

**AGENDA**  
**WESTCLIFFE PLANNING COMMISSION**  
**TOWN OF WESTCLIFFE**  
**WEDNESDAY, DATE, YEAR**  
**PATTERSON HALL-1000 MAIN**  
**REGULAR MEETING**  
**3:00 p.m.**

**Zoom**

**Meeting ID:** 846 6957 2406 **Passcode:** 860859

**By phone:** 719 359 4580

1. Call to Order
  2. Pledge of Allegiance
  3. Roll Call
  4. Recognition of Visitors
  5. Approval of minutes
  6. Old Business
    - A. Discuss creating a new commercial district for Vivienda Parque.
  7. New Business
    - A. PUBLIC HEARING: Possible rezoning of blocks; 17&18, 19&20, 33&34, and Town-owned lots to Multi-family District (MFD).
    - B. Recommend to the Board the new Master Plan.
  8. Public Comment
- Adjourn
- NOTE: The Mayor and another Trustee may vote on matters before the Planning Commission and the Board of Trustees.

USE

CD-1

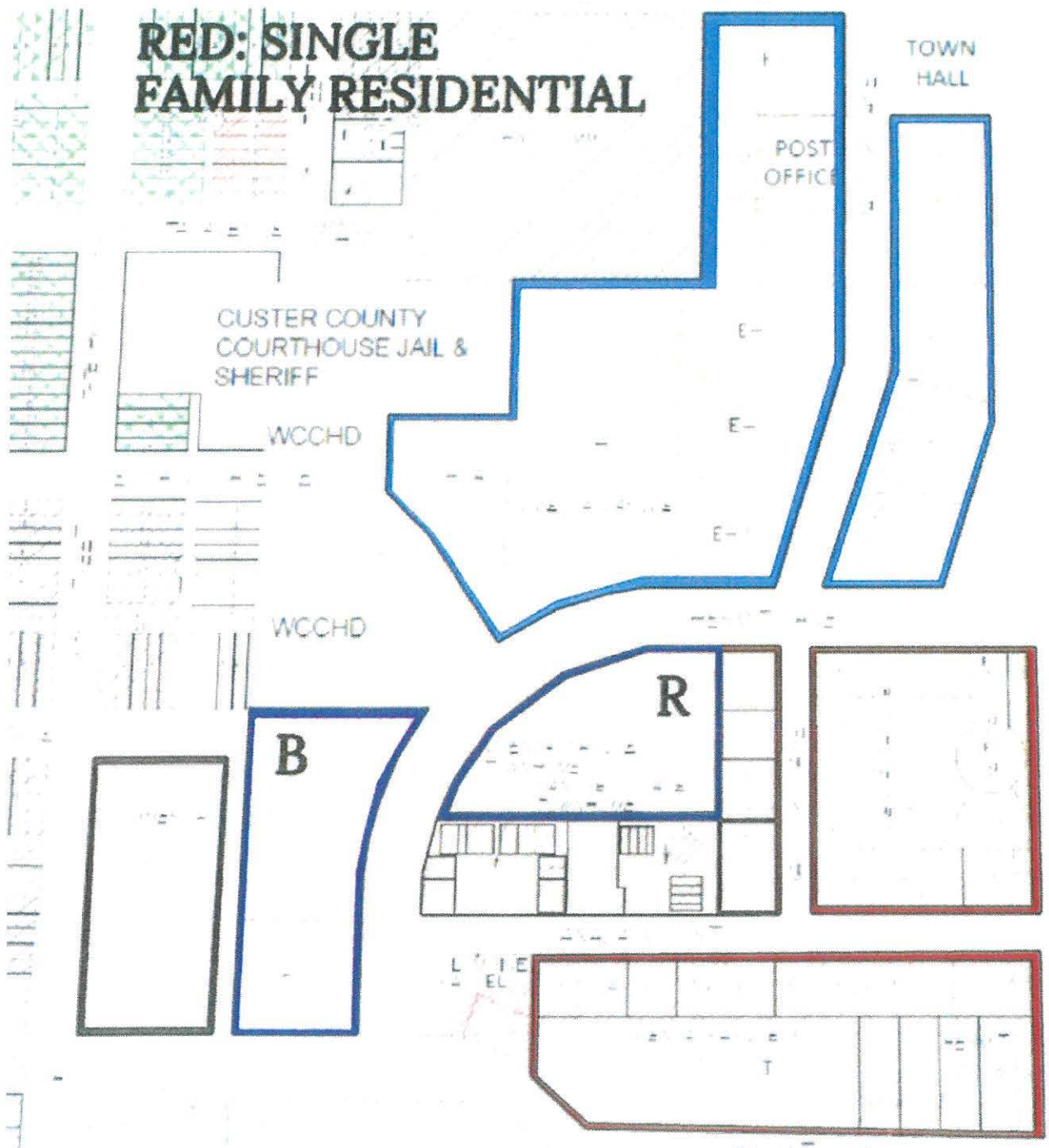
0.01 Single family one up to two attached or detached Dwellings	P
0.02 Three up to six family Dwellings	S
0.03 Dwellings for six or more families	S
0.04 Mobile homes	P
0.05 Mobile home parks	P
0.06 Accessory Structures and Uses	S
0.07 Home Occupations	S
0.08 Churches	P
0.09 Public Schools	P
0.1 Golf courses	P
0.11 Public parks	S
0.12 Animal grazing	P
0.13 Mining	P
0.14 RV Park	P
0.15 Farming and ranching	P
0.16 Feed yards and fur farms	P
0.17 Veterinary hospitals and kennels	P
0.18 Riding stables	P
0.19 Airports	P
0.2 Cemeteries	P
0.21 Radio broadcasting stations	S
0.22 Sanitary/landfill operations	P
0.23 Sewage disposal plants	P
0.24 Lumber mills	P
0.25 Quarries, sand and gravel operations and concrete batch plants	P
0.26 Retail establishments entirely enclosed within a structure	R
0.27 Personal service businesses entirely enclosed within a structure	R
0.28 Banks and Credit Union	R
0.29 General offices	R
0.3 Government buildings	S
0.31 Lodging	S
0.32 STR1	P
0.33 STR2	P
0.34 Eating and drinking places	R
0.35 Drive-in eating and drinking places	R
0.36 Theaters and auditoriums	S
0.37 Parking lots	S
0.38 Museums	R
0.39 Dwelling units above, below, or behind the business	R
0.4 Rental of goods with a weight of no more than 200 pounds	P
0.41 Light equipment repair and service stations	R
0.42 Automobile sales, rental or service	R
0.43 Agricultural/heavy equipment sales or service	P
0.44 Building material and lumber sales	P
0.45 Public utility stations	P
0.46 Bowling alleys	S
0.47 Trucking	P
0.48 Equipment rental establishments	S
0.49 Wholesale and distribution	S
0.5 Storage units	P
0.51 Bed & Breakfast	S
0.52 Marijuana cultivation facility	P
0.53 Marijuana Product Manufacturing Facility	P
0.54 Marijuana Testing Facility	P
0.55 Medical Marijuana Center	P
0.56 Retail Marijuana Store	P

New Commercial District for Vivienda Parque (CD-1) COLOR FOR MAP=PURPLE

1. **Description of District.** This District is designed to give a zoning designation for businesses not on Main Street or in the Core Commercial District.
2. **Permitted Uses**
  - a. Retail Establishments entirely enclosed within a structure
  - b. Personal Service Establishments entirely enclosed within a structure
  - c. Office buildings
  - d. Banks and Savings and Loan Associations
  - e. Government Buildings
  - f. Eating and Drinking Places
  - g. Preexisting buildings and their uses
  - h. A single or multiple dwelling unit above, below, or behind a business, not to exceed 50% of the usable floor space
  - i. Automobile Service Stations and Repair Garages
  - j. Automobile Sales and Service
  - k. Agricultural Equipment Sales and Service
  - l. Dance Halls
  - m. Light Wholesale and Manufacturing Establishments inside a building with no excessive noise or odors
  - n. Strip malls
  - o. Sporting goods stores
  - p. Breweries and Distilleries
  - q. Medical Facilities
3. **Prohibited Uses.** All uses not specifically permitted are prohibited. The town of Westcliffe may grant special use permits or variances to allow for flexibility.
4. **Minimum Lot Area.** Structure may extend to one hundred percent of the lot area, given that there is a paved, concrete, or chipped parking lot to accommodate business parking needs.  
 Minimum Front Yard: None  
 Minimum Side Yard: None  
 Minimum Rear Yard: None  
 Maximum Building Height: 35 feet

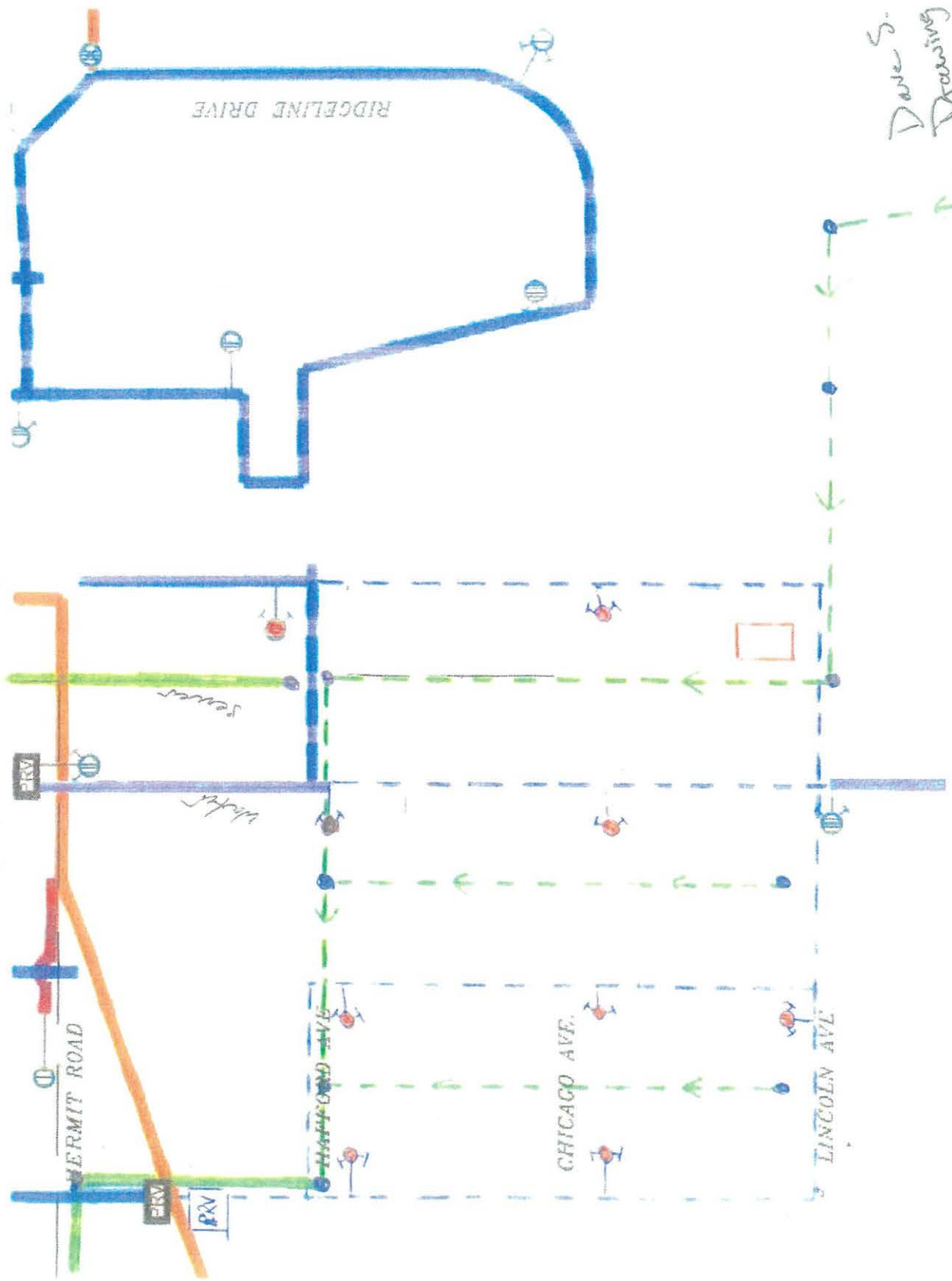
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**PURPLE: MULTI FAMILY    BLUE: COMMERCIAL  
DISTRICT 1**

**RED: SINGLE  
FAMILY RESIDENTIAL**





USE	MFD
0.01 Single family one up to two attached or detached Dwellings	R
0.02 Three up to six family Dwellings	R
0.03 Dwellings for six or more families	R
0.04 Mobile homes	P
0.05 Mobile home parks	P
0.06 Accessory Structures and Uses	S
0.07 Home Occupations	P
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0.3 Government buildings	P
0.31 Lodging	P
0.32 STR1	P
0.33 STR2	P
0.34 Eating and drinking places	P
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0.52 Marijuana cultivation facility	P
0.53 Marijuana Product Manufacturing Facility	P
0.54 Marijuana Testing Facility	P
0.55 Medical Marijuana Center	P
0.56 Retail Marijuana Store	P



Dave S.  
 Drawing  
 - full buildout for WC  
 4/1/2013

Multi-Family Housing District

1. **Description of District.** This District is designed to accommodate work force housing, affordable housing, senior housing, and veteran housing. The Town of Westcliffe recognizes it's small footprint and is designing this district to allow for **more** housing and **growth** in the Town. This zoning designation covers all lots South of Hafford Avenue.
2. **Designation of lots.** Blocks 33 and 34 shall be apartments and condos as described in 10-1-6 in definitions and shall not exceed 4 stories in height. Blocks 20 and 19 shall be Town homes and apartments not to exceed two stories. Blocks 17 and 18 shall be reserved for **Tiny** homes, defined in 3-6-1, veteran housing, and houses than can be built on half a lot (3,125sqft).
3. **Building Review.** All building plans and architectural designs must be submitted to the Planning Commission for review and consideration in order to allow for higher density and proper planning.

4. **Area height and standards:**

Town owned lots: Structure may extend to one hundred percent of the lot area and must follow minimum setbacks. Developers may vacate current roads that run in between the current lots in order to plan for higher density. The Town is open to unique solutions for parking.

Building height: 45 feet

Minimum lot area: 12,500 square feet

Minimum setbacks:

Front yard: 5 feet

Side yard: 0 feet, if fire proof rated

Rear yard: 5 feet

Blocks 33 and 34: Structure may extend to one hundred percent of the lot area (given that they follow minimum setbacks), given that there is a paved parking lot to accommodate parking needs. One parking spot per dwelling shall be required for the parking lot. The Town is open to unique solutions for parking.

Building height: 45 feet

Minimum lot area: 12,500 square feet

Minimum setbacks:

Front yard: 5 feet

Side yard: 0 feet, if fire proof rated

Rear yard: 5 feet

Blocks 20 and 19: Structure may extend to one hundred percent of the lot area, given that there is a paved parking lot to accommodate parking needs. One parking spot per dwelling shall be required for the parking lot. The Town is open to unique solutions for parking.

Building height: 35 feet

Minimum lot area: 6,250 square feet

Minimum setbacks:

Front yard: 5 feet

Side yard: 0 feet, if fire proof rated

Rear yard: 5 feet

Blocks 17 and 18: Tiny homes must have an off-road parking area to accompany one parking spaces per dwelling. Tiny homes must comply with chapter 3-6-1 of the Town of Westcliffe Municipal Code. Developers are open to replat land to their liking as long it meets the minimum lot area.

Building height: Must not exceed 25 feet

Minimum setbacks:

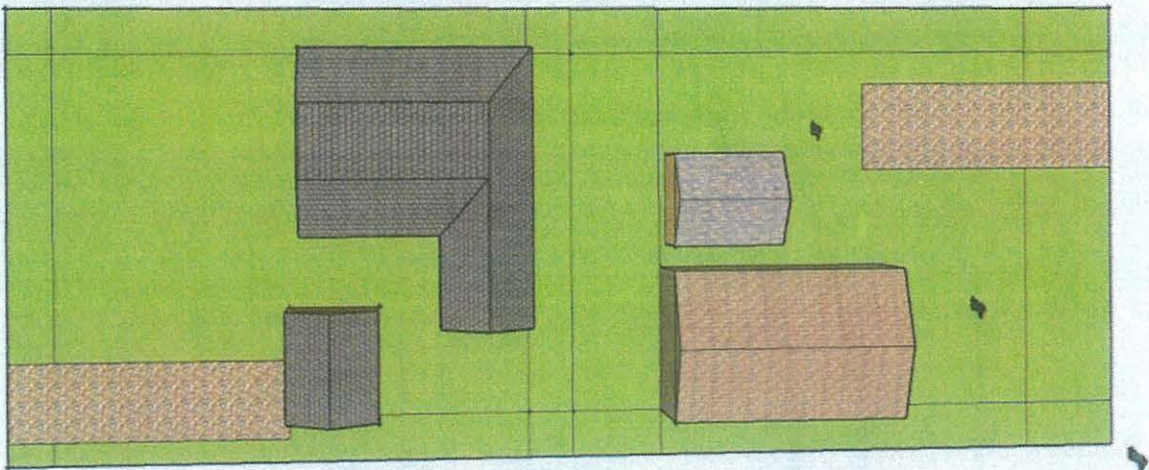
Front yard: 5 feet

Side yard: 4 feet

Rear yard: 5 feet

Minimum lot area: 3,125 square feet

Maximum lot area: 3,250 square feet



Rezoning Document for the future consideration and growth of Westcliffe

10-1-11: Amendment Of Zoning Map (Rezoning)

- A. Declaration of Policy and Standards for Rezoning.** For the purposes of establishing and maintaining sound, stable and desirable development within the Town of Westcliffe, the rezoning of land is to be discouraged and allowed only under certain circumstances as provided hereafter. This policy is based on the opinion of the Board of Trustees that the Town's Zoning Map is the result of a detailed and comprehensive appraisal of the Town's present and future needs regarding land use allocation and, as such, should not be amended unless to correct a manifest error or because of changed or changing conditions in a particular area or the Town in general. Rezoning shall only be allowed if the applicant demonstrates by clear and convincing evidence that rezoning is necessary because of one or more of the following reasons:
1. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town's Master Plan.  
*Given the new direction of the Master Plan, these lands are to be zones to a multi family district in order to plan for growth and prosperity in the Town.*
  2. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or new approach to development.  
*The Town is going to develop these lots with the help of DOLA More Housing Now Grant, and will be zoning these lots.*
  3. The proposed rezoning is necessary in order to provide land for a community related use which was not anticipated at the time of the adoption of the Town's Master Plan, and that such rezoning will be consistent with the policies and goals of the Master Plan.  
*This land will be used for the benefit of the entire community. This land will be used to provide affordable housing not only in Westcliffe, but in all of Custer County.*
- B. Procedure for Amendments in General.** The Board of Trustees may, on its own motion, on application of any Person or Persons in interest, and upon receiving recommendation of the Planning Commission, amend, supplement or repeal the regulations and provisions of this chapter, including the Zoning Map; provided that where land is sought to be rezoned on an application of any Person or Persons in interest, the applicant shall have a controlling record title ownership interest in the subject property as demonstrated by an ownership and encumbrance report or title insurance commitment issued with thirty (30) days of submission of the application. Also, an intended purchaser may make application if the purchase of the subject property is contingent on the amendment.

**Application.** No application shall be accepted unless accompanied by the fee as provided in Section 10-1-15.

N/A- Town is rezoning, no fee necessary

**Planning Commission Recommendation.** Any proposed amendment or change to this chapter or to the Zoning Map, whether proposed by the Board of Trustees or otherwise, shall be referred to the Planning Commission for a recommendation thereon.

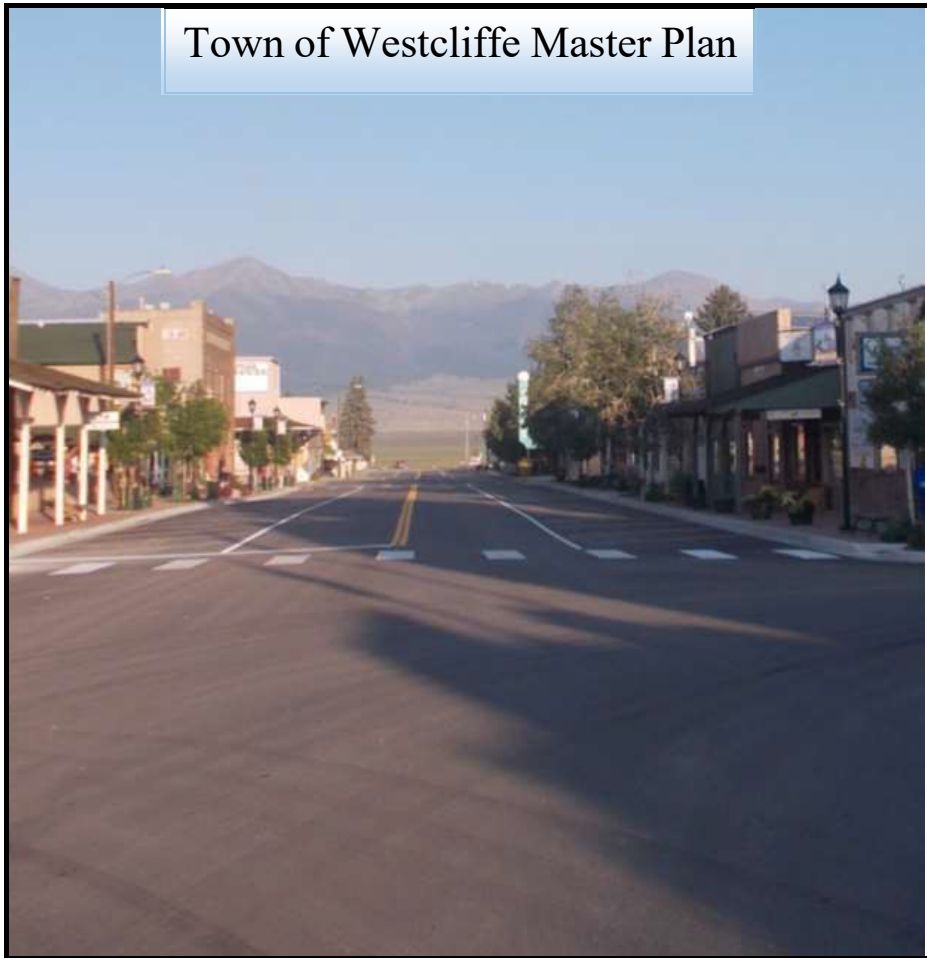
**Procedure Before Planning Commission.** Before giving an advisory report or initial recommendation on any proposed amendment to this Ordinance or to the Zoning Map, the Planning Commission shall first conduct a Public Hearing thereon. Notice of the time and place of the Public Hearing before the Planning Commission shall be given by the Town Clerk, by one publication of the same at least seven (7) days prior to the hearing, in a newspaper of general circulation in the Town, posted on display at the Town Hall and posted on the Town website. The Zoning Officer shall, at least ten (10) days prior to the hearing, post a sign on the property notifying the general public of the time and place of the hearing. The Zoning Enforcement Officer shall either mail notice of the hearing to the applicant and to the property owners within 200 feet of the property proposed for rezoning at least ten (10) days prior to the hearing, or hand deliver to the same property owners, or affix notice to the doors of the same properties.

**Procedure Before the Board of Trustees.** After receiving the recommendation from the Planning Commission, the Board of Trustees shall hold a Public Hearing before acting on the proposed amendment or rezoning. Notice of the time and place of the Public Hearing before the Board of Trustees shall be given by the Town Clerk, by one publication of the same at least seven (7) days prior to the hearing, in a newspaper of general circulation in the Town. At least ten (10) days prior to the hearing, the Zoning Officer shall post the property with a sign notifying the general public of the time and place of the hearing. The Zoning Enforcement Officer shall also either mail notice of the hearing to the applicant, and to the property owners within 200 feet of the property to be rezoned at least ten (10) days prior to the hearing, or hand deliver to the same property owners, or affix notice to the doors of the same properties.

- C. Data to be Submitted.** Prior to any consideration for amendment to the Zoning Map, the applicant shall file the following data with the Town at least fifteen (15) business days prior to the scheduled date of Public Hearing before the Planning Commission:
1. Site plans or drawings to show a demonstrated need for zoning change.
  2. A written statement showing in detail how the proposed amendment will meet the criteria set forth in Section A, above.
  3. A list of all property owners, within 200 feet of the property proposed for rezoning.



# Town of Westcliffe Master Plan



August 2017

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## **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 out- door 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.

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## **Vision**

By 2030, the Westcliffe will be ranked as one of the top 10 most desirable small towns to live and work in Southern Colorado.

## **Mission**

The Town's Mission is to:

- Provide and maintain safe pedestrian walkways, roads, parking, broadband, and public space (parks and trails) infrastructure.
- In partnership with BHE and RMWSD provide for water, sewer, and electric power infrastructure.
- In partnership with the County, the Town will provide for the health, welfare, and safety of its residents and visitors.
- Promote the economic development, growth, and vitality of the Town.

To realize the town's vision by 2030, 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

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[enable the town to remain prosperous while retaining its charm.](#)

### **Core Values** (from our Strategic Plan)

- A town where people can live and raise their families in a healthy, safe, stimulating and culturally rich environment.
- Preservation of our small-town Western heritage.
- Encourage an appropriate, healthy, vital, and diverse business environment.
- Be a town government that is: Responsive to citizen needs, and practices fiscal integrity, sound and effective Town management and has a clear Vision for the future.

## **Executive Summary**

*“You can’t really know where you are going until you know where you have been.”*

The Town of Westcliffe is one of Colorado’s hidden gems. Located in the Wet Mountain Valley of south-central Colorado and framed by the majestic Sangre de Cristo Mountains and the Wet Mountain (Sierra Mojada) Range, Westcliffe’s extraordinary natural setting, community spirit, and civic amenities has made it one of southern Colorado’s most desirable places to visit and live.

The history of Westcliffe and the adjacent town of Silver Cliff are closely intertwined. The Valley mining boom started in 1872, but the silver discovery in 1878 in what would become Silver Cliff set the stage for the eventual incorporation of the two towns. The town of Silver Cliff was incorporated in 1879 and by 1880 its population exceeded 8,000 as it campaigned to become the capital of Colorado.

Taking advantage of the mining boom, the Denver & Rio Grand Railroad built a narrow gage rail line to the area in 1881. However, because new rail lines are always partly real estate ventures the line terminated south of Silver Cliff in what was to become Westcliffe. Mining production in the Valley peaked in 1884 and mines began to close. As the terminus for the rail line, Westcliffe became the economic center of the Valley whose main economic driver reverted from mining to cattle ranching. The Town of Westcliffe was incorporated in 1887.

In 1888, the narrow gage line was lost due to flooding and replaced by a standard gage line in 1901, and much of what is now Westcliffe was platted by the Denver & Rio Grand at that time. In 1929, Westcliffe officially became the Custer County seat. In 1938, the standard gage rail line closed due to the Great Depression and the Valley became an isolated agricultural community with a declining population until SH96 was paved in 1964 giving the Town and Valley much improved vehicle access to the Front Range population and markets.

Starting in 1990’s the population of both the County and Town began to grow rapidly driven by a relatively low cost of living and the Baby Boom generation’s “Retirement Boom”. One result of that growth in that Custer is now the 2<sup>nd</sup> oldest county in America with a median age in 2023 of 60.1. The Town of Westcliffe is somewhat younger with a median age of 47.4 compared to the State median age of 37.7.

However, the recent sharp increase in property values and end of the Baby Boomer Retirement Boom around 2030 may lead to a population decline. Organic growth is currently negative due to the current birth/death ratio. Going forward, growth will depend on a positive net migration by attracting a younger demographic, improving housing affordability, and continuing to make our limited Town footprint (1.25 sq miles) more attractive to visitors and residents. (see [Appendix A](#))

Today, the Town is uniquely positioned to achieve its 2030 Vision by building on its many existing strengths and

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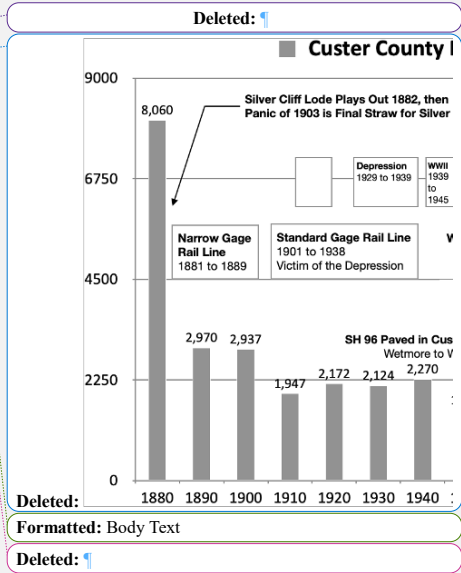
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civic amenities. Some key elements of the 2024 Plan include:

- Attracting a younger demographic by marketing the Town to remote tech and professional workers.
- Improving the Town's Walkability
- Greening our streets with more trees, walkways, and landscaping
- Transforming the Main St. Core into a more pedestrian friendly central public space
- Working with developers to build out a higher density mixed use plan for the vacant land between Lowe's Market and the Summit and Cliff Parks.
- Encouraging affordability with higher density infill housing on existing vacant lots and with Accessory Dwelling Units (ADU's) in existing single family residential areas.
- Working with developers to build out an affordable and higher density residential area south of Hermit Park. An area that is currently lacking any water or sewer service.

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Appendix F: Adopted Resolution

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# Introduction

## 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 2020, Westcliffe's population increased 36.2 percent, from 417 to 437 persons. Westcliffe is the region's economic center, the "downtown" for Custer County and the Wet Mountain Valley.

It's the year 2024, and population and economic growth is expected to continue. By the year 2030, the Colorado Division of Local Government estimates that 437 people will be living in Westcliffe (see Appendix A).

Total revenue by all industries in Westcliffe has increased by about 295% 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 Master Plan (hereinafter referred to as the Plan) is prepared in accordance with state statutes that authorize the Town of Westcliffe's Planning Commission to develop a master plan for its physical development. Per C.R.S. 31-23-207, the purpose of the Town Master Plan is for "guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs." More specifically, the Plan serves the following additional 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's Land Use Code.
- To provide guidance for preparing the Town's capital improvement program.
- To address matters of regional concern that require interjurisdictional coordination.

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- To serve as a community database and be used as supporting documentation for pursuing grants for community development activities.

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## 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.

## About the 2024 Plan

The Town's original Master Plan was completed in November of 2000 and updated in August of 2017. The 2024 Plan is the second review and update and will also incorporate the September 2020 Strategic Plan and Master Plan into one document.

## Use of the Plan

The Plan provides a Vision and responds to key issues facing the Town of Westcliffe. It establishes direction, policies, and actions for Town development, and should be consulted by Town staff, the Planning Commission, and the Board of Trustees when considering development proposals, subdivision and zoning regulations, intergovernmental issues, annual budgets, and when reviewing progress toward accomplishing plan goals. The Plan should also be used by residents, landowners, and project applicants for guidance concerning land planning objectives.

The Plan is considered an advisory document only. Although advisory, the Plan is considered the guiding document for regulatory measures including land use code updates and project review recommendations. The Plan should be used in conjunction with the Town Land Use Code and Zoning Map to guide the appropriate location, character, type and intensity of new development and rezoning activity.

The Plan serves as the guiding document for future intergovernmental agreements, capital improvement programming, and detailed studies and programs. It should also be used as a supporting document for State and Federal grants.

The Plan should be reviewed on an annual basis for progress and as new strategies are identified. Policies should also be reviewed on an annual basis and revised with changing circumstances, as appropriate. The entire document should be made available for public review and updated every five years.

## Key Metrics to Achieve Our Vision

Several questions come to mind relative to achieving our Vision.

What are the living and working metrics that make a town like Westcliffe a desirable destination? What amenities and features appeal to the younger demographic that we are wanting to attract? How do we rank against those metrics now and how can we improve?

After a review of organizations that rank the livability of towns, the Planning Commission developed and ranked the following list of criteria to judge how well we currently meet our stated Vision. [See Appendix A](#)

## Comparison with Other Towns

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How do our demographics and schools compare with 25 other small and med-sized towns in Southern Colorado? What are some of our weaknesses? Note that schools currently stand out as a major deterrent to attracting new young families to our towns and county. [See Appendix A](#)

**SWOT Analysis**

As part of our assessment of the Town’s current state, the Master Plan Team conducted a *strengths, weaknesses, opportunities, and threats* workshop on January 23, 2024. There is a strong correlation between the findings of the ranked *Living & Working Metrics* shown above and the SWOT analysis shown below. Two weaknesses that stand out are our school district and the Town’s Walkability and Bike Ability. [See in Appendix A](#)

**Walkability & Bike Ability (Walkscore.com)**

Walkability is not only an important criterion for attracting a younger demographic to the Town, but also an important for the safety, health, and wellbeing of our existing residents. Bike Ability is an especially important for the Millennial and Gen X demographic. [See Appendix A](#)

**Main Street Historical District – To Close or Not to Close**

How do we make Main St. more pedestrian friendly? One option is to follow Salida’s lead and close Main St. from 2<sup>nd</sup> to 3<sup>rd</sup> during the “season”.

Salida’s Main St. is F Street which was closed in response to the pandemic in 2020. The closure was so successful that the town expanded the areas of closure and now closes the street from May 15th to September 4<sup>th</sup> each year.

They also managed the closure with very little cost, using concrete barriers painted by local artists and light weight wooden planters that are easily moved for emergencies.

A 2020 survey by the town of 613 residents was overwhelmingly positive.

- ◇ 51.5% said they loved it.
- ◇ 26.1% said they liked it, but that it could be improved.
- ◇ 16.2% said they hated it.
- ◇ 5.3% said they didn’t like it but were willing to try something new.
- ◇ 1.3% were neutral.

Among members of the business community the response was 78.7% positive:

- ◇ 42.6% said they loved it.
- ◇ 36.1% said they liked it, but that it could be improved.

Some of the respondents to the survey wanted the town to make the space more inviting by adding temporary

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Towns					
Source: U.S. Census Bureau - 2020 Town Profiles					
	(west of I25, south of I70)	Population	Median Age	Employment Rate	Median HH Income
1	Alamosa	9,806	29.7	59.8%	\$50,239
2	Basalt	3,984	46.2	73.5%	\$103,049
3	Buena Vista	2,855	33.3	68.5%	\$58,168
4	Carbondale	6,434	42.0	77.7%	\$92,083
5	Crawford	403	42.9	64.1%	\$55,375
6	Cortez	8,766	37.9	51.4%	\$55,962
7	Crested Butte	1,639	41.5	72.5%	\$67,625
8	Del Norte	1,458	43.8	55.3%	\$40,756
9	Delta	9,035	43.4	45.7%	\$45,950
10	Monte Vista	4,247	38.2	56.1%	\$51,071
11	Durango	19,071	36.6	65.9%	\$76,177
12	Fairplay	724	37.4	81.0%	\$80,179
13	Florence	3,822	44.6	58.1%	\$58,167
14	Ouray	898	50.3	57.0%	\$68,750
15	Gunnison	6,560	24.9	74.1%	\$63,229
16	La Veta	862	65.3	43.8%	\$48,297
17	Lake City	432	54.9	51.4%	\$57,548
18	Leadville	2,633	38.0	87.2%	\$80,100
19	Mancos	1,196	46.5	61.1%	\$63,185
20	Montrose	20,191	48.7	49.9%	\$60,132
21	Pagosa Springs	1,577	34.2	62.2%	\$32,500
22	Paonia	1,447	38.9	54.3%	\$54,643
23	South Fork	510	59.3	40.5%	\$70,804
24	Salida	5,666	44.3	59.1%	\$63,775
25	Silverton	622	45.4	64.8%	\$64,000
	Median	2,633	43	59.8%	\$60,132
	Westcliffe	435	47.4	59.6%	\$52,500
	Silver Cliff	609	38.9	43.6%	\$35,583
	The "Cliffs"	1,044	42.4	50.3%	\$42,632

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landscaping, seating, and by providing shade structures.

October 2020 Letter to the Mountain Mail Editor:

Dear Editor:

We would like to extend our sincere gratitude and thanks to Mayor P.T. Wood, Salida City Council, Drew Nelson, Salida Business Alliance and city officials who were responsible for turning F Street into a pedestrian use walkway.

This year has been full of uncertainty for our businesses and community members, but how fortunate we are to have representatives take initiative and help us tread through the uncharted waters of 2020. With talking to others, we truly are lucky to have this leadership, keeping our community thriving and safe.

We have been an F Street business for close to a decade and seen, first hand, the benefits of the street closure. It is safer, quieter and gives our downtown district a vibrant feel.

A special thanks to Michael Varnum and Ken Brandon for organizing many of Salida's artists to decorate the cement barriers. We feel it added more energy and made our creative district come alive.

Going forward, we hope to see the closure made permanent and the space made more beautiful for our residents and tourists to enjoy. It's an exciting look into the future of downtown Salida and what it could feel like with an optimistic mindset and a little adaptability.

Thank you Salida for supporting, not only us, but our entire community. We are truly fortunate and blessed to have a business in such a caring, loving town.

From the bottom of our hearts,

You rock.

Nikki Manes and

Johnna Bauahman,

Eye Candy Art and Treasure

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## Use of Plan

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 Geography

Westcliffe, Colorado, lies at an elevation ranging from 7,800 to 7,900 feet in the Wet Mountain Valley, a northwest-southeast trending area between the Wet Mountains to the east and the Sangre de Cristo Range to the west. The Valley is 4th high elevation park or valley in Colorado. The Sangre de Cristo range was formed by the same geologic forces that formed the Grand Tetons in Wyoming and rise abruptly from the valley floor to elevations exceeding 14,000 feet. The much older Wet Mountain range include foothills and rises gently to around 10,000 feet.

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.

The Valley aquifer is 4,000 feet deep and is estimated to hold 1.2-million acre-feet of water.

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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.

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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.

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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).

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## 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 drainageway 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

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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 located 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 municipal 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 compliance of state water quality standards. However, the use of individual septic tanks outside within and adjacent to Westcliffe boundaries 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. In 2016, 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.

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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, People can reserve the Smokey Jack Observatory for private viewing sessions under the direction 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. Air Quality is subject to local and non-local fires during the fire season.

## Climate and Climate Change

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.

According to 2024 Colorado Climate Assessment Report, Colorado is warming faster than the U.S. Average and south-central Colorado is warming faster than the State average. (See Figure 2). According to Assessment Report, with high confidence we can expect a warmer and dryer climate with more frequent heat waves and drought conditions. This will increase the heat island effect adjacent to our Town roads which represent a large percentage of our land area.

Wildfire risk outside the Town and in Colorado and adjacent States will also increase leading to periods of poor air quality. See appendix A

## Wilderness and Wildlife

The Sangre de Cristo mountains are designated Wilderness Area with hundreds of miles of hiking trails, biking, and 4-wheel drive opportunities.

Both our Valley and mountain ranges are rich in wildlife with abundant herds of elk, deer, and pronghorn antelope, fish in our lakes, streams and rivers, and a healthy variety of raptors, and waterfowl cruising our skies.

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## 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 80 feet. Principal arterial roads in Westcliffe include

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- 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, [chipseal](#), 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.

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## 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. Sidewalks on Rosita Avenue consist of improved drainage, and ADA crossings. The Town is currently looking to install sidewalks along Rosita to Adams Boulevard to Main Street in order to improve walkability in the Town. Sidewalks on Powell are also being installed to connect Town trails and homes to businesses on Main Street. Future endeavors of the Town include: a crosswalk on 0 block of Main Street, Green Streets, and using RMS grants to improve walkability to all homes to businesses. Sidewalk, curb, gutter, and drainage improvement along S HW 69. \*The Town is looking at improving walkability in the Town...etc.

## 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. Due to recent events the Van Services are facing problems and their services in the future are unclear. The Rotary Van service is a non-profit organization.

Public transportation exists from Salida (50 miles away) to Union Station in Denver.

## UTILITIES

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

## Water

Westcliffe is located 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 municipal water in Westcliffe is drawn from two wells in the intermontane trough of the Wet Mountain Valley, a terraced alluvium aquifer. Westcliffe's water is currently in compliance with state water quality standards. However, the

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use of individual septic tanks outside within and adjacent to Westcliffe boundaries could potentially affect future water quality within town limits.

### 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 a small amount of chlorine. A project to significantly upgrade the Smith well is close to completion which will provide over double the water pumping capacity at less than one-half the energy cost.

Treated water is pumped from the wells through the distribution system 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 back into the distribution system consisting of three-inch, four-inch, six-inch, and eight-inch water pipes.

The current system is a combination of the existing water systems of Westcliffe and Silver Cliff, installed as early as the 1880's that were upgraded and connected by RMWSD constructed in 1974. The distribution system includes two six pressure reducing valves and approximately 40 78 fire hydrants within Westcliffe.

All residences and businesses within Westcliffe are connected with meters to the water system by the use of water meters, with the exception of a few "grandfathered" properties that are still using individual wells.

The RMWSD currently serves 640– 700 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. RMWSD has sufficient water rights and water pumping capability to meet the increased demands of population growth well into the future.

### **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 that terminate at and a lift station located 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. RMWSD is completing the process of acquiring Colorado Department of Public Health and Environment (CDPHE) approval for a major upgrade of the existing treatment system that will provide over twice the treatment capacity once installed.

### **Propane**

Natural gas is not available in Westcliffe, the majority of homes in Westcliffe are served by propane. The Town of Westcliffe has numerous suppliers for propane in Town.

### **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

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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.

Given funding it is the Town's desire to change all electric lines from poles to underground infrastructure.

### Solid Waste

Solid waste disposal service in Westcliffe is provided by [Oak Disposal and P Bar O Disposal](#) private hauling companies. 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

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Road. T o w n 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 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.

### Broadband

The town of Westcliffe, Silver Cliff, and Custer County has partnered to bring in fiberoptic broadband line as well as other private services are and will be available. Of note: Starlink and future Project Kuiper and One Web.

## 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, Sauguache, Alamosa and Costilla counties in various missions.

### Fire Protection

The Wet Mountain Fire Protection District (WMFPD) is a combination organization that provides fire suppression, fire prevention, hazardous material response, specialty rescue, and public education services to a Fire District comprising over 611 square miles. Fire apparatus includes 18 pieces of equipment that range from brush trucks to Class A pumpers, with water

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capacities that range from 250 to 3000 gallons. Compressed-air foam (CAFS) is available on five 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 one or two firefighters are available for rapid response. The town of Westcliffe itself currently has an Insurance Service Office (ISO) rating of "5/6", 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 Clinic is operated by Heart of the Rockies Regional Medical Center in Salida Colorado. 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, optometry, Orthopedics specialty, GYN specialty and Cardiac specialty services laboratory, x-ray and patient education. The clinic is staffed with 2 Physicians and 1 Nurse Practitioner and is open 5 days a week from 8:00am to 5:00pm. To schedule an appointment, please call 719-783-2380. Same day visits are often available.

### 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 Patterson Hall is located at 1000 1000Main Street. The town hall serves as the municipal administrative office and is staffed by a Town Manager, B building and Zoning Official and a T own Clerk and Deputy Clerk.

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

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~~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.

~~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.

~~Benson Hall~~

~~305~~

## 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.

[Westcliffe Center of Performing Arts](#)

[\\*Reach out to them and insert their suggestions here\\*](#)

[The Town of Westcliffe recognizes that this is a gem... and plan to do this... to help out this org....](#)

## 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 Older 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

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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.

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## 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.

### [Our School District \(GreatSchools.org & CDE\)](#)

[Our School District has been struggling. 12 teachers resigned last year and many parents have opted for home schooling. However, a new slate of school board members was elected and installed in January of 2024. They immediately began to heal the rift between faculty/staff and the administration.](#)

[However, district and school performance measures are well below expectations and will be an obstacle to attracting new young families to the area. Great Schools scores, which are found on any Zillow search of homes in the area, will be a red flag for many new families considering living and working in Westcliffe.](#)

[The Colorado Department of Education \(CDE\) are not as readily accessible but tell a story of declining performance in the district. Hopefully, a new school board and superintendent will be able to reverse this decline.](#)

#### [Great School Scores](#)

##### [High School](#)

♣ Overall 3/10

♣ Student Progress 2/10

##### [Middle School](#)

♣ Overall 3/10

♣ Student Progress 3/10

##### [Elementary School](#)

♣ Test Scores 4/10

[Colorado Department of Education Metrics See Appendix A](#)

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# Land Use

## **ADJACENT LAND USE**

While "rural Westcliffe" is a local term for the unincorporated area b 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.

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### **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.

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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. [The Park Master plan identifies future trails to go north of Bluff Park, alongside of Chloride gulch, and then into Silver Cliff.](#) 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 [Colorado Open Lands](#) 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. [Jess Price Park consists of a stage for bands and art, seating areas for people to gather, and is a gathering area for local organizations like the Farmers Market to help bring business to Main Street.](#)

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 [is](#) a small area located at the west end of Westcliffe on Adams Blvd.

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adjoining the Bluff area. The park is used for events and viewing the area. There is an

[Westcliffe Parks Advisory Committee \(WPAC\)](#)

[The WPAC is currently reviewing all parks in the Town to plan, grow, and develop new designs for all parks in the Town of Westcliffe.](#)

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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 [Colorado Open Lands](#) 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. There are plans in the current agreement between the Town and Colorado Open Lands to have a stage. The Town should partner with Colorado Open Lands and GOCO to try to build the stage.

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.

[Pocket Park was developed by private, public partners: Cliffs' Action Revitalization Team, Town of Westcliffe, Rebeccas Fund and private individuals- Willie Britt and Cathy Snow, and David Music transforming an alley into a multiuser park.](#)

### 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). [Currently there are six blocks south of Hermit Road that are undeveloped. These 6 blocks could be used for higher density housing.](#)

### 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 2023 is anticipated to be approximately \$1,263,491, or 70 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**

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## **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.

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**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), long-term (beyond five years), on-going.

## DIRECTIONS, POLICIES, AND ACTIONS

### GROWTH AND DEVELOPMENT

#### Direction

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

#### 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

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

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**GD-1B** All future development will consider and incorporate best practices for accessibility

be avoided....

**GD-1C** The Town of Westcliffe shall encourage activities that preserve non-developable open lands, protect natural and scenic resources. On-going.

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**Actions**

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**Direction**

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**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.

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**GD-2BA** 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. Long-term.

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**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: Short-term*
- Adopt a Tiny home code for alternative ADU's.
- Rezone the six blocks south of Hermit Lane to Multi-Family.
- Rezone empty lot in Vivienda Parque in residential zone multi-family
- Make commercial lots in Vivienda Parque a new commercial district.
- Plan and look into all vacant lots in residential districts to turn into multi-family.
- Extend the Core Commercial District west to Adams Boulevard.

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- 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. In particular, the Code will be reviewed for policies that impede and increase the cost of affordable housing. Every effort will be made to support ADU's, higher density in-fill housing, and higher density development of south Westcliffe and the vacant land on Adams Subdivision to Bluff Park.

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**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/Zoning Code to be compatible with the directions and policies of the Master Plan, recent case law, and statutory updates.  
*Timeframe: On going*

- Review and revise LUC to eliminate impediments to affordable housing.  
*Timeframe: immediate*
- Eliminate 20-foot setback in Core Commercial District to 5 feet. Each business must still allow for a minimum of two parking spaces on their lot.
- Change side yard setback in Residential SF to 3 feet and front/rear yard to 5 feet with room for at least two vehicles. For Residential Multi-Family change side yard to 5 feet and front 10 and rear 5 with/without alley. Must allow for one parking space per dwelling.

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**Direction**

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

**Policies**

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**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 or strategic plans.

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**Actions**

- Submit an electronic copy of the Master Plan to Custer County and Town of Silver Cliff officials for their use. *Timeframe: Short-term(1-2 years, meet with both municipalities)*

**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 recognizes that due to its median age, organic population growth will be negative and a concerted effort must be made to increase net migration and attract a younger demographic. Accordingly, the Town will market itself to highly skilled remote workers

**Policies**

**Actions**

- The Town will work with Custer County, Silver Cliff, and the Custer County Tourism Board to market the Town and region directly and indirectly to highly skilled, and younger remote workers. Note that a secondary effect of increased tourism traffic is that a certain percentage of visitors will choose to relocate to the region.
- The Town will enact policies and make infrastructure investments that appeal to a younger demographic. For example, Main St closure to vehicles, improved Town trail systems, walkability & bike ability, greening our streets, etc.
- 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
- Create a business incubator for the Town of Westcliffe. Work with local governments and local private entities to help these businesses. 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**

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**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, using Prop 123 funds and DOLA grants. See GD-3A and GD-2C-Actions.

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**Policies**

**ED-2A** The Town of Westcliffe will maintain an adequate supply of Multi- family zoned land and actively promote ADUs rentals within existing residential areas for wage earners within Westcliffe.

**Actions**

- Identify new Multifamily Zoning Districts (including potential in-fill lots) and work with landowners to rezone property in appropriate locations for apartments and townhomes. *Timeframe: Short-term*. Used lots 15-28 adjacent to Chicago Avenue for affordable housing in conjunction with Proposition 123. Enact and actively promote a new ADU Ordinance that encourages all six forms of residential ADUs. Timeframe: short-term

**COMMUNITY IMAGE**

**Direction**

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

**Policies**

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

**Actions**

- Open opportunities for expansion in agricultural zones while preserving views, community edges,. *Timeframe: On-going*
- *It should be the best interest for the Town to protect the land between Bluff Park and Grape Creek, possibly owning the parcel and putting it into the Town conservation easement.*

**Direction**

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

**Policies**

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

- Update the Title 10 Land Use Code to incorporate design guidelines that

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provide incentives for integrating recommended architectural elements into the core commercial zone and traditional neighborhood. *Timeframe: Mid-term*

- *Investigate and consider having Architectural standards in the Core Commercial District, DHM may help bring some insight. Timeframe: on-going*

**Direction**

**CI-3** Enhance beautification in the Town through green plantings.

**CI-3A Policies**

The Town of Westcliffe may establish incentives for citizens and businesses to plant greenery.

**Actions**

- Create a tree planting/greenery grant: the grantee must buy the tree from a list of trees the Town comes up with, with help from the Garden club, and the Town can create a plaque in remembrance of loved ones. The tree must be in Town ROW and can be any homeowner or business. Plaque is optional.
- When planning sidewalk grants, the Town of Westcliffe should have tree plantings accompany the grant.
- The tree planting grant should also include planting trees in parks.
- The grant must a be a cost share program.
- The grant should be in Town ROW, preferably between the sidewalk and curb.
- Plantings should all be drought resistant perennials.
- Xeriscapes should be considered.
- The Town should use the UAACOG mini grant to plant trees in the town.
- The Town shall come up with height restrictions of tall signs along highways.

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## HISTORIC PRESERVATION

### Direction

**HP-1** Preserve the historic character of the Main Street District.

### 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, uniform 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*  
*:On going*
- Update the facade grant to give more money to those who are preserving historic character, and small Town Western feel.
- Complete Main St. master plan of improved walkways, public spaces, and landscaping from 3rd Street to Adams Blvd.
- Widen the sidewalks, have a uniform sidewalk design, plant more trees along 3<sup>rd</sup> street and Main to Adams Blvd.
- Try to divert commercial traffic from Main Street.
- Encourage awning builds for the Core Commercial district in the facade grant.

### Direction

**HP-2** The historic character of properties and historic homes should be protected.

### Policies

**HP-2A** The historic character of the Properties and historic homes shall be protected using guidelines for new buildings and renovations that maintain existing architectural scale, continuity, and texture.

### Actions

- Incentivize remodel permits, take 20% off of the building permit fee.

## TRANSPORTATION

### Direction

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- T-1 Provide a safe, accessible, and efficient navigation network system.
- T-2 The Town will explore and support Public Transportation links to Denver in Salida (Bustang).

**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 (Have the Planning Commission prepare a master 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 The Parks Committee and the Town of Westcliffe should encourage and develop recreational opportunities for visitors and residents of Westcliffe.

**Actions**

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**Policies**

**R-1A** The Town of Westcliffe shall maintain and continue to improve its park system.

**R-1B** The Town of Westcliffe shall encourage any opportunities to build a regional indoor recreational center to serve residents and visitors.

**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 Westcliffe Park Advisory Committee and public to encourage the development of a community trail network, linking residential, commercial, and recreational areas. Time Frame-Mid Term

**CAPITAL IMPROVEMENTS**

**Direction**

**CIP-1** Make the Town more walkable by constructing sidewalks throughout Town.

**Policies**

**CIP-1A** The Town shall budget and plan additional sidewalk improvements each year.

**CIP-1B** The Town will seek grants to construct sidewalks.

**Actions**

- Work with CDOT and other granters to go for sidewalk and infrastructure grants.
- The Town shall pursue grants to help offset costs.
- The Town shall have a plan for constructing and sidewalk improvements five years out.

**Direction**

**CIP-2** Make the Town more walkable by completing loop and permitter within Westcliffe, and by connecting the trails from to Silver Cliff to Westcliffe.

**Policy**

**CIP-2A** The Town will seek grants and work with non-profits to help steward, and construct sidewalks.

**CIP-3A** The Town shall try to work with land owners to complete the trails from Westcliffe to Silver Cliff.

**Actions**

- Plant Drought tolerant trees and shrubbery along the trails
- Plant check dams along the trail at chloride gulch to help combat flooding

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and plant trees behind the dams to help green the trails.

- Design and plan park benches around the trails.
- Work with the Hartbauers to create a land swap between Town owned land on North 4<sup>th</sup> street and their land along the trail.

**Direction**

**CIP-4** The Town of Westcliffe shall develop the South six blocks (south of Hermit Rd.) for multi-family housing and/or higher density housing.

**Policy**

**CIP-4A** The Town shall work with developers, state entities, and other non-profit groups to place infrastructure and housing.

**Actions**

- The Town shall seek grants to help offset the cost of water and sewer infrastructure.
- Work with a developer to replat the Town owned land.
- Work with a developer to make the Town owned land multifamily housing.
- Chase grants to put in infrastructure.
- Work with the on call engineer and Round Mountain to plan, map, and get costs for the water and sewer infrastructure

**Direction**

**CIP-5** The Town shall develop a landscaping plan.

**Policy**

**CIP-5A** The Town shall work with outside entities to help develop a landscape plan.

**Actions**

- Develop a landscaping plan to help trees on Mainstreet grow for longevity.
- The Town should work with the garden club to select trees that are drought resistant and deer resistant.
- Help encourage residents to plant the greenspace between the sidewalk and street by developing guidelines and incentives. Residents who participate would be recognized by local paper.
- Develop incentives for Zero scaping the greenspace between the sidewalk and road.
- Help encourage residents to plant the greenspace between the sidewalk and street by developing guidelines and incentives. Residents who participate would be recognized by local paper.
- Develop incentives for Zero scaping the greenspace between the sidewalk and road.

**Policies**

**CIP-1A** The Town of Westcliffe shall develop, maintain and make appropriate

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upgrades that annually update a capital improvement program to prioritize funding for street, sidewalk, and drainage.

### Actions

- Prepare a road, curb and gutter, and drainage improvement plan that includes improvements to assessability, walkability, and bike ability.  
*Timeframe: long-term*
- Work with FEMA and Colorado water control Board to develop a 100 year floodplain mapping.
- Plan the drainage improvements to get water to flow along Hermit Road and Chloride Gulch and the un-named gulch.

### Direction

**CIP-6** Require developers to pay for all services and infrastructure.  
Developers shall adhere to the Town of Westcliffe Sidewalk and road guidelines.

### Policies

**CIP-6A** Land developers shall pay the initial costs of services and infrastructure associated with new development.

The Town shall maintain the costs of maintenance after development process is complete.

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## 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 550 square feet for the primary residence. And 400 for the secondary. The secondary dwelling should be no larger than the primary residence ADU ordinance should have no limit on size and allow for up to two ADUs.
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. Probably needs review, how do we account to infill opportunities?
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. Can density be increased with Tiny Homes?
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. Needs review to increase density of units above.
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. **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.
8. **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. Does this include mixed use development?
9. **Special District** The institutional category is intended for public andquasipublic uses, such as government facilities, schools,
10. **Special District** The parks and open space category is intended for passive and

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- active recreational uses, such as parks and trails
11. Create a commercial zone for areas not along Main street or the Highway
  12. **Multi family District.** This District is designed to accommodate work force housing, affordable housing, senior housing, and veteran housing. The Town of Westcliffe recognizes it's small footprint and is designing this district to allow for more housing and growth in the Town. This zoning designation covers all lots South of Hatford Avenue.
  - 13.
  14. **Special Commercial District.** This District is designed to give a zoning designation for businesses not on Main Street or in the Core Commercial District.

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. [Pavillion at Summit Park, Water and Sewer lines for the six blocks south of Hermit Road.](#)
  2. [Explore Broadband Initiatives](#)
  3. [Gazebos at the Jess Price](#)
  4. [Amphitheater at the Bluff](#)
  5. [Public Transportation, to and from Westcliffe.](#)
  - 6.
  7. [Improvements to Memorial and Hermit Parks](#)
  8. [Walkability in town, sidewalk infrastructure](#)
  9. [Drainage plan](#)
  10. [Greening our extra wide streets with more trees, walkways, and landscaping.](#)
  11. [Plan streets to have greenways in the middle](#)
  12. [Grape Creek park with splash course, to extend to Pine Rd.](#)
  13. [Chloride Gulch disc golf course.](#)
  14. [New Shop for employees](#)
- [Trailway along chloride gulch shaded by trees with benches, and check dams.](#)

## Accomplishments

- [Current accomplishments](#)
- [Jess Price Park](#)
  - [More Sidewalks in the Town](#)
  - [Facade grant](#)
  - [Roadway improvements](#)
  - [Improved Parking for Bluff Park](#)
  - [Paving Parking Lot Behind Jess Price Park](#)
  - [Bluff Park turned over to the Town](#)

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 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... [3]

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**Deleted: CI-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.

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**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 renamed to Jess Price Memorial 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.

Work with Westcliffe parks committee to improve parks

**CAPITAL IMPROVEMENTS**

**CIP-11A** → Prepare and adopt a capital improve... [4]

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## Appendix A: Tables

**Table 1: Historic Population**

1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
192	256	232	388	333	429	390	306	243	324	312	417	568	437

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**

<b>Planned Unit Development</b>	<b>Number of Lots</b>	<b>Number Built</b>	<b>Percentage Built-Out</b>
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 6: Selected Subdivision Activity**

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

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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	437
Annual Growth Rate (2010-2016)	5.6%
Median Age	54.3
Households	259
Average Household Size	2.14
Households with Children (2020)	14.7%
Median Household Income	\$46,477
Associates Degree or Higher	40.9%
HOUSING	
Median Home Value	\$237,500
Total Housing Units	319
Owner Occupied	72%
Renter Occupied	28%
Vacant Housing	93

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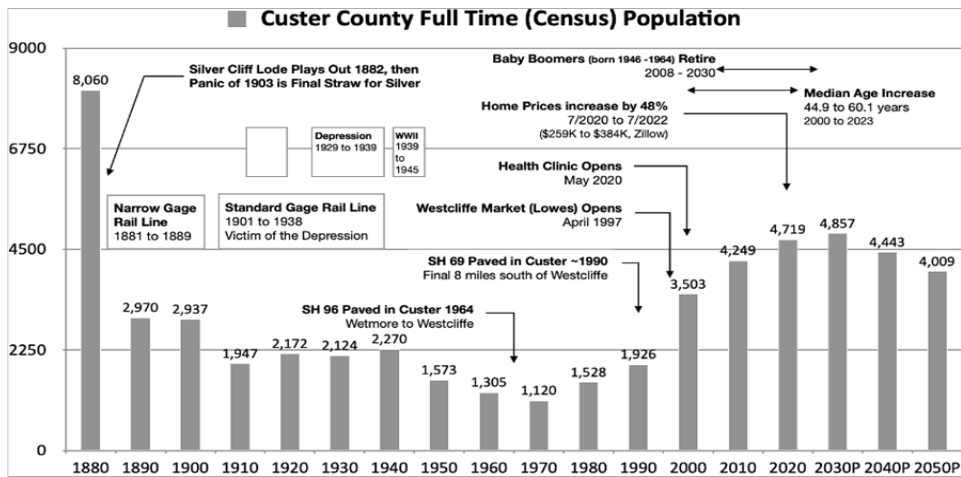
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Table 8: Census



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Table 9: Town of Westcliffe living metrics

	<b>Criteria</b> (Living & Working Metrics)	<b>Letter Grade</b>
1	What kind of access does the Town have to the outdoor recreation opportunities?	A
2	What's the climate and air quality like?	A
3	Does the Town offer a variety of housing choices?	C
4	Is the Town walkable? Bikeable?	C
5	Is housing affordable?	C-
6	What is the Town's economy like?	B-
7	What is the Library system like?	A
8	What access does it have to the arts? Galleries, plays, movies?	A
9	How are the schools performing?	D
10	Is the Town near larger Metro areas?	C
11	What about hobbies? (And are there fellow hobbyists in the Town?)	B
12	Is it easy to find a spiritual home? 21 churches.	A
13	What about special health issues? Can the hospitals/providers support them?	B+
14	What kinds of foods do you like? Are there good restaurants/grocers for that?	C+
15	How is the coffee scene (with WiFi places to hang out with my laptop)?	A
16	Does the city work to show empathy and listen to its citizens?	B
17	How do Crime Statistics compare with other Towns in southern CO?	B
18	Is there public Transportation to major Rail & Airline Terminals?	C
19	Is there a Music Scene? Festivals and concerts?	A
20	Is there a singles Night Life?	D
21	Is public space Broadband available?	C-
22	Is highspeed Broadband available for Work from Home? Starlink.	B+
23	How are the Public Parks, Playgrounds, public spaces?	B-
24	What is the Educational Level of the current Town residents?	C+

A vertical list of 24 rows, each corresponding to a criterion in the table. Each row contains a 'Formatted' label, a progress indicator (a horizontal bar with a circle at the end), and a numerical score. The scores are: 5, 10, 15, 20, 25, 30, 35, 40, 45, 50, 55. The rows are grouped into four sections of six rows each, with blue arrows pointing to the first row of each section. The text 'Formatted' and 'Formatted Table' appears to be placeholder text for the criteria names.

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Table 10: Comparison with other Towns

Towns <small>(west of I25, south of I70)</small>	Source: U.S. Census Bureau - 2020 Town Profiles					Source: GreatSchools.com (out of 10)			Source: Realtor.com
	Population	Median Age	Employment Rate	Median HH Income	Educational Bachelors+	Schools Elementary	Middle	High	Median Home Price
1 Alamosa	9,806	29.7	59.8%	\$50,239	28.0%	5	5	6	\$270,000
2 Basalt	3,984	46.2	73.5%	\$103,049	56.1%	7	4	6	\$1,400,000
3 Buena Vista	2,855	33.3	68.5%	\$58,168	37.6%	4	7	8	\$810,000
4 Carbondale	6,434	42.0	77.7%	\$92,083	57.1%	3	7	6	\$1,800,000
5 Crawford	403	42.9	64.1%	\$55,375	16.2%				\$328,000
6 Cortez	8,766	37.9	51.4%	\$55,962	31.1%	5	5	4	\$282,500
7 Crested Butte	1,639	41.5	72.5%	\$67,625	75.0%	9	8	8	\$829,000
8 Del Norte	1,458	43.8	55.3%	\$40,756	20.2%		5	5	\$261,000
9 Delta	9,035	43.4	45.7%	\$45,950	18.1%	4	6	5	\$353,000
10 Monte Vista	4,247	38.2	56.1%	\$51,071	30.1%	5	6	4	\$153,000
11 Durango	19,071	36.6	65.9%	\$76,177	58.7%	8	8	7	\$750,000
12 Fairplay	724	37.4	81.0%	\$80,179	24.2%	7	8	5	\$567,900
13 Florence	3,822	44.6	58.1%	\$58,167	21.8%				\$310,000
14 Ouray	898	50.3	57.0%	\$68,750	54.4%			7	\$424,000
15 Gunnison	6,560	24.9	74.1%	\$63,229	55.9%	3	5	6	\$587,000
16 La Veta	862	65.3	43.8%	\$48,297	31.2%		6	6	\$351,000
17 Lake City	432	54.9	51.4%	\$57,548	40.9%				\$306,000
18 Leadville	2,633	38.0	87.2%	\$80,100	57.9%		3	4	\$512,500
19 Mancos	1,196	46.5	61.1%	\$63,185	43.2%			5	\$344,000
20 Montrose	20,191	48.7	49.9%	\$60,132	31.7%	7	5	5	\$486,900
21 Pagosa Springs	1,577	34.2	62.2%	\$32,500	21.7%	6	4	5	\$592,500
22 Paonia	1,447	38.9	54.3%	\$54,643	38.1%	7	4	10	\$408,500
23 South Fork	510	59.3	40.5%	\$70,804	38.9%				\$114,300
24 Salida	5,666	44.3	59.1%	\$63,775	46.2%	9	5	6	\$520,000
25 Silverton	622	45.4	64.8%	\$64,000	37.9%			10	\$658,000
Median	2,633	43	59.8%	\$60,132	37.9%				\$424,000
Westcliffe	435	47.4	59.6%	\$52,500	37.8%	4	3	3	\$449,000
Silver Cliff	609	38.9	43.6%	\$35,583	14.2%	4	3	3	\$304,000
The "Cliffs"	1,044	42.4	50.3%	\$42,632	24.0%	4	3	3	

Blank cells indicate no scores available

Table 11: SWOT analysis

STRENGTHS		WEAKNESSES	
5.00	Small Town Friendly Community & Feel	5.00	Available Workforce
5.00	Dark Skies Community	5.00	Attainable Housing
5.00	Low Crime Rate	5.00	Through Traffic (SH69)
4.75	Mountain Viewscapes	4.80	Drainage (flooding)
4.60	Healthy Environment (air, water, weather)	4.80	Lack of Water/Sewer Lines
4.60	Rich History	4.75	Broadband Cost & Availability
4.50	Valley Strong, Non-profits	4.60	Lack of Restaurants
4.25	Outdoor Recreation Choices	4.60	Lack of Land for Growth
4.25	Town Parks	4.50	School Ratings & Performance
4.00	Library	4.40	Lack of Lower Cost Shopping (people buy staples "down the hill")
4.00	Wet Mountain Valley Location	4.20	Lack of Forward Thinking to Protect Past & Present
4.00	Little or No Traffic	4.20	Walkability
3.40	Arts & Music Culture	4.17	Seasonal Tourism
3.00	Gym & Public Pool	4.00	High Median Age
2.40	Rodeo	3.80	Political Antagonism
2.00	Abundance of Worship Choices	3.60	Bike Pathways
		3.40	Three Different Governments (duplication of costs)
		3.25	Significant Seasonal (non voting) Population
		3.00	Lack of Snowfall
		2.00	Minimal Public Transportation
OPPORTUNITIES		THREATS	
4.80	Attract a Younger Demographic	5.00	Losing Town Trees
4.60	A More Pedestrian Friendly Environment	5.00	Lack of Adequate Funding/Revenue
4.40	Recruit Remote Workers	5.00	Water/Sewer Availability
4.20	Increase Tourism	4.60	Temporary Loss of Adams Blvd Sewage Lift Station
4.20	Community (public) Art Projects	4.00	Nearby Forest Fire
4.20	Entry for 1st Time Home Owners	4.00	School Distric Leadership
4.20	Connected Trails Town to Town	3.80	Folks who Move from Elsewhere Trying to Impose their Values
4.20	Allow for ADU's	3.60	Losing Historic Buildings
4.00	Park Along Grape Creek	3.40	High Wind Events
4.00	Improve 200 Block of Main St for Users	3.40	Main St. Fire
3.60	Attractive Signs Entering Town on SH69 & SH96	3.00	Front Range Architecture Spilling our Historical Feel
3.20	Business District & Higher Density Housing South of Town	2.80	Losing Valley Agriculture
3.20	Close 200 Block of Main St during Tourist Season	2.80	Small Mindedness
2.80	Summit Park Music Pavillion	2.40	Flooding
2.80	Require & Assist Owners in Using Historic Paint Colors	2.40	Air Quality from Near & Distant Wildfires
	Plant more Trees, GreenStreets	2.20	Increased Crime with Population Growth
			Climate Change

Table 11: Walkability score

	Walk Score	Bike Score
Main Street	56	41
Old Westcliffe	51	41
Adams Subdivision	40	32
South Westcliffe	39	34
Mission Plaza	27	26
Shadow Ridge	5	20

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Bike Score	Description
<b>90-100</b>	<b>Biker's Paradise</b> Daily errands can be accomplished on a bike.
<b>70-89</b>	<b>Very Bikeable</b> Biking is convenient for most trips.
<b>50-69</b>	<b>Bikeable</b> Some bike infrastructure.
<b>0-49</b>	<b>Somewhat Bikeable</b> Minimal bike infrastructure.

Table 12: Climate Analysis

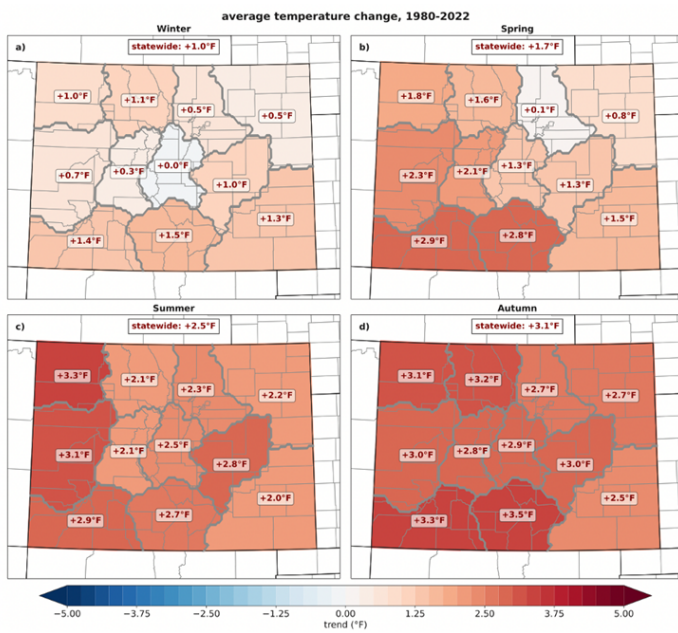


Table 13: School rating

Performance Indicator Ratings: 1-Year Report				
	Overall Rating	Elementary School	Middle School	High School
Academic Achievement	2023	Approaching (46.6%)*	Approaching (50.0%)*	Approaching (47.2%)*
	2022	Approaching (49.5%)*	Approaching (50.0%)*	Approaching (48.6%)*
	2019	Meets (72.0%)*	Meets (75.0%)*	Meets (74.0%)*
	2018	Meets (69.2%)*	Meets (67.3%)*	Meets (75.0%)*
Academic Growth	2023	Meets (67.4%)*	Meets (65.4%)*	Meets (75.0%)*
	2022	Approaching (53.8%)*	Meets (76.4%)*	Does Not Meet (36.1%)*
	2019	Approaching (56.3%)*	Insufficient Data 1*	Meets (62.8%)*
	2018	Meets (75.5%)*	Meets (76.4%)*	Meets (73.6%)*
Postsecondary & Workforce Readiness	2023	Exceeds (87.5%)*	Exceeds (87.5%)*	Approaching (61.1%)*
	2022	Approaching (61.1%)*	Meets (62.5%)*	Meets (62.5%)*
	2019	Meets (70.6%)*		Meets (70.6%)*
	2017	Meets (75.5%)*		Meets (75.5%)*

\* Indicates rating associated with official report type.

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### Matriculation Rates | All Students

Matriculation rates reflect the percentage of students who have enrolled in a post-secondary program or enlisted in the military at any time during high school through the fall following graduation.

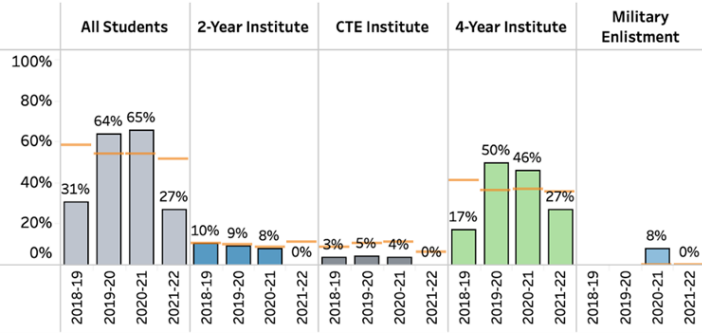


Table 14: Demographics

Demographics	
Residential Population	437
Annual Growth Rate (2010-2016)	56%
Median Age	54.3
Households	259
Average Household Size	2.14
Households with Children (2020)	14.7%
Median Household Income	\$46,477
Associates Degree or Higher	40.9%
HOUSING	
Median Home Value	\$237,500
Total Housing Units	319
Owner Occupied	72%
Renter Occupied	28%
Vacant Housing	93

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## **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.

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## **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

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## Appendix D: Bibliography

Custer County Assessor's Office  
Town of Westcliffe Building and Zoning Department  
Colorado Department of Local Affairs  
U.S. Census Bureau

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## **APPENDIX E: ACKNOWLEDGEMENTS**

### **Planning and Zoning Members**

[Chairman Christy Patterson](#)

[Caleb Patterson](#)

[Paul Wenke](#)

[Bob Fulton](#)

[Chuck](#)

#### **Alternates**

[Chris Lund](#)

[John Van](#)

[Doren](#)

### **Westliffe Staff**

[Caleb Patterson](#)

[Kathy Reis](#)

### **Thanks to:**

Amy Moulton

Delwin Lester

Marci Gregg

Dave Tonsing

Shelly Penkoff

Glen Livengood

Jim Bradburn

John Van Doren

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**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.

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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

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