. Elbert County is now an ideal location for economic development because of the recent designation of I-70 as a portion of the federally mandated Port to Plains Highway and its proximity to DIA.

DEVELOPMENT PATTERNS: As illustrated by the Elbert County Development Map, the bulk of Elbert County is rural in nature and consists of large tracts of farming and ranching lands. The western third of the County is experiencing growth pressure from the Denver metropolitan area with the development of

development of rural subdivisions. There are six towns in the County, all of which are located on major transportation corridors. Three of these towns are incorporated: Elizabeth, Kiowa and Simla. These towns provide minimum public services and basic supply requirements to County citizens. The town of Kiowa is the County seat. (see "Existing Growth" map)



EXISTING GROWTH IN ELBERT COUNTY

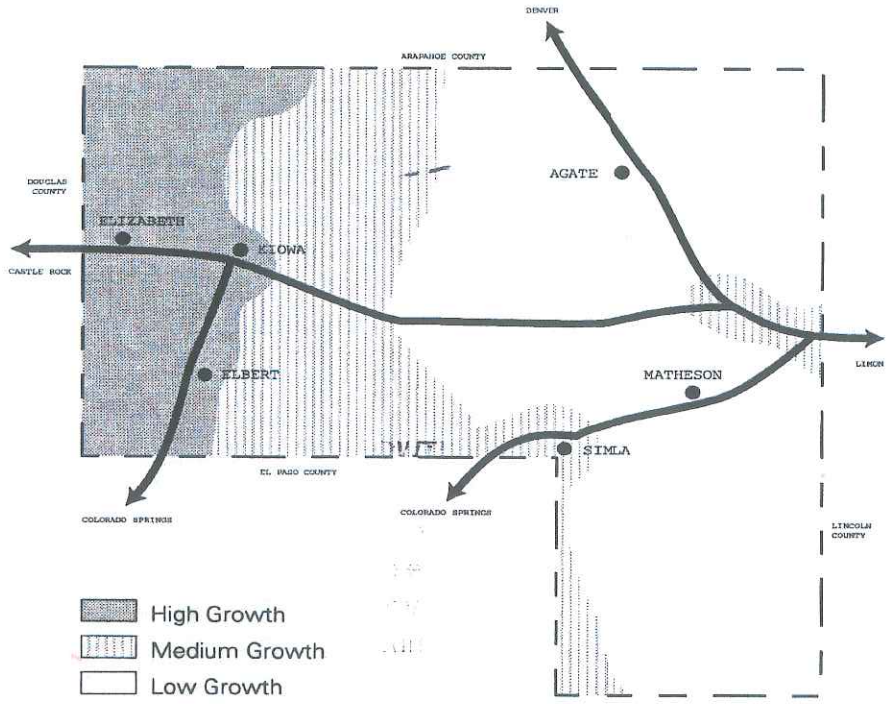


ELBERT COUNTY EXISTING DEVELOPMENT MAP

The preceding "Existing Development" map illustrates the locations of existing subdivisions in Elbert County. As the map shows, the overwhelming majority of development is centered around Elizabeth and Kiowa in the western portion of the County, primarily along existing roads and drainages.

Due to the County's location and accessibility to the rapidly growing Denver metropolitan region, it has been experiencing significant growth pressure. The towns of Elizabeth and Kiowa have experienced growth within their boundaries and through annexations. As growth expands eastward into Elbert County other town centers will feel the pressure. Before problems arise as a result of this growth, (i.e. infrastructure, water supply, rural character, etc.) steps must be taken to preserve quality of life. Future residential growth is projected to occur primarily along the western border of the County, adjacent to Douglas County. Due to recent south-metropolitan growth, primarily around Parker and Castle Rock, extensive services are now available along the 1-25 corridor. As a result, homeowners with a desire for larger lots and rural atmosphere are starting to look toward Elbert County as an alternative (see "Projected Growth" map).

Increasing population requires the availability of improved services and economic development. The local creation of employment centers will reduce the need for travel in and out of the County and will help enlarge the tax base such that County government may provide improved roads and other services.



PROJECTED GROWTH AREAS OF ELBERT COUNTY

Additional growth along major transportation corridors is also projected for the area along 1-70 in the northeast portion of the County. Although 1-70 is currently in an area of low growth, there is potential for adjacent economic development. Close proximity to DIA will also encourage residential and economic development in this area.

Another potential for future growth stems out of development in smaller adjacent communities. The proximity of Colorado Springs to the southwest of Elbert County is likely to promote growth opportunities similar to those occurring along the western border. A comparable situation may develop along the eastern border due to the influence of a growing population in Limon, located in Lincoln County.

COMMUNITY SERVICES

SCHOOLS: Elbert County, like all counties in Colorado, is facing a "crisis" in school funding. Legislative initiatives, economic trends, and increased student populations have negatively impacted school finances. The County government, school district administration, and parent, teacher, and student associations must work together to find new and innovative approaches to offset reduced revenues.

There are 10 school districts servicing the County. Some of these districts are losing students and are underutilized while, others are overcrowded. School populations are increasing at a faster rate than districts can effectively manage.

Although the majority of the school districts in the County are operating at below capacity, there are three school districts which are at or over capacity. These are: Elizabeth, Calhan, and Douglas. The most serious overcrowding is occurring in the Elizabeth School District, which is a result of the increased growth occurring in the northwest portion of the County. The Elizabeth School District is working to overcome this overcrowding and provide viable solutions to meet resident's needs.

FIRE PROTECTION: There are four fire districts and four fire departments in the County, Elbert, Elizabeth, Kiowa and Rattlesnake have fire districts and Simla, Agate North Central and Deer Trail have fire departments. These fire districts and fire departments serve the majority of the populated areas of Elbert County. The major problem with fire protection occurs in the rural areas where fire protection and suppression capabilities are minimal. The County has adopted the current version of the Uniform Fire Code (UFC). Additional, adoption of the UFC requires that all buildings must meet code to further protect occupants and reduce fire risks.

POLICE: The Elbert County Sheriff's department serves approximately 1,865 square miles and a population in excess of 20,000 citizens. There are deputies in Simla and Elizabeth with headquarters and detention facilities located in the Justice Center in Kiowa. Elizabeth has its own police department which works closely with the County Sheriff's Department. The Town of Simla also has a police officer. The inability to adequately cover the vast area and distances found in the County is the major problem facing the Sheriff's Department.

HEALTH CARE PROVIDERS: The rural nature of Elbert County has precluded the development of large scale health care facilities. In recent years, limited dental and medical health care resources have become available within the County. However, the bulk of care is given in surrounding urban areas such as Parker, Castle Rock, Colorado Springs, and Denver. As the population of the County increases, it can be expected that the availability of local health care resources will increase to meet these new demands.

PARKS AND RECREATION: In the past, the rural nature of the County has negated the necessity of major investment by the County for recreational facilities. Only small-scale recreational areas have been developed near the County fair grounds and In some of the towns. The area around Elizabeth has a Parks and Recreation District.

A Constitutional Amendment to the State Constitution making all Lottery Funds (Go Colorado) available exclusively for Parks and Recreation makes it imperative that the County begin long-range planning for the development of recreational facilities for citizens.

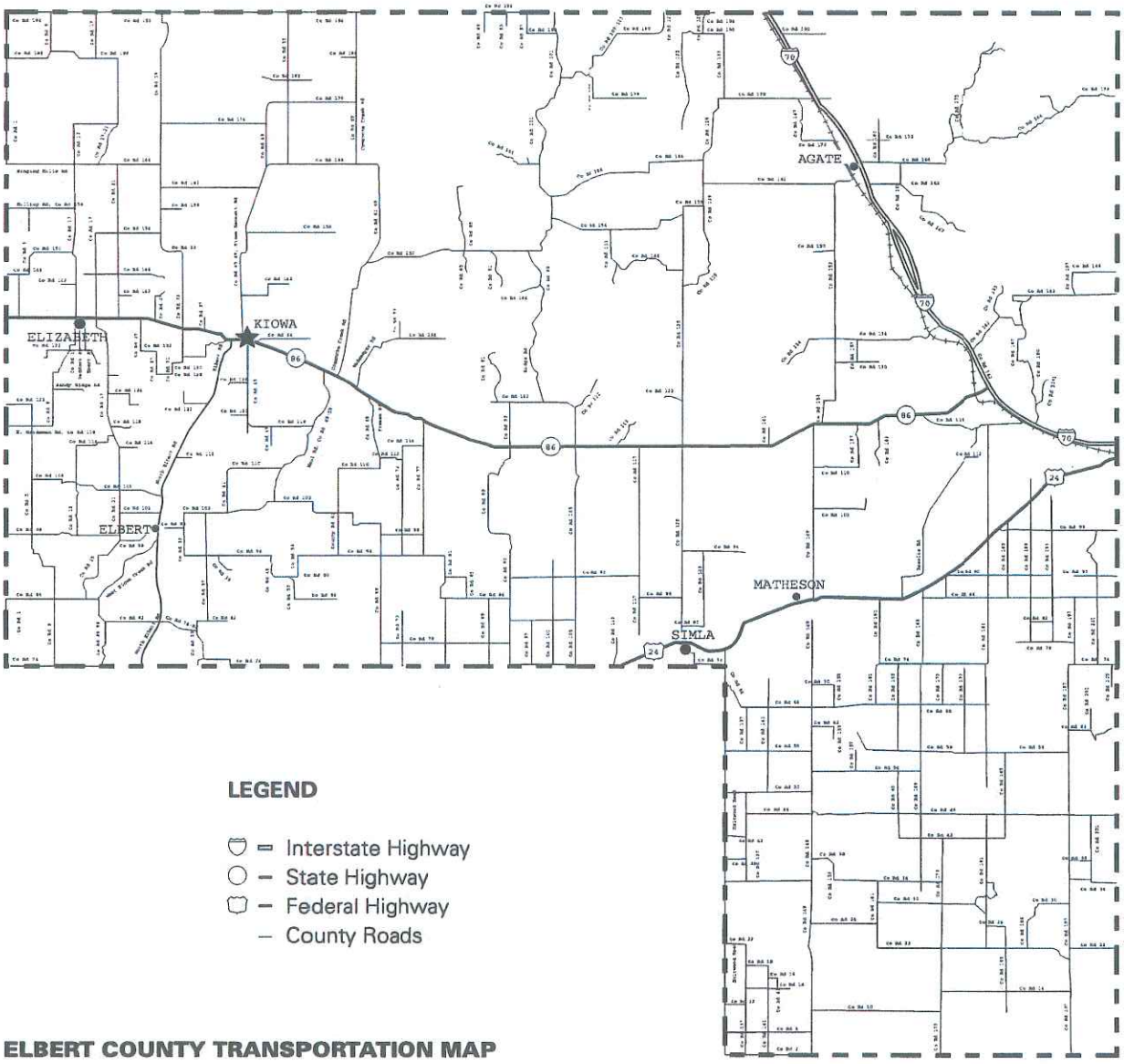
TRANSPORTATION: The major east-west corridor through Elbert County is Colorado Highway 86. This State Highway provides a cross-sectional view of the geographical variety in the County, while acting as the main thoroughfare to the County's two largest population centers, Elizabeth and Kiowa. As a result, this corridor also has the largest concentration of services that would support commercial and industrial developments. However, the greatest potential for service development will occur in the western portion of the County as a result of growth pressures from neighboring communities in Douglas County.

Bisecting the northeastern portion of the County is Interstate 70 (I-70), the primary east-west connection through Colorado. Growth in Limon to the east of Elbert County and the resulting increase in traffic to Denver could result in development opportunities along the 1-70 corridor, (see "Transportation Map" on page 12)

SOLID WASTE: Elbert County, like all of the Denver metropolitan area, faces increasing problems associated with the disposal of solid waste. As the County encourages and promotes economic development, an ever increasing volume of solid waste must be disposed of in a responsible manner. The increase in the use of disposable packaging and consumer goods will account for the bulk of the increasing volume of solid waste produced by County residents. With the advent of more complex chemical compounds available to the average consumer, domestic refuse has become more toxic and complex to process and dispose of in a safe and efficient manner. Currently, there are very few waste disposal sites for use by County residents.

The Denver metropolitan area continues to sprawl eastward, and existing disposal sites are either reaching capacity or are failing to meet Federal EPA standards for solid and hazardous waste disposal. This situation will place increasing pressure to open regional waste disposal sites away from major population centers in areas such as Elbert County. The County must plan to meet the requirements for both local and regional waste disposal sites, including the potential for hazardous, toxic, and infectious medical waste disposal. Included in this plan should be considerations for area compatibility, water and soil contamination, visual and aesthetic impact, economic impact and future expansion.

WASTE WATER TREATMENT: The primary method for waste water treatment in the County is individual septic systems. There are currently only four waste water treatment facilities which are located in the towns of Elizabeth, Kiowa, Elbert and Simla. The potential for ground water contamination grows each year as more and more septic systems are brought on line. With the influx of additional population and the resulting development, the potential for increased water contamination is a real possibility.



LEGEND

- Interstate Highway
- State Highway
- Federal Highway
- County Roads

ELBERT COUNTY TRANSPORTATION MAP

ENVIRONMENTAL CONDITIONS

SOILS AND VEGETATION: Elbert County has within its borders a myriad of soils ranging from heavy clay, such as bentonite, to sandy well drained soils often found in flood plains and other riparian areas. Much of the land is used for agricultural pursuits and has been improved throughout the years. In areas where the natural ground surface remains undisturbed, the soils support a delicate high plains vegetation. Once disturbed, these soils are prone to severe erosion from both wind and water.

The natural vegetation within the County consists of native high plains drought resistant grass, plants and shrubs. The bulk of the grasses are sod-forming perennial grasses such as buffalo grass and blue grama. Annual grasses such as wheat grass, fescue, and side oats grama can be found among the annual grasses. There are large pockets of ponderosa pine forest lands in the western part of the County.

The eastern portion of the County is less rolling with sandy soils and many cool-season grasses making it ideal for agriculture. A fairly large portion of this part of the County contains known mineral resource deposits. Coal and major oil extraction areas have been identified and, in some cases, developed.

Recently, several varieties of noxious plants have infected the County. Among the more persistent and difficult to control are bindweed, thistles, knapweed, and Leafy Spurge. The most troublesome, and potentially the most destructive of these is Leafy Spurge. Leafy Spurge is a tough herbicide resistant weed that can, over a relatively short period of time, choke out all natural and desirable plant life. In other areas of the western United States where Leafy Spurge has gotten a foothold, large tracts of land have been abandoned due to lack of effective control methods.

WATER SUPPLY AND QUALITY: The major sources of water throughout Elbert County are underground aquifers. There are four major aquifers beneath the County, these are: Dawson; Denver; Arapahoe; and Laramie-Fox Hills. At the present time these water sources are sufficient to meet the needs of the County. As large-scale urban growth continues in the north and west of the County, there will be increasing demand on these aquifers. Economic development outside of these areas is encouraged.

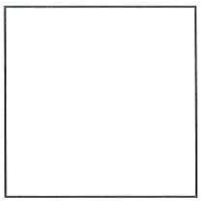
It has come to the attention of the Colorado State Division of Water Resources that an area in Elbert County has the potential for producing dry water wells or wells that have very limited water production capability. The Division of Water Resources may require well tests prior to development in this area based upon water supplies from the Lower Dawson Aquifer, (see "Environmental Constraints Map" on page 15)

Water quality currently is considered to be good, but the potential for contamination increases in direct proportion to the growth found in the Denver-basin aquifer area. Land-fill pollution, industrial pollution, agricultural pollution, and individual septic systems all have the potential to damage water supplies in Elbert County.

AIR QUALITY: The air quality in Elbert County is considered currently to be very good. This is due in large part to the low population density and lack of population concentrations such as those found in the Denver metropolitan area. There is air quality degradation In the County during the winter months when the air inversion over Denver is "deep" and remains over a lengthy period. These conditions force the poor air out of the Denver basin in all directions away from the Front Range, including Elbert County.

WILDLIFE HABITAT: The rural nature of Elbert County offers a diverse and varied natural environment for various species of wildlife. The western portion of the County is dotted with woodlands, steep rocky slopes, and high plains grasslands. There are several "runoff" creeks and drainages offering diverse riparian habitat. Several species of wildlife ranging from rabbits and raccoons to deer and elk, as well as numerous bird populations can be found throughout the area.

The eastern portion of the County is less rolling with sandy soils and many cool-season grasses making it ideal for agriculture. Although this area has a high economic potential for the County due to its proximity to the Denver metropolitan area and its rich mineral resources, it is also the "home" of several diverse species of birds and wildlife. Elbert County is unique in that increasing development pressures from Denver and Colorado Springs offers residents of all species a relatively unspoiled rural environment in which to live. Yet, there has never been a land and wildlife resource inventory to identify and designate areas in need of special protection from encroaching development.



III. VISION

INTRODUCTION

The goals and policies of Elbert County are derived from the concerns and needs of County residents. These goals and policies directly reflect those issues deemed most important by local citizens and officials for the Master Plan.

This section provides an overall framework from which more detailed goals and policies are derived. This framework is established by the County's Vision Statement, which sets the tone for future development. Although the Vision Statement addresses only broad issues, it conveys the citizen's values and conditions for an ideal community.

VISION STATEMENT

As a result of numerous workshops, the Steering Committee developed the following vision for future development within Elbert County;

> ***"We envision a community in which our small town rural values and agricultural heritage are preserved and respected; where children can be raised safely and where quality education is available; a place where diverse employment opportunities exist; where a harmonious balance is achieved among agriculture, open space, recreation, commerce, industry, and residential development; where new development pays its own way. We envision Elbert County as a place where the natural resources and environment are preserved, where individual private property rights are appreciated and respected; and where the County and towns work in concert towards common goals. Finally, we envision a community where agriculture, commerce and industry are encouraged; and by carefully planned and managed growth, quality of life is held in the highest regard."***

IV. GOALS AND POLICIES OVERVIEW

Based on the overall values of Elbert County, outlined in the Vision Statement, specific goals and policies were developed. These goals and policies were divided into four sections: General Policies, Land Use, Community Resources, and Natural Resources.

General Policies are intended to identify key issues and concerns of the citizens common to all other goals and policies which are detailed in the three remaining sections of the document.

Land Use goals and policies build on the General Policies by providing direction for locating new development.

Community Resources goals and policies address the need to provide the citizens of Elbert County with the necessary infrastructure for a quality living environment.

Economic Development goals and policies demonstrate the County's willingness to ensure the fiscal well being of the County through the encouragement of activities such as manufacturing, distribution, agriculture, wholesale or retail trade.

Natural Resources goals and policies proclaim the County's desire to preserve and protect the natural environment.

The goals and policies associated with these categories were developed through a series of workshops with the Steering Committee, Economic Development Commission, Planning Department, Consultants, and concerned citizen's of Elbert County. Members of the Steering Committee were given goals and policies from the existing Growth Management Plan, as well as additional policies adopted by similar communities.

V. GENERAL POLICIES

INTRODUCTION

Based on the Vision Statement, General Policies were developed which begin to express the citizen's desired actions to achieve their vision. General Policies are intended to identify key issues and concerns of the citizens, established by the Vision Statement, which are then addressed by more specific goals and policies throughout the rest of the Master Plan. While "goals" identify the desired outcome the County is striving to attain, "policies" determine a course of action for the County to use in guiding new development and land use to meet the desired goals.

GENERAL POLICIES

The following General Policies were established by the Steering Committee:

1. *Consistency with the Master Plan is considered a fundamental criterion for land-use approval by the Planning Commission and the Board of County Commissioners. Any zoning or development proposal not in compliance with this Plan must apply for a Master Plan amendment.*
2. *New development shall be directed toward existing municipalities, employment centers, rural town centers and rural subdivisions. Improvement of existing communities and neighborhood facilities in these areas shall be encouraged.*
3. *From the onset of development, new development shall pay its own way so that existing residents are not subsidizing the costs associated with new development through higher taxes or decreased levels of service. New development shall be required to demonstrate that necessary on and off-site infrastructure can be provided. Bonding or other security instruments for necessary improvements may be required by the County.*
4. *To the extent that new development necessitates capital public improvements as a result of the impacts created by that development, the County shall require the developer to finance, in a timely fashion, construction of those capital improvements. This might include the construction of schools, parks, libraries and other needed public facilities. The County shall coordinate with the relevant special districts, authorities, and municipalities to determine the need for such facilities.*
5. *New development shall be subject to phasing restrictions based upon the capacity of schools, transportation systems and other public facilities and services.*
6. *New development is encouraged to locate in proximity to improved arterial roads or such roads shall be provided by the developer. These roads shall be paved, have adequate traffic carrying capacity and should not have serious adverse impacts on the existing roadway network.*
7. *Land dedications to mitigate development impacts shall include land for school sites, parks and open space, and other public uses. Where appropriate, the County shall allow cash-in-lieu of to meet these requirements.*
8. *The County shall require that public land dedications include adequate access, water and sewer service and facilities, and other utilities to serve the intended use.*

9. *The County shall require adequate land use buffers between potentially incompatible land uses. Environmentally and visually significant areas may serve as buffers between municipalities, economic development areas, rural town centers, and rural areas.*

10. *Development shall be directed away from significant ridge lines, mesas, riparian zones and other areas determined to be environmentally or visually sensitive, and shall adhere to County development guidelines.*

11. *The County shall pursue all available sources of revenue and resources required for economic development and the public safety and welfare of Elbert County citizens.*

12. *Development which incorporates multiple uses including commercial, business, educational, recreation and industry shall be encouraged.*

13. *Development which generates positive economic impacts to the County and minimize the extension of roads and services are encouraged.*

14. *Rural development shall adhere to County guidelines and regulations addressing environmental, social and economic impacts.*

15. *Economic development shall be located where arterial access, water and sewer service, and suitable topography exist or are included as part of the development plan.*

16. *Industrial uses shall be located so as to avoid conflicts with residential development, agricultural uses, wildlife areas and environmentally or visually sensitive areas. Where possible, new industrial development shall be located near existing municipalities and rural town centers. The County strongly discourages strip industrial development*

17. *The County encourages energy conservation strategies, energy-efficient design and renewable energy resources to be incorporated at all levels of development.*

VI. LAND USE

INTRODUCTION

Land use goals and policies apply to all Master Plan land use designations. Land use goals and policies, together with the goals, policies and maps associated with other sections of this document provide an overall framework to guide future land-use decisions.

The following goals and policies outline the results of Steering Committee workshops related to Elbert County's land use strategies. These goals and policies are divided into the following categories: Rural Subdivisions, Municipalities and Rural Town Centers, Environmental Constraints, Recreation and Open Space, Roads, and Water Conservation.

RURAL SUBDIVISIONS

Goal:

NEW DEVELOPMENT SHALL BE CLUSTERED IN ORDER TO CONSERVE LAND AND PRESERVE THE RURAL CHARACTER OF ELBERT COUNTY.

Policies:

1. *Proposed rural subdivisions shall preserve the most valuable agricultural lands, which are typically the more fertile bottom-lands and associated grasslands.*
2. *New developments which are defined as a New Community shall adhere to the Guidelines and Regulations for Areas and Activities of State Interest.*
3. *The County shall explore options, including financial incentives, to ensure the preservation of agricultural uses and areas.*
4. *The County shall encourage buffers between large-lot residential developments and other developments, which include Municipal Areas, Rural Town Centers, commercial, industrial and agricultural uses.*
5. *Septic systems shall be discouraged on lots 5 acres or less.*

Goal:

ENCOURAGE AGRICULTURAL LAND TO REMAIN IN PRODUCTIVE USE.

Policies:

6. *The County shall provide incentives for using such techniques as density transfers, tax incentives, agricultural and conservation easements, etc., for protecting agricultural areas from the encroachment and impacts of incompatible land uses.*
7. *When considering proposed new development, the County shall require the use of cluster planning and residential PUD'S in order to maximize agricultural preservation.*

Goal:

DEVELOPMENT WITHIN EXISTING PLATTED SUBDIVISIONS SHOULD BE ENCOURAGED BEFORE CONSIDERING NEW DEVELOPMENT PROPOSALS.

Policies:

8. *Before the County approves additional phases of a development, it must be demonstrated that previous phases are largely "built-out." This will be evaluated according to a percentage of individual lots sold, to be established by the County.*

MUNICIPALITIES AND RURAL TOWN CENTERS

Goal:

FUTURE DEVELOPMENT SHALL BE ENCOURAGED TO OCCUR IN AND AROUND EXISTING MUNICIPALITIES AND RURAL TOWN CENTERS.

Policies:

1. *The County shall encourage all governmental jurisdictions, including surrounding counties and existing municipalities, to be sensitive to existing unincorporated development and land uses in Elbert County by providing a transfer of densities and effective buffering for land uses adjacent to existing and planned development in unincorporated Elbert County.*
2. *Future growth shall be encouraged to concentrate where utilities, roads, and community services are available. If development is approved outside these areas, the developer shall be required to provide all infrastructure improvements, including any off-site facilities required to serve the site.*
3. *The County shall work closely with existing towns to help improve their ability to meet service-delivery demands, not only within their corporate or district limits, but also in areas annexable and/or within the service extension or future annexation area.*
4. *The County shall allow higher density development within each Rural Town Center's service and/or influence area.*
5. *The County shall work with municipalities to develop and implement Intergovernmental Agreements.*
6. *The County shall work to develop sub-area plans, where appropriate, throughout Elbert County, that reflects the desires and needs of the sub-area residents.*

ENVIRONMENTAL CONSTRAINTS

Goal:

ALL DEVELOPMENT, INCLUDING RESIDENTIAL, INDUSTRIAL, COMMERCIAL, AND PUBLIC UTILITIES, SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT IS SENSITIVE TO THE ENVIRONMENT.

Policies:

Environmental Suitability

1. *Environmentally and visually significant areas should serve as buffers between municipalities, rural town centers, and rural residential areas. The County shall require adequate buffers between potentially incompatible land uses.*
2. *All development and utility corridors shall be directed away from significant ridge lines, mesas, riparian zones, forests and other areas determined to be environmentally or visually sensitive.*
3. *Development shall be diverted toward areas with the least environmental constraints. Developments in areas of severe constraints are discouraged.*
4. *Developments shall be planned in a manner that minimize disturbances to the environment. Disturbance to woodlands, slopes and natural drainage's shall be kept to a minimum to ensure that erosion, sedimentation, runoff. and loss of cover are minimized.*
5. *New developments shall mitigate all negative impacts to adjacent agriculture lands and designated open space.*

Floodplain and Riparian Areas

6. *The County shall discourage development within the 100-year flood-plain unless associated with wildlife management, non-polluting recreational uses, or agricultural uses.*
7. *In ditches and flood channels outside the jurisdiction of the Army Corps of Engineer, the County shall not allow dredge and fill. Special permits for access roads and other necessary improvements will be granted on a case-by-case basis.*

Geology

8. *The County shall not allow development, and reserves the right to disapprove development on excessive slopes (20% and over) and rock fall zones.*
9. *The County shall not allow development within geologic-hazard areas posing a threat of injury, loss of life, or property damage.*
10. *Measures designed to mitigate geological constraints shall be directed by an independent geologist and/or geotechnical engineer, who is paid by the developer but chosen by the County, and utilizes procedures outlined by the Colorado Geological Survey.*
11. *Development proposals shall include plans to control surface drainage, erosion and/or sedimentation problems.*
12. *The County shall limit development in areas of severely expansive soils, in areas with less severely expanding soils, professional engineering and other mitigating design features shall be employed where appropriate.*

RECREATION AND OPEN SPACE

Goal:

PROVIDE RECREATION FACILITIES AND OPEN SPACE TO COUNTY RESIDENTS WHILE MAINTAINING THE RURAL CHARACTER OF THE COUNTY.

Policies:

1. *Within existing and proposed residential, commercial and industrial development areas, major riparian areas, floodplains and woodlands should form the basis of an open space and trails system. This system should be limited to non-motorized vehicles, pedestrians, and equestrian uses.*
2. *The County shall require the developer to provide an environmental review and evaluation of lands proposed for dedication, including all park, school, open space, and rights-of-way, to ensure that they are free of toxic or hazardous waste.*
3. *The County shall establish an open lands plan to be used as a guide for the preservation of environmentally sensitive and agriculturally viable lands.*
4. *The County shall establish standards for parks and open space separate from school dedication requirements.*
5. *The County shall coordinate with schools and municipalities in order to efficiently meet open space and recreation needs.*
6. *The County shall require that parks and/or open space facilities are provided as part of each new subdivision.*
7. *The County shall encourage the designation of open space lands in new developments which enhance the rural character.*
8. *The County shall require the creation and maintenance of viable homeowners associations with covenants to maintain common open space in developments.*

9. *The County should consider establishing a recreation district to oversee existing and proposed recreational facilities.*

ROADS

Goals:

ENSURE THAT THE RURAL CHARACTER OF ELBERT COUNTY IS MAINTAINED AND PRESERVED ALONG MAJOR TRANSPORTATION CORRIDORS.

ENSURE THAT ROAD CONSTRUCTION AND MAINTENANCE ARE PROVIDED IN AN EFFICIENT AND COST-EFFECTIVE MANNER AND MEET ALL CURRENT NATIONAL AND COUNTY STANDARDS.

Policies:

1. *Proposed roadway systems shall be planned to minimize negative impacts on the environment and to adjacent land uses. Ample rights-of-way, buffer landscaping, and natural amenities shall be used to create a safe, attractive, and compatible roadway system.*
2. *Development along key roadways shall adhere to County development guidelines that address land use, safety and environmental concerns.*
3. *Developers shall minimize curb cuts, length of roads, and parking by cooperating and sharing facilities with other property owners.*
4. *The County shall require that new development dedicate adequate rights-of- way and provide improvements to any impacted County roads.*
5. *New development shall be concentrated where utilities, roads, and community services are available, and in areas which will help enhance the viability of existing Municipalities and Rural Town Centers.*
6. *The County shall restrict development in areas with significant traffic impacts to overburdened highways or roads until provisions are made for necessary improvements.*
7. *The County shall meet all current and applicable federal and state road standards.*

WATER CONSERVATION

Goal:

ENSURE A PERMANENT, RENEWABLE, AND RELIABLE POTABLE WATER SUPPLY AT A REASONABLE COST FOR EXISTING AND FUTURE RESIDENCES AND BUSINESSES.

Policies:

1. *Existing and new development shall lease back open space to farmers and ranchers, and allow the reuse of domestic water for the irrigation of those open space lands.*
2. *The County shall require water-conservation measures which prolong water supplies and the economic life of aquifers.*
3. *The County shall adopt and apply county-wide water-conservation standards. Water-conservation standards shall include utilizing xeriscape landscaping, efficient irrigation systems, water-reuse systems, and low-water-use plumbing fixtures, in addition to enforcing State laws governing water usage by the County.*
4. *The County shall allow the extension of centralized water resources to rural subdivisions and other development, provided that these projects are consistent with other goals and policies.*

5. *Areas identified by the County as being important water resources for the region shall adhere to more rigorous water conservation standards than the rest of the County.*
6. *With lot sizes of 10 acres or less, a County approved central water system is needed which utilizes the Denver, Arapahoe, Laramie-Fox Hills aquifers and incorporates a recharge system to allow treated sewage to renew the aquifers.*

VII. COMMUNITY RESOURCES

INTRODUCTION

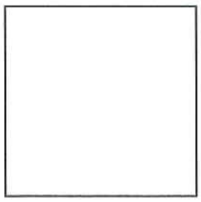
Part of the Steering Committee's responsibility was to review current data associated with existing conditions in the County. This analysis allowed Committee members to identify inadequacies in County services. The result of this research is the basis for the Community Resources section.

This section addresses the need to provide the citizens of Elbert County with the necessary infrastructure for a quality living environment. The provision of energy, water, sewer, roads, schools, parks, libraries, public safety, and social services are all necessary, and should be provided in an efficient and convenient manner.

Developing a full range of quality public facilities and services is especially important as growth increases. Due to the high cost associated with most infrastructure, community resources should be developed and expanded concurrent with the rate of growth. It should be noted that the cost of providing community infrastructure is much more expensive to revise and retrofit after development occurs.

The following goals and policies outline the results of Steering Committee workshops related to Elbert County's Community Resources. These goals and policies are divided into the following categories: Community Services, Transportation and Utilities.

Existing utility service areas are illustrated in the "Utilities Service Territories" map on the following page.



COMMUNITY SERVICES

Goal:

ENSURE THAT AN ADEQUATE LEVEL OF COMMUNITY SERVICES IS MAINTAINED TO SUPPORT ALL EXISTING AND FUTURE RESIDENTS OF THE COUNTY.

Policies:

1. *New development shall locate adjacent to existing municipal areas, rural town centers and existing development to ensure adequate delivery of services.*
2. *Developments shall be required to mitigate or otherwise alleviate their impact on community services.*
3. *All development proposals shall be submitted to the appropriate regional agencies which may provide services to the residents of that development for review and comment.*
4. *The County shall encourage cooperation and communication between special service districts.*
5. *The County shall coordinate planning with the school districts within the County.*
6. *The County and towns shall work together on reviewing development proposals within designated service and/or influence areas.*
7. *The County may use impact fees to mitigate the effects of economic development on county services.*

Education

8. *The County shall be required to coordinate its planning effort with the school districts impacted by development.*
9. *The County shall encourage enhancement of the tax base through commercial and industrial development.*
10. *Growth shall be diverted to areas with adequate roads, or shall require new development to construct new and/or improved roads to serve residential areas and schools.*

Special Districts

11. *The County shall encourage the formation of special districts to service rural subdivisions.*
12. *The County shall require that a development with a proposed water and/or sanitation district or company has realistic growth phasing in addition to an adequate economic base.*
13. *The County shall encourage the expansion of an existing special district or company rather than the creation of a new one.*
14. *The County shall require that uniform standards be used throughout the districts and companies.*

Water, Sewer and Waste Disposal

15. *The County shall require all new developments within an established district to receive services provided by the district*
16. *Infrastructure extensions and other necessary facilities shall be planned and designed to meet the appropriate municipal and/or district's standards.*
17. *In areas where the water and/or sewer system is at capacity, new development shall provide appropriate facility improvements to counteract the demand generated by that new development*

18. *The County shall accept individual wells and sewer systems for lots larger than 10 acres as long as adequate and reliable water for each homesite is legally provided by the developer and septic designs meet all the County's requirements for health and safety.*

19. *For developments with lots 5 acres or less, developers shall be required to provide a County-approved water and sewer system. Central water systems are required for developments with lots 10 acres or less.*

20. *The County shall approve the use of open space for sewer fields if the system meets all County requirements and reliable maintenance is provided.*

21. *Development shall be encouraged to minimize consumption of water and maximize the efficient use of water.*

Law Enforcement

22. *As development occurs, the County and developer(s) shall cooperate to provide additional Sheriff's Department facilities in order to adequately cover the vast acreage and distances in the County.*

23. *As development occurs, the County and developer(s) shall cooperate to modernize existing jails, and construct additional facilities to meet current standards.*

Fire Protection

24. *As development occurs, the County and developer(s) shall cooperate in updating existing facilities and constructing additional fire protection facilities - especially in rural areas where fire equipment and protection are not readily available.*

25. *The County shall require rural subdivisions to install a fire well and cistern at the discretion of the fire department.*

Health Care

26. *As development occurs, the County shall encourage private enterprise to provide adequate medical facilities to meet the needs of the growing population.*

Social Services

27. *As development occurs, the County shall provide social services to meet the needs of the growing population.*

Solid Waste Disposal

28. *The County shall require that existing and new development adequately provide for solid waste disposal.*

Parks and Recreation

29. *Parks and recreational facilities which meet the recreational needs for the County's growing population shall be planned and provided for, including special district participation on a case-by-case basis.*

30. *The County shall develop a public trail system for pedestrian use.*

31. *The County shall prepare a plan for the identification, management and acquisition of open lands in critical areas of the County, particularly the west subarea.*

TRANSPORTATION AND UTILITIES

Goal:

TO CREATE SAFE, FUNCTIONAL, AND ENVIRONMENTALLY SENSITIVE TRANSPORTATION AND UTILITY SYSTEMS THROUGHOUT THE COUNTY

Policies:

Roads

1. *Road design and planning shall minimize hazards and congestion by ensuring that road extensions are logical and economical.*
2. *The County will coordinate planning and development review efforts with towns to ensure integration and continuity of the road systems.*
3. *The paving of major collectors in new and existing subdivision roads is encouraged.*
4. *The County shall prepare a 10 year County-wide Master Transportation Plan with municipalities and the Colorado Department of Transportation.*

Public Transportation

5. *As growth occurs, the County shall investigate the feasibility of joining the Regional Transportation District (RTD).*

Public Utilities

6. *The County shall prepare a County-wide Utility Corridor Master Plan.*

VIII. NATURAL RESOURCES

INTRODUCTION

Due to the vast expanses of open area in Elbert County, it is important to include a discussion of natural resources in any planning effort. One of the Steering Committee's primary concerns was to preserve and protect Elbert County's "small town rural values and agricultural heritage, natural resources and environment," By preserving and protecting all natural resources in Elbert County, citizens of Elbert County are in effect protecting their small town rural values and agricultural heritage. Without respect for nature, sustained agricultural production would be impossible.

Although many key natural resources are currently in good condition, it is important to plan for and limit negative Impacts associated with future growth. Because the health, safety and welfare of current and future residents can be greatly affected by environmental condition, it is important to identify key natural resources in Elbert County and protect them through a master planning effort.

The following goals and policies outline the results of Steering Committee workshops related to Elbert County's Natural Resources. These goals and policies are divided into the following categories: Natural Conditions, Environmental Quality.

NATURAL CONDITIONS

Goal:

MAINTAIN AND ENHANCE THE NATURAL ENVIRONMENT THROUGH ADEQUATE SAFEGUARDS IN THE DEVELOPMENT PROCESS.

Policies:

Wildlife

1. *The County, in cooperation with the Colorado Division of Wildlife, shall identify significant wildlife-habitat areas, including habitats of endangered species, viewing areas, breeding and spawning areas, wetland and riparian areas, important wintering habitats, and habitats supporting a high diversity of wildlife species. A significant wildlife habitat is defined as a geographical area containing a combination of the essential elements of food, water, cover and space, and in quantities sufficient to support a species.*
2. *Preservation of critical ecosystem components is encouraged, including wetlands and other significant wildlife habitats.*
3. *Migration corridors shall be preserved. Preservation planning of migration corridors should occur during the review of new communities, special use and subdivision review processes.*
4. *The County shall evaluate the affect of proposed development upon wildlife and wildlife habitat areas. If critical habitat loss is unavoidable, development is prohibited.*
5. *The County shall maintain maps of known significant wildlife habitat areas.*

Vegetation

6. *The County shall encourage the preservation of significant vegetation through weed control, reseeding and other revegetation practices.*
7. *Land disturbance and erosion shall be minimized to help prevent air and water pollution, and minimize noxious plant proliferation. The County shall require stabilization and landscaping of final landforms and control runoff at historic levels.*

8. *Significant stands of trees and shrubs identified during the land review process shall be preserved and maintained in concert with good forest management practice. Improvements should be located to minimize the removal of vegetation. Special attention should be given to unique or significant forms of vegetation in areas adjacent to bodies of water and in locations where the tree line forms the horizon line on ridges.*
9. *Site disturbance by development is discouraged. When disturbance is unavoidable, stabilization and revegetation with native plants or landscaping shall proceed immediately after construction.*
10. *The County shall require native or low water consumptive xeriscape plants. Standards shall be established to reduce the use of high-water consumptive plants and to encourage low-water irrigation techniques when site plans are required.*
11. *Existing vegetation should remain undisturbed, except in cases where it is required for public improvements, surveying, wildfire protection, agricultural cultivation, forest management or noxious plant control.*
12. *The County and property owners shall work to reduce the proliferation of noxious plants in an environmentally sound manner in compliance with State laws, County regulations and recognized agricultural priorities.*

Wetlands

13. *The County, in cooperation with the Division of Wildlife, shall ensure that all wetlands in the County are identified and mapped.*
14. *The County, in cooperation with the Division of Wildlife and the Army Corps of Engineers, shall develop criteria to protect and enhance those wetland areas determined to be significant.*

Minerals

15. *The County shall allow the development of mineral resources only if they are excavated with environmental sensitivity, do not cause any hazard to county residents or adjacent lands, and do not interfere with individual property rights.*
16. *The County shall preserve mineral resources and aggregate resources from encroachment by development. New developments shall prove they are of higher economic value than the mineral resources on that land before development approval is given. Mineral resources include, but are not limited to coal, sand and gravel.*
17. *The County shall regulate any mineral extraction or any accessory activities through special use permits to ensure that no mineral development negatively impacts the County.*

Historic

18. *The County shall encourage the preservation of all historical sites and buildings, as well as important archeological and paleantological sites.*

ENVIRONMENTAL QUALITY

Goal:

PRESERVE AND PROTECT THE QUALITY OF THE ENVIRONMENT IN ELBERT COUNTY.

Policies:

Air Quality

1. *Colorado Department of Health air quality standards applicable to the County shall be considered minimum standards.*

2. *The County shall participate in future public air-quality control programs recommended by the State Implementation Plan for The Denver Region.*

3. *Development proposals which reduce dependence on the automobile for work, shopping, and similar trips, and provide for alternative modes of transportation are encouraged.*

4. *The County shall encourage public or private programs, which provide mass transit facilities and/or services.*

Water Quality

5. *The County shall cooperate with the Colorado Department of Health in water-quality planning activities.*
6. *The County shall require erosion-control plans for any new development in the County.*
7. *Wastewater systems which recycle or reuse effluent are encouraged for subdivisions with lot sizes of 5 acres or less.*
8. *The County shall encourage connection to existing potable water and wastewater treatment systems when the project meets other goals and policies.*
9. *The County shall implement the Colorado Wellhead Protection Program on all new public water systems and require that all permit applications be reviewed in accordance with the Wellhead Protection Criteria. Private property owners shall be encouraged to follow the same criteria.*

Noise

10. *Land uses that generate significantly higher levels of noise than surrounding areas may be considered incompatible, unless actions are taken that effectively mitigate noise levels. Mitigation measures such as adequate right-of-way width, increased setback, berms along streets, or solid walls or berms around industrial land uses are encouraged. New development shall take on the responsibility of mitigating noise from agricultural equipment if the agricultural land use is preexisting.*
11. *The County shall encourage the use of existing and manmade topography and/or vegetation to help reduce noise levels.*
12. *The County shall encourage the use of construction materials and design techniques, which reduce outside or inside noise levels.*

IX. ECONOMIC DEVELOPMENT

INTRODUCTION

Employment opportunities and commercial services are integral to the quality of life. Elbert County must have employment centers and economic development that provides jobs and services to residents which make a positive contribution to the community. The county will work with the business community and organizations to encourage and support economic development in appropriate areas to increase investment, provide jobs, attract and expand business and improve economic opportunities for residents.

ECONOMIC GROWTH

Goal:

ENCOURAGE ECONOMIC DEVELOPMENT THAT WILL PROMOTE ECONOMIC DIVERSITY WHILE ENSURING THE PRESERVATION OF THE AGRICULTURAL RESOURCES AND RURAL CHARACTER OF THE COUNTY.

Policies:

1. *Elbert County desires that a more reasonable balance between economic and residential tax assessment values exist. Special consideration shall be given to economic development that preserves the rural character and open space of Elbert County.*
2. *Economic Development should be directed to employment centers, but will not be restricted to these areas only.*
3. *Elbert County will designate locations for economic development and employment centers according to their role and function in the region.*
4. *The County may require a review in order to establish economic development areas or zones and may require an environmental impact assessment or statement to ensure mitigation of potential impacts brought by that designation.*
5. *The County will encourage cooperation between residential, commercial and industrial developments sites to minimize roads, curb cuts, parking lots and other facilities.*
6. *The County will encourage economic development that is non-polluting and causes minimal adverse impacts on surrounding land or provide an acceptable mitigation plan.*
7. *The County will encourage the development of agriculturally related industries.*
8. *Economic Development districts shall be identified in order to initiate the approval process.*

Goal:

ENCOURAGE ECONOMIC DEVELOPMENT CENTERS IN ORDER TO CREATE EMPLOYMENT OPPORTUNITIES FOR ELBERT COUNTY RESIDENTS

Policies:

9. *The County shall identify areas, which can be designated as appropriate for employment, including business parks, commercial zones and industrial areas.*

10. *The County will encourage public-private collaboration to attract non-residential development, which will provide opportunities for the workforce.*

Goal:

ENCOURAGE ECONOMIC DEVELOPMENT WHICH LIMITS TRAVEL BETWEEN HOME, WORK, SHOPPING AND OTHER ACTIVITIES.

Policies:

11. *The County shall encourage a variety of activities to effectively serve residents.*
12. *Large scale retail development shall be located within or near Municipalities and Rural Town Centers or designated economic development areas.*
13. *Neighborhood businesses such as restaurants, day care centers, and other businesses shall be allowed in residential areas where a demonstrable need exists.*

ECONOMIC REDEVELOPMENT AND MAINTENANCE

Goal:

ELBERT COUNTY SHALL PROVIDE ENCOURAGEMENT TO EXISTING BUSINESSES.

1. *Appropriately zoned or existing commercial and industrial lands shall be identified and protected from the encroachment of other land uses.*
2. *The County will allow flexibility in the utilization of existing business sites.*
3. *Elbert County will encourage the infill of existing commercial and industrial developments and provide an environment that supports growth for existing business.*
4. *Elbert County shall encourage employment centers to minimize travel, air pollution, noise and disruption of the natural environment and to maximize local employment opportunities.*
5. *Elbert County will facilitate the infrastructure necessary for expansion of existing employment centers through intergovernmental agreements.*
6. *Elbert County will work with local business and civic organizations in supporting local efforts to expand and attract business.*

Goal:

MAINTAINING ELBERT COUNTY'S HISTORICAL RESOURCES CAN BENEFIT THE COUNTY BY PROVIDING CONTINUITY, PERMANENCE AND VISUAL ATTRACTION.

7. *Elbert County will encourage the renovation or redevelopment of areas that historically were used for commercial and industrial purposes.*
8. *Elbert County encourages the identification, preservation and or salvaging sites of historical importance where appropriate.*
9. *Elbert County will provide incentives to utilize historical commercial and industrial sites, including lower fees and/or a streamlined development review process.*

COMMERCIAL DEVELOPMENT

Goal:

ECONOMIC DEVELOPMENT CENTERS WILL BE DIRECTED TO THOSE AREAS IDENTIFIED FOR DEVELOPMENT AND OTHER AREAS TO BE ESTABLISHED THROUGH AN APPROVAL PROCESS.

1. *Elbert County will encourage economic development and employment centers that are compatible with agriculture and community values.*
2. *Elbert County will encourage Campus type facilities surrounded by areas that maintain open space or agricultural uses.*
3. *Strict adjacency requirements will be discouraged in favor of economic diversity and open space.*
4. *Special consideration will be given to development that preserves open space through conservation easements or other contractual arrangements.*
5. *Multiple uses of resources (water, land, transportation facilities, etc.) are encouraged.*
6. *Elbert County shall encourage blending of economic development facilities within the surrounding area.*
7. *Elbert County shall encourage the development of infrastructure that is synergetic for the community.*

INDUSTRIAL DEVELOPMENT

Goal:

ELBERT COUNTY WILL ENCOURAGE THE RECRUITMENT, EXPANSION AND DIVERSIFICATION OF THE INDUSTRIAL ECONOMIC BASE TO ACHIEVE A WELL BALANCED ECONOMY.

Policies:

1. *Locate economic development areas to maximize the utilization of infrastructure and physical environment.*
2. *Identify economic development areas or districts within the county that utilize existing transportation facilities, and are located where traffic, noise, air and visual pollution conflicts with residential, commercial and agricultural uses can be mitigated.*
3. *The applicant shall be required to provide or obtain adequate services and facilities.*
4. *Promote and recruit development that is appropriately located in relation to surrounding land uses, and that meets necessary environmental standards.*
5. *Encourage development that is sensitive to natural topography and suitability of the land.*
6. *Require visual and sound barrier landscaping to screen industrial areas from residential uses or other non-compatible uses.*

X. IMPLEMENTATION

INTRODUCTION

This section outlines the necessary actions for implementing the Master Plan. In order for a Master Plan to be effective, the community must be committed to carrying out the ideas and concepts recommended by the Plan. In Elbert County, the process has emphasized the need to formulate creative but realistic planning and design concepts that are within the capacity of the County to implement.

The Implementation Plan and Strategies are intended to be working tools for the community, and should be incorporated into the process of carrying out its day-to-day business. It is not intended that all suggestions be accomplished within the immediate future or during a single planning year. The County should initially channel its resources toward implementing those actions that are considered to have the highest priority.

The Implementation Plan and Strategies should be reviewed on a regular basis with new projects added as needed. The County can use this review to assess to what extent the Master Plan is being implemented as well as use the program to determine what items should be addressed during the next budget year.

IMPLEMENTATION PLAN

Community Resources

New growth in the County increases the demand for community resources. The purpose of this Implementation Plan is to identify the qualities of different areas in Elbert County and their capacity to support new development given the cost-effective provision of current and future delivery of services, based on the policies described earlier in this Master Plan.

Each and every development proposal will be required to meet certain service guidelines, and respond to the criteria listed below.

1. *Potable Water*
2. *Wastewater*
3. *Transportation Network and Streets*
4. *Law Enforcement*
5. *Fire Protection*
6. *Public Schools*
7. *Public & Private Health and Human Resources*
8. *Other Utilities*
9. *Parks, Trails and Recreation*

Level of Services Standards will be defined in an appendix to the Master Plan. (Other areas of study would include Housing Needs and Diversity, Solid Waste Disposal. Economic Development, Water Conservation Guidelines, etc.)

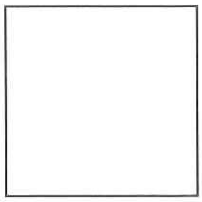
Land Use Designations

Management Districts were originally formulated from the 1982 Growth Management Plan. The information examined at that time included the natural environment, technical services, community services, man-made features, and existing regulations. These aspects are currently addressed in the 1996 Master Plan with the following "land-use areas":

1. *Municipalities and Rural Town Centers (M & RTC)*
2. *Highway and Major Arterial Corridors*
3. *Rural Residential Development Densities a. High Density b. Medium Density c. Low Density*
4. *Economic Development Areas*
5. *Mineral Resource Area*
6. *Agricultural Area*

Sub-area Master Plans, Transportation Plans, Utility Corridor Plans, Open Space Plans. Design Standards and other related implementation plans will be provided by Sub-Committees of the County-Wide Steering Committee in 1997 and beyond.

The Master Plan Map shows where the various land-use areas are located in Elbert County.



General Standards shall pertain to development in Elbert County unless more specific standards are given in the Master Plan or until more specific levels of service standards are developed.

General Standards

1. *20% Dedicated Open Space with consideration for wildlife and wildlife corridors.*
2. *Paving of roads, and when approved by the County, dust mitigation where there is more than 200 vehicle trips per day generated by the proposal.*
3. *Undergrounding of all Utilities.*
4. *Dedication of Land, Facilities or Cash-in-lieu for Schools, Fire Protection, Sheriff's Facilities, Roads, and Other County Services where applicable.*
5. *Residential, Commercial or industrial Development shall not occur on 100 year flood plains, slopes greater than 20% or other hazardous areas.*
6. *Premium areas such as treed areas, environmentally sensitive areas, viewsheds and prime agricultural areas shall require Design Standards.*
7. *Building Envelopes shall be required on lots with hazardous and premium areas.*
8. *Provision for Noxious Weed Control.*
9. *Energy Conservation.*
10. *Design Standards.*
11. *Protective Covenants.*
12. *Density Requirements for the different land-use areas may be lower than the specified densities for the respective land-use areas.*
13. *Also, development must comply with all Elbert County Zoning, Subdivision, 1041 Requirements along with County and Federal Road Design Standards.*
14. *If a land use application proposes a use in an area that has been designated as appropriate for that type of use, the application for rezoning shall be approved if it meets the standards developed for that land use designation.*

MUNICIPALITIES AND RURAL TOWN CENTERS (M & RTC)

Goal:

FUTURE DEVELOPMENT SHALL BE ENCOURAGED TO OCCUR IN AND AROUND EXISTING MUNICIPALITIES AND RURAL TOWN CENTERS (M & RTC).

Policies:

Municipalities and Rural Town Centers (M & RTC)

The six major M & RTC centers in Elbert County are Elizabeth, Kiowa, Elbert, Simla, Agate and Matheson. All of these towns have technical services, community services, and regional and local arterials. The condition and capacity of service delivery systems of the M & RTC differ widely. The density and service level requirements for an incorporated municipality are determined by that municipality. The density of Rural Town Centers is generally determined by the already existing lots, while the service level requirements are determined by the County and Special Districts.

Service Area

The Service Area includes the lands directly adjacent to and surrounding the M & RTC, The size of the Service Area varies upon specific municipalities and local topography but is generally within one mile of the M & RTC. Most of the lands are easily accessible and have community services within the Service Area.

Service Area Requirements:

1. *Density: 3 units per acre to 6 units per acre*
2. *Adjacency*
3. *Although it is the County's policy to direct growth to existing services, The County must not rezone any property to an urban level of development without a referral from the appropriate municipality.*
4. *Permitted residential densities shall range from three units per acre to six units per acre. Additional densities shall be permitted with clustering and design enhancement provided the design conforms to zoning regulations and current design standards.*
5. *Paving of all roads within subdivisions will be required. Collector and arterial road rights-of-way should be wide enough to provide for landscaping, pedestrian and bicycle paths, and adequate berming for visual relief and noise abatement where appropriate.*

Influence Area

These broad planning areas should have been identified by each town during its Master Plan process. The Influence Areas include lands which are included in Intergovernmental Agreements between the County and municipalities or are roughly within three miles of a municipality. Rural Town Centers do not have "Influence Areas". Areas identified within the Service Area or Highway and Major Arterial corridors are not included.

Influence Area Requirements:

1. *Density: 6 units per acre to 1 unit per 10 acres*
2. *Adjacency*
3. *The County shall enter into intergovernmental agreements with the municipalities, to jointly review any development proposals or amendments submitted to any jurisdiction for this area, because of the potential environmental, fiscal, or land-use impacts associated with new development.*
4. *Permitted residential densities shall range from 6 units per acre to 1 unit per 10 acres. Clustering and/or design enhancements of residential units shall be required in order to establish parks, trails or open space and provide a transition of densities and buffering between municipalities and unincorporated land.*
5. *Central water and sanitation systems are generally required.*
6. *Paving of all roads within subdivisions will be required. Collector and arterial road rights-of-way should be wide enough to provide for landscaping. pedestrian and bicycle paths, and adequate berming for visual relief and noise abatement where appropriate.*

HIGHWAY AND MAJOR ARTERIAL CORRIDORS

Goals:

TO CREATE SAFE, FUNCTIONAL, AND ENVIRONMENTALLY SENSITIVE TRANSPORTATION AND UTILITY SYSTEMS THROUGHOUT THE COUNTY.

Policies:

Transportation Plan

A 10-Year Transportation Plan is to be conducted that will inventory:

1. *Regional Arterials for north-south, east-west corridors. A system of highways which can be identified as unusually significant to the region in which it lies in terms of the nature and composition of the transportation it serves (E-470 and Highway 86).*
2. *County Arterials: a roadway system that should interconnect with and augment the regional arterial system and provide service to trips of moderate length and lower level of mobility. Additionally, the County arterial system should provide intra-community continuity but should not penetrate or interface with identifiable neighborhoods.*
3. *County Collector Roadways: the collector system provides both land-access service and local traffic movement within residential neighborhoods, commercial areas and industrial areas.*
4. *County Local Streets: provides direct access to abutting land and access to the higher roadway systems. Service to through traffic is deliberately discouraged.*

Additional inventory elements will include: traffic count data and population projections, new residential developments, private road access points, major geologic hazard areas, primary floodplain areas, existing and projected trail system, park facilities and open space areas.

Highway or Major Arterial Corridor

The highway or major arterial corridor includes that area lying one mile on either side of the highways or major arterials.

Highway or Major Arterial Corridor Requirements:

1. *Preserve and enhance high scenic quality.*
2. *Adjacency*
3. *Encourage compatibility with surrounding land use.*
4. *Control residential development and maintain consistency with the development criteria within the Service and Influence Areas of M & RTCs.*
5. *Commercial and industrial development will require specific design standards (buffering, landscaping, etc.) to ensure the visual quality of the roadways and proximity to residential areas. Developers shall provide a detailed site plan to include, but not limited to, internal/external roadway access, parking, grading, paving, and relationship of access roads to state highways.*

RURAL RESIDENTIAL AREAS

Goals:

NEW DEVELOPMENT SHALL BE CLUSTERED IN ORDER TO CONSERVE LAND AND PRESERVE THE RURAL CHARACTER OF ELBERT COUNTY. DEVELOPMENT WITHIN EXISTING PLATTED SUBDIVISIONS SHOULD BE ENCOURAGED BEFORE CONSIDERING NEW DEVELOPMENT PROPOSALS.

Policies:

Rural Residential Area

Rural areas are lands where agricultural uses dominate and where access, infrastructure, schools, utilities and community services are minimal. In all cases, a rural residential area is separated from, and not contiguous to, urban areas defined as Municipality or Rural Town Centers. It includes all lands outside an Influence Area (three miles from a M & RTC), located generally in the western and central part of the County. Preexisting rural subdivisions may be zoned for additional build-out, and phased-in development. While the County does not encourage expansion of these areas, it acknowledges investment in infrastructure and the need to retire existing bonding indebtedness.

There are three distinct categories of Rural Residential Areas defined by density ranges and requirements.

1. *High Density: one unit per 3 acres to one unit per 10 acres.*
    a. *All new, legally created, platted subdivisions of land, creating lots of less than 35 acres in size, must be adjacent to existing, similar size or smaller parcels. Similar shall be defined as: any lot within the same zoning district shall be considered similar, and therefore, adjacent. To be considered adjacent, not less than 1/6 of the parcel perimeter must be adjacent. All similar or smaller sized parcels that are considered adjacent must be legally created and zoned. Creation of parcels between 35.00 and 59.99 acres shall be exempted from the 1/6 adjacency requirement.*
    b. *In transition areas between lower and higher density uses, measures could include requiring same density as contiguous land-use, requiring greater setbacks, or providing appropriate screening or buffering.*
    c. *New development shall design residential location(s) in order to conserve land and preserve the concept of open space.*
    d. *A County approved central water system using the Denver, Arapahoe, Laramie-Fox Hills aquifers shall be required which will incorporate a recharge system to allow water to replenish or augment the aquifers.*
    e. *A County approved central sanitation system may be required.*
    f. *All collector roads shall be paved at the developer's expense, and provide improvements to any County roads to be impacted by this development. Road rights-of-way should be wide enough to provide for landscaping, pedestrian and bicycle paths, and adequate berming for visual relief and noise abatement where appropriate.*
    g. *The developer may be required to design a Trail System that allows for pedestrian and equestrian use. The Trail System should endeavor to link up or provide access to the forthcoming County-wide Trail Map.*

2. *Medium Density: one unit per 10.01 acres to one unit per 20 acres.*
    a. *All new, legally created, platted subdivisions of land, creating lots of less than 35 acres in size, must be adjacent to existing, similar size or smaller parcels. Similar shall be defined as: any lot within the same zoning district shall be considered similar, and therefore, adjacent. To be considered adjacent, not less than 1/6 of the parcel perimeter must be adjacent. All similar or smaller sized parcels that are considered adjacent must be legally created and zoned. Creation of parcels between 35.00 and 59.99 acres shall be exempted from the 1/6 adjacency requirement.*
    b. *In transition areas between lower and higher density uses, measures could include requiring same density as contiguous land-use, requiring greater setbacks, or providing appropriate screening or buffering.*
    c. *Building envelopes may be required.*
    d. *The developer shall provide improvements to any County roads that will be impacted by this development. Road rights-of-way should be wide enough to provide for landscaping, pedestrian and bicycle paths, and adequate berming for visual relief and noise abatement where appropriate.*
    e. *The developer may be required to design a Trail System that allows for pedestrian and equestrian use. The Trail System should endeavor to link up or provide access to the forthcoming County-wide Trail Map.*
3. *Low Density: one unit per 20.01 acres to one unit per 34.99 or more acres.*
    a. *All new, legally created, platted subdivisions of land, creating lots of less than 35 acres in size, must be adjacent to existing, similar size or smaller parcels. Similar shall be defined as: any lot within the same zoning district shall be considered similar, and therefore, adjacent. To be considered adjacent, not less than 1/6 of the parcel perimeter must be adjacent. All similar or smaller sized parcels that are considered adjacent must be legally created and zoned. Creation of parcels between 35.00 and 59.99 acres shall be exempted from the 1/6 adjacency requirement.*
    b. *In transition areas between lower and higher density uses, measures could include requiring same density as contiguous land-use, require greater setbacks, or providing appropriate screening or buffering.*
    c. *A Rural Residential Site Plan will be required that encompasses environmentally sensitive design, preservation of natural and scenic resources and wildlife habitat corridors.*
    d. *The developer shall provide improvements to any County roads that will be impacted by this development. Road rights-of-way should be wide enough to provide for landscaping, pedestrian and bicycle paths, and adequate berming for visual relief and noise abatement where appropriate. The developer may be required to design a Trail System that allows for pedestrian and equestrian use. The Trail System should endeavor to link up or provide access to the forthcoming County-wide Trail Map.*

Density Bonus

In Rural Residential Areas that are designated either "medium" or "low" density the following density bonuses are possible, if the below listed conditions are met.

When 50% of the development is preserved in a conservation easement, or with a design that achieves the same open space result, and building design and landscape standards, compatible with the natural environment are established, the following density bonus incentives may be available:

1. *A 10% density bonus may be obtained when fencing is limited to that which is open in design, conforms to the topography, or a color that blends with the environment, and allows unrestricted wildlife movement.*
2. *A 20% density bonus may be obtained when fencing is not allowed within the conservation easement.*
3. *A 20% density bonus may be obtained when internal roads are paved at the developer's expense. County road maintenance may be approved by The Board of County Commissioners for County dedicated roads that are built in accordance with the County standards and designed in conjunction with clustering or another method that shortens the overall road length.*

In the Rural Residential-High Density Land Use Area the following density bonuses shall be allowed if the below listed conditions are met.

1. *A 50% to 100% density bonus may be obtained when 100% of the dwelling units in the development are proposed to be served by a central water system and central sewer system. Any development which has already been approved but does not contain a central water system and central sewer system serving 100% of the dwelling units is the development may apply for the density bonuses contained in this paragraph 1 if upon application the development proposes to serve 100% of the dwelling units in the development with central water and central sewer.*

2. *An additional 25% density bonus over all that allowed in item 1 above, when the central sewer system contains a water reuse effluent which is capable of being utilized for irrigation purposes and the development plan contains an irrigation system for reuse water which services irrigation needs of parks, streetscapes, open spaces, entryway monumentation, or other recreational areas. Any development which has already been approved but does not contain a water reuse irrigation set forth in this paragraph 2 may apply for the density bonuses contained herein if upon application the development agrees to install the water reuse irrigation system set forth in this paragraph 2.*
3. *An additional 50% density bonus over that allowed in items 1 and 2 above may be obtained when all of the conditions in items 1 and 2 are met <u>and</u> the irrigation system is also provided to each dwelling unit for outside irrigation purposes. Any irrigation set forth in this paragraph 3 may apply for density bonuses contained herein if upon application the development agrees to install the water reuse irrigation system set forth in this paragraph 3.*

Should a 100% density bonus be granted pursuant to paragraph 1 above then the Dedicated Open Space requirement listed under the General Standards on page 42 of the Master Plan shall be increased from 20% to 40%. Further provided, that under no circumstances shall the density bonus increase obtained pursuant to paragraph 1, 2, or 3 above for any development be used to calculate allowed density levels for adjoining or abutting property pursuant to any current Adjacency regulations contained within the Master Plan.

The foregoing density bonuses, conditions, and requirements shall also be applicable to any land located within a "Service Area" or "Influence Area" as those terms are defined on page 42 and 43 of the Elbert County Master Plan.

RURAL RESIDENTIAL SITE PLAN - APPROVAL STANDARDS FOR DENSITY BONUSES

The following criteria shall be considered by the Planning Commission and Board of County Commissioners in the review of Rural Residential Site Plans.

The development design and site layout, to the extent feasible, have:

- minimized development on ridge lines, and in highway corridor view-sheds as identified In the Master Plan.
- minimized tree, vegetation and soil disturbance or removal and avoided scarring of hillsides with roads/utilities.
- protected and preserved wetlands and riparian areas, critical wildlife habitats, and natural features and landmarks; and
- preserved significant archaeological and historical features or structures, and provided adaptive reuse where feasible.

A mandatory homeowner's association or other entity has been established which has the authority to collect a fee and has the responsibility of maintaining the private roads in perpetuity.

Road, drainage, and grading and erosion control plans have been approved by the County Planning Department and Road and Bridge Department.

A water supply plan has been approved by the State Engineer's Office.

If approved, the Board of County Commissioners may impose such conditions and safeguards as necessary in order to implement the intent of this section. Such conditions shall be noted on the Site Plan.

RURAL RESIDENTIAL SITE PLAN - SITE DESIGN CRITERIA

The following site design criteria shall apply to all Rural Residential Density Bonus Development Plans.

PARCEL SIZE: Parcel size shall be determined through an analysis of the Rural Residential Site Plan based on the natural environment, compatibility with adjacent land uses and the Elbert County Master Plan.

BUILDING ENVELOPES: Building envelopes shall be required when necessary to protect environmentally or visually sensitive areas. Building envelopes shall be shown on the Rural Residential Site Plan in accordance with the development design and site layout.

FENCING: Fencing standards shall be noted on the Rural Residential Site Plan that restrict fencing to that which is open in design, conforms to the topography, and of a color that blends with the natural environment and allows unrestricted wildlife movement.

BUILDING DESIGN: Dwellings and other structures shall be compatible with and shall not dominate the natural environment. Structures shall be proposed in accordance with the design guidelines that address architectural style, building mass, height, foundation design (i.e., stepping on slopes), color, retaining walls, and shall be noted on the Rural Residential Site Plan.

LANDSCAPING: Landscaping may be required in order to buffer the development from adjacent land uses or to protect the highway-corridor view-sheds that may be identified in the Master Plan in the future and shall be noted on the Rural Residential Site Plan. Areas of vegetation proposed to be protected, planted, or removed, and limited areas for irrigated lawns and gardens shall also be on the Site Plan.

ECONOMIC DEVELOPMENT AREAS

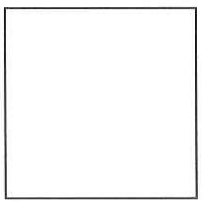
Initial Economic Development areas have been identified and are indicated on the Elbert County Economic Development Area Map on Page 45. They include the Service areas for all unincorporated towns, the influence areas of Elizabeth, Kiowa and Simla, and the I-70 corridor. These areas contain the essential services or are areas where services can be obtained for development of employment centers, industrial and commercial areas. In addition, neighborhood commercial areas shall be allowed in rural residential areas where these services will reduce travel between work and home.

Goals:

ECONOMIC DEVELOPMENT SHALL OCCUR IN ECONOMIC DEVELOPMENT AREAS WHICH MAY BE CENTERED AROUND CURRENT TOWN CENTERS, TRANSPORTATION CORRIDORS AND ADDITIONAL ZONES WHERE ADEQUATE VISUAL AND OPEN SPACE PRESERVATION MAY BE OBTAINED.

Policies:

1. *The County shall identify areas for economic development and will adopt standards to support these areas.*
2. *Employment centers will have access to services and transportation facilities or the developer will provide access to such facilities.*
3. *Design and site planning of the physical environment of employment centers and commercial development shall convey a positive image for the community and that reflects and enhances the rural nature of the county.*
4. *The developer shall be required to meet design standards that provide for adequate parking, landscaping, open space, buffering, etc., to ensure the visual quality of the roadways and proximity to residential areas.*
5. *The concept of Adjacency is not appropriate for economic development areas.*
6. *Presently designated economic development areas are indicated on the Master Plan Map on Page 50.*



ECONOMIC DEVELOPMENT AREA MAP

COMMERCIAL DEVELOPMENT WILL BE ALLOWED IN CURRENT AND PROPOSED RURAL SUBDIVISION, MUNICIPAL AND RURAL TOWN CENTERS, EMPLOYMENT CENTERS AND INDUSTRIAL AREAS WHERE COMMERCIAL SERVICES MAY REDUCE TRAVEL, INCREASE CONVIENCE AND ENHANCE THE CURRENT ELBERT COUNTY LIFESTYLE.

1. *Areas appropriate for commercial development have been identified or can be designated through the Economic Development Area Approval process.*
2. *Elbert County shall allow a 2% density bonus to subdivisions which include commercial areas to provide localized goods and services compatible with the size and design of the development.*
3. *Elbert County shall allow commercial development in areas which can show a historic record of providing goods and services in the past.*

INDUSTRIAL AREAS SHALL BE LOCATED IN AREAS SUCH THAT NOISE, TRAFFIC, AIR POLLUTION AND VISUAL QUALITY DO NOT CONFLICT WITH RESIDENTIAL, COMMERCIAL OR AGRICULTURAL USES OR SHALL CONTAIN DESIGN FACTORS TO MITIGATE THESE PROBLEMS.

1. *Areas appropriate for industrial development have been identified or can be designated through the Economic Development Area Approval process.*
2. *Elbert County should encourage industrial development which utilizes new technologies which minimize noise, traffic, air pollution and visual impairment.*
3. *Industrial areas should be accessible to the intended employment base.*
4. *Industrial sites should contain design factors to accommodate parking, open space, any necessary buffering, landscaping and fencing of storage and disposal sites.*

Approval of Additional Areas not presently Designated as Economic Development Areas

These are Economic Development Areas that become necessary because of changes in population areas, demographics, and community needs, but which are not presently designated in the current Master Plan.

Goals:

CRITERIA FOR IDENTIFYING AND DESIGNATING FUTURE AREAS FOR ECONOMIC DEVELOPMENT SHALL INCLUDE NEED, MITIGATION OF NEGATIVE FACTORS, AVAILIBILTY OF DESIGNATED AREAS, NATURE OF THE PROPOSED DEVELOPMENT AND PRESERVATION OF THE RURAL NATURE OF THE COUNTY.

Policies:

Requirements for designating new Economic Development Areas include:

1. *The community need for such a designation shall be identified and justified.*
2. *The developer shall specify the local services required to support the designation and how the impact on present services shall be alleviated.*
3. *A determination of the economic impact to the community shall be made.*
4. *The environmental impacts shall be identified.*
5. *Impacts on County services, both positive and negative shall be identified.*

6. *Identify the impact on water resources.*
7. *Identify the impact on traffic.*
8. *State the current zoning and Master Plan designation*
9. *Identify affected property and mineral owners.*

MINERAL RESOURCE AREAS

Goals:

THE COUNTY MAY ALLOW THE DEVELOPMENT OF MINERAL RESOURCES ONLY IF THEY ARE EXCAVATED WITH ENVIRONMENTAL SENSITIVITY, DO NOT CAUSE ANY HAZARD TO COUNTY RESIDENTS OR ADJACENT LANDS, AND DO NOT INTERFERE WITH INDIVIDUAL PROPERTY RIGHTS.

Policies:

The mineral resource area includes all lands mapped by the County, State and Federal agencies, mainly in the central and eastern portion of the County from Kiowa to the eastern County boundary, as having potential mineral resources.

Mineral Resource Area Requirements:

1. *Adjacency*
2. *Any mineral resource development will meet the Elbert County, State and Federal regulations, and will be considered by the Special Use Review/process, and if applicable, the 1041 Regulations.*
3. *Any Mineral Resource Development shall sufficiently offset the burdens such development imposes on local government services and facilities by increasing the tax base and local economy or by direct compensation from the developers.*
4. *Any residential development in these areas shall adhere to all policies and standards for the nearest applicable residential land use area.*

AGRICULTURAL AREAS

Goals:

ENCOURAGE AGRICULTURAL LAND TO REMAIN IN PRODUCTIVE USE.

Policies:

Agricultural and rural lands includes lands of 35 acres or larger which are primarily used for livestock grazing and or the raising of a cash crop. Residential development in this area is discouraged.

The County will establish a technical resource team working with the Open Space Committee to assist owners of agricultural lands under development pressure to examine their resource use and economic options to include but not limited to:

1. *Adjacency*
2. *Development rights programs.*
3. *Conservation easement zones for development rights purchases*

4. *Expand free-market solutions such as transferable development rights across jurisdictional boundaries, open spaces leases and easements and land trusts.*
5. *Identify and attract new agricultural land uses.*
6. *Support creation of agricultural districts as a means of maintaining agricultural land use,*
7. *Strengthen Colorado's right-to-farm laws and revise the statute on the Nuisance Liability of Agricultural Operations.*

Any new development within this area will be required to meet all County development standards and regulations. Depending on the density, location of proposed development and surrounding land-use differing conditions of development will apply.

1. *A Rural Residential Site Plan may be required that encompasses environmentally sensitive design, preservation of natural and scenic resources and wildlife habitat corridors. Building envelopes or cluster design practices shall be encouraged.*
2. *Roads within the development must meet Federal and County standards.*
3. *The developer shall be responsible for any County road impacted by the development.*

LAND USE DEVELOPMENT CONCEPTS

The following figures A & B portray the general land-use planning principles of feathering, which the Master Plan encourages and leap-frog development which the Master Plan discourages.

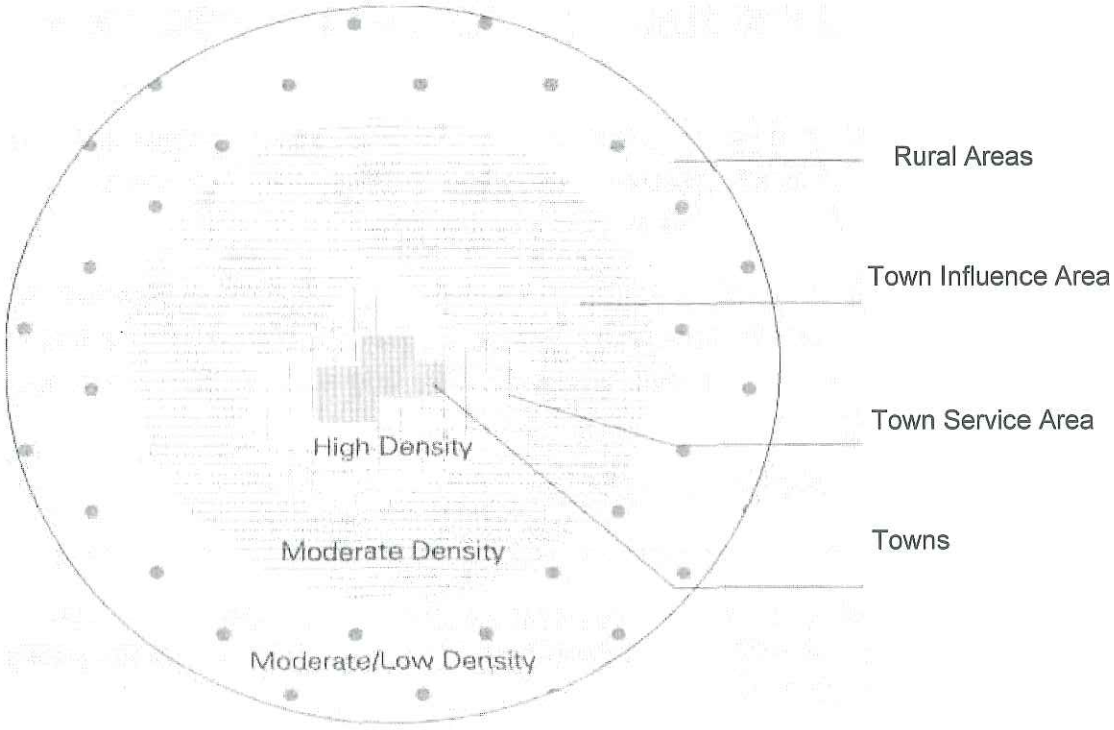


FIGURE A

LAND USE CONCEPT OF FEATHERING

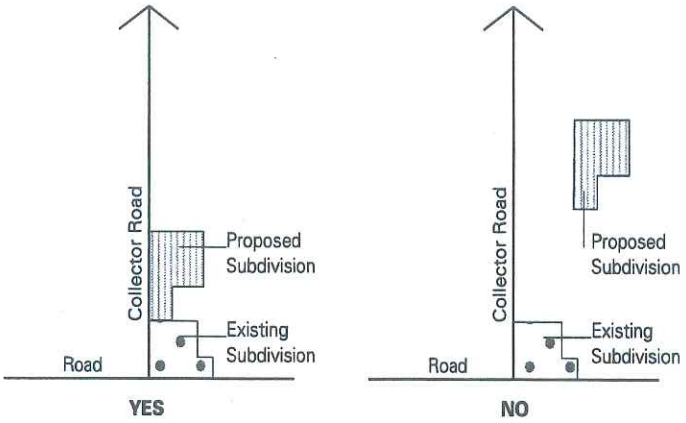


FIGURE B.

LAND USE DEVELOPMENT CONCEPT OF LEAP-FROG DEVELOPMENT

The following Figure C

C portrays the general land use principal of encouraging economic development in exchange for open space commitments. Such open space may include:

1. Agricultural lands with non-development deed restrictions;
2. Conservation and other non-development easements;
3. Platted open space;
4. Non-developable riparian areas;
5. Any combination of the above.

Economic development in areas shielded from major roads is encouraged.

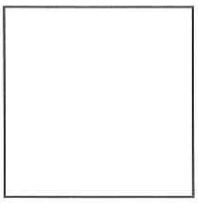


Figure C

LAND USE DEVELOPMENT CONCEPT OF
ECONOMIC DEVELOPMENT AREA COMBINED WITH OPEN SPACE

IMPLEMENTATION TOOLS OF THE ELBERT COUNTY MASTER PLAN

The Plan's narrative, goals, policies and maps provide the fundamental guidance direction in addressing the future needs of Elbert County. The following list of documents are the implementation tools that will guide and regulate all present and future development.

1. *The Land Development Review Process*

a. *Zoning Regulations*
b. *Subdivision Regulations*
c. *1041 Regulations*
d. *Intergovernmental Agreements with Municipalities and other jurisdictions.*
e. *Mapping (to include zoning inventory)*
f. *Subarea Plans*
g. *Municipal Master Plans*
h. *Site Design Standards*

2. *The Transportation Plan*
3. *The Utility Corridor Plan*
4. *The Parks, Traits and Open Space Plan*
5. *County Capital Improvements Program (CIP).*
6. *Economic Development Plan*

Information sources to be considered for standards and criteria to be taken into consideration into any development proposal will also include referrals from all appropriate agencies, governments and other County departments.

MASTER PLAN AMENDMENT PROCESS

If a Development Proposal is not consistent with the current Master Plan, the following Amendment Process needs to be followed.

1. *To apply for a Master Plan Amendment the following items need to be provided to the Planning Department:*
   a. *Specify change.*
   b. *Area to be changed (a site plan needs to be provided).*
   c. *Reasons for the change.*
   d. *Environmental impacts.*
   e. *Impacts on County services.*
   f. *Impacts on water.*
   g. *Property owners.*
   h. *Mineral owners.*
   i. *Current zoning and Master Plan designation.*
   j. *Economic impact on County.*
   k. *Transportation impact.*
2. *Planning Staff has 10 working days to review for completeness.*

3. *After the Application is determined to be complete, a Public Hearing date and time will be set for the Planning Commission.*
4. *A 30 day Public Notice is required that involves a legal notice in the newspaper, a Public Notice sign, and a Certified Mail Legal Notice to adjoining property owners and those within 500' of the proposed Master Plan change. The format for these Public Notice requirements is contained in the Elbert County Zoning Regulations.*

The Planning Commission will decide by a majority vote whether to approve or deny an amendment to the Master Plan.

XI. APPENDIX

BIBLIOGRAPHY

The following documents were used as examples of planning-related documents. Whenever a source has been quoted directly, it is so noted at the end of the appropriate section.

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GLOSSARY OF TERMS

Acre	A measure of land area containing 43,560 square feet.
Adjacent	To be considered adjacent, not less than 1/6 of the parcel perimeter must be adjacent. All similar or smaller sized parcels that are considered adjacent must be legally created and zoned. Creation of parcels between 35.00 and 59.99 acres, shall be exempted from the 1/6 adjacency requirement. A right-of-way, alley, or easement is not impediment for adjacency consideration.
Aesthetic	The perception of artistic elements, or elements in the natural or man-made environment which are pleasing to the eye.
Agricultural	The production, keeping or maintaining, sale, lease, training, or personal use of plants or animals useful to man, including grain and seed crops; dairy animals and dairy products; poultry and poultry

	poultry products; horses and livestock, including the breeding and grazing of any or all of such animals; vegetables; nursery, floral, ornamental and greenhouse products; or lands devoted to a soil conservation or forestry management program.
Air Pollution	The presence of contaminants in the air in concentrations that prevent the normal dispensive ability of the air and which interfere directly or indirectly with people's health, safety or comfort.
Air Quality Control Region	An area designated by the federal government for regulating air quality.
Air Quality Standards	The prescribed level of pollutants in the outside air that cannot be legally exceeded during a specified time in a specified geographical area.
Amenity	A natural or man-made feature that enhances or makes more attractive or satisfying a particular property.
Annexation	The incorporation of land into a municipality, resulting in a change in the boundaries of that municipality.
Applicant	The landowner or authorized representative, including a corporation, partnership, or joint venture, requesting action on a development proposal or Master Plan amendment.
Aquifer	An underground bed or stratum of earth, gravel or porous stone that contains water.
Aquifer Recharge Area	The exposed ground-level portion of the aquifer.
Archaeological Site	Land or water areas containing material evidence of human life and culture of past ages.
Basin	An area drained by the main stream and tributaries of a large river.
Bedrock	In-place geological formations which cannot be removed with conventional excavating equipment, or which, upon excavation, include more than 60 percent formation fragments (by weight) that are retained in a one-quarter inch mesh screen.
Bike Trail	A pathway, often paved and separated from streets and sidewalks, designed to be used by bicyclists.
Buffer	An area of land established to separate and protect one type of land use from another; to screen from objectionable noise, smoke, or visual impact; or to provide for future public improvements or additional open space.
Capital Improvements	A government acquisition of real property, major construction project, or an acquisition of long-lasting, expensive equipment.
Collector	A street which collects traffic from local streets and connects with major arterials.

Covenant	An agreement, relating to a restriction on the use of specific lands, between two or more parties, set forth in a deed, relating to a restriction on the use of specific lands.
Cultural Facilities	Establishments such as museums, art galleries, botanical and zoological gardens of a historic, educational or cultural interest.
Curb Cut	The opening along the curb line at which point vehicles may enter or leave the roadway.
Dedication	A setting aside of land for public use, made by the owner, and accepted for such use by or on behalf of the public.
Deed	A legal document conveying ownership of property.
Density	The number of units per area of measure. For example, the number of dwellings units per acre.
Developer	The legal or beneficial owner or owners of land included in a proposed development, including the holder or an option or contract to purchase, or other persons having proprietary interest in such land.
Development	The process of converting land from one use to another, including the rezoning of land; division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; and any mining, excavation, or landfill.
Development Regulation	Zoning, subdivision, site plan, floodplain regulation or other governmental restriction or requirements for the use and development of land.
District	A part, zone, or geographic area within the County, within which certain zoning or development regulations apply.
Drainage	(1) Surface water runoff; (2) the removal of surface water or groundwater from land by drains, grading, or other means, including runoff controls to minimize erosion and sedimentation during and after construction or development, and the means for preserving the water quality, and the prevention alleviation of localized flooding.
Dwelling Unit	One or more rooms designed, occupied or intended for occupancy as separate living quarters, containing cooking, sleeping and sanitary facilities for the exclusive use of a single family maintaining a household.
Easement	A grant of one or more of the property rights by the property owner to, and/or for the use by, the public, a corporation or another person or entity.
Economic Base	The inputs that is required for economic activity, such as labor,

	capital, land, regulatory environment, etc. Also, the primary factor or factors needed to support the economic vitality of an area.
Economic Development	Expanding economic opportunities through the encouragement of activities such as manufacturing, distribution, agriculture, wholesale or retail trade, etc.
Economic Sector	Similar economic activities grouped together into a broad category such as retail trade, manufacturing, or agriculture.
Effluent	Liquid sewage discharged, with or without treatment, into the environment.
Environmental Constraints	Environmental conditions which affect or reduce the capability of the land to accommodate development.
Environmental Hazards	Environmental conditions which pose a significant threat to life and property.
Environmentally Sensitive Area	An area with one or more of the following characteristics - Slopes in excess of 20 percent - Floodplains - Soils classified as having a high water table - Soils classified as highly erodible - Land incapable of meeting percolation requirements - Land containing environmental hazards - Land formerly used for landfill operations or mining - Fault areas - Stream corridors - Mature stands of native vegetation - Aquifer recharge areas - High-impact wildlife areas - Areas of high or prominent visibility
Erosion	The detachment and movement of soil or rock fragments, or the wearing away of the land surface by water, wind, ice and gravity.
Expressway	A divided multi-lane major arterial street, for through traffic, with partial control of access and with grade separation at major intersections.
Eutrophication	The normally slow aging process by which a lake evolves into a bog or marsh and ultimately assumes a completely terrestrial state and disappears.
Expressway	A divided multi-lane major arterial street, for through traffic, with partial control of access and with grade separations at major intersections.
Flood	The temporary inundation of otherwise normally dry land adjacent to a river, stream, take, etc.
Food Hazard Area	The floodplain consisting of the floodway and the flood fringe area.
Floodplain (100 year)	The area adjoining any river, stream, watercourse, lake, or other body of standing water which is subject to Inundation by a 100-year flood.

Goal	The end result or ultimate accomplishment toward which an effort is directed.
Grading	Any stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition.
Groundwater	The supply of fresh water under the surface in an aquifer or soil that forms a natural reservoir.
Growth	The result of progressive development in or adjacent to a specific region. Levels of growth are determined by analyzing growth trends and the capacity of a particular area for development.
Growth Management	Techniques used by government to control the rate, amount and type of development.
Habitat	the total of all the environmental factors of a specific place occupied by an animal species.
Historic Preservation	The protection, rehabilitation, and restoration of districts, sites, buildings, structures and artifacts significant in American history, architecture, archaeology or culture.
Historic Site	A structure or place of outstanding historical and cultural significance, designated as such by state or federal government.
Homeowners Association	A formally constituted noon-profit association or corporation made up of the property owners and/or residents of a fixed area. It may take permanent responsibility for cost and upkeep of semi-private community facilities and/or various common properties; may provide for the setting and collection of expense assessments from its members; and may be responsible for enforcement of protective covenants.
Implementation	Carrying out or fulfilling plans and proposals.
Improvement	Any man-made, immovable item which becomes part of, placed upon, or is affixed to, real estate.
Incorporation	The act or process of forming or creating a municipality.
Indigenous Vegetation	Plant species having origins in and produced, grown, living or occurring naturally in a particular regional or environment; native.
Infiltration	the flow or a fluid into a substance through pores or small openings.
Infrastructure	Facilities such as roads, water and sewer lines, treatment plants, utility lines, and other permanent physical facilities in the built environment needed to sustain industrial, residential, or commercial activities.

Intensity, Land Use	The range or scale or concentration of findings, often measured by floor-area ratios or building coverage.
Intergovernmental Agreement	A written agreement between two or more governmental jurisdictions.
Intersection	Where two or more roads cross at grade.
Land Disturbance	An activity involving the clearing, cutting, excavating, filling, or grading of land, or any other activity which alters land topography or vegetative cover.
Land Use Plan	A plan showing the existing and proposed location, and the extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes.
Landfill	A site for solid-waste disposal in which waste is buried between layers of earth.
Landscape	(1) An expanse of natural scenery; (2) the addition of lawns, trees, plants, and other natural and decorative features to land.
Large-lot Development	Residential development which occurs at a gross density range more than one dwelling unit per 5 acres.
Local improvement	A public improvement provided in a specific area that benefits that area and which is usually paid for by special assessment of benefiting property owners.
Major arterial	A street that collects and distributes traffic to and from major origin or destination points, which has access control, channelized intersections, and restricted parking.
Manufacturing	Establishments engaged in the mechanical or chemical transformation of materials or substances into new products. Also includes the assembling of component parts, the manufacturing of products, and the blending of materials such as lubricati8g oils, plastics, or resins.
Mass Transit	A public common-carrier transportation system having established routes and schedules.
Master Plan	A comprehensive long-range plan intended to guide the growth and development of a community or region and one that includes analysis, recommendations and proposals for the community's population, economy, housing, transportation, community facilities and land use, etc.
Mining	The extraction of minerals, including solids such as coal and ores; liquids such as crude petroleum; and gasses such as natural gases. The term also includes quarrying; milling such as crushing,

	screening, or washing; and other preparations customarily done at the mine site or as part of a mining activity.
Mitigate	To make less severe, alleviate, relieve.
Municipality	A public corporation, created by the legislature for governmental purposes, which possesses local legislative and administrative powers.
Natural Recharge	Adding water to an aquifer by natural means such as from precipitation or from lakes and rivers.
Neighborhood	A area of a community which characteristics that distinguish it from other community areas, and which may include distinct ethnic or economic characteristics, schools or social clubs, or boundaries defined by physical barriers such as major high-ways and railroads, or natural features such as rivers.
New Community/Town	A planned community, usually developed on largely vacant land, containing housing, employment, commerce, industry, recreation and open space equivalent to that of an established county or town.
Noise	Any undesired audible sound.
Nonpoint Source	Multiple, diffuse areas of land surface or points of origin which contribute pollutants to a water source.
Office	A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government.
Office Park	A development containing a number of separate office buildings, supporting uses and open space, designed, planned, constructed and managed on an integrated and coordinated basis.
Off Site	Located outside the lot lines, boundary lines, or property lines of the lot, parcel or property that is the subject of a development application.
On Site	Located on the lot, parcel or property that is the subject of a development application.
Open Land	Vast areas of unimproved land usually left in a natural state. Benefits usually extend beyond the immediate area or parcel of land.
Open Space	Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.
Overlapping Debt	The cumulative total of debt incurred by separate, individual special districts.
Owner	An individual, firm, associates, syndicate, partnership, or corporation

	corporation having proprietary interest in a parcel of land.
Parcel	A lot or tract of land.
Park	Any public or private land available for active and passive recreational uses, or educational, cultural, or scenic purposes.
Park-and-Ride	A facility designed for parking automobiles, the occupants of which transfer to public transit to continue their trip.
Permeability	The ease with which water or other fluids can move through soil or rock.
Planned Development	An area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses or any combination of the foregoing.
Planning Commission	The duly created (by appointment) body charged with the responsibility for reviewing and recommending on development applications and for the preparation of master plans; the Elbert County Planning Commission.
Plat	(1) A map representing a tract of land, showing the boundaries and location of individual properties and streets;(2) a map of a subdivision.
Policy	A definite course or method of action to guide and determine present and future decisions to move toward the attainment of goals.
Pollutant	Any introduced gas, liquid or solid that makes a resource unfit for a specific purpose.
Potable Water	Water suitable for drinking or cooking purposes.
Projection	A prediction of a future state, based on an analysis of what has happened in the past influenced by various factors of what may happen in the future.
Public Hearing	A meeting announced and advertised in advance and open to the pubic, with the public given an opportunity to participate.
Public Improvement	Any improvement, facility, or service, together with its associated public site or right-of-way, necessary to provide transportation, drainage, public or private utilities, energy or similarly essential services.
Public Notice	The advertisement In a newspaper of general circulation In the area, indicating the time. place and nature of a public hearing.
Public Utility	A closely regulated private enterprise that has an exclusive franchise for providing a public service
Quarry	A place where rock, ore, stone, and similar materials are excavated

	excavated for sale or for off-tract use.
Recharge	The addition to, or replenishing, of water in an aquifer.
Recreation, Active	Leisure-time activities usually of a more formal nature and performed with others, and often requiring equipment and at such prescribed places as sites, or fields.
Recreational Facility	A place designed and equipped for the conduct of sports, leisure-time activities and other customary and usual recreational activities.
Recreation, Passive	Any leisure-time activity not considered active.
Reservation	(1) A provision in a deed or other real estate conveyance that preserves a right for the existing owner, even if other property rights are transferred; (2) a method of holding land for future public use by designating public areas on a plat, map or site plan as a condition of approval
Residential Density	The number of dwelling units per acre of residential land.
Rezone	To change the zoning classification of particular lots or parcels of land.
Right-of-Way	A strip of land acquired by reservation, dedication, purchase, prescription or condemnation and intended to be occupied by a road, cross-walk, railroad, electric transmission lines oil or gas pipeline, water line, sanitary storm sewer or other similar uses.
Riparian	Relating to, or located on, the bank of a natural watercourse.
Runoff	The portion of rainfall, melted snow or irrigation water that flows across the ground, surface and eventually is returned to streams.
Rural Area	A sparsely developed area, where the land is undeveloped, used for agricultural purposes, or used for large-lot development.
Rural Town Center	A concentration of development within a rural area, which have historically serviced surrounding residential and agricultural areas and which contain a clustering of commercial and related uses. These areas have some potential for expansion and development although capabilities are limited because centralized water and sewer systems do not exist or are of limited capacity.
Scenic Area	An open area where the natural features of which are visually significant or geologically or botanically unique.
Screening	A method of visually shielding or obscuring or abutting or nearby structure or use from another by fences, walls, berms, or densely planted vegetation. (See Buffer)
Sediment	Deposited silt that is being or has been moved by water or ice, wind, gravity or other means or erosion.

Septic System	An underground system consisting of a septic tank and absorption field used for eh decomposition of domestic wastes.
Sewage	Any liquid waste containing animal or vegetable matter in suspension or solution, or the water carried waste resulting from the discharge of water closets, laundry tubs, washing machines, sinks, dishwashers, or any other source of water carried waste of human origin.
Sewer	Any pipe or conduit used to collect and carry away sewage or storm water runoff from the generating source to treatment plants or receiving streams.
Similar	Any parcel of land within the same zoning district shall be considered similar, irrespective of land use.
Site Plan	The development plan for one or more lots, which shows the existing and proposed conditions of the lot, including topography, vegetation, drainage, flood-plans, and waterways; open spaces, walkways, means of ingress and egress, utility services, landscaping, structure and signs, lighting, and screening devices, any other information that reasonably may be required in order that an informed decision can be made.
Slope	The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.
Socio-Economic Development	Development relating to, or involving a combination Development of social and economic factors.
Soil	All unconsolidated mineral and organic material of whatever origin that overlies bedrock and can be readily excavated.
Solid Waste	Unwanted or discarded material, including garbage with insufficient liquid content to be free flowing.
Solid Waste Management Plan	A planned program providing for the collection, storage, and disposal of solid waste, including, where appropriate, recycling and recovery.
Special District	A district created by act, petition or vote of the residents for *a* specific purpose with the power to levy taxes.
Steep Slope	Land areas where the slope exceeds 20 percent.
Street	Any vehicular way, including the land between the right-of-way lines, whether improved or unimproved, that is; (1) an existing state, or municipal road; (2) shown upon a plat approved pursuant to law; (3) approved by other official action; or (4)is shown on a recorded plat.

Strip Development	Commercial, retail or industrial development, usually one lot deep that fronts on a major street.
Subdivision	The division of a lot, tract, or parcel of land into two or more plats, sites, or other divisions of land for the purposes, whether immediate or future, or sale or a building or development. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.
Subsidence	The gradual sinking of land as a result of natural or manmade causes.
Surface Water	Water on the earth's surface exposed to the atmosphere such as rivers, lakes and creeks.
Three (3) Mile Area	A 3 Mile Area is an approximate "area of influence" surrounding a specific town or city which is used as a tool for planning future growth.
Topography	The configuration of a surface area showing relative elevations.
Tract	An area, parcel, site, piece of land, or property that is the subject of a development application.
Traffic Count	A tabulation of the number of vehicles or pedestrians passing a certain point during a specified period of time
Trip Generation	The total number of trip ends produced by a specific land use or activity.
Undeveloped Land	Land in its natural state before development.
Urban	Development characterized by residential uses at a relatively high density, and all commercial, business, and industrial zoning including business, commercial, and industrial zoning within a planned development.
Urban Service Area	A defined area, not always coincidental with a municipality's corporate boundaries, that defines the geographical limits of government-supplied public facilities and services.
Urban Sprawl	The awkward, irregular spreading out of urban development.
Use	The purpose or activity for which land or buildings are designed, arranged, or intended, or for which land or buildings are occupied or maintained.
Variance	Permission to depart from the literal requirements of a zoning resolution.
Wastewater	Water carrying wastes from homes, businesses and industries that is a mixture of water and dissolved or suspended solids.
Water Pollution	The addition of pollutants to water in concentrations or in sufficient

	quantities to result in measurable degradation of water quality.
Water-Quality Standard	A plan for water-quality management containing four major elements: the use (recreation, drinking water, fish and wildlife propagation, industrial or agricultural) to be made of water; criteria to protect the water to keep it suitable for use; implementation plans (for needed industrial-municipal waste-treatment improvements) and enforcement plans; and an anti-degradation statement to protect existing high quality waters
Water Rights	A person's right to use surface or underground water as decreed by water courts.
Water & Sewer System	A system that serves a number of users and is operated by a municipality, governmental agency, or public utility. Central water is characterized by having both a common water source and a common water distribution system. Central sewer is characterized a system (other than an individual septic tank or tile field), that has both a common collection system and treatment facility.
Water Supply System	The system for the collection, treatment, storage and distribution of potable water from the source of supply to the consumer.
Water Table	The upper surface of groundwater or that level below which the soil is seasonally saturated with water.
Zoning	The dividing of a county or municipality into districts, and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

MASTER PLAN AMENDMENTS

February 1998	Glaser Gas Co. – Commercial Activity Resolution 98-10.
July 1999	Adjacency – Resolution 99-83
October 1999	Adjacency – Certified to the Board of County Commissioners.
August 2002	Adjacency Definitions – Certified to the Board of County Commissioners.
September 2002	Economic Development Areas – Certified to the Board of County Commissioners.
August 2003	Density Bonuses – Certified to the Board of County Commissioners.

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STATE OF COLORADO }
} ss
COUNTY OF ELBERT }

At a regular meeting of the Board of County Commissioners for Elbert County, State of Colorado, held at the Courthouse in Kiowa on Wednesday, the 14th day of December A.D. 2005, there were present:

Stephen Stutz	Commissioner Chairman
John Metli	Commissioner Vice Chairman
Suzi Graeff	Commissioner
Geri Scheidt	Deputy, Clerk to the Board

When the following proceedings, among others were had and done, to wit:

APPROVE
RESOLUTION 05-110

SUBDIVISION REGULATION AMENDMENTS, ZONING REGULATION AMENDMENTS, 1041 REGULATION AMENDMENTS AND MASTER PLAN AMENDMENT CERTIFICATION.

WHEREAS, the Planning Commission, on November 3, 2005, continued to November 17, 2005, held a public hearing on the proposed amendments to County Subdivision, Zoning and 1041 Regulations. There was also a proposed amendment to the Master Plan. At this hearing there were presentations by Staff and there was a request for public comment. The public spoke to proposed changes in the Subdivision and Zoning Regulation changes. There was also significant discussion by Planning Commission members; and

WHEREAS, the Planning Commission is forwarding a recommendation for approval of the proposed amendments as submitted for consideration by the Board of County Commissioners; and

WHEREAS, on December 7, 2005, the Board of County Commissioners held a public hearing on the proposed amendments to the Subdivision, Zoning and 1041 Regulations and to consider the certification of the Master Plan amendment. At that hearing a "point of order" was raised from the public. As a result the proposed amendments to the following sections of the Zoning Regulations were continued to January 11, 2006:

- Part I, Section 6., B., 1., b., 4) Plan Exhibit
- Part II, Section 12: Business
- Part II, Section 13: Commercial
- Part II, Section 14: Light Industrial
- Part II, Section 15: General Industrial; and

WHEREAS, the public hearing on all the remaining amendments were heard. The Staff made a presentation and public comment was received; and

WHEREAS, at the conclusion of public comment the County Commissioners closed that portion of the hearing, continuing the hearing to December 14, 2005, for a possible decision; and

WHEREAS, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendations of the Planning Department, and having reviewed the documentation of the applicant, and listened to the presentation of the applicant and Staff, and having listened to all public comment, and being fully advised in the premise.

BE IT THEREFORE RESOLVED, the Board of County Commissioners do hereby **Approve the Amendments to the following sections of the Elbert County Subdivision Regulations:**

Section I B. Authority
Section III A., 15. Subdivision Improvement Agreement
Section IV D. Final Plat
Section V B., 3. Approval of County Commissioners
Section IX B., 2. Submittal of Extension Requests
Section IX B., 4. Recordation of Final Plat
Section IX C., 2. Preparation of Final Plat
Section IX F., 1. Final Plat Public Hearing
Section IX F., 2. Process of Review
Section IX F., 4. Final Plat
Section XII B. Applicability
Section XII C. Procedure
Section XII D., 3. Administrative Lot Line Adjustment/Plat Amendment Process
Section XIII B., 1. Streets/Roads, Alleys and Easements
Section XIII B., 5. Streets/Roads, Alleys and Easements
Section XIII C. Minimum Width and Grades
Section XIV A., 1., b. Surface Improvements
Section XIV D. Guarantee of Public Improvements
Section XIV D., 4. Guarantee of Public Improvements
Section XIV D., 5. Guarantee of Public Improvements
Section XIV E. County Policy for Road Acceptance
Section XIV E., 1. County Policy for Road Acceptance
Section XVII A. Subdivision Public Notice
Section XVII B. Subdivision Public Notice

BE IT THEREFORE FURTHER RESOLVED, the Board of County Commissioners do hereby also **Approve the Amendments to the following sections of the Elbert County Zoning Regulations:**

Part I, Section 2., B., 2. Powers and Duties Board of Adjustment
Part I, Section 6., B., 1. a., 2) Review Copies
Part II, Section 5., D., 8., a. Minimum Area and Yard Setbacks

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Part II, Section 24., B., 3. Temporary Permit
Part II, Section 24., D. Public Notice Requirement
Part II, Section 2., C., 36. Septage land application and
37. Sewer sludge disposal – Domestic
Part II, Section 17., A.46. Septage land application and
47. Sewer Sludge – Domestic
Part II, Section 25. Definitions
Part II, Section 15., B. Uses By Right
Part II, Section 15., C. Uses Permitted By Special Review
Part II, Section 17., A. Intent
Part II, Section 19., D. Off-Premise Signs

BE IT THEREFORE FURTHER RESOLVED, the Board of County Commissioners do hereby **Approve the Amendments to the following sections of the Elbert County 1041 Regulations:**

Chapter 4 Article 307., 1., q. Demonstration of the Applicant's Financial Ability to Complete a New Community

BE IT THEREFORE FURTHER RESOLVED, the Board of County Commissioners hereby **Accepts the Planning Commission certification of a Master Plan Amendment in accordance with Colorado Revised Statutes 30-28-109.**

At a noticed public hearing before the Planning Commission the Commission approved the amendments to the following sections of the Master Plan:

Section X Implementation, General Standard 2.

Upon a motion duly made and seconded, the foregoing resolution was adopted by the following vote:

Aye
STEPHEN STUTZ, CHAIRMAN

Aye
JOHN METLI, VICE CHAIRMAN

Aye
SUZIE GRAEFF, COMMISSIONER

ATTEST: AMY FORDYCE
COUNTY CLERK

BY:
Deputy, Clerk to the Board

ELBERT COUNTY SEAL COLORADO

Elbert County Master Plan
Housing

It is the intent of this Master Plan to promote and support a variety of housing options for current and future residents of the County, while preserving the natural beauty and rural atmosphere that the citizens cherish.

Preface

This *Housing* section is to replace and nullify pages 35, 36, and pages 40 to 44 (up to Economic Development Areas) of the existing *Elbert County Master Plan,* dated November, 1996.

This *Housing* section is a guide to be used by the citizens, the Community & Development Services Office (C&DSO), the Planning Commission, and the Board of County Commissioners when evaluating residential land use proposals in Elbert County. The criteria, goals, and policies in this section reflect the desires expressed by the citizens of Elbert County to determine whether or not a proposed development should be approved.

Introduction

Elbert County is primarily a place of choice for its citizens. People living here do so by choice, not necessarily because of proximity to employment centers or urban amenities. Residents have indicated that the rural atmosphere and beauty of the high-plains grasslands are the primary reasons they have located here. Elbert County has recently experienced a significant increase in residential development, particularly for single-family residential developments. Balancing the demands of growth with the citizens' desire to preserve the rural character and environmental quality of the County is the primary impetus of this *Housing* section. This *Housing* section and the *Elbert County Design Standards for Residential Developments* (proposed as an amendment to the *Elbert County Zoning Regulations,* Section 16, PUD – Planned Unit Development, as a new Section "D"), are meant to work in unison when evaluating residential land use proposals.

Housing Types

A healthy community offers a variety of housing types for its citizens, at various stages of their lives. It is the intent of this Master Plan to promote and support a variety of housing opportunities for current and future residents of the County, while preserving the natural beauty and rural atmosphere that the citizens cherish. Re-zoning applications that are proposing housing types other than single-family detached units will be evaluated on an individual basis for compliance with the "Goals and Policies" of this section, the *Elbert County Site Design Standards For Residential Developments*, Planned Unit Development standards, and compatibility with surrounding, existing developments.

Elbert County has been developed into a variety of lot sizes and acreages. Larger ranching acreages are located primarily in the central and eastern portions of the County; with smaller parcels varying in size from several hundred acres to one-third acre subdivided lots being located primarily in the northwest portion of the County. The traditional single-family detached house is the predominant housing option currently available in Elbert County. There are, however, appropriate locations within the County for duplex, patio homes, townhouses, condominiums, and other attached housing options; particularly if they are designed into planned single-family developments or located at intersecting "Arterial/Arterial Intersections". Please see the "Attached/Multi-Family Housing" section below for special criteria related to such projects.

Additionally, the housing needs of senior citizens who may desire a small yard or none at all, or who may have special housing needs, should be addressed. Senior housing is particularly appropriate near more populated areas that tend to have more services within close proximity to one another. Given the existing

housing inventory, young citizens and new families also have limited housing options.

Goal:

Provide a variety of housing options that are compatible with the rural environment, and that comply with the Elbert County Master Plan and the Elbert County Site Design Standards for Residential Developments.

Policies:

1.) New residential development shall conform to each of the following:

   a.) complement the "rural character" of the County by incorporating large, contiguous areas of open space, as described elsewhere in the Master Plan;

   b.) respect the natural contours and existing vegetation found on the proposed development site (minimize over-lot grading);

   c.) processed as a Planned Unit Development;

   d.) comply with the appropriate *Elbert County Site Design Standards for Residential Developments* and the recommendations found in the other sections of this Master Plan;

   e.) accommodate the wildlife found on the site by protecting movement corridors; designate "no disturbance areas" or open space for sensitive wildlife areas; preserve "high-quality wildlife areas" such as riparian areas, land along the banks of drainages, streams, and other bodies of water by providing substantial buffers between such areas and the developed portions of the site (Note: "High-quality wildlife areas" are identified as those areas shown on the "Wildlife Resources Map", from the *Elbert County Open Lands, Parks and Trails Plan*).

2.) The clustering of housing should be encouraged as an acceptable design solution to maintain the "rural character" or to solve other site constraints.

3.) Developments of 320 dwelling units or more should provide more than one housing type (i.e. single-family, townhouses, patio homes, duplex, etc.), with opportunities for people of all ages, and for a variety of incomes.

4.) Established subdivisions with lot sizes less than 35 acres that have been properly subdivided and zoned should be discouraged from further subdivision.

General Standards for All Residential Developments

The *Elbert County Design Standards for Residential Developments* shall apply to all residential developments which create eight (8) lots or more. All residential developments which create eight (8) lots or more shall be zoned as Planned Unit Developments. A minimum of forty percent (40%) of the "Gross Acreage" of the site shall be permanently dedicated open space, within residential developments, except those developments which are proposing ten (10) acre or larger parcels, which shall have a minimum of twenty percent (20%) open space. Open space requirements for Conservation Communities (please see description below), shall be a minimum of fifty percent (50%) of the "Gross Acreage" of the site. Larger buffer areas of open space will be located along property perimeters, particularly when more dense development is proposed adjacent to larger parcels. Natural buffers of open space will be located such that logical connections for future open space on adjacent parcels are considered. This will result in larger, contiguous blocks of open space between the parcels. Where possible, proposed developments should align open space with open space in existing, adjacent subdivisions. Trails should connect internal open spaces and should extend to the property boundary for logical extensions on adjacent parcels. Native vegetation should be preserved and over-lot grading minimized.

Residential Development Options

1.) Conservation Communities

"Conservation Communities" are developments which are characterized by large amounts of common open space and clustered, compact lots. Clustering of housing units: reduces the amount of infrastructure, shortens the linear distance of roadways, reduces the associated costs of road maintenance and snow removal, allows for shorter utility runs; while maintaining larger open space parcels. Conservation Communities are preferred over traditional residential developments. To qualify as a Conservation Community, the development must meet all the criteria listed below and all requirements mentioned in the "General Standards for Residential Developments" section below.

Qualifying Criteria for a Conservation Community:

1. The parcel shall be a minimum of eighty (80) acres in area.

2. The applicant shall reserve at least fifty percent (50%) of the "Gross Acreage" as open space.

3. Land for open space shall be dedicated to either a special district, or a qualifying non-profit entity, or to Elbert County or other group that has the ability and resources required to administer and must perpetually defend the open space for its intended use. Open space may include: parks, natural undisturbed land, trails, wildlife habitat and corridors, landscaped areas, creeks, drainages, historic farmsteads and structures, active recreation areas, passive recreation areas, land for grazing or crop cultivation, grasslands, and forested areas, intended for general public use.

4. All parcels, tracts, lots, or land areas shall be legally created.

5. Compliance with all other applicable County regulations and state law, including HB 08-1141. (CRS §29-20-301, et seq)

Intent and Purpose of Conservation Communities:

Intent: Conservation Communities are meant to provide an alternative, and completely voluntary, method of dividing land that encourages the clustering of residential units and preserves large, contiguous blocks of open space.

Purpose:

1. To allow greater flexibility and creativity in the design of residential developments;
2. To help maintain and enhance rural character by protecting and preserving existing natural landscapes;
3. To maintain or create visual amenities through the preservation of open space within and between developments;
4. To allow for continued or future agricultural/ranching uses;
5. To encourage the permanent preservation of open space, forested areas, flora and fauna, environmentally sensitive areas, wildlife habitat, wetlands and other natural resources, and historic, cultural, and archaeological resources;
6. To promote a more efficient form of development that consumes less land;
7. To minimize the total amount of disturbance on the site;
8. To further the goals and policies of the *Elbert County Master Plan* and the *Elbert County Open Lands, Parks and Trail Plan*;
9. To facilitate the construction and maintenance of streets, utilities, and public services in a more efficient and economical manner.

Open Space in Conservation Communities:

The open space should have logical contiguity and connectivity to likely or existing open space on adjacent parcels. This open space is to be linked with a connecting trails system which links open space internal to the development and extends to the property boundaries for future connection with adjacent properties.

The following uses are allowed in the reserved open space:

1. To the extent open space within a Conservation Community is not used for the purposes described in paragraph 5 below, it must contain a component intended to preserve significant natural resources, including forest, wildlife habitat, migratory corridors, creeks, drainages, wetlands, and historic, cultural, and archeological resources, if any. The adequacy of this component shall be recommended by the C&DSO based on an assessment of the extent of significant natural resources within the proposed open space and the land required to preserve those resources. Open space remaining in a Conservation Community after this component has been assessed and delineated, may be dedicated to any of the uses described in paragraphs 2-5 below.

2. Passive recreational uses limited to hiking, biking, or equestrian trails, provided all the following conditions are met:

    a. The open space supporting these activities is left primarily in its undisturbed natural condition;
    b. The use does not involve recreational motorized vehicles; and
    c. If the passive recreational use is on land set aside for purposes described in paragraph 1 above, the use is not inconsistent with that purpose.

3. Active recreational uses includes, but are not limited to ball fields, community/recreation centers (with associated parking), equestrian centers, tennis and basketball courts, playground and associated equipment, and exercise courses, provided, however, that land identified in accordance with paragraph 1 above shall not be used for these purposes.

4. Pedestrian amenities such as benches and restrooms.

5. Farming and hay production and ranching, not including feed lots or confined animal feeding operations (CAFO).

6. Other similar uses deemed appropriate and approved upon application.

The primary difference between Conservation Communities and Conventional Residential Developments involves the location of housing in clustered units, while preserving large amounts of common open space. Conventional acreage lots consume large amounts of land, require more linear footage of roads and require much higher road maintenance. Conservation Communities should be allowed on parcels of 80 acres or larger. The following steps should be followed when designing a Conservation Community:

1. Identify and preserve significant resource areas as open space;
2. Locate housing sites in the remaining "developable area";
3. Align roads and trails;
4. Draw individual lot lines with building envelopes. The following drawing illustrates the steps involved in designing a Conservation Community:

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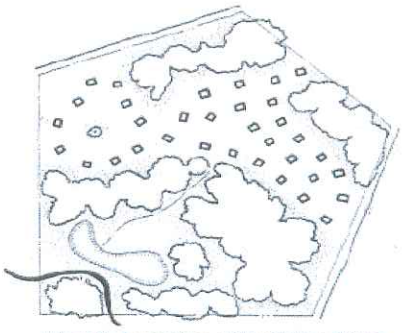
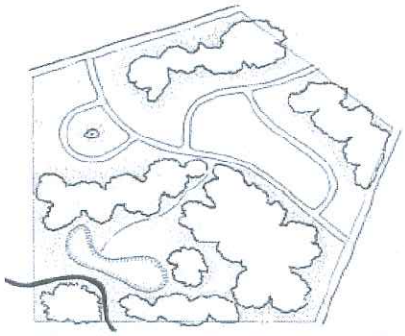
Step 1: Delineation of Conservation Land


Step 2: Location of Building Sites


Step 3: Alignment of Streets and Trails

Step 4: Drawing in Lot Lines

Conservation Community – Design Steps

The following site plan illustrates the fundamental design elements of a Conservation Community:

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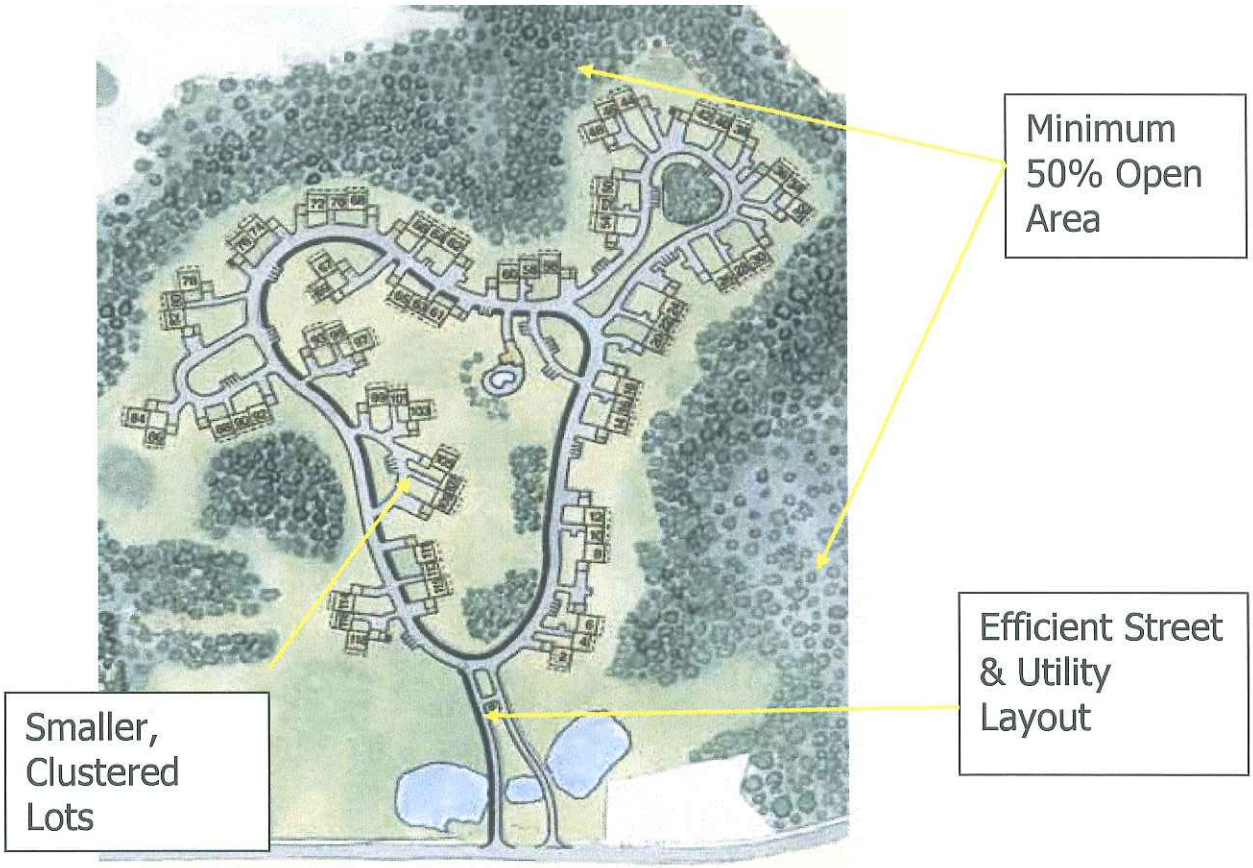

Provisions for an adequate, safe, and dependable water supply should be demonstrated during the approval process for Conservation Communities. In addition, any proposed sanitary sewer system design for a Conservation Community must meet all applicable county, state or federal regulations prior to installation. All proposed residential developments are encouraged to obtain water and/or sanitary sewer services from existing service providers. Conservation Communities should be developed according to the standards and processes specified in the *Elbert County Site Design Standards for Residential Developments,* the *Elbert County Zoning Resolution* and the *Elbert County Subdivision Regulations*.

There shall be no minimum lot size within Conservation Communities. The intent is to have groupings of lots in more concentrated portions of the property to increase the amount of open space. Conservation Communities may consist of any combination of single-family or attached/detached patio homes. Multi-family structures, of not more than eight (8) units, may also be permitted, particularly if the units are integrated toward the interior of proposed developments.

2.) Conventional Residential Developments

Developments that are not Conservation Communities will be considered "Conventional Residential Developments". These communities will typically have larger lots than Conservation Communities. This type of development will have a minimum of forty percent (40%) open space, unless the lots are ten (10) acres or larger, which requires at least twenty percent (20%) dedicated open space.

Residential Densities

Densities for proposed residential developments shall be based upon the type of water and sanitary sewer systems, the amount of open space/amenities provided, and the type of development proposed ("Conventional Residential Development" or "Conservation Community", as depicted in the "Base Density Table for Residential Developments" on the next page).

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Base Density Table for Residential Developments

Type of Development	Well & Septic	Central Water/Septic	Central Water/ Central Sewer	Percentage of Open Space or Cash-in-Lieu
Conventional Residential Development	1 dwelling unit per 10 acres (based upon "Net Acreage") Note: Required open space shall be reduced to 20% of the "Gross Acreage" for proposed developments with lots 10 acres or larger. No individual lot served by well and septic shall be less than 10.0 acres.	1 dwelling unit per 5.0 acres+ (based upon "Net Acreage") Note: No individual lot, served by an individual septic system, will be less than 5.0 acres in size.	1 dwelling unit per 0.85 acres (based upon "Net Acreage"++)	Minimum of 40% of the "Gross Acreage" shall be dedicated open space or combination of cash-in-lieu*
Conservation Community	N/A	N/A	1 dwelling unit per 0.65 acres (based upon "Net Acreage"++)	Minimum of 50% Open Space For "Conservation Communities" or combination of cash-in-lieu*

*Footnotes to Base Density Table

* - No more than ten percent (10%) of the required open space will be allowed to be credited with "cash-in-lieu" fees. **Developments of 80 acres or less are required to pay cash-in-lieu.**

++ - "Net Acreage" = (Gross Acreage – Open Space Acreage) – (10% for roads)
(Note: "Density" is defined as the number of dwelling units per the acreage specified in the "Base Density Table for Residential Developments" above. This is different than lot size which is specified in acreage or square footage. Individual lots in a subdivision with central water and central sewer may be smaller in size than the "Base Density".)

Density Increases

Note: Density increases shall only apply to developments proposing central water and central sewer systems or those tying into an existing water/sanitation district. Cumulative density increases shall not exceed twenty percent (20%) over the "Net Density".

1.) Recreation centers, community centers, recreational amenities, or other community amenities will be eligible for a density increase of 2% – 20% density increase over the "Net Density", with the percentage of density increase being proportional to the value and/or extent the proposed amenity is open to the general public.

2.) Historic structure preservation and rehabilitation – Negotiable percentage of density increase over the "Net Density", based upon the costs associated with the rehabilitation of structures and the use of the rehabilitated structures. Amenities open to the general public will support a higher density increase than those that are not.

Examples for Calculating Densities for Residential Developments

1.) Development with Individual Well and Septic – 500 acre parcel, with a "Base Density" of 1 dwelling unit per 10 acres (based upon "Net Acres"), with 20% open space, assume 10% of the "Developable Area" for roads.

How many dwelling units would be allowed on the 500 acre parcel?

500 acres - 20% (open space) = 100 acres for open space

500 acres -100 acres (open space) = 400 "Developable Acres"

400 acres X 10% (for roads) = 40 acres

400 acres – 40 acres (for roads) = 360 "Net Acres"

360 acres / 10 acres per dwelling unit = 36 dwelling units - "Net Density"

Answer: 36 dwelling units = "Net Density"

2.) Development with Central Water and Individual Septic Systems – 500 acre parcel with a "Base Density" of 1 dwelling unit per 5.0 acres (based on "Net Acres"), with 40% open space, assume 10% of the "Developable Area" for roads.

Question: How many units would be allowed on the 500 acre parcel?

500 acres – 40% (open space) = 200 acres for open space
500 acres – 200 acres (open space) = 300 "Developable Acres"

300 acres X 10% (for roads) = 30 acres

300 acres – 30 acres (for roads) = 270 "Net Acres"

270 acres / 5.0 acres per dwelling unit = 54 dwelling units – "Net Density"

Answer: 54 dwelling units = "Net Density"

3. Development with Central Water and Central Sewer Systems – 500 acre parcel with a "Base Density" of 1 dwelling unit per 0.85 acre (based on "Net Acres"), with 40% open space, assume 10% of the "Developable Area" for roads.

   Question: How many units would be allowed on the 500 acre parcel?

   500 acres – 40% (open space) = 200 acres for open space

   500 acres – 200 acres (open space) = 300 "Developable Acres"

   300 acres X 10% (for roads) = 30 acres

   300 acres – 30 acres (for roads) = 270 "Net Acres"

   270 acres / 1 dwelling unit per 0.85 acres = 317 dwelling units – "Net Density"

   Answer: 317 dwelling units = "Net Density"

4. Conservation Community with Central Water and Sewer Systems – 500 acre parcel with a "Base Density" of 1 dwelling unit per 0.65 acres (based on "Net Acres", with 50 % open space, assume 10% of the "Developable Area" for roads.

   Question: How many units would be allowed on the 500 acre parcel if the project was designed to be a Conservation Community with a "Base Density" of 1 dwelling unit per 0.65 acre (based on "Net Acres"), 50% open space, a 6000 square foot recreation center being built for the community, a soccer/football field, and pedestrian benches along the integrated trail system?

500 acres – 50% (open space) = 250 acres for open space

500 acres – 250 acres (open space) = 250 "Developable Acres"

250 acres X 10% (for roads) = 25 acres

250 acres – 25 acres (for roads) = 225 "Net Acres"

225 acres / 0.65 acre per dwelling unit = 346 dwelling units – "Net Density"

346 units "Net Density" + 20% (69 units) – for recreation center, ball fields, and pedestrian amenities = 415 units

Answer: 415 Total Units with Density Increase

Attached/Multi-Family Criteria

Goal: Provide alternatives to the traditional single-family residential unit, in appropriate locations - near goods and services, near town borders, within larger residential developments, appropriate locations along highway frontages, within "Activity Centers", or at "Arterial/Arterial Intersections".

Currently, approximately two percent (2%) of the Elbert County housing inventory is considered multi-family housing (two or more attached units), according to US Census figures. Several segments of the County population could benefit from housing options other than the traditional single-family unit. Housing costs within the County are prohibitive for many younger citizens, newer families, and those on fixed-incomes.

Developments of 320 acres or more should provide more than one housing type (i.e. single-family, townhouses, patio homes, duplex, etc.), with opportunities for people of all ages, and for a variety of income levels.

The following criteria should be considered for all proposed attached or multi-family developments:

1.) All proposed developments should be processed as a Planned Unit Development re-zoning;
2.) Projects should be located near town borders, designed into larger (320 acres or more) single-family developments, "Activity Centers", or located at "Arterial/Arterial Intersections";

3.) Projects should be located on arterial roads capable of handling the additional traffic, within acceptable levels of service, or sufficient roadway/access improvements should be required of the development;
4.) Developments should be physically compatible with adjacent land uses in design, scale, and architectural elements;
5.) The site design should include pedestrian access to adjacent goods and services, open space, and existing adjacent pedestrian trails/sidewalks;
6.) Projects should have a quality site design, as evidenced by conformity to the *Elbert County Site Design Standards for Residential Developments*;
7.) Adequate buffering should be provided to adjacent lower density residential housing;
8.) Projects should be served by central water and central sewer.

Types of Attached/Multi-Family Housing:

- *Duplex* – A duplex is a type of structure consisting of two (2) dwelling units that are attached to one another, with each unit having a completely separate entrance. Both dwelling units within a duplex structure are located on the same lot.

- *Patio Home* - A patio home is a single-family dwelling unit located on its own lot. It may be attached or detached.

- *Townhouse* – A townhouse is a single-family dwelling unit, attached from the ground to roof, with each unit having an individual outside access. Each unit within a townhouse development is located on an individual lot, and the common wall between attached units creates the plane of the common property line between adjoining lots. Rows of attached townhouses should not contain less than three (3) dwelling units and no more than eight (8) dwelling units. Common open areas and landscaping are usually maintained by a property owners' association.

- *Multiplex* – A multiplex is a structure containing at least three (3) and no more than eight (8) attached dwelling units. Each unit may take direct access to a private yard or access point, or units may share yards and access. The units may be arranged in a variety of configurations, including back-to-back, side-to-side, or vertically. Each multiplex structure is located on an individual lot, which is usually owned and maintained by the building or unit owners.

Water – Recommendations for All Residential Developments

In an effort to preserve and protect the ground and surface water in Elbert County, the following recommendations should apply to all residential developments:

1.) Backflow valves are recommended for individual wells and central water systems to protect the aquifers from contamination;
2.) Wells should generally be drilled to the bottom quarter of the permitted aquifer;
3.) Developments should connect to existing central water and sewerage systems, when feasible;
4.) Central water systems should meter in-house usage within the subdivision;
5.) High-capacity wells within the subdivision should be located such that they do not impact aquifers utilized by local, small-capacity domestic users.

Coordination with Adjacent Towns and Counties

When a proposed development is located within the three (3) mile extraterritorial jurisdiction (ETJ), of an incorporated town, the proposed development will be referred to and coordinated with the town (to the extent possible). Ultimately, inter-governmental agreements should be developed between Elbert County and adjacent jurisdictions to address development that occurs along these common boundaries. Any proposed development which will impact a surrounding county will be referred and coordinated with that county, such that impacts (to the extent possible), will be mitigated. Any residential development that creates off-site traffic impacts shall adequately address those impacts and provide acceptable solutions to the off-site impacts, prior to the public hearing dates being set for review by the Planning Commission and the Board of County Commissioners.

Housing Section Amendments

This *Housing* section contains goals and policies which have been deemed appropriate at this point in time; it cannot provide for all future changes in economic conditions and development demands. As a result, the *Housing* section should be reviewed and updated periodically to consider unforeseen circumstances. Exceptions or amendments to the *Housing* section's recommendations, criteria, goals, and policies can be made as follows:

1.) Individual Case Basis

The Elbert County Planning Commission or Board of County Commissioners may approve exceptions to this section if they find that the original objectives of the section are met, the proposal is a unique situation, has C&DSO support, and has been evaluated by the community. The Elbert County Planning Commission or Board of County Commissioners may deny an application if they find that the proposed development does not conform to the *Housing* section's objectives and policies.

2.) Periodic Review by the Elbert County Planning Commission

This *Housing* component of the Master Plan should be reviewed periodically by the Elbert County Planning Commission to determine whether or not the goals, policies, and objectives are still appropriate, or in need of modification. Should the Planning Commission determine that modifications, additions or deletions are necessary; the amendments to this section shall be reviewed and approved through the public hearing process.

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Housing Section Definitions

"Activity Centers" – Areas capable of supporting a mix of more intense land uses, including higher-density housing, retail, office, community uses, and open space.

"Arterial/Arterial Intersections" – Highly visible quadrants where major arterial roads intersect, which are appropriate for higher intensity land uses such as: retail, office, light industrial, and higher density residential projects. Arterial roads typically serve major traffic movements and function to move large volumes of traffic through a community and are identified in the *West Elbert County Transportation Master Plan*.

"Base Density" – The number of units allowed per acre (based upon the Net Acreage), as depicted in the *"Base Density Table for Residential Developments"* shown above.

"Conservation Community" - Developments which are characterized by large amounts of common open space and clustered, compact lots. To qualify as a Conservation Community, the development must meet the criteria as specified in the "Qualifying Criteria for a Conservation Community" section.

"Conventional Residential Development" - Developments that are not Conservation Communities will be considered Conventional Residential Developments. These communities will typically have larger lots than Conservation Communities.

"*Developable Acres"* – Gross acres of the site less the acres required for open space.

"Gross Acres or Acreage" – Total acreage of the parcel.

"High-Quality Wildlife Areas" - Those areas shown on the "Wildlife Resources Map", from the *Elbert County Open Lands, Parks and Trails Plan*.

"Net Acres or Acreage" – Developable Acres less 10% (for roads).

"Net Density" – Net Acres divided by the Base Density as depicted in the *"Base Density Table for Residential Developments" shown above.*

"Open Space" – A classification of land in Elbert County obtained by approval of application or designation by right that; (1) has been preserved and protected by severance of development rights to a third party through purchase, conservation easement, dedication and/or donation to a public agency or land trust; or (2)

upon application meets one or more of the purposes of open space set forth in the Elbert County Land Use Regulations, and will be preserved by future protection as approved in the application. Land that does not qualify as open space land is land; (1) whose development is otherwise restricted by zoning, regulation (such as setbacks, septic fields) or committed to alternative use (such as access easements, covenanted uses); or (2) open space, including green space easements which are not transferred to a third party, such as a land trust or governmental entity, including a metro district, will be allowed by exception only, and based on good cause shown.

Wetlands which meet the requirements under either the Colorado Wetlands Program, the Colorado Water Quality Control Act (CRS 25-8-101; et seq), or the Federal Clean Water Action (33 USC 1342), are also expressly identified here as qualifying open space even though such wetlands are subject to other restrictions (Elbert County Resolution Number 07-84, *Definition of Open Space Land and Land That Does Not Qualify as Open Space Land*).

"*Planned Unit Development*" – Custom zoning for a particular property which encourages innovative approaches to land uses, creative design of land uses, energy conservation, efficient use of open space, preservation of environmental conditions and compatibility with overall County objectives.

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