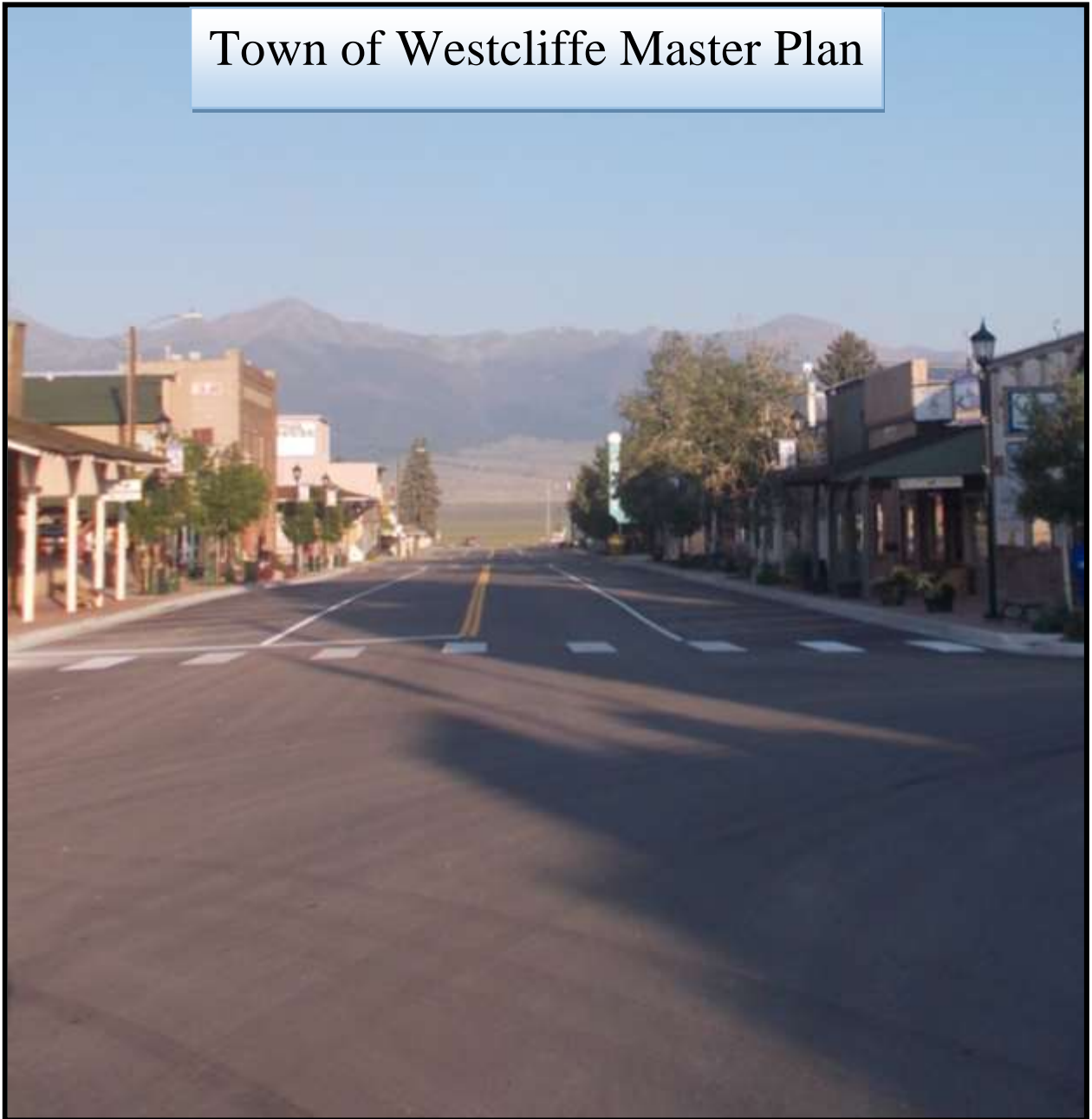


# Town of Westcliffe Master Plan



August 2017



## **Vision**

The goal of Westcliffe is to be a vital community for residents, businesses and tourists. Quality shopping for both residents and tourists can be ensured with a diverse business community. Residents and visitors enjoy a variety of entertainment choices for outdoor activities, art, theater, music and dark skies and adventure enthusiasts. The town will retain its old time charm while providing necessary infrastructure. Westcliffe will be a model healthy community.

## **Mission**

To realize the town's vision by 2020, new employers must be recruited and sold on locating in Westcliffe. These will need to be existing small companies with low environmental impact that are successful and have an existing workforce willing to relocate. Renewed efforts toward creating a culture of business friendliness for all citizens that have frequent contact with local business owners and employees will be a mandatory step. The town's position must be future oriented as it relates to the maintenance and expansion of infrastructure. Plentiful water, good roads and a modern waste disposal facility are important if businesses are to see the community as a good place to locate. Hand in glove with infrastructure is a financially stable, efficiently run town government. A willingness to attract and welcome new residents, particularly those with young families is a must if new businesses are to have customers and future employees. Steady growth fueled by new business ventures will enable the town to remain prosperous while retaining its charm.

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# *Introduction*

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## **Context For The Plan**

Westcliffe is located in south-central Colorado and is the county seat for Custer County. Situated in the Wet Mountain Valley (Sierra Mojada) at the intersection of two state highways, the Town of Westcliffe presently covers approximately 1.236 square miles of land area.

Dr. William A. Bell owned the ranch that the original town of Westcliffe is platted on and began to sell his subdivided lots after convincing the Denver and Rio Grande Western Railroad to extend its rail line to his property in 1881, nearby the booming mining town of Silver Cliff. Westcliffe was incorporated in July 1887 and is named for Westcliffe-on-the-Sea in England, the birthplace of Dr. Bell.

Over the past 129 years, the population of Westcliffe has fluctuated significantly, experiencing the "boom and bust" cycles common throughout Colorado's history (see Appendix A). From 2000 to 2010, Westcliffe's population increased 36.2 percent, from 417 to 568 persons. Westcliffe is the region's economic center, the "downtown" for Custer County and the Wet Mountain Valley.

It's the year 2017, and population and economic growth is expected to continue. By the year 2020, the Colorado Division of Local Government estimates that 662 people will be living in Westcliffe (see Appendix A).

Total revenue by all industries in Westcliffe has increased by about 20% since 2010, and is in large part due to the success of seasonal event-driven tourism. Westcliffe and Custer County still experience a significant outflow of retail dollars due to the lack of availability of consumer retail goods for local residents, such as clothing, pharmaceuticals, and office supplies. Additional affordable housing, expanded medical services, i.e., dental, eye care, and growth in affordable food service industry.

## **Purpose of the Plan**

The Town of Westcliffe Master Plan (hereinafter referred to as the Plan) is prepared in accordance with state statutes that authorize the Town of Westcliffe Planning Commission to develop a master plan for its physical development. Per C.R.S. 31-23-207, the purpose for the Town of Westcliffe Master Plan is "guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs."

More specifically, the Plan also serves the following purposes:

- To respond to community issues
- To shape development in harmony with the natural characteristics of the land, the capabilities of public services and facilities, and the existing built environment;
- To provide a policy foundation for updating zoning, subdivision, and related ordinances within the Town of Westcliffe's Land Use Code;
- To establish a basis for preparing a capital improvement program;
- To address matters of regional concern that require interjurisdictional coordination; and
- To serve as a community database and be used as supporting documentation for pursuing grants for community development activities.

## **Updating the Plan**

Westcliffe produced its initial Master Plan in November of 2000. This document represents the first review and update. This revision incorporates the primary and supporting documents into one master plan document.

## **Use of Plan**

The plan responds to the key issues facing Westcliffe and establishes directions, policies, and actions for community development. The plan should be consulted by Town of Westcliffe staff, the Planning Commission, and the Board of Trustees when considering development proposals, updating subdivision and zoning regulations, working on intergovernmental issues, preparing annual budgets, and reviewing progress toward accomplishing goals. The plan should also be used by residents, landowners, and project applicants for guidance concerning land planning objectives within and surrounding Westcliffe.

The Plan is considered an advisory document only and is not binding on the zoning discretion of Westcliffe. Although advisory, the Plan is the basis for regulatory measures inclusive of land use code updates and project, review recommendations. The Recommended Zoning Map should be used in conjunction with the Town of Westcliffe Land Use Code, and the Town of Westcliffe Official Zoning Map, to guide the appropriate location, character, type and intensity of new development and rezoning activity.

The Plan serves as the foundation for future intergovernmental agreements, capital improvement programming, and detailed studies and programs. The Plan is also a community database and can be used as supporting documentation for pursuing grants for community development activities.

The Plan should be reviewed on an annual basis as specific actions are achieved and new strategies are identified. Policies should also be reviewed on an annual basis and revised with changing circumstances, as appropriate. Ideally, the entire document should be considered for public review and update no later than five years from its adoption.



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# *Planning Influences*

## **ENVIRONMENTAL CHARACTER**

### **Location and Topography**

Westcliffe, Colorado, lies at an elevation ranging from 7,800 to 7,900 feet in the Wet Mountain Valley, a northwest-southeast trending lowland area between the Wet Mountains to the east and the Sangre de Cristo Range to the west. Valley elevations dip below 7,800 feet, while elevations reach approximately 10,000 feet in the nearby Wet Mountains and exceed 14,000 feet in the Sangre de Cristo Range.

Westcliffe is located in portions of Sections 17, 18, 19 and 20, Township 22 South, Range 72 West of the Sixth Principal Meridian, at latitude 38°07'46"N and longitude 105°28'37"W.

### **Climate**

The climate within Westcliffe and the surrounding area fluctuates due to the area's varied terrain and altitudes. Temperatures are characteristic of a high altitude, dry continental climate. The average January and July temperatures at Westcliffe are 22.0 and 63.4 degrees Fahrenheit, respectively, with low humidity. The average annual precipitation is 16 inches, and annual snowfall is 80 inches.

### **Geology**

The Wet Mountains are largely composed of Precambrian (1,700-1,800 million years old) metamorphic felsic and hornblende gneisses that were derived from volcanic rocks. The younger Sangre de Cristo Range consists of the Permian and Pennsylvanian (248-323 million years old) Sangre de Cristo Formation (arkosic conglomerate, sandstone, and siltstone).

The land surface in the majority of the Wet Mountain Valley beneath and surrounding Westcliffe is composed of unconsolidated Pleistocene (1.8 million years old) gravel and alluvium deposits. Older, Tertiary deposits in the area include the Sante Fe Formation, comprised of siltstone, sandstone, and conglomerates from the Miocene era, and lava deposits from the earlier Oligocene era. These intra-ash flow quartz latitic lavas are present to the immediate east of Westcliffe; Silver Cliff lies atop a volcanic deposit.

## **Soils**

Three soil units exist in Westcliffe: the Feltonia sandy loam, the Silver Cliff gravelly sandy loam, and the Coutis sandy loam. The soil unit underlying the majority of Westcliffe is the Feltonia sandy loam. This deep, well-drained soil has moderate permeability and low available water capacity.

Also deep and well drained, the Silver Cliff gravelly sandy loam soil is found along Grape Creek and Chloride Gulch. The permeability of the Silver Cliff gravelly sandy loam soil is moderately rapid, and the available water capacity is low. Located in the drainageways and footslopes near the intersection of Grape Creek and Chloride Gulch, the Coutis sandy loam soil has moderately rapid permeability, and moderate available water capacity.

Of the three soil types in Westcliffe, the Feltonia sandy loam that is found throughout Westcliffe is the best suited for development. Only those soil units found along the drainageways (the Silver Cliff gravelly sandy loam and the Coutis sandy loam) are not well suited for development. In particular, the Coutis sandy loam is subject to ponding or flooding. Surface runoff for all three soil types is medium, creating a moderate to high erosion hazard.

## **Vegetation**

The native vegetation in the area is mainly needleandthread, western wheatgrass, mountain muhly, and Arizona fescue linked to the Feltonia sandy loam soil. As the native lands deteriorate, blue grama, gray housebrush, rabbitbrush, sleepygrass, silmstem muhly, and snakeweed increase. Suitable grasses for seeding include intermediate wheatgrass, pubescent wheatgrass, western wheatgrass, and Arizona fescue.

Numerous non-native species are also found in Westcliffe, particularly within established neighborhoods. Typical trees include honey locust, Blue spruce, Aspen and cottonwoods; shrubs include lilac, creeping junipers, and honeysuckle.

## **Drainages and Floodplains**

Mountain streams from the Sangre de Cristo and the Wet Mountains drain into the Wet Mountain Valley where they join Grape Creek. Grape Creek flows northwest from Westcliffe and then northeast through the DeWeese Reservoir, joining the Arkansas River at Canon City. Chloride Gulch, located just north of Westcliffe, is the major drainage way for the town and flows to the west into Grape Creek.

The Wet Mountain Valley receives substantial moisture from intense thunderstorms in the late spring and summer months. As a result, Grape Creek, Chloride Gulch, and the low-lying areas in the southwest part of Westcliffe are vulnerable to flooding.

According to a drainage study prepared in 1996, flooding occurs on an average of once every two years (a two-year storm event) because the existing storm water drainage system is inadequate to manage the flows generated by the intense storm events.

The source of flooding originates on the east side of Westcliffe as well as in Silver Cliff, just east of the Westcliffe town limits. Within Westcliffe, the existing drainage structures that are supposed to divert flow from the south side of Main Street to the north side and then into Chloride Gulch are inadequate. Consequently, storm water encroaches onto the street rather than staying in the swales, creating flooding problems in the business and residential areas.

In consideration of financial constraints, the drainage report identified a design solution to manage a 25-year storm event. Because the majority of runoff reaching the southwestern areas of Westcliffe originates in Silver Cliff, the drainage report recommends diverting as much flow as possible to Chloride Gulch before it reaches Westcliffe. Installation of two new 24" culverts and catch basins on Main Street West of Seventh St. draining to Chloride Gulch should relieve Main St. by 50% during an average storm and as much as 90% during a severe storm.

Federal Emergency Management Agency flood insurance maps are not available to determine 100-year floodways and floodplains in Westcliffe. However, additional development within Chloride Gulch is not recommended in order to minimize increases in downstream flood elevation, potential life or safety hazards, and property damage.

## **Water Quality**

Westcliffe is in the Arkansas headwater watershed, which has a water quality ranking of "3" on a scale of "1" to "6," signifying less serious water quality problems and a low vulnerability to toxic pollutants. The water in Westcliffe is drawn from three wells in the intermontane trough of the Wet Mountain Valley, a terraced alluvium aquifer. Westcliffe's water is currently in attainment of state water quality standards. However, the use of individual septic tanks outside Westcliffe could potentially affect future water quality within town limits.

## **Dark Skies**

The Town of Westcliffe adopted a Dark Skies friendly community. All street lights are hooded so that there is limited light pollution created.

The 'Cliffs and the Wet Mountain Valley are known for their beautiful mountain vistas and big skies, but not much is known about our world-class dark night skies. Last year however, Silver Cliff and Westcliffe were recognized by the International Dark-Sky Association as the ninth Dark Sky Community in the world, seven of which are in the United States, the 'Cliffs being the first in Colorado and with an elevation of almost 7900 feet, the nearest to the heavens.

Since 1998, Dark Skies of the Wet Mountain Valley, a 501(c) 3 non-profit, has been working to reduce local light pollution and create public awareness of a valuable and irreplaceable part of our Western heritage. Those who worked tirelessly to obtain this designation realized that *our* night sky is a precious natural resource to be preserved for residents and visitors alike - for many years to come. It's wonderful to think that we have the ability to enjoy and appreciate the same night sky that the original settlers of the area observed. Our clear night sky is as much a part of our heritage as the ranches and riparian areas which are preserved below them. From The Bluff Park one can view the heavens from the newly dedicated Smokey Jack Observatory with its 14" computer-automated telescope. Besides the public star parties, plans are underway to allow members of the public to reserve the Smokey Jack Observatory for private viewing sessions under the supervision of volunteer guides.

## **Air Quality**

The Environmental Protection Agency currently monitors air quality at the Custer County Road and Bridge Department in Westcliffe. The air quality in Westcliffe is excellent and meets state air quality guidelines. Non-point sources of air pollution, which are not regulated by the state, can contribute to air quality problems. Fugitive dust from gravel and dirt roads and alleys is the chief non-point air quality problem. Westcliffe is subject to wind gusts of up to 110 miles per hour.

## **Wildlife Habitat**

The Colorado Division of Wildlife lists 73 species of birds and 38 mammal species found in Custer County. Federally listed threatened or endangered species in the county include the American peregrine falcon, bald eagle, greenback cutthroat trout, meadow jumping mouse, Mexican spotted owl, southwestern willow flycatcher, and whooping crane. No threatened or endangered species, or areas of potential high or very high wildlife impact, currently exist within Westcliffe.

# **COMMUNITY INFRASTRUCTURE**

## **Transportation**

Regional and local circulation is accomplished primarily through a network of state, county, and local roads. Via paved road, Westcliffe is located 133 miles from Alamosa, 44 miles from Canon City, 75 miles from Colorado Springs, 150 miles from Denver, 56 miles from Pueblo, 50 miles from Salida, and 60 miles from Walsenburg. A small airport also serves the region.

In 2009 the Colorado Department of Transportation identified 10.29 miles of arterial, collector, and local roads in Westcliffe. Public and private streets and alleys account for 18 percent of the town's land area.

## **Arterial Roads**

Arterial roads are designed to move traffic through town. Westcliffe's arterial roads are characterized by having right-of-way widths of 100 feet. Principal arterial roads in Westcliffe include

- State Highway 69 and
- State Highway 96

From US 50 at Texas Creek, State Highway (SH) 69 enters Westcliffe from the north, turns east into Main Street, and then turns south on 6<sup>th</sup> Street, continuing to Walsenburg. SH 96, a national scenic byway, begins at the junction of SH 69 at Main Street and 6<sup>th</sup> Street, extending east through Silver Cliff over Hardscrabble Pass to Wetmore and Pueblo.

## **Collector Roads**

Westcliffe's collector roads are characterized by having right-of-way widths of 80 feet. Major collector roads in Westcliffe include

- Main Street,
- 6<sup>th</sup> Street,
- Hermit Road, and
- Lake DeWeese Road.

Main Street and 6<sup>th</sup> Street are also portions of SH 69, although they principally serve to collect traffic from surrounding neighborhoods and businesses. The increase in truck traffic onto Main Street and 6<sup>th</sup> Street has raised noise and safety concerns from local residents and business owners. Intersecting at 6<sup>th</sup> Street, Hermit Road provides access to the west, exiting Westcliffe as County Road (CR) 160. East of 6<sup>th</sup> Street, Hermit Road becomes Hermit Lane, providing access into the Vivienda Parque subdivision. Lake DeWeese Road extends north where SH 69 curves on the north side of Westcliffe and quickly becomes CR 241.

## **Local Roads**

The Town of Westcliffe was platted in 1887 with “streets and avenues 80 feet wide, alleys 20 feet wide.” The boundaries for the original plat were Grape Creek to the west, Mill Gulch to the north, the “west line of the corporate limit of Silver Cliff” to the east, and what is now Lincoln Avenue to the south. More recently, the majority of local streets are platted with 60-foot-wide rights-of-way.

Alleys still transect many of the local streets within the original platted area, with the exception of Silver Cliff Avenue, which is now called Main Street. Several of the alleys off Main Street have been purchased or claimed by adjacent property owners and are now either covered by structures or used for access to private parking lots.

Road maintenance consists of asphalt repairs, dust control, snow removal and sanding, sign upgrades, alley grading, and general right-of-way maintenance. The Town of Westcliffe owns its two maintenance shops.

## **Sidewalks**

Sidewalks in Westcliffe are characterized by their variety in location and type. Detached, concrete sidewalks are found in the older residential sections of Westcliffe, along both sides of 2<sup>nd</sup> Street south to Hermit Road. Moving east, detached sidewalks are found along portions of 3<sup>rd</sup> and 4<sup>th</sup> Streets (primarily north of Edwards); 5<sup>th</sup> Street has very little sidewalk. Sidewalks on Main Street consist of various widths and materials, from narrow dirt paths to attached concrete sections to improved brick streetscape areas.

## **Airport**

The Silver West Airport, located nine miles south of Westcliffe off SH 69, provides general aviation services, including hanger rental, tie downs, and fueling. The airport, which is operated by the Custer County Advisory Board, has a 7,000-foot-long, 40-foot-wide paved runway. Currently, only chartered aircraft is available at the airport. Passenger air service is provided in Pueblo, Colorado Springs, Denver, and Albuquerque, with connections worldwide.

## **Transit**

While transit services are limited, the Wet Mountain Rotary Van Service operates the vans to transport Westcliffe area residents to Florence, Canon City, and Pueblo, primarily for medical appointments. Rides are available on a demand/response basis. The service operates four vehicles with accommodations for the handicapped, there are no fees, donations are accepted.

## **UTILITIES**

Utilities consist of water, wastewater, propane, electricity, solid waste, and telecommunications. Utility providers are entities separate from the Town of Westcliffe.

### **Water**

The Round Mountain Water and Sanitation District (RMWSD) provides water service within an area that encompasses approximately 6,345 acres and includes the towns of Westcliffe and Silver Cliff.

Water is supplied to the community from two (2) wells the Hermit (or Smith) Well and the Gallery Well. Both wells are located south of town. Prior to distribution to the community the water is disinfected with chlorine. .

Treated water is pumped from the wells to two steel storage tanks with a combined potable water capacity of 450,000 gallons. Both the 200,000-gallon and 250,000-gallon tanks are located north of Silver Cliff. Water flows by gravity from each storage tank into a distribution system consisting of three-inch, four-inch, six-inch, and eight-inch water pipes.

The current system, constructed in 1974, includes two pressure reducing valves and approximately 40 fire hydrants within Westcliffe.

All residences and businesses within Westcliffe are connected with meters to the water system, with the exception of seven properties that are still using individual wells.

The RMWSD currently serves 640 residential and commercial customers. To meet future demand, the district purchased a 320-acre ranch with water rights that potentially could serve an additional 500 residential water taps. In 2009 water tap fees were increased 40 percent and water and sewer service fees were raised 35.5 percent, to help defray the cost of the water rights purchase.

## **Wastewater**

The RMWSD also provides wastewater service within its service area. The wastewater system in Westcliffe, constructed in 1975, consists of a variety of six-inch to 10-inch gravity collection lines and a lift station on Adams Boulevard that pumps collected wastewater via a four-inch force main to a Class D treatment facility. The wastewater treatment plant, located on a 10-acre site at SH 69 and Adams Boulevard, consists of two aerated ponds and a polishing pond. Wastewater effluent is either applied to an adjacent 40-acre site or chlorinated and discharged to filter beds.

RMWSD has commissioned a Preliminary Engineering Report to update or replace its existing treatment and disposal system. The district intends to have a new system in place by December 2017.

## **Propane**

Natural gas is not available in Westcliffe, the majority of homes in Westcliffe are served by propane.

## **Electricity**

Black Hills Energy provides electric power to the approximately 600 customers in Westcliffe. The electricity arrives via a 69-kilovolt line from Canon City to the Skinner substation in Silver Cliff. Power is then distributed by a grid system to Westcliffe. The current distribution system is capable of supplying an area 15 times the size of Westcliffe with electric power. The majority of power lines are above ground, although all new utility lines must be buried per requirements of the Town of Westcliffe's subdivision regulations adopted in 1998. Black Hills Energy also maintains the town's streetlights.

## **Solid Waste**

Solid waste disposal service in Westcliffe is provided by Oak Disposal, a private hauling company. The refuse is transported to the Custer County Landfill, "the cleanest landfill in the state," opened in 1994 on land located south of Westcliffe on CR 328 (Rosita

Road. Oak Disposal, Custer County, Silver Cliff and the Town of Westcliffe sponsor an annual town clean-up day.

The Town of Westcliffe, Custer County and the Town of Silver Cliff all participate in the Upper Arkansas Area Council of Governments Recycling Program. A per capita fee is paid which gives the community the ability to recycle glass, tin, aluminum and newspapers. A non-profit, High Country Recycling, formed in 2007. This education focused organization has created a relationship with Angel of Shavano Recycling in Salida, which has afforded the community to also be able to recycle plastics, cardboard and office pack. There are currently recycling containers located by the Fire Department and the County Landfill.

## **Telecommunications**

The telecommunications infrastructure in Westcliffe is owned by CenturyLink, which provides approximately 2,400 access lines to the town. DSL is provided by numerous providers.

## **EMERGENCY SERVICES**

Emergency services consist of law enforcement, search and rescue, fire protection, and medical services. Emergency service providers are entities separate from the Town of Westcliffe.

### **Law Enforcement**

The Custer County Sheriff's Department Office provides law enforcement services to Westcliffe through a service contract with the Town of Westcliffe. The Sheriff's Department Office is located at 702 Rosita Avenue adjacent to the County Courthouse in Westcliffe. Custer County Search and Rescue provides assistance in locating lost or injured individuals in the Custer County area. The Search and Rescue building is located just east of the Sheriff's office at 710 Rosita Ave. in Westcliffe. The Search and Rescue team is comprised of volunteers – they include an ATV team, horse team, rock team, ground pounders, and office personnel. Search equipment includes four vehicles, a mobile command trailer, various radio equipment to allow remote relay towers for communications interoperability, and rock climbing rescue equipment. Our Search and Rescue team has assisted Fremont, Teller, Pueblo, Huerfano, Saugache, Alamosa and Costilla counties in various missions.

### **Fire Protection**

The Wet Mountain Fire Protection District (WMFPD) is a volunteer organization which provides fire suppression, fire prevention, hazardous material response, specialty rescue and public education services to a Fire District comprised of over 530 square miles. Fire apparatus includes 16 pieces of equipment that range from brush trucks to Class A pumpers, with water capacities that range from 250 to 3000 gallons.



Compressed-air foam (CAFS) is available on three trucks and foam alone is available on two additional units. The department has two trucks dedicated to rescue services.

A formal mutual aid agreement exists with Deer Mountain Fire, Canyon City FPD, Western Fremont County Fire, Rye Fire Department, Beulah Fire, Upper Huerfano Fire, Wetmore Fire, Florence Fire and others.

The average response time in the town areas of Westcliffe and Silver Cliff ranges between eight and ten minutes. The Department implemented a paid shift system that helps assure that fire one or two firefighters are available for rapid response. Westcliffe currently has an Insurance Service Office (ISO) rating of “6”, which is used to determine insurance costs based on fire protection capability. The lower the rating, the lower the cost of insurance.

## **Medical**

The Custer County Medical Clinic is operated by the Custer County Hospital District, a special district formed in 1988. In 1998, Custer County residents approved a \$500,000 bond issue to be used in conjunction with over \$800,000 in cash and in-kind donations to build a new, state-of-the-art medical facility.

The clinic is located at 704 Edwards St., Westcliffe. Custer County Medical Center provides comprehensive family practice, acute care, acute care stabilization for EMS transport, physical therapy, mental health, optometry, laboratory, x-ray and patient education.

Custer County Emergency Medical Services provides 24/7/365 basic and advance life support services. The ambulance facility is located at the Custer County Medical Clinic and houses three ambulances. Personnel include paramedics, intermediate and basic EMT's.

## **COMMUNITY FACILITIES**

Westcliffe's community facilities include the town hall, the County Courthouse, the West Custer County Library, the Westcliffe Community Building, the old school house and All Aboard Westcliffe.

### **Town Hall**

The Westcliffe town hall (Benson Hall) is located at 305 Main Street. The town hall serves as the municipal administrative office and is staffed by a building and zoning official and a town clerk and deputy clerk.

The Elected Board of Trustees and appointed Planning Commission each conduct monthly meetings at the town hall.

## **Courthouse**

The Custer County Courthouse is located at 205 6<sup>th</sup> Street. The courthouse contains numerous Custer County administrative offices, a Colorado State University Cooperative Extension office, human service functions, and the combined courts. The elected County Commissioners, the appointed Planning Commission and Board of Zoning Adjustment each conduct monthly meetings at the County Courthouse.

## **Public Library**

The West Custer County Library District offers a local collection of around 12,000 items plus e-book and e-audio book downloads and more than 1.3 million books and movies for loan through a shared catalog with other Colorado libraries. The Community Room is available for community use both for group rental and as a quiet work space when it is not reserved. Events and classes for all ages are offered throughout the year, including a summer reading program for children and teens, several monthly events for teens and adults, a winter adult reading program, a weekly playgroup, and a monthly interactive learning series for early elementary students. The library sponsors three book clubs, a writers' group, a Scrabble group and local author events. True broadband is available through Wi-Fi and 10 public computers and laptops, and library staff provide one-on-one computer training by appointment. A number of online research and educational resources are available through the library's website. The library houses a central archive to assist in historical research of the area, much of which is available online for easier public access.

## **Other Community Buildings**

The Westcliffe Community Building, located at 207 Main Street adjacent to the library, was donated to the Town of Westcliffe approximately 55 years ago. Operated by the West Custer County Library, and with a seating capacity of approximately 50 persons, the building is used for monthly meetings by various community groups.

The Historic "Westcliff" Schoolhouse, located at 320 South 4<sup>th</sup> Street is currently home to the Mennonite Children during the school year serving grades 1 - 8. During the summer the school serves as community center for individuals and organizations as well as a museum open to the public by request. Two most prominent activities are the Annual Book Fair in August and the Olde Schoolhouse Quilters Quilt show Labor Day weekend.

All Aboard Westcliffe, a community organization dedicated to the preservation of Westcliffe's railroad heritage. The interpretative center was designed as a replica of an historic depot and features information about the area's railroad history, and includes a 40-seat video theater with additional adjacent seating and a snack bar. The Heritage center is available for meetings and catered functions.

## **EDUCATIONAL FACILITIES**

Educational facilities in Westcliffe include the Westcliffe Consolidated School and the Custer County Pre-School.

## **Custer County Public Schools**

The Westcliffe Consolidated School, operated by Custer County School District C-1, is located at 709 Main Street and provides kindergarten through grade 12 education. Currently, all grades are located under one roof with an elementary school wing and a high school wing.

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# *Land Use*

## **ADJACENT LAND USE**

While "rural Westcliffe" is a local term for the unincorporated area ringing Westcliffe to the north, south, and west, the incorporated Town of Silver Cliff lies to the east of Westcliffe. Rural Westcliffe and Silver Cliff both influence land use patterns in Westcliffe.

### **Unincorporated Vicinity**

The rural area outside of Westcliffe generally west of Grape Creek. The Grape Creek Zoning District is located in the Wet Mountain Valley, west of Westcliffe, State Highway (SH) 69 and Grape Creek. The Grape Creek Zoning District is generally a rich alluvial environment dominated by agricultural land uses, including irrigated lands, meadow hay lands, and grazing lands along the Grape Creek drainage. The Grape Creek Zoning District is intended to have a low population density and to remain agricultural in character, with a minimum lot size of 80 acres. Special consideration is being given to original parcels described by the aliquot method. Few subdivisions exist in the Grape Creek District.

Unincorporated areas generally east of Grape Creek are within the Foothills zoning district. The Foothills Zoning District is located in portions of the Wet Mountain Valley and the Wet Mountains, and is generally a sagebrush-covered environment with patented mining claims and approved residential subdivisions of 5 acres or more. The largest subdivision is Silver Cliff Heights, located in the northern portion of the Foothills District. Over 30 subdivisions in the Foothills Zoning District are platted with lots of at least 35 acres in size. Of these, the following 35 acre subdivisions, originally in the Foothills Zoning District, have been rezoned to Zoning District II: Bull Domingo Ranch, Centennial Ranch, portions of the Woods at Buck Mountain, Gem Mountain and McKinley Mountain.

### **Silver Cliff**

Incorporated in 1879, Silver Cliff is the eastern gateway to Westcliffe via SH 96. Although its population is similar in size to Westcliffe's, Silver Cliff has an incorporated land area of 11.5 square miles, most of which is agricultural or undeveloped land extending south and east of Silver Cliff's existing urban area.

Silver Cliff contains five zoning districts that describe the town's existing land use: Agricultural, Urban Residential, Mobile Home Residential, Business, and Urban Residential with Subsurface Mining. Numerous mining claims still exist on Round Mountain and the agricultural lands in the eastern portions of Silver Cliff.

The majority of Silver Cliff's western edge shares a boundary with the eastern edge of Westcliffe. Zoning along this boundary between the two communities is relatively compatible, although each town has separate subdivision regulations that result in distinct land use differences.

## **OPEN LANDS AND TRAILS**

There is a Park to Park Trail starting at Memorial Park going east to the Silver Cliff Park. Westcliffe and dedicated open space is principally limited to 11.83 acres of drainage basins, almost 200,000 acres of public lands exist in Custer County. The U.S. Forest Service manages 85 percent of the public lands located in the county. The boundaries of the San Isabel National Forest are as close as seven miles west of Westcliffe in the Sangre de Cristo Mountains and 16 miles east of town in the Wet Mountains, offering access to public lands via numerous public trails.

Within Westcliffe, almost 104 acres of private land is zoned agricultural, providing open views to the Sangre de Cristo range (see Appendix A). While a portion of agricultural land lies along Grape Creek and is relatively unsuited for development due to poor access and/or soil conditions, other areas currently zoned as agricultural are suitable for development.

The San Isabel Land Protection Trust is a nationally accredited 501(c) 3 non-profit, non-political conservation organization working with landowners to protect their land and water in Custer, Fremont, Pueblo, and Huerfano Counties.

### **Town parks**

Westcliffe has four existing developed parks. A fifth park site, undeveloped, is located on Jerry Drive and is large enough to accommodate playground equipment.

Jess Price Memorial Park is a small "pocket" park, owned and maintained by the Town of Westcliffe, located on Main Street at the corner of 4<sup>th</sup> Street. The park is landscaped with benches, and there is a public restroom adjacent to the park.

Memorial Park, located north of Hermit Street between 3<sup>rd</sup> and 4<sup>th</sup> streets, covers an entire town block. The park is fenced and has a baseball diamond, two picnic shelters, and a restroom. New playground equipment has also been installed recently. Memorial Park is owned and maintained by the Town of Westcliffe.

Hermit Park is immediately southeast of Memorial Park that has a multipurpose playing field, tennis court, a picnic pavilion and parking area.

Summit Park a small area located at the west end of Westcliffe on Adams Blvd. adjoining the Bluff area. The park is used for events and viewing the area. There is an

Observatory at the west end of the Summit Park donated by Dark Skies, Inc. known as the Smokey Jack Observatory.

Bluff Park area of about 10 acres is owned by San Isabel Land Protection Trust and is a Conservation Easement, to preserve it as a public park with open views across the valley forever. The Bluff Park is a partnership between San Isabel Land Protection Trust and the Town of Westcliffe.

Regional recreational facilities are available within a short drive from Westcliffe. Five miles north of Westcliffe is DeWeese Reservoir, a Colorado state wildlife area with camping and fishing. For golf enthusiasts, St. Andrews Golf Course is located approximately three miles northwest of Westcliffe and includes a regulation ninehole course, driving range, practice green, pro-shop, and restaurant.

## **Residential**

Currently, 111 acres of land within Westcliffe are developed for residential purposes at an average density of 5.1 persons per acre. With 206 acres of vacant land zoned for future residential development, anticipated population increases can be accommodated at the same average density within Westcliffe town limits for the next 20 years (see Appendix A).

## **Commercial**

Commercial land accounts for 59 acres in Westcliffe. The majority of commercial activities are in the Main Street corridor, either on Main Street between 2<sup>nd</sup> Street and 6<sup>th</sup> Street or along 2<sup>nd</sup> Street between Rosita Avenue and North Avenue. Commercial uses are dominated by numerous retail trades, several real estate offices, financial institutions, and lodging facilities.

The leading source of income for the Town of Westcliffe is derived from the tax on retail sales. The total sales tax revenues for Westcliffe in 2020 is anticipated to be approximately \$350,000, or 68 percent of the total revenues. Westcliffe does not have a lodging tax.

Several vacant parcels west of 2<sup>nd</sup> Street to Adams Boulevard are available for commercial activities. More significant, however, is the amount of available vacant land zoned for commercial uses east of 6<sup>th</sup> Street/SH 69 and south of Main Street.

There are five (5) planned unit developments (PUDs)-Adams Filing 1 & 2, Mission Plaza Filing 1 &2, Nordyke Commercial Park, Sangre View Park and Shadow Ridge. There are two (2) subdivisions-Columbine Park and Demense Conquistador. While portions of these PUDs may be used for either residential, industrial, or other purposes, land remains available for commercial use (see Appendix A).

## **Industrial**

Industrial uses, primarily office warehouse, light manufacturing and outdoor storage, cover 5 acres. These developments are located in the, Rodeo Park, Sangre View Park, and Nordyke Commercial Park subdivisions.

The Rodeo Park subdivision, located on the north end of Westcliffe off of SH 69/Lake DeWeese Road, and the Nordyke Commercial Park, located near the southern tip of Westcliffe off of SH 69, have several vacant parcels that are zoned for industrial uses. At build-out, these subdivisions could collectively accommodate almost three times the amount of industrial development that currently exists within Westcliffe.

## **Institutional**

Westcliffe has numerous institutional uses (public and quasi-public facilities such as government facilities, schools, and churches) that account for 94 acres of land.

Another 32 acres of land could potentially be developed into institutional uses. The Town of Westcliffe owns two vacant parcels at the southern end of town, one at SH 69 and Hafford Street and the other at SH 69 and Chicago Street. Custer County has two additional parcels of land north and east of Hermit Park. The Custer County School District owns several parcels of land north of the Westcliffe Consolidated School.

### **HISTORIC BUILDINGS**

Westcliffe has six structures that are designated as historic on either the Colorado State Historic Register or the National Historic Register.

#### **Denver and Rio Grande Engine House West end of Rosita Avenue State Register 12/08/1993, 5CR221**

Constructed in 1900-01, the Denver and Rio Grande engine house served the Westcliffe terminus of the branch line from Texas Creek. The engine house, depot (Miller House), section house (Eissmann House) are all that remains of the Texas Creek branch of the Denver and Rio Grande railroad line. Few historic engine houses of any type survive in Colorado, and engine houses were not commonly built on branch lines. This example of a single-stall, branch-line engine house is particularly rare.

#### **Hope Lutheran Church 310 3<sup>rd</sup> Street National Register 01/31/1978, 5CR55**

Designed and built in 1917 by its pastor, the church houses one of the oldest Lutheran congregations in Colorado. The ornamental concrete block building has a 96-foot tower visible for miles. An elaborately carved altar with a gothic arch and 11 ornate spires was also the work of the pastor. Fourteen stained glass windows illuminate the simple interior.

**National Hotel/Wolff Building**  
**201 2<sup>nd</sup> Street**  
**National Register 11/05/1987, 5CR5**

This 1887 two-story brick building has a quarry-faced stone front with arched windows trimmed in contrasting tooled and dressed stone. This example of a small 19<sup>th</sup>, century Victorian commercial building has a sophistication of design not usually found in the small mountain communities of Colorado. It was Westcliffe's first hotel and is the only remaining stone front building in Westcliffe.

**Mercier House**  
**215 S. 6<sup>th</sup>**  
**Street State Register 06/12/1996, 5CR261**

The Mercier House, built in 1898, is significant as an example of the residential work of Archie Scherer, an early Westcliffe stonemason. Scherer, who was known for his skillful use of local fieldstone and for his attention to detail, also built the Westcliffe Jail and the Westcliff School.

**Westcliffe Jail**  
**116 2<sup>nd</sup> Street**  
**National Register 02/03/1993, 5CR218**

This small one-story building was constructed in 1888 of locally collected fieldstone. The building served as an incarceration facility until the mid – 1920's.

**Westcliff School**  
**304 4<sup>th</sup> Street**  
**National Register 07/27/1989, 5CR29**

Built in 1891 of local fieldstone, this rural schoolhouse functioned as a school until 1953. The building has an unusual flat-topped gable roof.

## **EXISTING COMBINED LAND USE AND ZONING MAP**

The Existing Combined Land and Zoning Use Map depicts the land use categories described further in this document, and acreage for each use, including vacant land, is calculated. Platted streets, blocks, and lots are shown, and public and private right-of-way acreage is also calculated. Names of parks and institutional properties and locations of designated historic structures are labeled. Key viewpoints and community gateways are also identified.

The Existing Combined Land and Zoning Use Map should be viewed as a "snapshot in time," providing a visual context for the planning directions that follow.

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# *Planning Directions*

## **INTRODUCTION**

Consistent with the public process used to identify and prioritize planning issues, review plan alternatives, and select plan preferences, planning directions for Westcliffe are organized into seven categories:

1. Growth and Development
2. Economic Development
3. Community Image
4. Historic Preservation
5. Transportation
6. Recreation
7. Capital Improvements
8. Recommended Land Use and Zoning Map Combined
9. Future Projects-Long Range

Listed by each of these categories are relevant directions, policies, and actions. Plan objectives, expressed as directions, are followed by policies that articulate the directions as statements of public policy. Actions list one or more implementation measures that can be taken by Town of Westcliffe staff, the Planning Commission, or the Board of Trustees, as appropriate, to support the directions and policies. Each action includes a timeframe for completion: short-term (one to two years), mid-term (three to five years), or long-term (beyond five years).

## **DIRECTIONS, POLICIES, AND ACTIONS**

### **GROWTH AND DEVELOPMENT**

#### **Direction**

- GD-1** Avoid development in environmentally sensitive, constrained, or hazardous areas.

#### **Policies**

- GD-1A** Development in flood-prone areas shall be avoided. Where development is unavoidable or redevelopment is desirable, all construction shall be designed to prevent damage due to flooding in accordance with Federal Emergency Management Agency guidelines. Development proposals within



flood-prone areas shall be accompanied by plans for proper flood-proofing measures.

**GD-1B** Development of prime agricultural land shall be avoided.

**GD-1C** The Town of Westcliffe shall encourage development activities that preserve non-developable open lands, protect natural and scenic resources, and do no harm to the local agricultural economy.

**Actions**

- Mapping for Grape Creek needs to be done. *Time Frame: Long-Term*

**Direction**

**GD-2** Direct development to vacant parcels within existing town boundaries, maintain a compact town form, and ensure that any future annexations foster fiscally responsible growth of the community.

**Policies**

**GD-2A** All annexations shall be in conformance with the provisions of Section 31-12 of the Colorado Revised Statutes. In particular, a community of interest shall exist between the Town of Westcliffe and any area proposed for annexation, with clear support by existing and/or potential town residents.

**GD-2B** A fiscal impact report shall be completed and submitted concurrent with a petition for annexation. Fiscal impacts associated with an annexation shall be adequately offset by (a) an increased tax base within the annexation area, (b) an increased tax base elsewhere within Westcliffe, and/or (c) the overall economic benefit to Westcliffe.

**GD-2C** Direct costs of services and infrastructure associated with an annexation shall be borne by the petitioner. Lands needed for public purposes (parks, trails, schools, fire stations, etc.) shall be dedicated to the Town of Westcliffe or other appropriate public entity. All improvements shall be constructed in accordance with Town of Westcliffe or other appropriate public entity design standards, with performance surety in place.

**Actions**

- Prepare and adopt a Three-Mile Area Plan in compliance with C.R.S. 31-12-105(e). *Timeframe: Mid-term*

- Prepare a model annexation agreement that includes clauses for a fiscal impact study, infrastructure improvements, and land dedications. *Timeframe: Mid-term*

**Direction**

**GD-3** Zone land consistent with the Master Plan and its Recommended Land Use and Zoning Map, in consideration of market needs and opportunities.

**Policies**

**GD-3A** The Town of Westcliffe shall periodically review and update its Land Use Code to ensure compatibility with the directions and policies of the Master Plan.

**GD-3B** The Town of Westcliffe shall periodically review and update its Land Use and Zoning Map.

**GD-3C** All applications for rezoning shall be consistent with the Land Use and Zoning Map and the directions and policies of the Master Plan.

**GD-3D** The Land Use and Zoning Map shall be periodically updated in consideration of market needs and opportunities that are consistent with other Master Plan directions and policies.

**Actions**

- Revise the Land Use Code to be compatible with the directions and policies of the Master Plan, recent case law, and statutory updates. *Timeframe: On going*
- Create a combined Land Use and Zoning map. *Timeframe: Mid-Term*

**Direction**

**GD-4** Cooperate with the Town of Silver Cliff and Custer County on interjurisdictional planning and/or development activities.

**Policies**

**GD-4A** The Town of Westcliffe shall work to coordinate the directions, policies, and actions within the Master Plan with the goals and objectives of the Town of Silver Cliff and Custer County master plans.

**Actions**

- Submit an electronic copy of the Master Plan to Custer County and Town of Silver Cliff officials for their use. *Timeframe: Short-term*

**ECONOMIC DEVELOPMENT**

**Direction**

**ED-1** Encourage economic development activities that will provide a balance of goods and services within the community, consistent with a defined community vision.

**ED-1A** The Town of Westcliffe may provide incentives for private enterprise to expand and for new businesses to locate in Westcliffe.

**Policies**

**ED-1B** The Town of Westcliffe shall encourage the preparation of an economic development plan that reflects community vision and details appropriate implementation strategies to accomplish economic objectives.

**Actions**

- Work with the Upper Arkansas Enterprise Zone Administrator, Department of Local Affairs and the State of Colorado or any appropriate others to facilitate the preparation of an economic development plan. *Timeframe: Ongoing*
- Work with the Upper Arkansas Enterprise Zone Administrator or any other appropriate entities to identify existing local businesses that could qualify for tax incentives, such as tax credits for investment, research and development, rehabilitation of vacant commercial buildings, or job training. *Timeframe: Ongoing*
- Work with the Upper Arkansas Enterprise Zone Administrator or any other appropriate entities to identify strategies to attract new businesses that would improve the availability of local goods and services. *Timeframe: Ongoing*

**Direction**

**ED-2** Encourage an adequate supply of housing for Westcliffe residents of all income levels to ensure the availability of a diverse and qualified labor force.

**Policies**

**ED-2A** The Town of Westcliffe will maintain an adequate supply of single family zoned land for wage earners within Westcliffe.

**Actions**

- Identify a Single Family and a new Multifamily Zoning District and work with landowners to rezone property in appropriate locations for apartments and townhomes. *Timeframe: Short-term*

**COMMUNITY IMAGE**

**Direction**

**CI-1** Protect the rural, western town character of Westcliffe.

**Policies**

**C1-1A** The rural community character of Westcliffe shall be protected through appropriate land use activities.

**Actions**

- Maintain the existing agricultural zoning within Westcliffe to preserve views, community edges, and the promotion of an agricultural economy. *Timeframe: On-going*

**Direction**

**CI-2** Enhance the visual elements of Westcliffe that reflect and reinforce its ranching, mining, and railroad heritage.

**Policies**

**CI-2A** The Town of Westcliffe may establish recommendations for commercial building design, landscaping, and signage along the SH 69, Main Street, and SH 96 corridors.

**Actions**

- Update the Title 10 Land Use Code to incorporate design guidelines that provide incentives for integrating recommended architectural elements into new residential and commercial structures. *Timeframe: Mid-term*

## HISTORIC PRESERVATION

### Direction

**HP-1** Preserve the historic character of the Main Street District and significant historic properties in Westcliffe.

### Policies

**HP-1A** The historic character of the Main Street District shall be protected using guidelines for new buildings and renovations that maintain existing architectural scale, continuity, and texture.

### Actions

- Install consistent sidewalk paving, period lighting, and other pedestrian amenities along Main Street between Adams Boulevard and 6<sup>th</sup> Street and along 2<sup>nd</sup> Street between Rosita Avenue and North Avenue. *Timeframe: Short-term*

## TRANSPORTATION

### Direction

**T-1** Provide a safe and efficient navigation network system.

### Policies

**T-1A** The Town of Westcliffe shall maintain and improve its navigation network transportation system, consistent with available funding.

### Actions

- Prepare and adopt a Major Street Plan in conformance with the provisions of Section 31-23-212 of the Colorado Revised Statutes. *Timeframe: Mid term*
- Improve sidewalk and street crossing safety at key locations. *Timeframe: Short-term*

## RECREATION

### Direction

**R-1** Encourage and develop recreational opportunities for all residents of Westcliffe.

## **Policies**

- R-1A** The Town of Westcliffe shall maintain its park system.
- R-1B** The Town of Westcliffe shall encourage opportunities to build a regional indoor recreational center to serve local residents.
- R-1C** The Town shall support the development opportunities to develop a community trail network, linking residential, commercial, and recreational areas.

## **Actions**

Work with the appropriate entities and encourage the development of a community trail network, linking residential, commercial, and recreational areas. Time Frame-Mid Term

## **CAPITAL IMPROVEMENTS**

### **Direction**

- CIP-1** Maintain community infrastructure that adequately serves the needs of all residents.

### **Policies**

- CIP-1A** The Town of Westcliffe shall develop, maintain and make appropriate upgrades annually update a capital improvement program to prioritize funding for street, sidewalk, drainage, and recreation infrastructure needs.

### **Actions**

- Prepare a road, curb and gutter, and drainage improvement plan.  
*Timeframe: Mid-term*

### **Direction**

- CIP-2** Require development to pay its "fair share" for services and infrastructure.

### **Policies**

- CIP-2A** Land developers shall pay the costs of services and infrastructure associated with new development.

## RECOMMENDED LAND USE AND ZONING MAP

Eleven land use categories comprise the Recommended Land Use and Zoning Map described as follows:

1. **Agricultural.** This district is designed to protect and preserve the agricultural industry of the Town of Westcliffe, and to protect the rural property owners from encroachment by urban land uses. This district was formerly the A-1 Agriculture District and is hereby renamed.
2. **Single Family.** This district is designed to accommodate a maximum of two permanent residential single and two family attached or detached Dwellings with a minimum dwelling size of 660 square feet.
3. **Multifamily.** This district is designed to allow for permanent multi-family dwelling units to a density of six (6) dwelling units per minimum lot area.
4. **Mobile Home Park District.** This district is designed to allow for permanent residential mobile home development to a density of twelve (12) dwelling units per acre.
5. **Core Commercial.** The core commercial category is intended for retail sales, offices, and services in the Main Street District and vicinity to accommodate businesses that ordinarily serve the permanent residents of the area and that are pedestrian oriented. This district allows for dwelling units above, below or behind a business.
6. **Highway Commercial.** This category is intended for highway commercial uses along the SH 69 or SH 96 corridors to accommodate businesses that ordinarily serve customers arriving for a specific service by automobile.
7. **Light Industrial.** This district is intended to provide locations for a variety of workplaces including light industrial uses, research and development offices and institutions.
8. **Heavy Industrial.** This district is intended to provide a location for a variety of employment opportunities such as manufacturing, warehousing and distributing, indoor and outdoor storage and a wide range of industrial operations. Locations for this zone require good access to major arterial streets and adequate water, sewer and power.
9. **PUD-Planned Unit Development.** This district is designed to provide flexibility in the development of large sites, and to promote the unified development and use of such sites while protecting environmental and ecological assets.
10. **Institutional.** The institutional category is intended for public and quasipublic uses, such as government facilities, schools, and churches.
11. **Parks and Open Space.** The parks and open space category is intended for passive and active recreational uses, such as parks and rodeo grounds.

The Land Use and Zoning Map should be used in conjunction with the directions, policies, and actions of the Plan to guide development in Westcliffe. The Land Use and Zoning Map is regulatory, any changes should be consistent with the land use categories shown on the Land Use and Zoning Map.

### **FUTURE PROJECTS-LONG RANGE**

1. Restroom on the Summit Park
2. Coordinate with other small towns and counties to lobby against the Gallagher Amendment
3. Connector streets
4. Broadband Initiatives
5. Entice new businesses (incentive package)
6. Traditional Neighborhood design
7. Planetarium
8. Gazebos at the Jess Price and Summit Parks
9. Indoor roller skating rink
10. Amphitheater at the Bluff
11. Transportation circuit



# Accomplishments

## **GROWTH & DEVELOPMENT**

**GD-1C** Identify and map flood-prone areas within Westcliffe, particularly the areas along Grape Creek and Chloride Gulch.

Identify and map prime agricultural and areas in rural Westcliffe.

**GD-3E** Revise the Land Use Code to be compatible with the directions and policies of the Master Plan, recent case law, and statutory updates.

Update the Zoning Map to be consistent with the Recommended Land Use Map, working with landowners to determine optional zoning districts for parcels that are inconsistent with the Recommended Land Use Map.

## **ECONOMIC DEVELOPMENT**

**ED-1D** Update the Land Use Code to streamline the development review process for subdivision and zoning actions, creating a one-step site plan review, simplifying minor subdivision procedures, and consolidating public improvement provisions.

Create a minimum of three new zoning districts (Core Commercial, Highway Commercial, and Industrial) from the existing B-1 and B-2 zoning districts, distinguishing the development characteristics of commercial and industrial uses within Westcliffe.

Work toward developing a cultural and performing arts center.

**ED-2A** Update the Land Use Code provisions for mobile home parks, individual mobile homes, and manufactured homes, clarifying definitions, revising area and height standards, and incorporating design requirements.

## **COMMUNITY IMAGE**

**C11-11A** Create a new Single Family Zoning District and update the Land Use Code to reduce potential density, revising standards for permitted uses, lot area, streets, and alleys that are based on existing development patterns.

Update the Land Use Code to protect the "night skies," incorporating standards for shielding new outdoor lighting.

Converted existing streetlights to fixtures that reduce light pollution.

**C1-2** Create a new Core Commercial Zoning District, Highway Commercial Zoning District, and Industrial Zoning District, accommodating businesses along the SH 69, Main Street, and SH 96 corridors.

Update the sign regulations within the Land Use Code, consolidating all requirements into a single section, eliminating the placement of any additional internally lighted illuminated signs, and otherwise providing exemptions and standards appropriate to Westcliffe.

### **HISTORIC PRESERVATION**

**HP-1A** Update the Land Use Code to create a Core Commercial Zoning District that provides lot area, lot coverage, build-to line, and use standards that reflect historic development patterns in the Main Street District, with flexibility to accommodate compatible uses on parcels in the vicinity of and outside the Main Street District.

### **TRANSPORTATION**

**T-1A** Conduct a parking study to identify parking needs on Main Street, 2<sup>nd</sup> Street, and other key locations within Westcliffe.

### **RECREATION**

**R-1C** Apply to Great Outdoors Colorado for a grant to improve the 2.2-acre tract of land located south of Veterans Memorial Park and owned by the Town of Westcliffe as a multipurpose field.

Apply to Great Outdoors Colorado for a grant to improve the site south of Veterans Memorial Park owned by the Town of Westcliffe to include tennis courts and a parking area.

Work with the landowner to negotiate the purchase of Vimont Park.

Work with the Colorado Department of Transportation to swap the CDOT shop parcel adjacent to the future park south of Veterans Memorial Park for a parcel located near or on SH 69 North.

### **CAPITAL IMPROVEMENTS**

**CIP-11A** Prepare and adopt a capital improvement program.

**CIP-2A** Prepare and adopt an adequate public facilities ordinance, requiring developers to construct new streets, sidewalks, utilities, and other infrastructure necessary to serve proposed development.

# Appendix A: Tables

**Table 1: Historic Population**

1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
192	256	232	388	333	429	390	306	243	324	312	417	568

Source: U.S. Census Bureau; 2010

**Table 2: Population Projections**

2020	2025	2030	2035	2040
662	746	828	902	967

Source: Colorado Department of Local Affairs; 2016

**Table 3: Land Use Acreage**

Private Land Use	Number of Acres	Percentage of Total
Agriculture	104	18%
Residential	111	19%
Commercial	59	10%
Industrial	5	>1%
Vacant	206	36%
Religious	12	2%
Local Government	78	13%
Other	4	>1%
<b>TOTAL</b>	<b>579</b>	<b>100%</b>

Source: Custer County Assessor's Office; 2016

**Table 4: Employment Projects – County wide**

	2020	2030	2040
Total Jobs	2,624	3,439	4,358

Source: Colorado Department of Local Affairs; 2017

**Table 5: Selected Planned Unit Development Activity**

Planned Unit Development	Number of Lots	Number Built	Percentage Built-Out
Adams Filing #1	33	10	30.3%
Adams Filing #2	68	13	19%
Mission Plaza Filing #1	32	3	9.5%
Mission Plaza Filing #2	17	2	11.8%
Nordyke Commercial Park	5	1	20%
Sangre View Park	9	1	11.12%
Shadow Ridge Filing	109	10	11.0%

Source: Town of Westcliffe Building and Zoning Department 2017

**Table 5: Selected Subdivision Activity**

Subdivision	Number of Lots	Number Built	Percentage Built-Out
Columbine Park	35	10	28.5%
Demense Conquistador	34	0	0

Source: Town of Westcliffe Building and Zoning Department 2017

**Table 7: Assessed Valuation**

2016 Assessed Valuation	
Property Type:	Assessment:
Vacant Land	\$ 1,869,430
Residential	\$ 3,173,430
Commercial	\$ 4,914,180
Industrial	\$ 55,000
Agricultural	\$ 6,830
Natural Resources	\$ 250
State Assessed	\$ 445,870
Assessed Value	\$ 10,464,990
Exempt Valuation	\$ 4,018,420
<b>Total Valuation</b>	<b>\$ 14,483,410</b>

Source: Custer County Assessor's Office; 2016

Demographics	
Residential Population	585
Annual Growth Rate (2010-2016)	.50%
Median Age	53
Households	208
Average Household Size	2.48
Households with Children (2010)	24.5%
Median Household Income	\$45,168
Associates Degree or Higher	40.8%
HOUSING	
Median Home Value	\$246,591
Total Housing Units	299
Owner Occupied	53.2%
Renter Occupied	16.4%
Vacant Housing (CO data from DOLA)	30.4%

## **Appendix B: Glossary of Terms**

- Master Plan:** Is prepared in accordance with state statutes that authorize the Town of Westcliffe Planning Commission to develop a master plan for its physical development. Per C.R.S. 31-23-207, the purpose for the Town of Westcliffe Master Plan is "guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs".
- Capital Improvement Plan:** (CIP), is a short-range plan, usually four to ten years, which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan.
- Actions:** Measures to implement the Master Plan and ultimately achieve a desired goal. Each action includes a timeframe for completion: short-term (one to two years); midterm (three to five years); long term (beyond five years), and on-going.
- Goals:** The broad objectives to be achieved by the Master Plan.
- Polices:** Guidelines for decision-making.
- Planned Unit Development:** A project or subdivision that consists of common property and improvements that are owned and maintained by an owner's association for the benefit and use of the individual units within the project.
- Subdivision:**The division of a parcel of land into two or more parcels, sites or lots for the purpose, whether immediate or future.

## **Appendix C: Common Acronyms**

<b>CAFS</b>	Compressed-air foam
<b>CR</b>	County Road
<b>EMT's</b>	Emergency Medical Technician
<b>FPD</b>	Fire Protection District
<b>ISO</b>	Insurance Service Office
<b>PUD</b>	Planned Unit Development
<b>RMWSD</b>	Round Mountain Water and Sanitation District
<b>SH</b>	State Highway
<b>WMFPD</b>	Wet Mountain Fire Protection District

## Appendix D: Bibliography

Custer County Assessor's Office

Town of Westcliffe Building and Zoning Department

Colorado Department of Local Affairs

U.S. Census Bureau

# **APPENDIX E: ACKNOWLEDGEMENTS**

## **Planning and Zoning Members**

Cathy Snow, Chairman  
Christy Patterson  
Mike Carter  
Rod Thornburg  
Jerry Jennings

### **Alternates**

Jim Bistodeau  
Kathy Reis

## **Westcliffe Staff**

Alan Clark  
Mike Carter  
Kathy Reis

### **Thanks to:**

Amy Moulton  
Delwin Lester  
Marci Gregg  
Dave Tonsing  
Shelly Penkoff  
Glen Livengood  
Jim Bradburn



**TOWN OF WESTCLIFFE  
RESOLUTION 5-2017**

**WHEREAS**, Section 31-23-206, C.R.S. provides that it is the duty of the Planning Commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof; which in the commission's judgment bear relation to the planning of such municipality. The master plan of a municipality shall be an advisory document to guide land development decisions; and

**WHEREAS**, a Master Plan for the physical development of the Town known as the Westcliffe Master Plan was adopted by Resolution 2000-3 November 20<sup>th</sup> 2000; and,

**WHEREAS**, The Planning Commission may amend, extend, or add to the plan from time to time; and,

**WHEREAS**, the Planning Commission held one public hearing July 11, 2017 with notice of the time and place of by one publication in the newspaper of general circulation in the municipality and in the official newspaper of Wet Mountain Tribune regarding Westcliffe Master Plan Amended; and,

**WHEREAS**, the adoption by resolution of the Westcliffe Master Plan Amended carried by affirmative votes of not less than two-thirds of the entire membership of the Planning Commission July 11, 2017; and,

**WHEREAS**, an attested copy of the plan has been certified to the Town of Westcliffe Board of Trustees; and,

**WHEREAS**, the Master Plan adopted by Resolution 2000-3 has been revised by the Westcliffe Planning Commission known as the Westcliffe Master Plan Amended; and,

**WHEREAS**, the Board of Trustees believes that it is in the best interests of the Town of Westcliffe that the Westcliffe Master Plan Amended be adopted by Resolution.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Trustees of the Town of Westcliffe, Colorado that;

**SECTION 1. Adoption of the Master Plan.** The Westcliffe Master Plan Amended for the Town of Westcliffe, as adopted by the Planning Commission on July 11, 2017 by resolution, is hereby approved.

**SECTION 2. Public Inspection.** Copies of Westcliffe Master Plan Amended are available for public inspection at the office of the Town Clerk during regular business hours and available on the Town website [www.townofwestcliffe.com](http://www.townofwestcliffe.com).

**SECTION 3. Attestation.** A copy of this Resolution shall be attached to each copy of the Westcliffe Master Plan Amended and shall serve as an attestation that each such copy is a true and correct copy of the original Westcliffe Master Plan Amended as adopted.

**SECTION 4. Filing with County.** The Town Clerk shall file a certified and attested copy of the Westcliffe Master Plan Amended with the Clerk and Recorder for Custer County, Colorado.

**SECTION 5. Effective upon Adoption.** This Resolution shall become effective upon adoption by the Board of Trustees.

**APPROVED AND ADOPTED** this 1<sup>st</sup> day of AUGUST 2017 by the Board of Trustees of the Town of Westcliffe, Colorado.

By:   
Christy Patterson, Mayor

ATTEST:

  
Kathy Reis, Town Clerk

