



———— Garfield County ————
Comprehensive Plan 2030



Adopted: November 10, 2010

Last Amended: October 9, 2013

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CERTIFICATION

The Garfield County Planning Commission hereby certifies the Garfield County Comprehensive Plan 2030, as adopted by Resolution 2010-02 on November 10, 2010 to the Board of County Commissioners of Garfield County, and to the planning commissions of all municipalities within the county and as amended by Resolution PC 2013-06 on October 9, 2013.

Bob Fullerton, Chair

As Witness therein: _____

Cheryl Chandler, Secretary to the Planning Commission

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PREFACE



Figure 1: A ranch-view on Taughenbaugh Road.

Garfield County is at several crossroads, literally and figuratively. Literally, it contains the confluence of the Colorado and Roaring Fork Rivers. It also contains the intersection of the Interstate 70 (I-70) and State Highway 82 (SH 82). Figuratively, it is also at a crossroads between a largely agricultural county and one that is slowly moving toward a suburban county.

Garfield County is large (over 3,000 square miles) and the vast majority of the county is either under federal jurisdiction or extremely remote and virtually inaccessible due to terrain constraints. The remaining area, which is subject to the most development pressure, is also the most accessible and visible part of the county. If the level of projected growth materializes over the next 20 years, how it develops will have a dramatic impact on the quality of life of its residents, and the fiscal well-being of its government.

The Garfield County Comprehensive Plan (the “Plan”) has been developed to provide a general statement of direction for land use planning in unincorporated Garfield County. The Plan provides a foundation for decisions and policies that guide and direct the physical, social, and economic development for the unincorporated portions of the county. It is designed to serve as a tool for citizens, county staff and elected officials, and focuses on responding to both the immediate and anticipated long-term needs of the county.

This Plan builds on previous plans. Many of the issues, policies, and strategies, identified in this Plan can be traced back to the 1994 and 2000 Garfield County comprehensive plans, which in turn, echoed a number of ideas and concepts from the county’s original comprehensive plan of 1968.

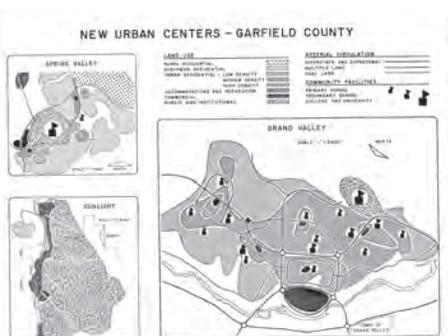


Figure 2: Centers were proposed in the 1968 Comprehensive Plan

PREFACE

The Plan is long-term in nature. It projects land use needs to the year 2030. The goals, policies, and strategies of the Plan are intended to provide a steady, predictable direction over the next 20 years. And yet, as needs and issues continue to change in the county, the Plan will need to be revisited and updated to be sure that it continues to reflect the public vision and the plan’s realistic implementation.

How The Plan Is Organized

The Plan is divided into the following sections:

- Chapter 1: Introduction presents the legal basis for comprehensive planning, the role of the comprehensive plan relative to zoning, the context for this Plan update (assets and issues), and the major themes and directions of the Plan.
- Chapter 2: Future Land Uses presents the Major Directions and Themes of the Plan (a synopsis of the key changes to the 2003 update), the Future Land Use Map of desired future land uses (larger maps are available for review at the Garfield County Community Development Department), and a description of each of the uses.
- Chapter 3: Plan Elements has ten sections that present the specific issues, goals, policies and strategies of each element of the comprehensive plan.
- Chapter 4: Amending the Plan provides specific directions for considering a plan amendment and a comprehensive update.

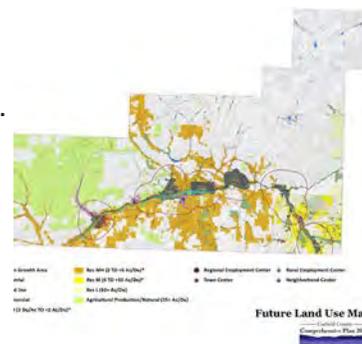


Figure 3: The Future Land Use Map illustrates the major directions and themes of the plan.

In addition, there are several appendices that contain the data sets and maps that support the directions of the Plan. These can be found in a companion document titled “Comprehensive Plan 2030 Appendices”.

- Appendix A: County Profile is a snapshot of existing conditions, including various statistical data about county land uses.
- Appendix B: Court of Public Opinion presents the results of opinion surveys conducted in conjunction with the Plan.
- Appendix C: The County Atlas provides a series of maps of base data (natural and man-made conditions) that underlie many of the directions of the Plan.
- Appendix D: The Economic Report presents the economic baseline and projections of future fiscal conditions facing the County.

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- Appendix E: The Transportation Report describes current road conditions and general needs to serve future growth.
- Appendix F: The Housing Report summarizes county-wide housing issues and potential directions.
- Appendix G: The Water Report describes the general availability of ground water throughout the county.
- Appendix H: The Implementation Report Card is a summary of the goals and policies of the 2000 plan, with an indication of their implementation status prior to the start of this Plan. The Report Card shows the significant progress made on many fronts over the past decade.

The Implementation Tool Box is a separate document that can also be obtained from Garfield County. It is a compendium of tools that may be used to implement various strategies of the Plan.

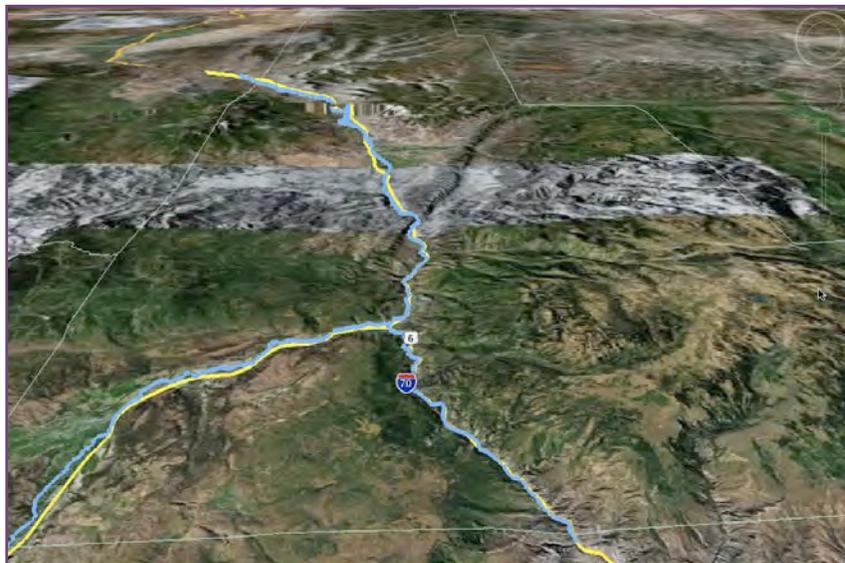


Figure 4: At over 3,000 square miles, Garfield County is large. It contains the crossroads of I-70 and SH 82, the confluence of the Colorado and Roaring Fork Rivers, and is at a figurative crossroad with regard to land use issues.

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CHAPTER 1: INTRODUCTION

County Overview

What is a Comprehensive Plan?

Authority for County Planning

Zoning vs. the Comprehensive Plan in Garfield County

The 2010 Comprehensive Plan Update Process

Issues Identified By County Residents

COUNTY OVERVIEW

Garfield County has an extraordinarily diverse geography that ranges from the pastoral fields and meadows of the Colorado and Roaring Fork river valleys, to the dramatic foothills and escarpments that define them, to the distinctive mesas that include the Flat Tops Wilderness Area. The county has access to two major metro areas (Denver and Grand Junction) via I-70, and a regional airport centrally located within the county. The steady draw of premier ski resorts that are within a one hour drive add to the year-round tourism draw of the natural setting.

The county generally benefits significantly from a large natural resource industry in terms of jobs as well as a significant property tax base. The underlying economy of tourism services, government, regional retail and health care make this a truly diverse economy.



Figure 5: Meadows and dramatic escarpments in the West Elk Creek valley.



Figure 6: Urban, but unincorporated development on SH 82.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan develops a shared vision of what the county will look like in 20-30 years and then creates goals and policies to help achieve that vision. It is often used as a strategic tool to help a county guide development and investment decisions to achieve a healthy and balanced community. Because conditions change over time, it is important for a county to revisit and update its comprehensive plan periodically as significant changes occur.

AUTHORITY FOR COUNTY PLANNING

The foundation for comprehensive planning at the county level is found in the Colorado Revised Statutes (CRS) Section 30-28-106 (1977). This statute assigned the

Garfield County Planning Commission the duty to adopt a comprehensive plan for the physical development of the unincorporated territory.

Based on state land use law, comprehensive plans are to be developed for the general purpose of

“...guiding and accomplishing a coordinated and harmonious development of the relevant territory, which, in accordance with present and future needs and resources, will best promote the general welfare of the inhabitants.”

Consistent with this direction Garfield County initiated comprehensive planning in 1968, and prepared updated plans in 1981, 1984, 1994, and 2000. The Plan was last updated in 2002.

In preparing a comprehensive plan, state statute directs county planning commissions to make comprehensive surveys and studies of the existing conditions and probable future growth in the demand for county services. The state statute includes recommendations regarding the contents of a comprehensive plan and requires the Plan to include recreation and tourism elements. The contents and direction of a comprehensive planning effort are left to the discretion of the local planning body.

ZONING VS. THE COMPREHENSIVE PLAN IN GARFIELD COUNTY

Garfield County gives special importance to its comprehensive plan by requiring that land use decisions be consistent with the comprehensive plan. In Garfield County, the comprehensive plan establishes the broad land uses and density of development (number of units per acre) for a property while the zoning code (LUDC) establishes the detailed standards such as specific uses, minimum lot size, setbacks, etc.

THE 2010 COMPREHENSIVE PLAN UPDATE PROCESS

The Citizens’ Advisory Committee for this plan update established the following 2030 vision for citizen participation and public involvement:

Garfield County has continually worked to engage its diverse citizenry and to provide appropriate opportunities for them to be involved. The county has engaged citizens in public participation through meetings, media outreach, surveys, and focus groups and will continue to implement appropriate technological solutions to provide opportunities for the public to be engaged.



Figure 7: Citizen participation in Carbondale at a “Chip Game” session to express ideas about growth concepts.

Consistent with that vision, the process of updating the Plan included the following components:

Citizens’ Advisory Committee - A Citizens’ Advisory Committee reviewed the process at various stages and made recommendations regarding vision, goals, policies and strategies for each element of the comprehensive plan.

Random Sampling Survey – A random and statistically valid survey was conducted by Venturoni Surveys and Research, in 2008, to help the county understand the general values and priorities of the county residents.

Analysis of Existing Conditions - The comprehensive plan team reviewed existing conditions, which are included in the County Atlas and topic reports in the appendices.

Implementation Report Card - With assistance from the county staff and officials, the comprehensive plan team created a “Report Card” that reviewed how well Garfield County achieved the goals, policies and objectives of the previous comprehensive plan (Appendix H).

Stakeholder Interviews – Interviews were conducted with over 100 individuals representing key agencies and interest groups in the county to help assess issues, concerns, existing plans, community needs, and fiscal health of public services.

Sounding Board – A randomly selected 500 member “sounding board” was constructed from the original participants in the Venturoni Survey. These members were used to test continuity between the 2008 survey and values and directions received from community meetings.

Community Meetings - A series of public meetings were held at three times during the process in six county locations (Carbondale,

OBJECTIVE	Measure	2008	2013	2018	2023
GOAL 1 - PUBLIC PARTICIPATION	1.1 - Develop a public involvement program	X	X	X	X
	1.2 - Create a public involvement committee	X	X	X	X
	1.3 - Create a public involvement committee	X	X	X	X
	1.4 - Create a public involvement committee	X	X	X	X
	1.5 - Create a public involvement committee	X	X	X	X
MEASURES	1.1 - Public involvement program	X	X	X	X
	1.2 - Public involvement program	X	X	X	X
	1.3 - Public involvement program	X	X	X	X
	1.4 - Public involvement program	X	X	X	X
	1.5 - Public involvement program	X	X	X	X

Figure 8: The report card measured how well Garfield County had achieved the goals and policies of previous comprehensive plans (see Appendix H).

Glenwood Springs, New Castle, Silt, Rifle, and Parachute/Battlement Mesa). At the public meetings, participants responded to keypad polling questions, participated in a “chip game” exercise to help conceptualize and recommend types and locations for future growth, reviewed alternative futures, identified components of a preferred scenario for future growth, and were asked to comment on the various stages of the plan direction and major themes.

Elected and Appointed Officials Briefings – Throughout the plan process, the elected and appointed officials were engaged in multiple work sessions to discuss plan expectation, key directions of the Plan and conduct a “red flag” exercise of the draft. In addition, bi-monthly progress reports were provided by staff to inform the county officials of the plan progress.

Comprehensive Plan Website and Online Surveys – A comprehensive plan website was constructed and posted for this project. This site provided access to plan documents, maps, calendar and a place for submitting comments. Automatic updates were sent by request. Additionally, this site was used to deliver online surveys to the sounding board and self-selected participants.

Planning Commission Work Sessions – Multiple work sessions were held with the Planning Commission to review the Plan’s key concepts and draft document.

Planning Commission Public Hearings – Public hearings were held to take input on the final draft Plan and to adopt the Plan. The Planning Commission voted to adopt the Plan and certified it to the BOCC on November 10, 2010.

ISSUES IDENTIFIED BY COUNTY RESIDENTS

The comprehensive plan has been designed to ensure that land use decision-making in the county:

- ✧ Is responsive to community goals and objectives.



Figure 9: Over 20 public meetings provided opportunities for input and feedback on the evolving plan



Figure 10: From public input, several growth scenarios were developed and presented for feedback. The “current trend” scenario (top) is contrasted against the “growth near towns” scenario (bottom).

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Figure 11: A project website kept the public up-to-date on the progress and events of the plan

- ✧ Respects the sensitive ecosystems within the county’s jurisdiction.
- ✧ Does not unduly burden the county with service inefficiencies.
- ✧ Does not infringe on a private property owner’s right to develop his/her land.
- ✧ Protects the overall public health, safety and welfare of county residents.

There are a number of critical issues facing the county. Most of these issues are not new and many have been recognized and at least partially addressed in previous plans.

In 2008, as a prelude to 2009 update, Garfield County commissioned a county-wide random sample opinion survey¹. This survey confirmed many of the issues previously identified and helped identify their relative importance and public priorities.

In this comprehensive plan update, issues were identified through public meetings, web-based surveys, and a re-survey of a 500-person sample of the respondents to the 2008 county-wide survey. This input reconfirmed many of the issues important to county residents and adjusted some of the priorities — a reflect perhaps of the impact of changing economic conditions (e.g., the national recession that began in 2009).

As a compilation of the issues heard through various methods, below is a list of the key issues confronting Garfield County in 2010:

Jobs/Housing Balance - A large job base exists in the Roaring Fork Valley, but the most affordable housing in the county continues to be in the Colorado River Valley which has resulted in significant commuting and traffic impacts.

Need for Economic Diversity - Energy continues to be a dominant industry with potential for strong job growth over the next 20 years. However, it is also subject to severe boom/bust cycles whose impacts filter through the rest of the economy. To counteract the boom/bust cycle of the energy economy, there is growing feeling of urgency to further diversify the economy.



Figure 12: A 2008 county-wide survey identified many of the issues and priorities of county residents.

¹ The full content of the 2008 Venturoni survey can be found on the County’s website at www.garfield-county.com

Shared Jurisdiction - Significant areas of the county are under shared jurisdiction with federal and state agencies (e.g., federal lands, subsurface development and mineral extraction) and the county does not have jurisdiction within municipal boundaries of incorporated cities and towns.

Loss of Agricultural Lands and Rural Character - Land uses in the unincorporated areas have been converting agricultural property to suburban residential, with pockets of urban development. The loss of rural character impacts one of the assets and appeal of Garfield County.

Vacant Lots - Garfield County has approved a number of subdivisions that are undeveloped or only partially developed. Approximately 2,400 vacant subdivided lots exist throughout the county.

Cost of Growth - Like most counties, Garfield County government (departments, services, tax structure) is set up to serve rural needs. The county is not currently set up to be in the “urban” business – to provide urban services to residential and commercial areas. And yet, there have been, and could be more, significant subdivisions in the unincorporated county. Even while being served by homeowners’ associations (HOA’s), property owners’ associations (POA’s), and special districts, rural subdivisions still place significant additional burdens on county services and finances (maintenance of roads designed for rural traffic, public safety at higher levels, social services, etc.). In addition, residents of rural subdivisions often bring increased expectations of service, which eventually translates into increased costs to all.

Uncoordinated Growth - All of the municipalities in Garfield County have established and planned for areas of growth (Urban Growth Areas). Together, these Urban Growth Areas (UGAs) could absorb 2.5 times the projected county growth for the next 20 years. Yet, these areas legally remain in the county jurisdiction until they are annexed. The current process and lack of effective intergovernmental cooperation leads to development patterns in the UGAs that can eventually thwart community growth plans and lead to inefficient services.



Figure 13: Concerns expressed by the public included the development of agricultural land and loss of rural character.



Figure 14: The top illustration shows existing homes in the Iron Bridge subdivision. The bottom illustration shows (in blue) the approved-but- undeveloped home sites.

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Incompatible Land Uses - The breadth of land uses allowed in some county zoning districts hold the potential for allowing incompatible adjacent uses.

Environmental Impacts - Garfield County includes a multitude of sensitive ecosystems, including riparian and wetlands resources, wildlife habitat and important visual corridors. There is a desire to ensure that future development balances the need for economic development with policies to ensure minimum impact on sensitive environments.

Lack of Regional Coordination - Many of the issues confronting the county such as, transportation, affordable housing, environmental protection and economic development stretch beyond Garfield County boundaries. These issues require a high level of cooperation between affected municipalities. Workshop participants voiced the importance of Garfield County adopting a proactive role in addressing these issues within the comprehensive plan process.

Private Property Rights - Garfield County recognizes that owners have an inherent right to develop property as long as the development is in the best interests of the health, safety and welfare of the county and does not adversely affect adjacent property rights. The development of land should be consistent with the general land use goals and policies of Garfield County.

Changing Population Center - The population “center of gravity” is moving westward as the western communities grow. The Colorado River Valley has a significant growth potential while the growth potential of the Roaring Fork Valley is limited due to geographical constraints.

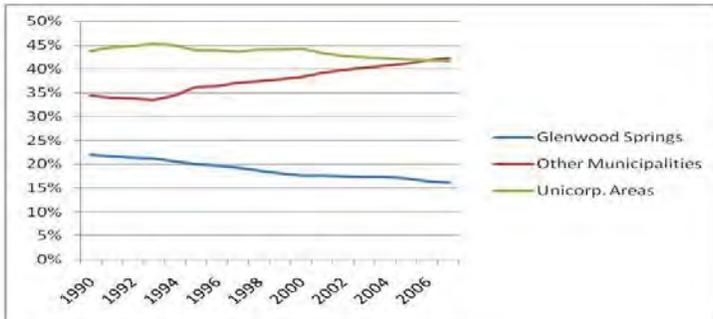


Figure: Share of County Population by City (Source: US Census 2000 and Claritas 2009)

Figure 15: The relative proportion of population in the unincorporated area of the county is declining and the demographic “center of gravity” is shifting west.

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CHAPTER 2: FUTURE LAND USE

Purpose and Applicability of the Future Land Use Map

Major Plan Direction and Themes

Growth in Urban Growth Areas

Growth in Unincorporated Communities

Growth in Designated Centers

Growth of New Major Residential Subdivisions

Change in Residential Development Densities

The Land Use Table

PURPOSE AND APPLICABILITY OF THE FUTURE LAND USE MAP

In Garfield County, the comprehensive plan establishes the broad land uses and the density of development (number of units/acre) and the LUDC establishes the detailed standards such as specific uses, minimum lot size, and setbacks. The LUDC requires that land use decisions be in general conformance with the comprehensive plan.

This chapter contains the Future Land Use Map and descriptions of the land use categories shown on the map. It shows the distribution of residential, non-residential, mixed-use and public lands.

MAJOR PLAN DIRECTION AND THEMES

Garfield County, through this comprehensive plan, is charting how best to accommodate future growth types in the community: housing, commercial, and industrial development. At the same time, the Plan addresses transportation and mobility, open lands, infrastructure, and other future needs of the county through policies that will guide that growth. The overall aim of the Future Land Use Map is to preserve the livability of the county in the future. A “livable” county means different things to different people. For some, it means retaining open space, for others, planning for a range of development densities and for still others, it means allowing flexibility to accommodate economic development in the county. This Plan seeks to achieve a broad range of “livability” in a balanced manner.

The 2010 update of the comprehensive plan reinforces a major direction of the previous plan: most new growth should occur in areas that have, or can easily be served by, urban services. From this simple but fundamental

OVERALL VISION

Garfield County is dedicated to managing and directing growth to dedicated Urban Growth Areas and other areas that can accommodate growth cost-effectively, in order to create thriving communities while promoting a diverse, sustainable and healthy economy, protecting wildlife, maintaining or improving the quality of our natural environment, and preserving the county’s rural and western heritage.

direction emerges five major themes for future land use, which are embodied in the Future Land Use Map. They are:

- i. Growth in Urban Growth Areas.
- ii. Growth in unincorporated communities.
- iii. Growth in designated centers.
- iv. Growth of new major residential subdivisions.
- v. Change in residential development densities.

GROWTH IN URBAN GROWTH AREAS

The Plan recognizes the need for existing municipalities to be able to gradually expand into immediately surrounding areas. The county supports and encourages orderly expansion of existing communities. This Plan recognizes existing municipal plans and strongly supports and encourages infill and redevelopment of existing communities. These growth areas are the preferred locations in Garfield County for growth that require urban level services. They are also the preferred locations for commercial and employment uses that can take advantage of supporting infrastructure and a close by client base that reduces travel demands. The most effective way to encourage growth in designated and planned UGAs will be by ensuring the following:

- i. Each municipality’s plan for its UGA is incorporated into the Garfield County Comprehensive Plan.
- ii. Urban developments in the UGAs are encouraged to annex into the respective municipality.
- iii. If there is a public benefit to allowing development within a UGA prior to annexation, the County and municipality will cooperatively endeavor to facilitate such development through such means as:
 - * County zoning in the UGAs adjusted to a close approximation of the municipality’s plans.
 - * Development in the UGA is required to obtain a local review with comment (not approval) before submitting for county review.
 - * A procedure for municipal/county review and recommendation to the Board of County Commissioners will be developed in an IGA with each community.
 - * Each community is expected to extend services and infrastructure to development in the UGA that substantially complies with their plan for the UGA (landowners and the

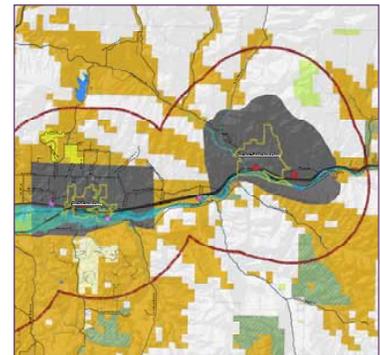


Figure 16: The comprehensive plan encourages growth to occur in the Urban Growth Areas (shaded gray above) of existing municipalities.

respective municipality are strongly encouraged to enter into pre-annexation agreements that provide commitments with respect to extensions of services and infrastructure, densities, etc.).

GROWTH IN UNINCORPORATED COMMUNITIES

The comprehensive plan acknowledges the existence of several unincorporated communities that have a dense level of development, mix of uses and urban services provided by special districts. New unincorporated communities are discouraged. However, new (or expanded existing) unincorporated communities should meet the following guidelines:

- i. The development is not located within the UGA of existing municipalities.
- ii. The development is served with urban services by a special district.
- iii. A contract for police from county sheriff is established.
- iv. Connecting county roads are upgraded at developer’s expense (or the county is compensated through an impact fee or fee-in-lieu)
- v. Fiscal costs to the public will be considered in the review of new unincorporated communities.
- vi. Any internal commercial is primarily for the convenience of area residents (minimize competition with existing communities)
- vii. Transit opportunities are provided.
- viii. Recreation and other public amenities are provided.
- ix. School sites may be required (these locations preferred over schools in rural areas).



Figure 17: Infill and additional development is encouraged in Battlement Mesa, one of the existing unincorporated communities with urban infrastructure and services.

GROWTH IN DESIGNATED CENTERS

There are small concentrations of commercial and business uses throughout Garfield County that primarily serve the needs of surrounding rural residents and rural businesses. These centers add to the economic diversity of the county. The ongoing viability of these existing centers, as well as new ones, is encouraged provided they have suitable access and services and that they meet the general guidelines identified below for the various types of centers envisioned.

Town Centers

Town Centers are found in all of the municipalities (occasionally there are multiple centers). These centers contain a mix of uses: retail, office, and often residential.

Village Centers

Village Centers are areas where there is a concentration of residential development and commercial development that is intended primarily for the convenience needs of surrounding residential development. This mix of uses may include educational, institutional and civic uses.

Rural Employment Centers

Rural Employment Centers are geographically consolidated areas where there is a concentration of light industrial and business park uses. This includes uses such as construction yards, equipment repair, and storage areas often found along I-70 or SH 82.

Regional Employment Centers

Regional Employment Centers are areas that provide economic benefit and opportunity to the entire region. The primary examples are the industrial area near the county airport, and the heavy industrial/energy processing area on Parachute Creek and Roan Creek.

New Centers

In an effort to make existing subdivisions more self-sufficient, a new center may be added to existing major residential subdivisions or other urban areas. Additionally, the center should be located at intersections and interchanges, have access to central water and sewer through a special district, and is compact and designed to fully utilize the land.

GROWTH OF NEW MAJOR RESIDENTIAL SUBDIVISIONS

There are several major subdivisions (15 units or more) in Garfield County that provide their own internal services (road maintenance, water, sewer) through special districts or HOA. However, these subdivisions are



Figure 18: Catherine's Store is an example of an existing Village Center.

typically far from commercial centers and require travel for even convenience needs which increases traffic and requires higher maintenance of county roads. The Plan recognizes new major subdivisions may occur, but encourages them to be more self-sufficient (having, or being near, convenience services). In order to be more self-sufficient, new major subdivisions will require:

- i. Safe, reliable access and transit opportunities.
- ii. Construction or upgrade existing off-site connecting county roads and intersections by the developer.
- iii. Review of the fiscal costs vs. fiscal benefits to the public
- iv. Internal roads to be maintained by a special district or HOA.
- v. Central water and sewer is provided through a special district (quasi-public, not private).
- vi. Public amenities, such as trails, open areas, parks, etc., that meet the needs of residents are included.

CHANGE IN RESIDENTIAL DEVELOPMENT DENSITIES

Previously, there have been different categories for residential development densities between the Colorado River Valley and the Roaring Fork Valley. A significant portion of land within the Colorado River Valley had a designation of “Outlying Residential” with a density of 1 dwelling unit per 2 acres, while in the Roaring Fork Valley, the comparable category was “Residential Medium High” with a density range of 1 dwelling unit per 2 to <6 acres.

In addition to the inconsistency within the county, the 2-acre lot designation in the Colorado River Valley presented a number of challenges:

- * They are too small to farm.
- * They are difficult to maintain (mowing, irrigation.)
- * They typically do not get further subdivided - and therefore inhibit further urban growth.
- * Because of the above, many communities have requested much less dense designations (1 du/10 and 20 acres) surrounding their municipal boundaries.
- * When spread over a large area, they do not actually preserve rural character.

The 2010 update converts the “Outlying Residential” designation in the Colorado River Valley to the county-wide designation “Residential Medium High”. It also provides guidelines for assigning the density ranges that exist for both Residential Medium High and Residential Medium categories.

For densities that encompass a range, the maximum density can be achieved through a combined process of land conservation and clustering (see Figure 19) in coordination with the conservation framework lands and/or other significant public benefit.

THE LAND USE TABLE

The following table describes the general characteristics and density (or density range) of the land uses designated on the Future Land Use Map (note that accessory dwelling units are included in the overall density).

The comprehensive plan does not regulate the detailed specifics of land use, such as allowed uses, minimum lot size, setbacks, etc. These requirements are found in the LUDC.

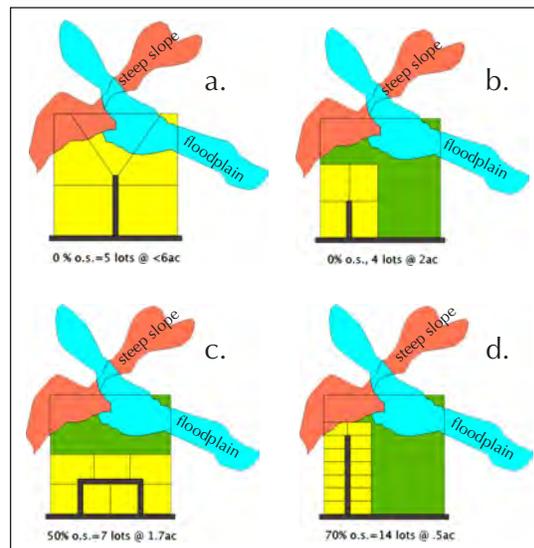


Figure 19: Hypothetical comparison of clustering options on a 30-acre parcel with a Medium High (MH) land use designation (1 du per 2 to 6 acres).

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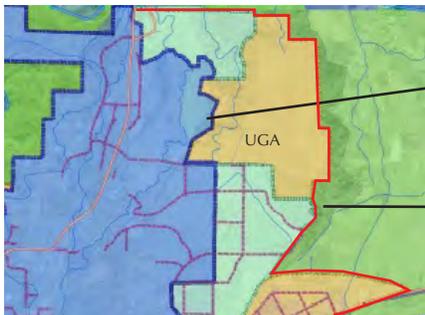
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LAND USE DESIGNATION	DESCRIPTION	COMPATIBLE ZONING
Urban Growth Area (UGA) 	Area designated by adjacent community for eventual expansion of services and annexation.	Annexation with municipal zoning
Density of residential uses: Consistent with the UGA plan of the respective municipality. Example: <div style="display: flex; align-items: center; margin-top: 10px;">  <div style="margin-left: 20px;"> <p>Current Rifle City boundary</p> <p>UGA</p> <p>Urban Growth Boundary</p> </div> </div>		

LAND USE DESIGNATION	DESCRIPTION	COMPATIBLE ZONING
Public Lands / Open Space (PLOS) 	Federal and state lands and land for which conservation easements preclude or limit further development.	Public Lands (PL)
Density of residential uses: None Example: <div style="display: flex; justify-content: space-around; margin-top: 10px;">   </div>		

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LAND USE DESIGNATION	DESCRIPTION	COMPATIBLE ZONING
Resource Production/ Natural (RPN) 	Agriculture and grazing land used primarily for oil, gas, oil shale, coal mining, gravel mining, including support buildings and facilities needed for the natural resource extraction industry, and other business uses that can be adequately buffered from adjacent incompatible uses. Also includes areas with significant environmental constraints such as upper plateaus, talus slopes, and steep slopes (over 20%). Private inholding mostly surrounded by public lands with limited public access.	Resource Lands (RLTS, RLE, RLP)

Density of residential uses: 1 du per 35 acres

Example:



LAND USE DESIGNATION	DESCRIPTION	COMPATIBLE ZONING
Residential Low (RL) 	Agricultural and related uses as well as home occupation uses that can be adequately buffered from adjacent incompatible uses.	Rural (R) Planned Unit Development (PUD)

Density of residential uses: 1 du per 10 acres

Example:



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LAND USE DESIGNATION	DESCRIPTION	COMPATIBLE ZONING
Residential Medium (RM) 	Small farms, estates, and clustered residential subdivisions; density determined by degree of clustering and land preserved in open condition: 0% open land - 1 du per <10 acres 50% open land - 1 du per 8 acres 70% open land - 1 du per 6 acres	Rural (R) Planned Unit Development (PUD)
Density of residential uses: 1 du per 6 to < 10 acres		
Example:		

LAND USE DESIGNATION	DESCRIPTION	COMPATIBLE ZONING
Residential Medium High (RMH) 	Small farms, estates, and clustered residential subdivisions; density determined by degree of clustering and land preserved in open condition: 0% open land = 1 du per ~6 acres 50% open land = 1 du per 4 acres 70% open land = 1 du per 2 acres	Rural (R) Planned Unit Development (PUD)
Density of residential uses: 1 du per 2 to <6 acres		
Example:		

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LAND USE DESIGNATION	DESCRIPTION	COMPATIBLE ZONING
Residential High (RH) 	Criteria for determining RH density within the allowed range will be specifically determined by the Planning Commission and will be based on “degree of public benefit”, considering factors such as: amount of affordable housing including a mix of housing types, amount of parks/trails/ open space, energy conservation, fiscal impacts on the County, preservation of views, providing for schools and other public needs, etc.	Residential Suburban (RS) Residential Urban (RU) Residential Mobile Home Park (RMHP) Planned Unit Development (PUD)

Density of residential uses: 3 du per acre to 1 du per <2 acres

Example:



LAND USE DESIGNATION	DESCRIPTION	COMPATIBLE ZONING
Mixed-use (MU) 	Suburban and urban neighborhood including parks and trails and school with employment uses and commercial uses intended to serve the surrounding residential areas. Density within the designated range to be determined by amount of clustering and public benefit.	Residential Urban (RU) Commercial Limited (CL) Commercial General (CG) Planned Unit Development (PUD)

Density of residential uses: 2 to 12 du per acre

Example:



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	<p>Village Centers are areas where there is a concentration of residential development and commercial development that is intended primarily for the convenience needs of surrounding residential development. This mix of uses may include educational, institutional and civic uses.</p>	<p>Residential Urban (RU) Commercial Limited (CL) Commercial General (CG) Planned Unit Development (PUD) Rural (R)</p>
<p>Density of residential uses: 5 du per acre</p> <p>Example:</p> <div style="display: flex; justify-content: space-around;">   </div>		
LAND USE DESIGNATION	DESCRIPTION	COMPATIBLE ZONING
	<p>A compact mix of commercial, office, employment and residential uses; usually 25 to 50 acres in size. Most town centers occur in incorporated municipalities. In unincorporated communities, they are typically anchored by a grocery store and may contain other minor retail and employment uses that are not intended to compete with nearby incorporated municipalities.</p>	<p>Residential Urban (RU) Commercial Limited (CL) Commercial General (CG) Planned Unit Development (PUD)</p>
<p>Density of residential uses: Determined by underlying land use designation</p> <p>Example:</p> 		

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LAND USE DESIGNATION	DESCRIPTION	COMPATIBLE ZONING
Unincorporated Community 	Self-contained subdivisions that contain town and neighborhood centers primarily to serve their own populations. Their infrastructure and certain governmental functions are provided by one or more special districts.	Residential Urban (RU) Commercial Limited (CL) Commercial General (CG) Planned Unit Development (PUD)
Density of residential uses: Determined by underlying land use designation Example:		
<div style="display: flex; justify-content: space-around;">   </div>		

LAND USE DESIGNATION	DESCRIPTION	COMPATIBLE ZONING
Commercial (C) 	Commercial intended to serve a regional market.	Commercial General (CG) Commercial Limited (CL) Planned Unit Development (PUD)
Density of residential uses: 5 du per acre Example:		
		

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LAND USE DESIGNATION	DESCRIPTION	COMPATIBLE ZONING
Rural Employment Center 	Small areas adjacent to major roadways that allow light industrial, manufacturing, equipment storage, and incidental retail sales. This designation also includes residential uses for employees of the business on the property, such as live/work housing.	Commercial General (CG) Industrial (I) Planned Unit Development (PUD)
Density of residential uses: Determined by review Example: <div style="display: flex; justify-content: space-around; margin-top: 10px;">   </div>		

LAND USE DESIGNATION	DESCRIPTION	COMPATIBLE ZONING
Industrial (I) 	Indoor manufacturing, outdoor equipment storage, business parks, energy processing and uses that produce odor, noise, light, and/or emissions.	Industrial (I) Planned Unit Development (PUD)
Density of residential uses: None Example: <div style="display: flex; justify-content: space-around; margin-top: 10px;">   </div>		

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LAND USE DESIGNATION	DESCRIPTION	COMPATIBLE ZONING
Regional Employment Center 	Large industrial complexes such as the industrial area around the Garfield County airport.	Industrial (I) Resource Lands (RL) Planned Unit Development (PUD)
Density of residential uses: None Example: <div style="display: flex; justify-content: space-around; align-items: center;">   </div>		

**CHAPTER 3:
PLAN
ELEMENTS**

Vision

Issues

Goals

Policies

Strategies and Actions

Section 1 - Urban Growth Areas and Intergovernmental Coordination

Section 2 - Housing

Section 3 - Transportation

Section 4 - Economics, Employment and Tourism

Section 5 - Recreation, Open Space, and Trails

Section 6 - Agriculture

Section 7 - Water and Sewer Services

Section 8 - Natural Resources

Section 9 - Mineral Extraction

Section 10 - Renewable Energy

Each of the following sections describes an element of the comprehensive plan (housing, transportation, etc.). Each section contains the following five components:

VISION

The vision statement is a broad description of the desired future condition achieved between now and 2030. This vision describes Garfield County’s assets and values and focuses on moving the community toward achieving longer-reaching ideals. While the vision statement is the backbone of the comprehensive plan, it is only able to be realized through a well thought out set of goals, policies, and actions that provide a clear blueprint for where the county would like to go and how it will get there.

ISSUES

Each section begins with an outline of the primary issues that have been identified throughout the process. These issues have helped shape the goals and associated policies within the Plan.

GOALS

Comprehensive plan goals provide concise statements of what the community aims to accomplish within the next 20 years. The goals add specificity and more detail to the vision. Goals are instrumental in evaluating future land use decisions—i.e. “which county goals will this decision help achieve?” The goals are then further implemented by the policies and strategies/actions that follow.

POLICIES

Policies are defined as: a course of action, guiding principle, or procedure to guide present and future decisions. Policies are established, and then implemented through actions, such as legislation and budget decisions.

Comprehensive plan policies are important to provide ongoing guidance for elected and appointed community leaders, developers, the public, and the county staff and administrators to enable consistent decisions over time about development, budgeting, priorities, and investments in the county.

STRATEGIES AND ACTIONS

Strategies and Actions provide suggested specific actions and programs that can be taken to implement the Plan. A separate document, the Tool Box, contains a compendium of tools that the county may use to implement various strategies. Because priorities and budgets will change from year to year, county staff and officials should consider the potential actions and draw up an implementation plan, or specific tasks and assignments to be accomplished each year, and modified on an as-needed basis.

SECTION 1 - URBAN GROWTH AREAS AND INTERGOVERNMENTAL COORDINATION

VISION

Garfield County has worked with municipalities to direct development to UGAs where public services and infrastructure are provided in an efficient and cost-effective manner. Intergovernmental cooperation between municipalities and other public agencies has demonstrated successful collaboration and has resulted in the creation of new partnerships and collaborative efforts on behalf of the residents of the county.

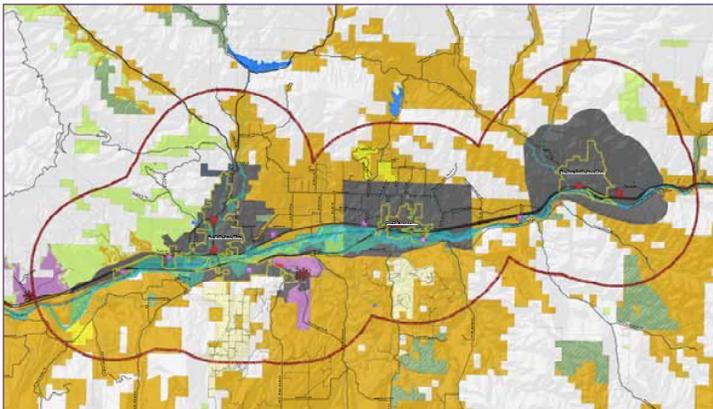


Figure 20: Urban Growth Areas (gray) and 3-mile boundaries for Rifle, Silt, and New Castle.

Issues:

- * There is widespread support in the public for encouraging a significant portion of future growth to occur in and adjacent to municipalities.
- * A municipality’s UGA is actually under county jurisdiction but development here can greatly impact city plans. County land use decisions, particularly those immediately adjacent to municipal boundaries, have been viewed by local communities, in some cases, as not being compatible and making orderly expansion difficult.
- * Because they are difficult to re-subdivide once developed, 1-acre to 5-acre lots will generally preclude more dense development. Therefore, it is desirable to avoid this pattern in an UGA.
- * Due to the differences between county and municipal land use regulations, it can be difficult to use county land use regulations to achieve objectives of the local community.
- * The county is not well set up to provide urban services organizationally or fiscally. Therefore, another entity is required to provide services if and where urban types of development occur in the unincorporated areas - either a municipality, a special district or metropolitan service district.
- * The county cannot abdicate its land

use and regulatory obligations for the unincorporated areas.

- * There are several areas of urban development in the unincorporated county which are served by established metropolitan service districts.
- * Access to the policy making process must be expanded to ensure public participation from those most affected by land use decisions.
- * All county-wide planning efforts must be responsive to the diversity among subareas in the county.
- * To form strong relationships between the county and its municipalities', it is paramount to respect, adhere and use existing adopted local plans.

Goals:

1. Increase coordination and communication between the municipalities and the county.
2. Encourage future development requiring urban services to be located in areas where these services are or can readily be made available.
3. Ensure that county land use policies and development approvals are compatible with the existing zoning and future land use objectives of the appropriate municipality.
4. Retain rural character outside of UGA limits.
5. Assure that the comprehensive plan is an accurate reflection of current county policy and public values.

6. The opportunity for citizens to be involved in all phases of the planning process continues to be an integral part of the county land use planning process.
7. Regional issues should be solved at a regional level and should include issues such as housing, social services, and water.

Policies:

1. Within defined UGAs, the County Comprehensive Plan, land use code revisions, and individual projects, will be consistent with local municipal land use plans and policies.
2. Projects proposed adjacent to local municipalities requiring urban services will be encouraged to annex into the affected jurisdiction if contiguity exists.
3. Development in an UGA will have land use and street patterns that are compatible with the affected municipality.
4. Within a locally planned UGA, development applicants will be required to obtain project review comments from the local community prior to submitting for county review. The process should be defined in an executed IGA.
5. In locating county facilities, the County will place future facilities in locations that will help support, maintain and revitalize municipal downtowns.

Strategies / Actions:

1. Enter into an IGA with each community that stipulates mutual commitments to follow the plans, and procedures for review.
2. Review the procedure for efficient, coordinated, local municipal input into Planning Commission decisions prior to making recommendations to the Board of County Commissioners.
3. Reserve land area within UGAs to accommodate growth for the next twenty years, using such tools as URR (see Figure 21).
4. Coordinate regularly with affected governments and agencies as to consistency of their plans with the comprehensive plan.
5. Progress toward implementing the comprehensive plan should be reviewed annually.
6. Work with municipalities to adopt a “Major Streets Plan¹” for its UGA
7. Work cooperatively within the region on issues that transcend political boundaries such as housing, transit and economic development.

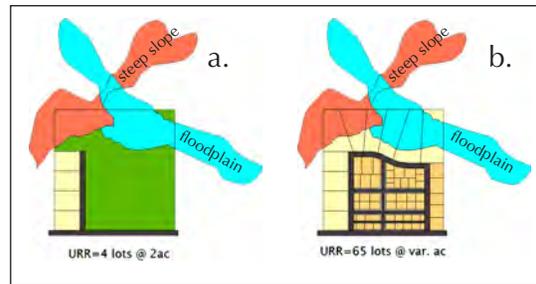


Figure 21: Illustration of the Urban Residential Reserve (URR) concept. Initial development (4 lots) reserves the remainder of the property for urban development (not open space) when services and infrastructure are available.



Figure 22: County facilities, such as the County Courthouse, provide important economic benefits to the municipalities in which they are located.

¹ CRS 31-23-212

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SECTION 2 - HOUSING

VISION

Garfield County has encouraged a diverse stock of housing available to a variety of incomes and requires new residential development to provide a portion of affordable housing. Housing is located near existing infrastructure and amenities so that families can live, work and play in their communities.



Figure 23: An affordable housing unit in the Iron Bridge subdivision, which has central services but is not near shopping or schools.

Issues:

- * Housing is a highly complex issue that is impacted by all segments of the economy.
- * A significant amount of the county’s employment is found in the upper Roaring Fork Valley, whereas the most significant supply of less expensive homes is found in the western part of the county—resulting in long commutes (and attendant time and costs), traffic congestion (especially through the constricted SH 82 corridor in Glenwood Springs) and road impacts.
- * Long-range commuting affects not only the well-being of the county’s workforce, it also affects the ability of the county to attract businesses that will increase the diversity of employment and the long-term stability of the county economy.
- * The county requires that new residential development only in the Roaring Fork Valley provide 10% of homes that meet affordable guidelines. This inclusionary housing program targets moderate income, working families (80% - 120% AMI). The County adopted inclusionary housing in 2000, expanded the program in 2009, but narrowed the program in 2011.
- * In some cases, providing housing in an off-site location from a rural residential development is logical to help with commute, school, and

shopping concerns. Affordable Housing anywhere in the Roaring Fork Valley does offer the potential of being closer to upper valley work without having to pass through the traffic bottleneck in Glenwood Springs.

- * Generally, developers in the unincorporated area do not take advantage of opportunities to locate required affordable homes off-site in areas close to urban services.
- * There is a significant inventory of undeveloped lots in Garfield County. When a significant portion of a subdivision remains vacant, costs of infrastructure maintenance are significantly increased for the remaining lots, or for the county as a whole. This inventory of vacant lots could meet a portion of the demand for future growth, reducing the need for more development.
- * Housing affordability is a regional issue and should be addressed on a regional basis.

Goals:

1. To bring about a range of housing types, costs, and tenancy options, that ensure for our current and future residents affordable housing opportunities in safe, efficient residential structures.
2. Mixed use Rural Centers are encouraged in locations that can be served by transit.

Policies:

1. Garfield County is committed to take appropriate, cost-effective measures to assure that new development contributes its fair share to providing housing affordable to those that live and work in the county.
2. Accessory Dwelling Units are included within the overall land use density as described in the Land Use Table shown on the Future Land Use Map.
3. Garfield County will consider expanding the current inclusionary housing regulations to address affordable rental housing.
4. Encourage providing affordable housing in areas where cost-effective transportation exists (as appropriate to income scale).
5. Encourage provision of affordable housing closer to where jobs are located.

Strategies / Actions:

1. Work with municipalities and Garfield County Housing Authority (GCHA) to allow sale/transfer of affordable units to urban locations.
2. Encourage development within Urban Growth Areas that can best provide affordable living.
3. Coordinate efforts with the GCHA and municipalities to foster regional housing goals.
4. Work with GCHA to develop mechanisms to monitor the effectiveness of the county's

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affordable housing requirement, and adjust as necessary.

5. Work with municipalities to explore allowing required affordable housing to be constructed where urban services are available to lower the overall cost of living of affordable housing residents.
6. In areas designated or appropriate for Village Centers, allow and encourage subdivision of existing large lots into smaller lots (with neighborhood input and support).
7. Explore as an incentive for small cluster development subdivisions, a higher threshold for requiring affordable housing.

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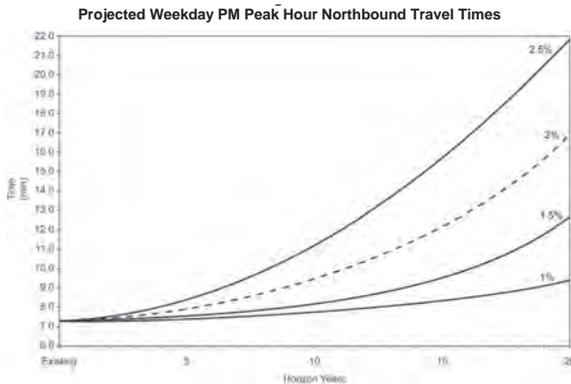
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SECTION 3 - TRANSPORTATION

VISION

Garfield County has a safe, efficient, well-maintained and balanced transportation network that accommodates multi-modal uses and effectively links all communities throughout the Colorado River and Roaring Fork River corridors.



Source: Adapted from the SH 82 CCA (2005).
Travel times measured for vehicle trips between 32nd Street and I-70 (Exit 116) Existing is 2005.

Figure 24: Traffic on SH 82 is projected to dramatically increase by 2030.



Figure 25: Heavy truck traffic causes rural county roads to deteriorate much faster than normal. The oil/gas industry has voluntarily made significant financial contributions to the County for maintenance and construction of county roads.

Issues:

- * Large numbers of county residents commute from the Colorado River Valley to employment in the Roaring Fork valley. This forces a significant amount of traffic through Glenwood Springs. By 2030, SH 82 through Glenwood Springs is projected to experience 40,000 trips per day, far above it’s comfortable carrying capacity as a “main street”. This will also have significant implications for other communities that depend on workers to get efficiently through Glenwood Springs. Given the physical limitations, and costs, of alternative routes, traffic solutions need to be addressed on many fronts (location of housing relative to jobs, alt. transportation modes, etc.) and on a regional basis.
- * Development in unincorporated areas of the county will continue to place demands on roadways initially designed to carry traffic related to agricultural uses.
- * Colorado Department of Transportation (CDOT) procedures allow development proposals to avoid contributing to intersection improvements by showing less than 20% increase in traffic. This may result in the lack of funding for improvements to many inadequate intersections on a county-wide basis.
- * Land use decisions (such as the approval of projects placing residential

and commercial/industrial traffic on the same transportation corridors without appropriate mitigation) have placed incompatible traffic mixes on some roadways.

- * Approximately one-third of the county roads are in fair or poor condition. Heavy truck traffic related to oil and gas drilling causes the roads to deteriorate much faster than normal. The roads were not built for heavy truck traffic and the life of the road is severely shortened due to the truck volumes.
- * Road and Bridge revenues are adequate to provide continuing maintenance, but not sufficient to reconstruct roads due to the truck damage, to correct safety deficiencies, or to provide additional capacity. A 2006 traffic plan estimated the funding shortfall to be about \$18 million over 20 years.
- * The current road impact fee program is set up by individual county roads, but the program does not cover the entire county and fees collected for development within the specific corridor must be spent only for improvements in that corridor. The fee revenues are not sufficient to pay for any significant improvements and cannot be pooled from the different corridors to fund a major improvement on any one corridor.
- * Without additional funding, the county should anticipate that road conditions

will gradually deteriorate and congestion will increase.

- * Many county/state intersections will need improvements to accommodate future development.
- * Concentrating future development will reduce the improvements needed on county roads and allow improvements to be concentrated on those roads directly impacted by development. As a result, it may be possible to maintain some county roads with little or no major improvements.
- * Bicycle transportation in the Roaring Fork Valley is provided by RFTA via the heavily-used Rio Grande trail that extends from Glenwood Springs to Aspen. The Colorado River trail is also planned to provide inter-city bicycle travel options from Glenwood to New Castle and potentially beyond. Bicycle travel is also possible on many county, state and local roads either via shared lanes or paved shoulders. The County currently requires 8' shoulders on arterials and 6' shoulders on secondary access roads.
- * Garfield County contracts with the Roaring Fork Transit Authority (RFTA), to provide service from Glenwood Springs to Rifle. RFTA services also extends from Glenwood Springs to Aspen/Snowmass.
- * The Garfield County Regional Airport near Rifle is an uncontrolled airport (no local tower control) with a 7,000-foot runway that can accommodate up

to a 737 airliner. It currently handles approximately 20,000 takeoffs/landings per year.

- * The oil/gas industry has voluntarily made significant financial contributions to the County for maintenance and construction of county roads.

Goals:

1. Ensure that county roads are constructed and maintained on a safe, and fiscally sustainable basis.
2. Support public transit services as well as alternative modes of transportation, when and where feasible.

Policies:

1. Garfield County will participate and cooperate with regional/statewide transportation planning to promote access to all available modes for county residents.
2. Garfield County will encourage regional public transit systems.
3. All new and expanded development must be consistent with applicable IGA's regarding access control.
4. County road extensions will be prioritized based on the following criteria:
 - o Logical extension of existing roadway.
 - o Presence of existing land uses adjacent to the project.
 - o Consistent with future land uses based on the comprehensive plan and the county zoning regulations.

Strategies and Actions:

1. Assure the interconnectivity of the county roadway system, to provide multiple routes to reduce congestion and provide for emergency access.
2. Focus infrastructure improvements (and road maintenance) in a cost-effective pattern, in areas where growth is appropriate.
3. Create and maintain a map of existing road conditions and ownerships, and establish road standards.
4. Adopt a Road Master Plan to help guide the Capital Improvement Plan.
5. Convene a work session of regional stakeholders (counties, RFTA, CDOT, municipalities, etc.) to share information about current plans, projections, issues and potential solutions.
6. Work with RFTA, or other transit entities, to address transit throughout Garfield County and how to connect with Eagle County's ECO-Transit system.
7. Explore mechanisms for the County to address increased traffic from new development.

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**SECTION 4 - ECONOMICS,
EMPLOYMENT AND TOURISM**

VISION

The county has encouraged economic opportunity and diversity to develop in strategic locations by designating a variety of areas as employment and commerce centers. Designated areas have encouraged business clusters to develop and incubators, entrepreneurial and existing business have expanded into these areas. The county has played a key role in providing traditional and communications infrastructure to specific commerce centers.

Light industrial and commercial uses are strategically located within and adjacent to cities and towns by encouraging growth and employment centers to be developed within planned urban growth boundaries.

Mixed-use residential and commercial development has been encouraged and the county has required development to pay for a fair share of its impacts.

Issues:

- * The county has a diverse employment base, the most significant sectors being:
 - o Construction (17%)
 - o Retail sales (12%)
 - o Oil/Gas (10%)¹
 - o Accommodations, food –tourism (10%)
 - o Wholesale trade (8%)
 - o Healthcare (8%)
 - o Education (8%)
 - o Information/finance,/real estate (6%)
- * Over the last decade, the biggest change in relative importance has been the increase in Mining (2000=1%, 2008=10%) and the slightly reduced role of many of the other sectors.
 - o Notwithstanding the role of mining, there is also a realization that mining employment is subject to strong external forces (price of oil, gas/oil technology, etc.) that make it vulnerable to variations that can occur suddenly (as has recently happened), and that in the long run, oil and gas are finite resources that gradually diminish.
 - o At the same time, there is a possibility that prices and technology could make oil shale extraction practical, which would result in extraordinary growth in employment and all the attendant impacts.
 - o As a result, there is a strong desire to continue to diversify the county economy.

¹ See Section 9: Mineral Extraction

- * The county is currently analyzing potential business sectors that could be attracted to the Airport Industrial Park.
- * Key factors that affect business recruitment include:
 - o Transportation access (air, highway, rail).
 - o Availability of an appropriate workforce (education, training).
 - o Availability of housing for workers.
 - o Quality of life that appeals to workers.
 - o E-commerce and access to technology infrastructure.
- * Commercial development in unincorporated areas can reduce the sales tax receipts of incorporated communities, and constrain their ability to provide services and amenities on which the majority of county residents depend.
- * The growth of tourism in Garfield County continues to diversify the county economy. Tourism based commercial activities are an important part of the commercial economic sector, and tourism based employment provides jobs for Garfield County residents.

Goals:

1. Maintain a strong and diverse economic base (for both employment and income generation).

Policies:

1. Garfield County will encourage the retention and expansion of modest, viable commercial uses that meet

- the convenience shopping needs of county residents.
2. The county will discourage commercial development in the unincorporated areas that would significantly reduce sales tax revenues in incorporated municipalities.
3. Garfield County will encourage the development of a diversified industrial base recognizing physical location-to-market capabilities of the community, and the social and environmental impacts of industrial uses.
4. Ensure that transportation modes and nodes are directly linked with existing economic centers through development review process and inspection.
5. The county will direct industrial developments to the airport center and other appropriately designated areas.
6. The county recognizes that the tourism industry is an important part of the regional economy and the County recognizes that the tourism industry is enhanced by (1) open space and scenic vistas (2) public trails and other recreational opportunities (3) public access to public lands (4) a healthy environment and habitats for hunting and fishing (5) green belts and open area between communities (6) clean air and water (7) local foods and local produce.

Strategies and Actions:

1. Ensure that adequate land is reserved for the type, size and scope of industrial/commercial development that is consistent with long-term economic development objectives.
2. Continue to develop the Airport Industrial Park as a major regional employment center.
3. Explore with municipalities their interest in participating in an expanded version of the Airport Industrial Market Analysis (with financial participation).
4. Ensure that commercial/industrial developments are compatible with adjacent land uses and preserve the visual quality of the county.
5. Where appropriate, encourage diverse tourism related development in order to sustain it as an economic and employment base in Garfield County.
6. Ensure that tourism development is compatible with adjacent land uses and preserves the natural environment of the county.
7. Encourage commercial/tourism development in areas where existing infrastructure (water /wastewater facilities) are currently available and where affordable housing is convenient.
8. Initiate a Transportation Impact Assessment process for review of proposed commercial/industrial developments to address:
 - o Traffic generated.
 - o Contribution to capacity increases and increased maintenance needed.

9. Employ alternative uses of the existing resource base, specifically including natural gas.
10. Facilitate the growth of institutions that educate the county workforce.

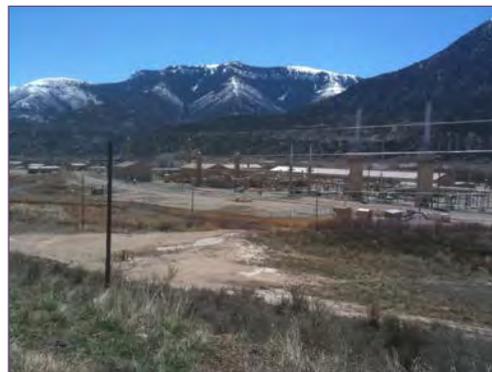


Figure 26: A heavy industrial complex near Parachute. The Future Land Use Map designates significant areas for future industrial development.



Figure 27: The Garfield County Airport Industrial Park is an important part of the County's economic development strategy.

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SECTION 5 - RECREATION, OPEN SPACE, AND TRAILS

VISION

Open spaces, recreational trails and parks are available throughout the county and access to public lands and river corridors have been preserved and enhanced. Recreation and tourism industries are encouraged and supported in appropriate locations throughout the county.



Figure 28: The Sunlight Ski Area is an important recreation amenity for local residents.



Figure 29: The Rio Grande trail along the Roaring Fork River is an important regional recreation and transit amenity.

Issues:

- * The County has traditionally supported (contributed to) the efforts of other organizations to create trails in the county.
- * A regional trail already exists in the Roaring Fork Valley.
- * County policy regarding trail systems should reflect regional goals and be consistent and complementary with other jurisdictional efforts.
- * Zoning, Subdivision and Planned Unit Development regulations must be consistent with general county open space and recreational objectives.
- * The Garfield County Fairgrounds are currently located in the center of Rifle, a location that has much higher potential for other uses that will contribute to the vitality of Rifle.
- * A number of conservation easements exist in Garfield County, and are under the oversight of non-profit organizations.
- * In comprehensive plan public meetings and a 2008 survey, strong public support was indicated for the County to take a more active role in both trails and open space. In a 2010 public opinion survey, the respondents again expressed strong support for open space preservation, however, they did not support public funding.
- * Acquisition of open space (land and/or easements) is the surest method of compensating land owners fairly.

- * Recreational opportunities are an important part of tourism in Garfield County.
- * Garfield County does not currently have an open space and/or trails program.

Goals:

1. Assure that new residential development provides recreation opportunities for county residents that are appropriate to the density and type of development or that contribute land and/or funding to a county-wide trail and recreation system.
2. Ensure public access to federal lands is preserved, consistent with Bureau of Land Management and U.S. Forest Service policies.
3. Provide opportunities for the tourism industry to utilize recreational resources as well as to preserve recreation resources for local access.
4. Support the development of a continuous trail system within Garfield County and along both major river corridors.
5. Support the development of a county wide land conservation program to provide tools for land owners and the public to conserve property.

Policies:

1. The county supports the creation of an interconnected trail system in the Colorado River Valley.
2. Any actions regarding open space

- and trails must respect the property rights of land owners in the county and must be based on the concepts of just compensation or mutual benefit for landowners, residents and visitors.
3. Open space dedications must include provision for maintenance.
 4. Proposed development adjacent to streams/rivers with rafting or fishing potential are encouraged to dedicate easements for public access to these areas, where compatible with wildlife habitat.
 5. Encourage development that contributes to the continuation and enhancement of commercial tourism in or near recreation areas.

Strategies and Actions:

1. Work with municipalities, and other organizations to collaboratively develop a Colorado River trail and preservation plan.
2. Work with Rifle to determine the appropriate location for the fairgrounds.
3. Update the subdivision regulations to specify appropriate recreation requirements and/or fees in-lieu.
4. Create incentives, such as density bonuses, for the provision of public access to rivers and streams.
5. Research, and present for public consideration, options appropriate to Garfield County regarding feasible/ legal means to acquire open space/ recreational easements.

SECTION 6 - AGRICULTURE

VISION

Garfield County has preserved rural character and agricultural heritage by encouraging the retention of important agricultural lands, working farms and ranches while preserving rural character and agricultural heritage. The county has encouraged conservation of lands that protect important wildlife corridors, natural habitats, important viewsheds and other critical open space.



Figure 30: A ranch near New Castle exemplifies the rural image and western heritage that contributes to Garfield County’s image and economy.

Issues:

- * Agriculture accounts for approximately 2% of county employment, and contributes \$22 million to the county economy.
- * Agriculture is strongly associated with the western heritage and rural image of the unincorporated areas of the county.
- * Farm and ranch operators have been diligent stewards maintaining the most significant landscapes, enjoyed by residents and visitors.
- * The rollover of agricultural land into more intense uses is accelerating in the County
- * The prime agricultural lands in the county are also those lands which present the least development constraints (geology, topography, water availability, and floodplain).
- * Some owners of large acreages depend on the valuation of development capacity as collateral to leverage capital that permit them to farm/ranch. For many, their land is their savings account. The ability to easily sell portions of land for income and to family members is an important survival resource.
- * The County currently offers a variety of tools that allow a landowner to bypass (via exemptions) onerous subdivision regulations in subdividing rural lands.
- * Residential subdivisions often cause conflicts with agricultural practices,

which can eventually discourage farming/ranching.

- * For many owners of small-to-intermediate acreages, their agricultural income is subsidized by other sources.
- * As the rural areas of the county continue to develop, the need to ensure compatibility between these uses and active agricultural lands will intensify.
- * Agricultural land provides important habitat for winter game as well as non-game species and also provides desired “open space.”
- * In Garfield County, the existing Rural zone district allows a wide range of uses. This breadth of allowed uses means that potentially two adjacent properties that have the same (Rural) zoning can have inherently incompatible uses. Technically this is offset by the review criteria established for the Rural zone (major and minor Impacts), however in actual practice very little limitation has been applied.
- * With national disruptions in the food supply, costs of transportation, and desire to preserve agricultural lands, there is a growing awareness of the benefits of having a local food supply.

Goals:

1. Promote the continuation and expansion of agricultural uses.
2. Preserve a significant rural character

in the county.

3. Preserve scenic and visual corridors in the county.

Policies:

1. Agricultural land will be protected from infringement and associated impacts of higher-intensity land uses with buffer areas between the agricultural uses and the proposed project.
2. Discourage densities greater than the underlying zoning if the proposed development would adversely affect the adjacent agricultural operations.
3. Encourage clustered development in areas that present potential incompatibility.
4. Encourage the use of rural cluster developments, rural land subdivision exemptions, and conservation subdivision, and density bonus to promote preservation of working ranches and land conservation.

Strategies and Actions:

1. Create and maintain a “tool box” of methods for agricultural protection. Consider:
 - o A program for the purchase/transfer of development rights.
 - o Land trusts and conservation easements (already available).
 - o Cluster development incentives.
 - o Exemptions from subdivision regulation for small land partitions.
2. Facilitate farmers and ranchers working together in an ongoing effort to develop strategies to preserve

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agriculture, including addressing estate issues to keep land holdings together.

3. Ensure active agricultural uses are buffered from higher-intensity adjacent uses.
4. Require all Final Plats to carry a note that notifies prospective lot owners that Garfield County has adopted a Right to Farm Policy.
5. Review and revise county land use regulations as appropriate to increase their effectiveness for land conservation and agricultural protection.
6. Research and present for public consideration options appropriate to Garfield County regarding agricultural protection.



Figure 31: Ranches close to municipalities have been subdivided into various sized farms, ranchettes, and estates.

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SECTION 7 - WATER AND SEWER SERVICES

Issues:

VISION

High water quality has been preserved and enhanced through stringent regulation of waste water treatment and disposal as well as regulation of detrimental surface uses.

- * Water is essential to all life in the watershed. Potential threats to water supply include, but are not limited to, climate change and drought cycles, oil shale production, urban development pressures, reservoirs and interbasin transfers.
- * The proliferation of On-site Wastewater Treatment System (OWTS), previously known as Individual Sewage Disposal System (ISDS), if not carefully monitored and maintained, has the potential to pollute surface and ground water.
- * Garfield County has an extensive supply of ground water, especially in the Flattops Wilderness Area and in the alluvial deposits of the Colorado and Roaring Fork Rivers. However, outside of these areas, in the areas where growth is likely to occur, ground water has only a moderate probability of being found, and when it is present, there are legal and regulatory restrictions on its availability for use. Thus, water will continue to be a significant consideration in determining where development should occur.

Goals:

1. Ensure the provision of legal, adequate, dependable, cost-effective and environmentally sound sewer and water services for new development.

Policies:

1. Development located adjacent to municipalities or sanitation districts with available capacity in their central water/sewer systems will be encouraged to tie into these systems.
2. County will strongly discourage the proliferation of private central water/sewer systems. Special district or metro districts should only be considered in rare circumstances and only after other option with municipal governments are determined unfeasible after an objective review process.
3. Development proposals in rural areas without existing central water and/or sewer systems are required to show that legal, adequate, dependable and environmentally sound water/sewage disposal facilities can be provided.
4. Require new development to mitigate impacts on existing water/sewer systems.

5. Higher density development¹, with exception of conservation subdivision in rural areas, should be located in areas where central sewage treatment facilities are either currently available, or feasible in the future.

Strategies and Actions:

1. Work with existing special districts to coordinate their plans with county policies and plans.
2. Encourage special districts to expand services to development of any new “centers” in the unincorporated areas.
3. Develop standards for OWTS that will enable them to be used in cluster developments in rural areas.
4. Include in LUDC water-conserving practices for development of 3 DUs or more per acre.

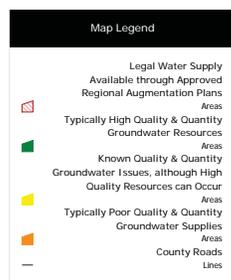
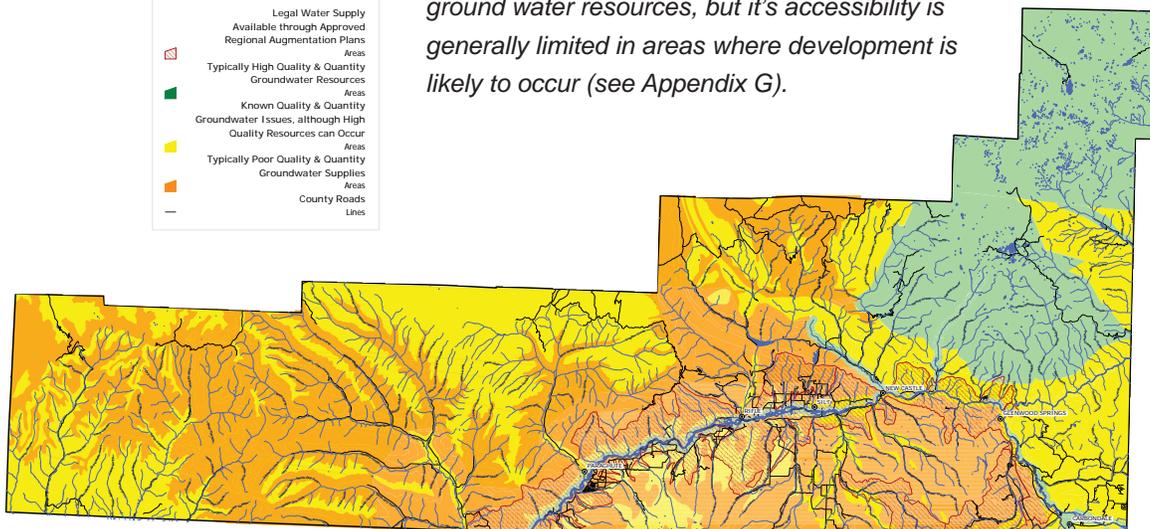


Figure 32: Garfield County has significant ground water resources, but it's accessibility is generally limited in areas where development is likely to occur (see Appendix G).



¹ More than one (1) dwelling unit per one (1) acre.

SECTION 8 - NATURAL RESOURCES

VISION

The county has preserved and enhanced the habitat for wildlife, native vegetation, riparian corridors, scenic and other important features of the natural environment. The county has successfully worked to minimize light pollution and has protected and improved air and water quality for the health of its citizens.



Figure 33: Many of the natural resources in the county, such as the Grass Valley Reservoir, are managed by multiple agencies.

Issues:

- * Tourism is an integral component of the economy of Garfield County. Therefore, it is important, for economic development, to respect the natural environment that brings residents and visitors to the county.
- * Many of the natural resources in the county are also under the jurisdiction of other agencies and extend beyond county boundaries. Therefore, a cooperative approach is required.
- * The continuity of wildlife corridors, preservation of riparian and other wildlife habitat, and protection of native fish species, such as the Cutthroat Trout, are all important to watershed health. Threats include development pressure in sensitive areas from industry, land use, and roads.
- * The county maintains high air quality standards, however there may be a propensity for air pollutants to exist in the western part of the county.

Goals:

1. Ensure that natural, scenic, ecological, and critical wildlife habitat resources are protected and/or impacts mitigated.
2. Preserve natural drainage patterns so the cumulative impact of public and private land use activities will not cause storm drainage and floodwater patterns to exceed the capacity of natural or constructed drainage

ways, or to subject other areas to an increased potential for damage due to flooding, erosion or sedimentation or result in pollution to streams, rivers or other natural bodies of water.

3. Protect existing access to natural resources.
4. Ensure the appropriate reclamation of land after extraction processes.
5. Cooperatively manage drainage that impacts the communities.

Policies:

1. The county will encourage and cooperate with the protection of critical habitat including state and federally protected, threatened, or endangered species.

2. Garfield County will encourage the protection of watersheds, flood plains, and riparian areas.

Strategies and Actions:

1. Continue to integrate an environmental review process throughout the county.
2. Evaluate the LUDC’s effectiveness in regards to the environmental review process.
3. Work with Colorado Parks and Wildlife (CPW) and CDOT to address highway/wildlife crossing issues.
4. Continue to monitor air quality issues within the county and respond, if necessary, if negative trends are detected.

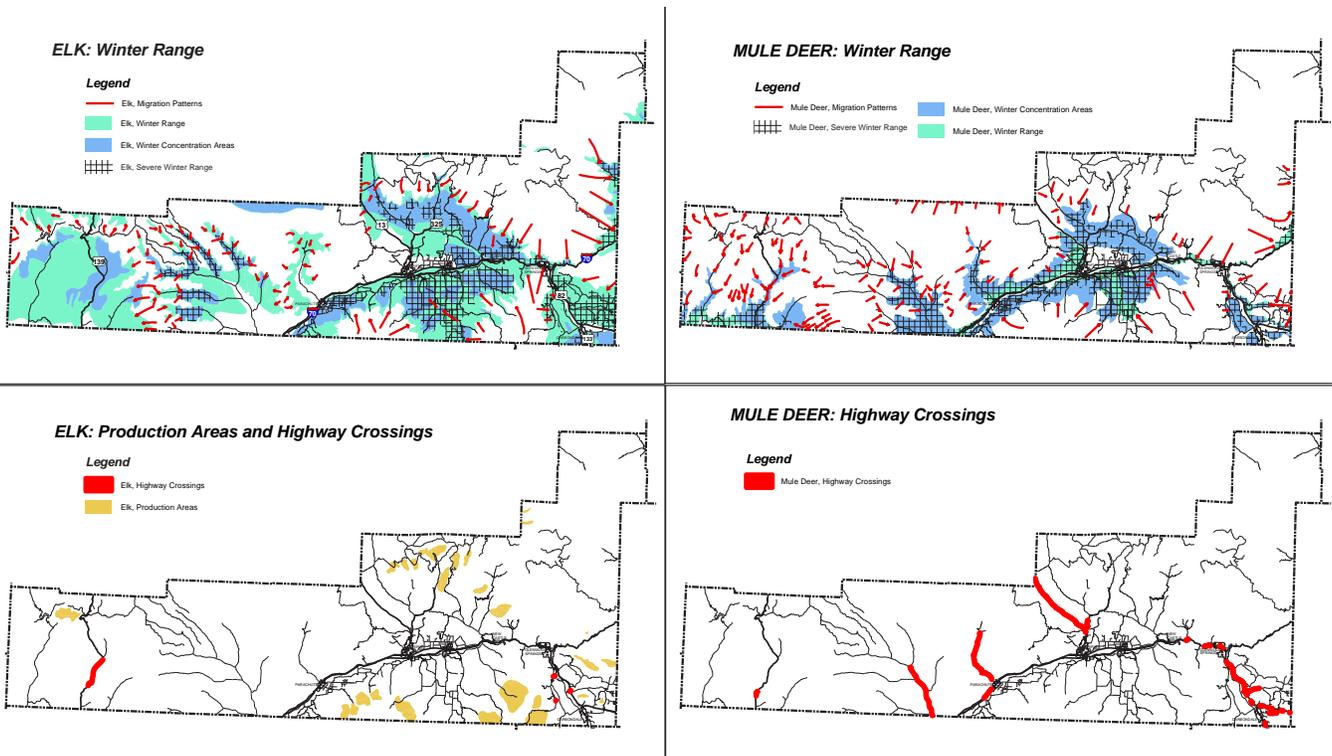


Figure 34: A sampling of wildlife maps showing conflict areas with big game in the developable portions of the county (source: Garfield County GIS).

SECTION 9 - MINERAL EXTRACTION

VISION

Resource extraction, including oil and gas development, has been encouraged to remain in the county due to their contribution they make to the county’s overall goal of having a diverse and stable economy. While resource industries are welcomed in the county, they have been expected to fairly mitigate negative impacts that might have resulted due to their operations.



Figure 35: Western Garfield County has experienced a significant level of oil/gas development.

Issues:

- * Garfield County has significant mineral resources that have, and will continue to have, a considerable benefit to the economic health of the county.
- * Mining and extraction operations may have significant visual impacts on the scenery of the county.
- * Primary regulatory control of mineral extraction rests with State agencies: the Division of Reclamation and Safety (sand and gravel) and the Oil and Gas Conservation Commission.

Goals:

1. Ensure that mineral extraction is regulated appropriately to promote responsible development and provide benefit to the general public.
2. Ensure that mineral extraction activities mitigate their effects on the natural environment, including air quality, water quality, wildlife habitat or important visual resources.
3. In working with mineral extraction projects, the county will protect the public health, safety and welfare of its citizens.

Policies:

1. Garfield County recognizes that surface and mineral owners have certain legal rights and privileges, including the right to extract and develop these interests. Private property owners also have certain legal rights and privileges, including the right to have the mineral estate developed in a reasonable manner and to have adverse

impacts mitigated. The property rights of mineral lessees must be balanced with the rights of private property owners and the general public.

2. Mineral resource extraction activities will protect critical wildlife habitat as identified by state and federal agencies. Development within these designations that cannot be designed, constructed and conducted so as to have a minimum adverse impact upon such habitat or these wildlife species, shall be discouraged.
3. Natural drainage patterns will be preserved or mitigated so the cumulative impact of mineral extraction activities will not cause storm drainage/floodwater patterns to exceed the capacity of natural or constructed drainage ways, or to subject other areas to increased flooding, erosion or sedimentation or result in pollution to streams, rivers or other natural bodies of water.
4. Facilities that are appurtenances to oil/ gas development activities (compressors, etc.) are considered appropriate in all land uses so long as they meet the respective mitigation requirements of the LUDC to maintain compatibility with surrounding land uses.

Strategies and Actions:

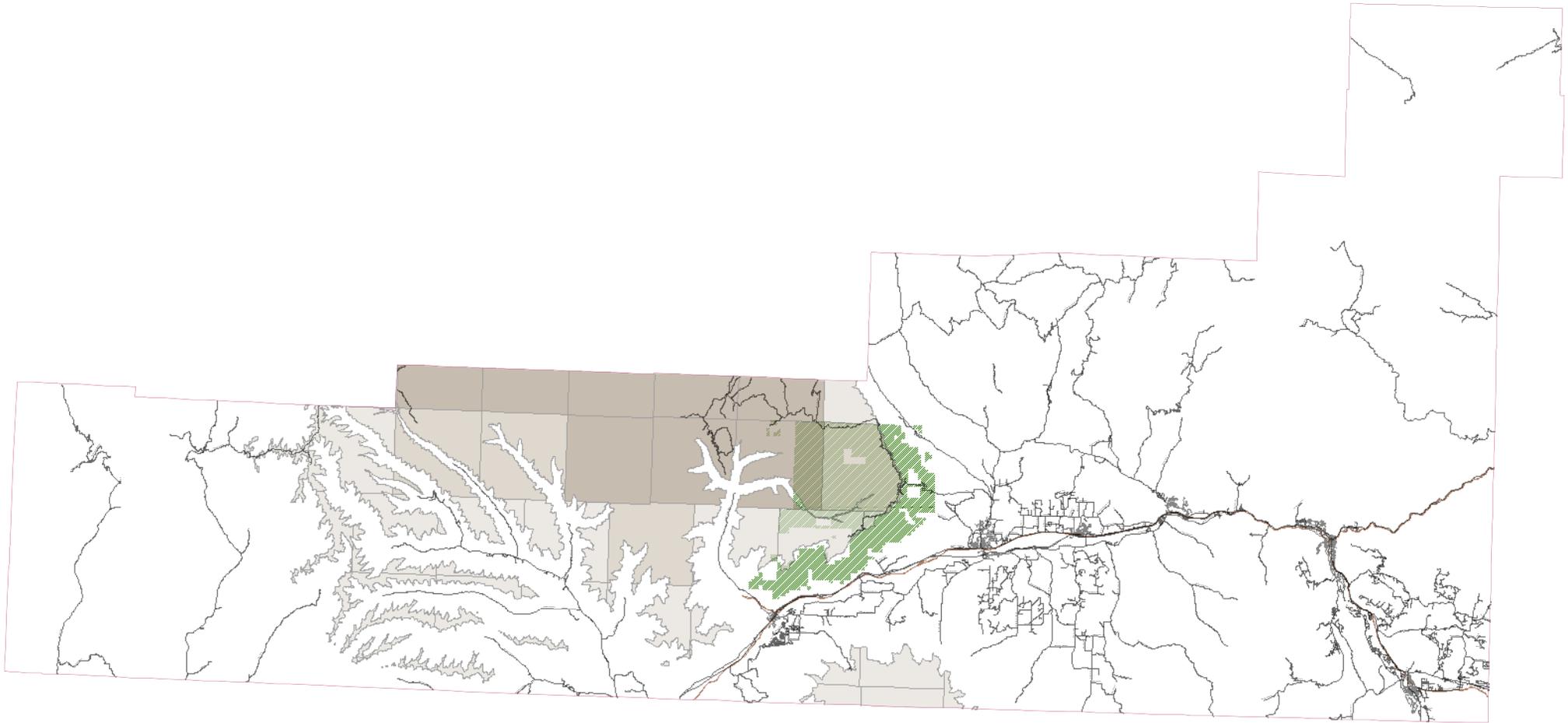
1. Adopt a Mineral Extraction Master Plan consistent with CRS 34-1-304.
2. Maintain and enhance cooperation

with oil/gas industry to maintain relations and monitor market conditions. The objective is to forewarn the County of impending changes in employment and or well drilling activity.

3. Maintain an inventory of viable sand and gravel resources in the county using information available from the Colorado Geological Survey and permit data from Garfield County.
4. Ensure that developers of energy or mineral extraction projects contribute proportionately to the construction and operation of any public improvements which are, or will be, required by their projects.
5. Maintain and enhance cooperation with the oil and gas industry, property owners, state and federal agencies, such as CPW and CDPHE, in regard to regulating activity and mitigating impacts.



Figure 36: Oil/gas development can co-exist with agricultural operation and scenic values.



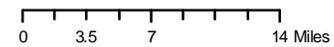
Total In-Place Resources, Barrels of Oil Yield per Township

 Former US Naval Oil Shale Reserve

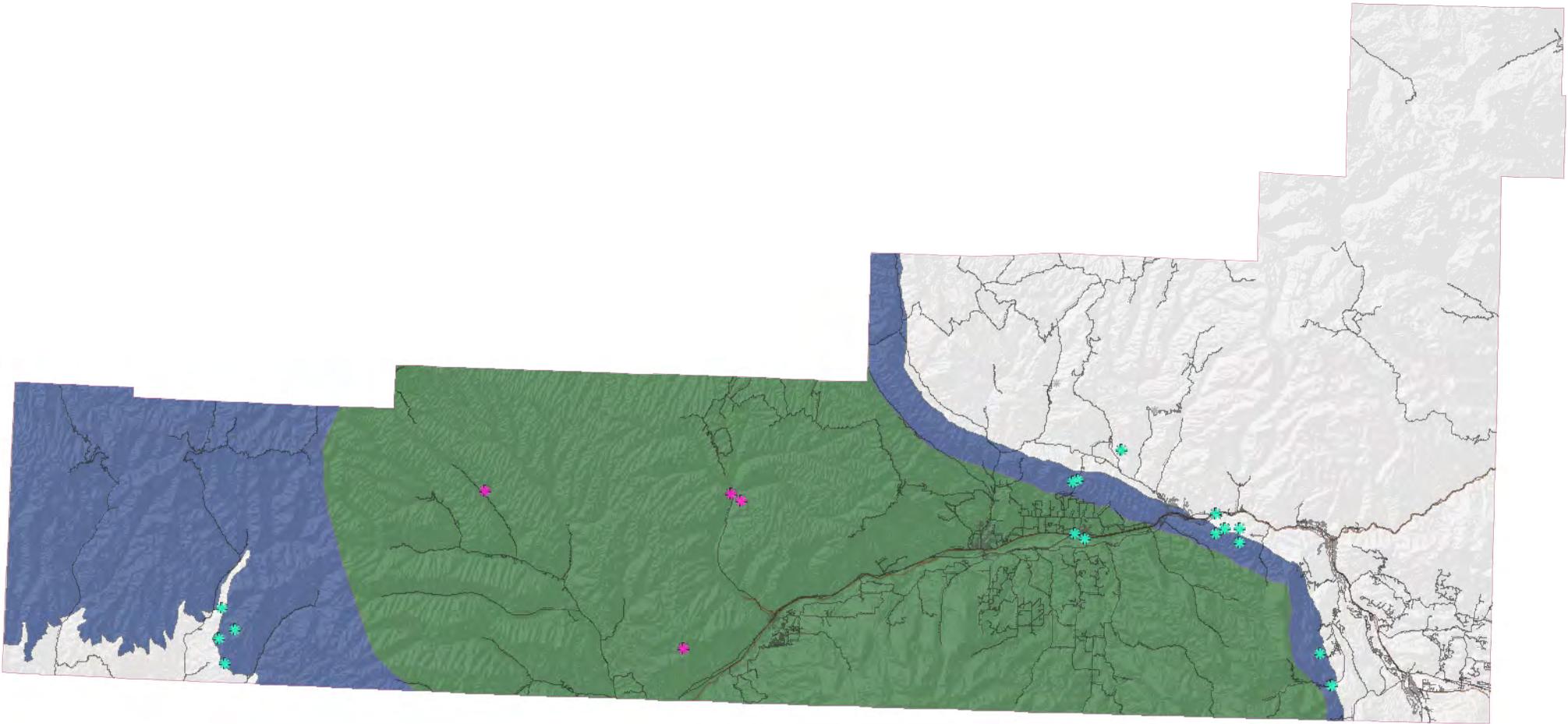
 Roads

-  > 65,000,000,000
-  50,000,000,001 - 65,000,000,000
-  25,000,000,001 - 50,000,000,000
-  15,000,000,001 - 25,000,000,000
-  <= 15,000,000,000

Oil Shale Potential

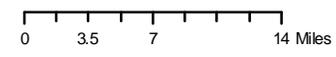


(Source: USGS 2010)



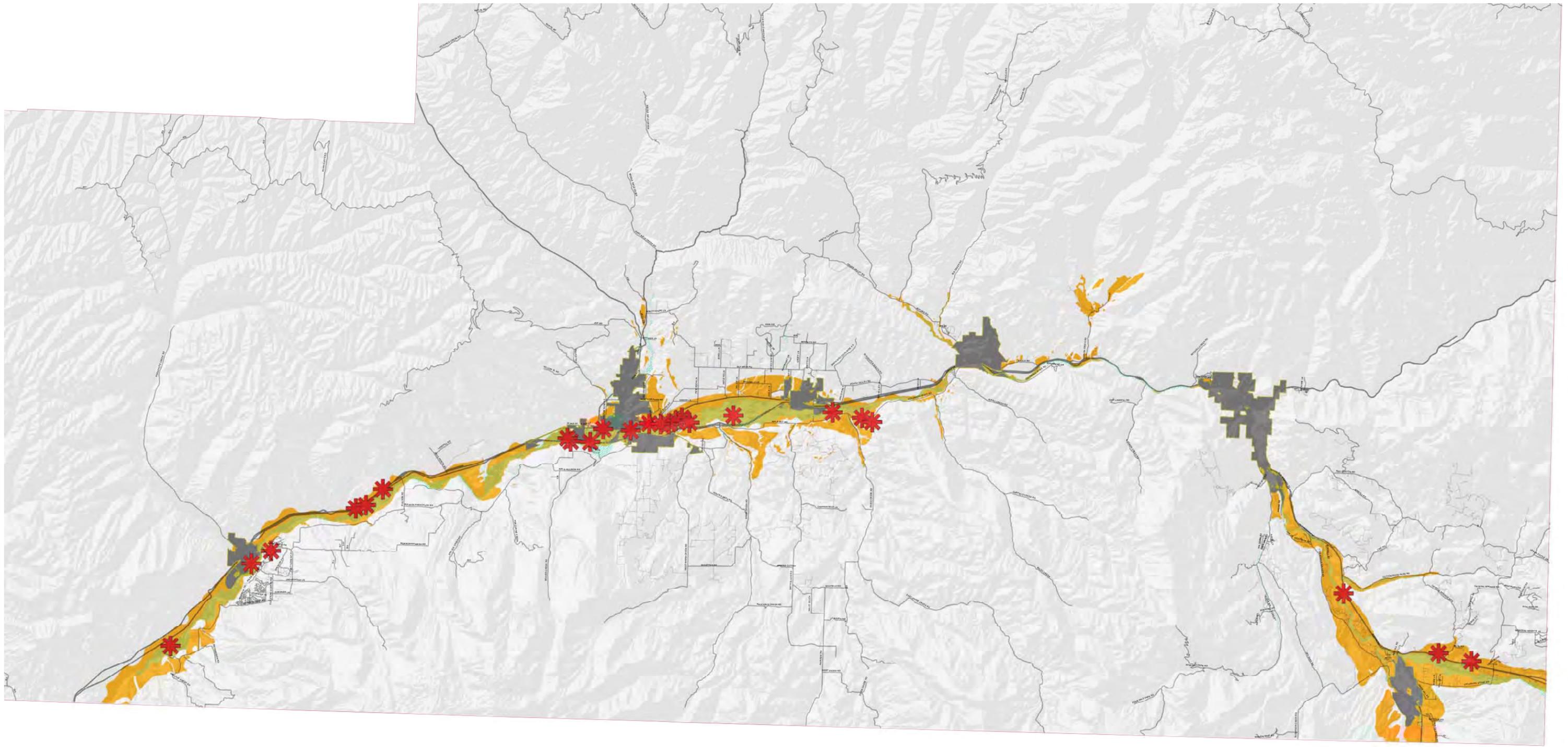
- ✱ Coal permits
 Bit, 3,000+ ft overburden
 Roads
- ✱ Oil shale permits
 Subbit/bit, 150-3,000 ft overburden

(Source: Colorado Geologic Society - 2006)



Coal Potential





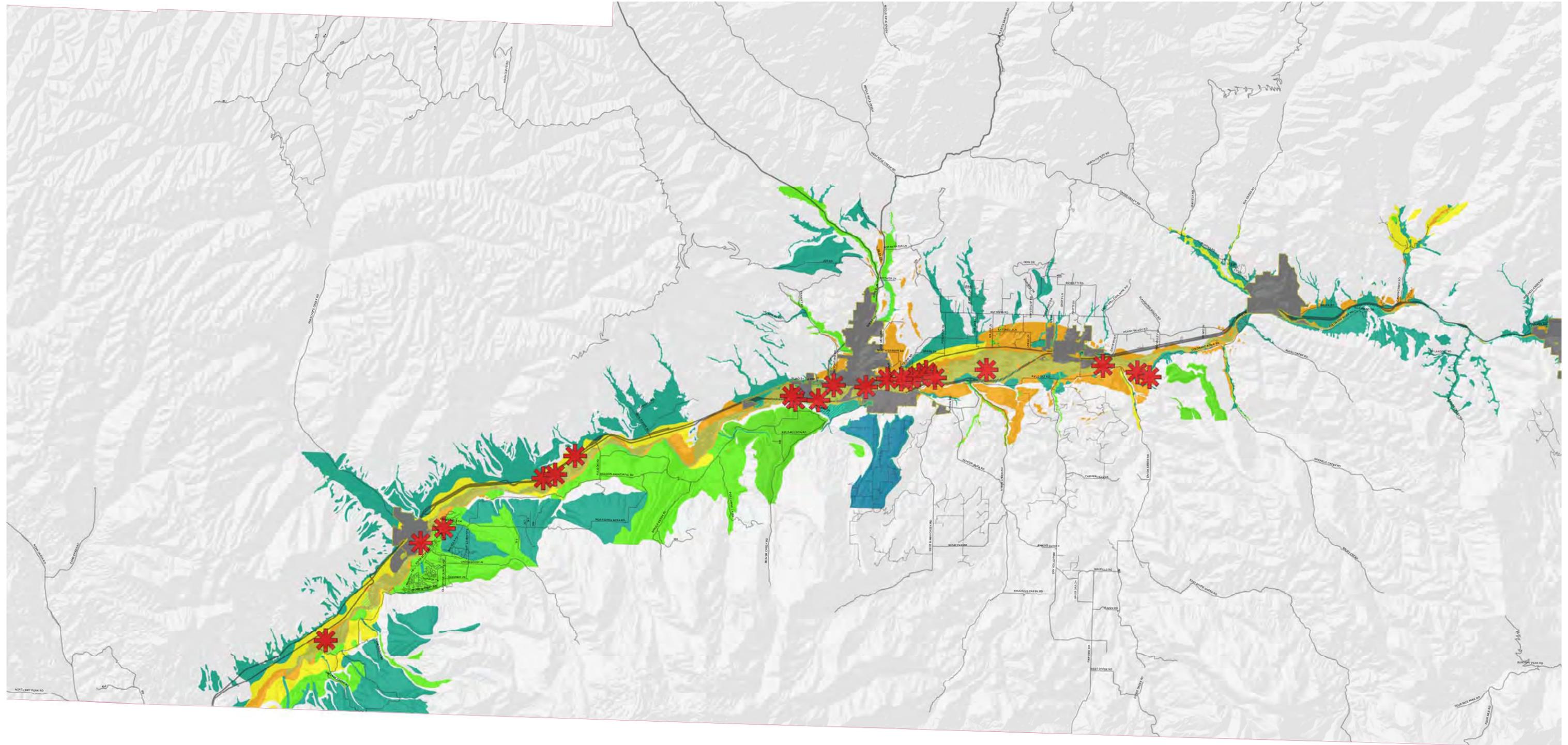
Floodplain
 Active Gravel Permits
 Aggregate, Sand and Gravel Potential*
 Roads

Aggregate, Sand and Gravel Potential General

*Source: Colorado Geologic Survey - Colorado River (2002); Roaring Fork (1974)

0 2 4 8 Miles





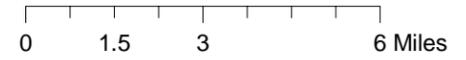
-  Floodplain
-  Active Gravel Permits
-  Roads
-  High Cat 1*
-  Good Cat 2*
-  High (Loess) Cat 1a*
-  Moderate Cat 3*
-  Moderate (Loess) Cat 3a*
-  Low Cat 4*
-  Poor (Loess Cat 4a*)

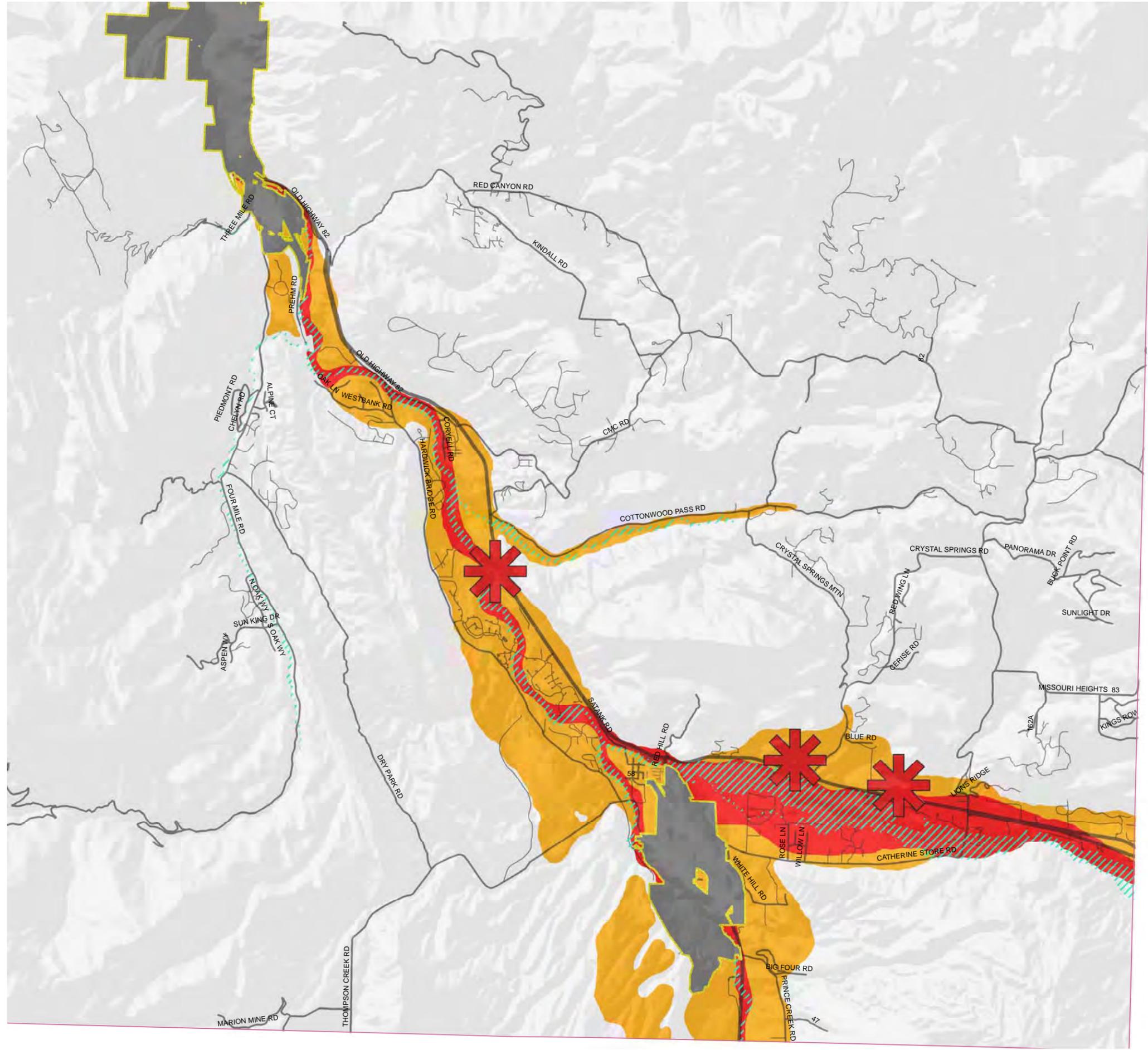
Aggregate, Sand and Gravel Potential

Colorado River Detail



(Source: Colorado Geologic Survey - 2002)

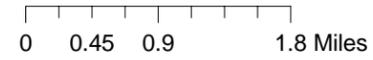




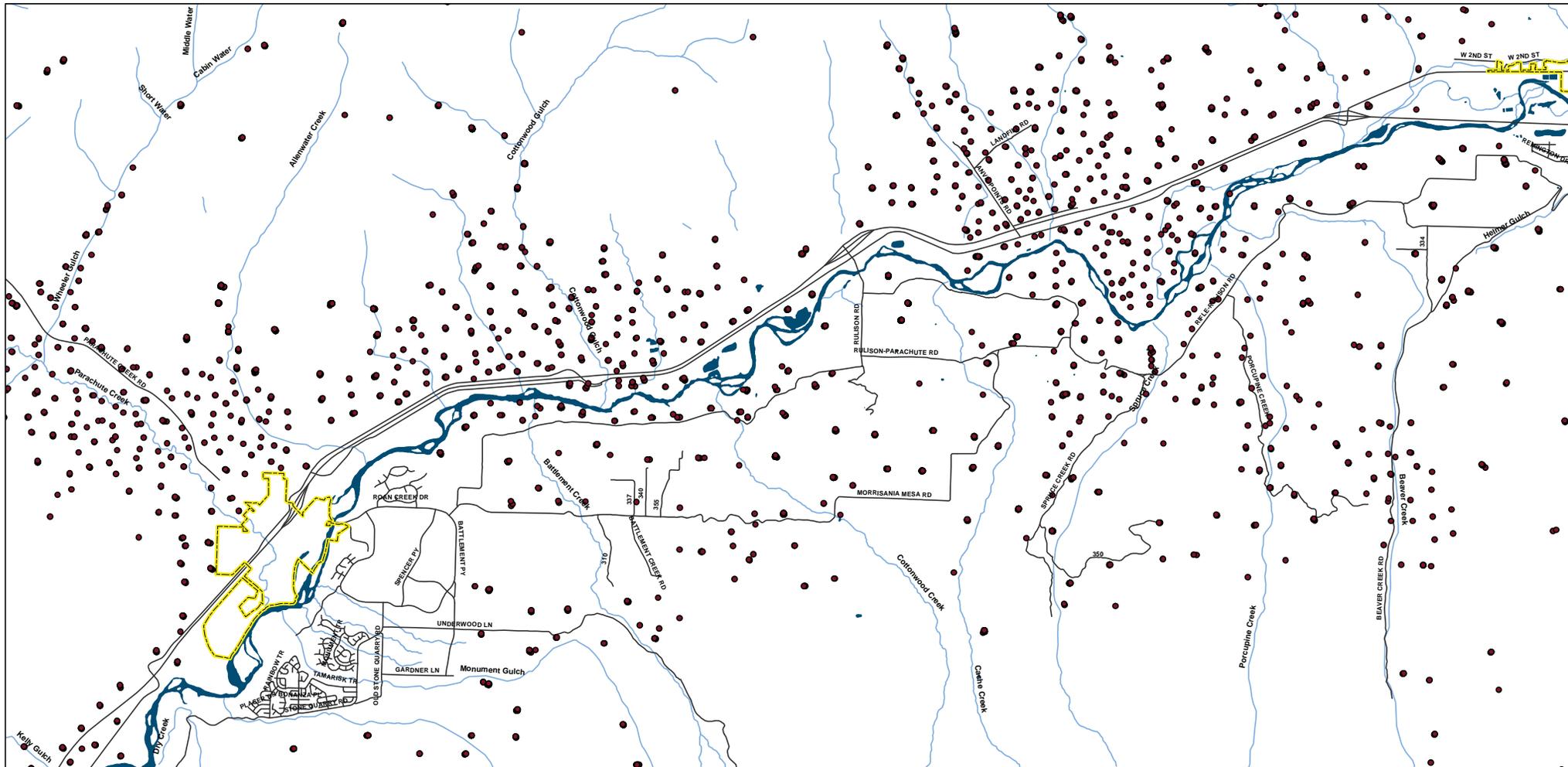
-  Floodplain
-  Active Gravel Permits
-  Roads
-  Source Area Ground Water Within 20'
-  Source Area Ground Water Over 20'

Aggregate, Sand and Gravel Potential

Roaring Fork Detail



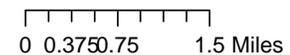
(Source: Colorado Geologic Survey - 1974)

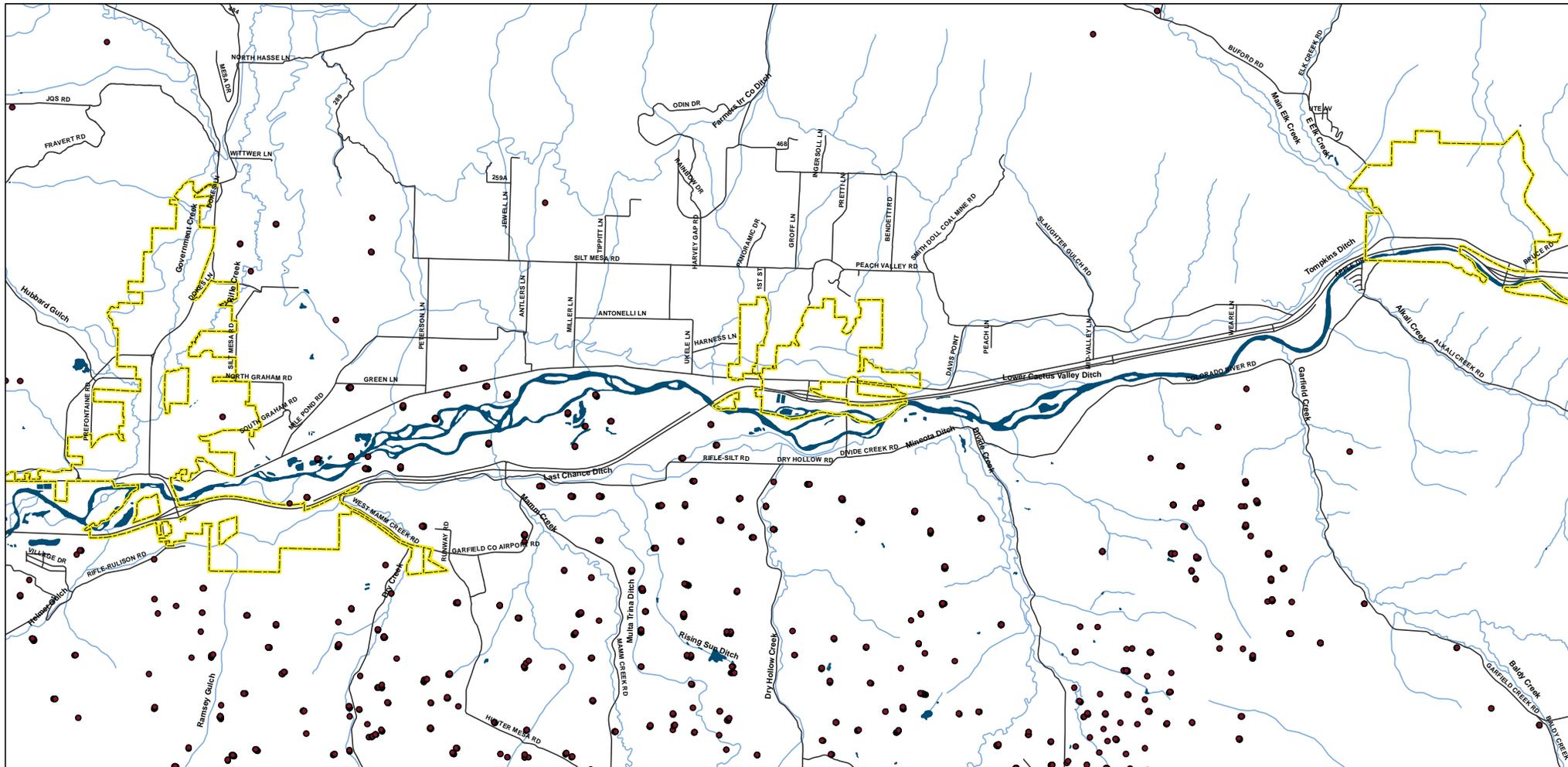


- Legend**
- Municipal Limits
 - County Line
 - Roads
 - Water
 - Gas & Oil Well Locations

Gas & Oil Well Locations Western I-70 Area

(Source: Garfield County GIS)

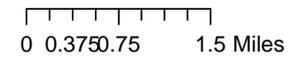


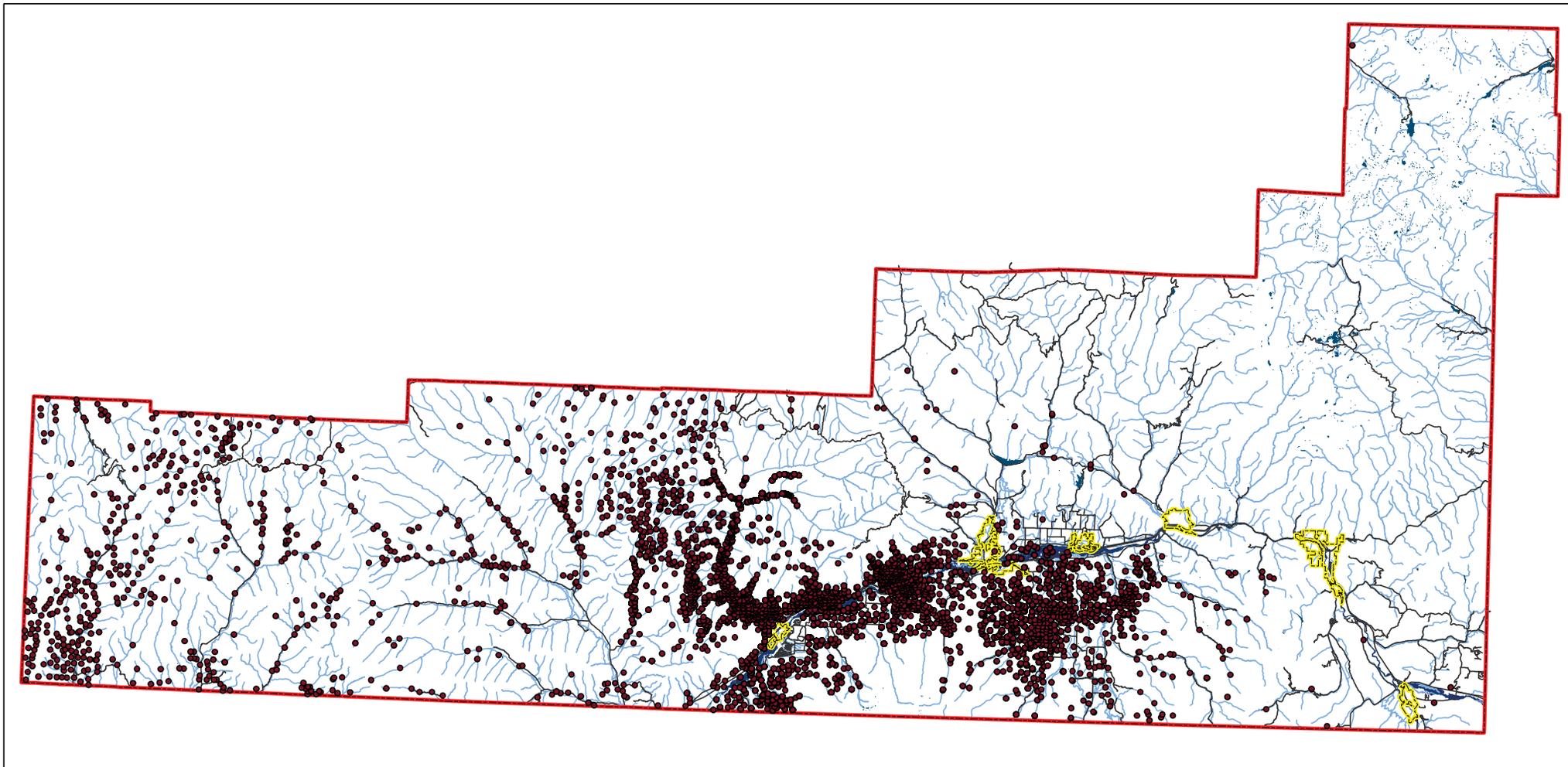


- Legend**
- Municipal Limits
 - County Line
 - Roads
 - Water
 - Gas & Oil Well Locations

Gas & Oil Well Locations Eastern Area

(Source: Garfield County GIS)

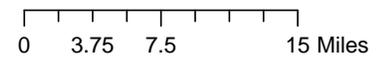




- Legend**
- Municipal Limits
 - County Line
 - Roads
 - Water
 - Gas & Oil Well Locations

Gas & Oil Well Locations County Wide

(Source: Garfield County GIS)



SECTION 10 - RENEWABLE ENERGY

VISION

Garfield County has encouraged the development of renewable energy sources throughout the county and has ensured that generating facilities are located in appropriate places in the county. The county has also ensured that county regulations are not unduly burdensome or difficult to negotiate in regards to the development and location of new renewable energy resources.



Figure 37: The windmill reminds us that renewable energy was a part of Garfield County's heritage. New technology holds promise for future generations.

Issues:

- * There are incentives to explore alternative sources to conventional energy for the benefit of individuals, communities, and the county as a whole.
- * There is potential that alternative energy is a tool for economic diversification.
- * It is likely that the individual and large-scale use of alternative energy will become more prevalent in Garfield County and the county needs to anticipate visual and other impacts.

Goals:

1. Promote and encourage the development of renewable energy resources within the county.
2. Encourage the implementation of energy efficient site design and building orientation in development proposals.
3. Ensure that renewable energy activities mitigate their effects on the natural environment, including air quality, water quality, wildlife habitat, and visual quality.

Policies:

1. The county encourages the development of energy efficient building design and the use of alternative energy sources.

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Strategies and Actions:

1. Continue to develop county standards for renewable energy installations.
2. Encourage current, and require future, POA/HOA's to adopt local standards to promote and allow for renewable energy technologies to occur within their subdivisions.
3. Evaluate the viability of various renewable energy resources within the County. Develop appropriate mechanisms to encourage their development.

Acknowledgements

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between the Comprehensive
Plan, Land Use Regulations
and Development Decisions

Amending the Comprehensive
Plan

**MAINTAINING CONSISTENCY BETWEEN
THE COMPREHENSIVE PLAN, LAND USE
REGULATIONS AND DEVELOPMENT DECISIONS**

The Garfield County Comprehensive Plan (“Plan”) is a document used to guide decision making within the unincorporated areas of the county. For the Plan to remain relevant over time, the County Planning Commission must be able to be review, revise, and update the Plan on an as needed basis to respond to significant trends or changes in the economic, physical, or social conditions of the community.

Revisions to the comprehensive plan will be conducted according to two different procedures: (1) Plan Update; and (2) Plan Amendments.

AMENDING THE COMPREHENSIVE PLAN

Plan Update

The purpose of a Plan Update is to re-evaluate the foundations, and directions of the Plan, and to set new directions if necessary, to make sure that the Plan continues to be an effective guide for growth and change in Garfield County.

It is intended that a review of the Plan be conducted every 5 years (unless otherwise directed by the Planning Commission) to determine whether an update is warranted. In making a determination of when an update should be initiated, a prime consideration should be the magnitude of the changes that have occurred since the Plan was last updated. For instance, significant changes in the economy, the environment, housing affordability, traffic congestion, or

projected growth may require a plan update or an update to a specific plan element.

If an update is initiated, the county will thoroughly re-evaluate the goals, policies, and strategies of the Plan, as well as the Future Land Use Map. An update will also include a thorough review of the validity of all background information contained within this Plan and should include broad opportunities for involvement by the public, elected and appointed officials, County staff, and other affected interests.

Once the update is complete, the Planning Commission shall then amend the Comprehensive Plan as required by the CRS, based on its consideration of the public input, recommendations staff and specialists, and evidence from public hearings.

Plan Amendment

The Plan Amendment process has been established for amendments to the Plan that may be performed on an as needed basis. Plan Amendments may be initiated by property owners, members of the general public, County staff, Planning Commission, and the Board of County Commissioners.

A Plan Amendment may be processed, pursuant to the standards for approval, submittal requirement, and procedural requirements below.

Standards for Approval

A Plan Amendment shall demonstrate that the proposed text or designation addresses errors in the Future Land Use Map (FLUM) or Comprehensive Plan or meets the following criteria:

1. The existing Comprehensive Plan and/or any related element thereof is in need of the proposed amendment.
2. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.
3. The proposed FLUM amendment is compatible with the surrounding area, and the goals and policies of the Plan.
4. The proposed FLUM amendment will have no major negative impacts on transportation, services, and facilities.
5. The proposed FLUM amendment will have minimal effect on service provision, including adequacy or availability of facilities and services,

- and is compatible with existing and planned service provision.
6. The proposed FLUM amendment will result in a logical and orderly development pattern and expansion of services and will not constitute spot zoning.
 7. The County or the general area in which an FLUM amendment is proposed has changed or is changing to such a degree that the amendment is in the public interest.
 8. The proposed amendment has a significant public benefit; will promote the public welfare and will be consistent with the goals and policies of the Garfield County Comprehensive Plan and the elements thereof.
 9. The proposed designation on the FLUM is in compliance with the Goals, Strategies, and Policies of the Comprehensive Plan and any applicable intergovernmental agreement affecting land use or development.

Procedural Requirements

To process a Plan Amendment, the following steps should be followed: (all identified sections relate to the LUDC):

1. Pre-Application Conference. The Applicant shall schedule a Pre-Application Conference in conformance with Section 4-101(A) of the LUDC.
2. Submit Application. The application materials as listed in the Submittal Requirement and any additional materials as determined in the Pre-application Conference.
3. Determination of Completeness. The Director of the Community of Development Department (the Director) shall review the application for determination of completeness in accordance with the provisions of Section 4-101(B), Determination of Application Completeness Review.
4. Schedule Public Hearing. Upon a determination of completeness, the Director shall schedule the application for consideration by the Planning Commission.
 - a) Public hearing by the Planning Commission shall be held within 60 calendar days of the date of determination of completeness.
 - b) Public notice of the hearing shall be made pursuant to Section 4-101(E), Notice of Public Hearing. At least 30 but not more than 60 calendar days prior to the date of a scheduled Public Hearing before the Planning Commission, the Applicant shall publish notice of a public hearing in a legal publication and provide written notice to property owners within a 200-foot radius of the subject parcel and mineral owners of the subject property, all neighboring jurisdictions within 3 miles of Garfield County, and all municipalities

within Garfield County shall be mailed written notice of the date of the public hearing at which the proposal is to be discussed.

- c) Neighboring jurisdiction referrals (pursuant to CRS 24-32-3209(2)). A copy of the proposal and notification of the relevant hearing shall be forwarded to all neighboring jurisdictions within 3 miles of Garfield County and all municipalities within Garfield County for comment. All neighboring jurisdictions and municipalities shall have the right to comment on the proposal prior to the public hearing at least 30 but not more than 60 calendar days prior to the date of a scheduled Public Hearing.
- 5. Evaluation by Director/Staff Review. Upon determination of completeness, the Director shall review the application for compliance with the applicable standards set forth above. A staff report shall be prepared pursuant to Section 4-101(D)
 - a) The Director’s evaluation of the application may include comment by referral agencies received under Section 4-101(C), Review by Referral Agency. The comment period for referral agency review shall be 21 calendar days from the date that the complete application and sufficient copies are delivered to the County by the Applicant. In addition, the Director’s evaluation may include comments from neighboring jurisdictions and municipalities within Garfield County as described in CRS 24-32-3209(2)(a).
- 6. Review by the Planning Commission. A Plan Amendment application shall be considered by the Planning Commission at a public hearing, after proper notice, conducted pursuant to Section 4-101(F), Review and Recommendation. The Planning Commission shall approve or deny, by written resolution, the application based upon compliance with the standards as outlined above.
- 7. If the Plan Amendment is approved by the Planning Commission, the following shall occur.
 - a) Planning Commission Chair signs the resolution and it is attested to by the Planning Commission Secretary.
 - b) Planning Commission Chair signs letters certifying the amendment to the Board of County Commissioners, municipalities, and surrounding counties.
 - c) If applicable, the Planning Commission Secretary signs the Future Land Use Map, as amended.
- 8. Objection. Any municipality within Garfield County has the right to file a written objection to the amendment within 30 calendar days following adoption of the amendment in accordance with CRS. 24-32-3209(2)(b).

Submittal Requirements (Plan Amendments)

- 1. A cover letter containing a detailed narrative describing the purpose of the proposed amendment. This narrative shall also include a response to all of the review standards as outlined above.
- 2. General Application Materials pursuant to Section 4-203(B) of the LUDC.

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3. A vicinity map locating the parcel(s) in the County. An 8 inch by 11 inch vicinity map shall clearly show the boundaries of the subject property(ies) and all property within a 3 mile radius.
4. A copy of the completed Pre-Application Conference Summary and any required attachments.

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GLOSSARY

Accessory dwelling unit - A dwelling unit considered secondary to a primary dwelling unit for use as a complete independent living facility on the same parcel as a permitted principal use and that meets dimensional and other requirements applicable to the principal use, which may be attached to the primary dwelling (*source: LUDC, Article 15, Definitions*).

Affordable housing unit - A resident-occupied housing unit, the sale or rental of which have been limited to specific segments of the market with permanent affordability insured through appreciation rates controlled by deed restriction or other legally-binding mechanism approved by the Board of County Commissioners.

Density - A unit of measurement, specific to residential development, to be interpreted as the number of dwelling units per acre of land (*source: LUDC, Article 15, Definitions*).

Dwelling unit - A building used exclusively for residential occupancy, including single-unit dwellings, 2-unit dwellings, and multi-unit dwellings (*source: LUDC, Article 15, Definitions*).

Floodplain - Any land area susceptible to being inundated by water from any source (see definition of flooding). The floodplain mapped in the Comprehensive Plan, Appendix 3 is the 100-year floodplain as determined by the Federal Emergency Management Administration (FEMA) (*source: LUDC, Article 15, Definitions*).

Intergovernmental Agreement (IGA) - An agreement between two or more governments or agencies (*source: Winston Associates, Inc.*).

Infrastructure - Those manmade structures which serve the common needs of the population. Structures typically include roads, water lines, sewer lines, electric and gas lines.

Light pollution - Light emitted from an artificial source that falls on a separate property from the source, or illuminates the night sky decreasing the visibility of stars and other natural sky phenomena (*source: Google search and combination of various sources*).

Local community - The residents and property owners within an area that share a perception of interconnection and interdependence, and shared responsibility. Practically, this can be defined as a municipality, an unincorporated community, a subdivision, or merely the residents and property owners within a geographic area (a drainage basin) (*source: Winston Associates, Inc.*).

Municipality - An incorporated city or town.

On-site Wastewater Treatment System (OWTS) - A compartmentalized water treatment system associated with an approved OWTS permit, previously called an ISDS permit. This system is intended to treat, neutralize, stabilize, and dispose of sewage that is not part of or connected to a sewage treatment works (*source: LUDC, Article 15, Definitions*).

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Planned Unit Development - A type of customized zoning district. The purpose of a PUD is to permit and encourage greater flexibility and innovation so that the development is compatible with the site’s physical and environmental characteristics. In general, a PUD provides an opportunity for a mixture of uses and housing types in a coordinated manner that may not be possible in a traditional zoning district. All uses that are permitted in the underlying zone district where the PUD is located and any other uses that are consistent with the Comprehensive Plan may be permitted in a PUD.

Regional Employment Center - A large area of industrial, light industrial uses and/or manufacturing uses that draws work and employees from a broad area within the region (*source: GarCo CP 2030 Land Use Table, modified*).

Riparian/Riparian Areas - Related to, living or located on the bank of a natural watercourse or lake. Riparian Areas include groups of plants, animals, and aquatic communities whose presence is either directly or indirectly attributed to water-influenced or water-related factors. Areas exempt from this definition are manmade agricultural structures and devices, including irrigation ditches, sprinklers, and artificial ponds (*source: LUDC, Article 15, Definitions*).

Rural character - In general, following characteristics describe rural character:

- o Natural, open landscapes, grazing and cultivated land predominate over the built environment.
- o Compatible with the use of the land by wildlife (wildlife habitat and/or migration routes).
- o Generally does not require the extension of urban governmental services.
- o Consistent with the protection of fish habitat, natural surface water flows and ground water surface water recharge and discharge areas.

Rural areas have overall a low density of development, as well as forests, mining areas, outdoor recreation and other open space activities. Commercial uses are small in scale and will provide convenience services to the rural neighborhood. Industrial uses are generally those that are related to and dependent on natural resources such as agriculture, timber or minerals (*source: Winston Associates, Inc.*).

Rural Employment Center - Small areas (typically under 10 acres) that accommodate principally employment uses, such as light industrial, manufacturing and equipment storage. These centers are typically located near major roadways and can also contain a minor amount of retail sales intended primarily as convenience shopping. They may include residential uses primarily for employees of the business located on the property (*source: GarCo CP 2030 Land Use Table, modified*).

Special District - Quasi-municipal corporation established under State statute to provide public facilities or services (*source: LUDC, Article 15, Definitions*).

Town Center - A compact (usually 25 to 50 acres) mix of commercial, office, retail and residential uses that are the “downtown” focus of a local community. Most town centers occur in incorporated cities and

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towns, and some cities may have more than one. Smaller town centers are often anchored by a grocery store.

Unincorporated area - The area of the county that is outside of the limits of incorporated cities and towns (*source: Winston Associates, Inc.*).

Unincorporated community - Generally, a small town that has not been incorporated. They typically contain a mix of retail, office and residential uses. The commercial uses are intended to serve their own populations and the immediately surrounding residences. Services and infrastructure are provided by a combination of county (e.g. sheriff) and special districts (fire, water/sewer, school, etc.) (*source: GarCo CP 2030 Land Use Table, modified*).

Urban Growth Area - A boundary line portrayed on a map and drawn around a municipality within which a city expects to accommodate future urban growth, certified to the County by the governing body of the municipality. It is expected that land within UGA will be developed in an urban pattern, urban services will be provided by the municipalities, and the area will eventually be annexed, based upon a maximum 20-year growth period (*source: LUDC, Article 15, Definitions*).

Urban density, urban level of development - Generally residential development that is comprised of lots that are less than 1/3 acre in size (*source: Winston Associates, Inc.*).

Urban services - Services normally associated with living in urban and suburban settings, such as¹ some or all of the following:

- o Collective water and sewer treatment.
- o Police services such as traffic monitoring and domestic disputes.
- o Low response time fire protection.
- o Trash collection.
- o Street lights.
- o Animal control.
- o Paved streets, with more frequent snow plowing and periodic street cleaning (*source: Winston Associates, Inc.*).

Village Center - An area where there is a concentration of residential development and commercial development that is intended primarily for the convenience needs of surrounding residential development. This mix of uses may include educational, institutional and civic uses (*source: GarCo CP 2030 Land Use Table, modified*).

Watershed - The area of land where all of the water that is under it or “sheds” or drains from it into the same place (creek, stream, river, lake, etc.). A watershed is defined by ridgelines that form basins (*source: combination of various on-line definitions*).

¹ These include many of the services provided in rural areas, but at higher frequencies.