

Model Land Use Code for  
Colorado's Small  
Communities

and

Custer County, Colorado:  
Rural Planning is Not an  
Oxymoron

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"OK, then, that's 27 property owners in favor of smart growth.  
And one vote in favor of wacky growth."

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Are we scared yet?  
4 out of 10 people  
migrating into the  
Rocky Mountain  
West in the next 20  
years will locate in  
non-metropolitan  
areas

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**THE CODE**

- INTEGRATES
- CAPTURES A COMMUNITY'S UNIQUE CHARACTER

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**INTEGRATES**

- COMPREHENSIVE PLANS WITH DEVELOPMENT REGULATIONS
- LAND USE REGULATIONS INTO ONE DOCUMENT
- PROGRESSIVE METHODS BASED ON RESEARCH
- TECHNICAL ASPECTS OF PLANNING WITH THE ARTISTIC
- MIXED USES – ZONING
- NATURAL ENVIRONMENT WITH THE BUILT ENVIRONMENT

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# Open Space Ecological Characterization Plan



- Identify site resources and integrate into site design
- Open space organizes overall project design
- Illustrate how open space will function
- Define maintenance requirements and responsibilities

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# Water Conservation



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# Stormwater Management Alternatives



Storm drainage systems as landscape amenities



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## Environmental Considerations



- Limit/mitigate impact to wildlife and natural areas
- Conservation subdivision
- Green builder guidelines



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## CAPTURES A COMMUNITY'S UNIQUE CHARACTER

- TOWN PATTERN PLAN
- DESIGN VOCABULARY
- BLOCK DIVERSITY PLAN
- CONSERVATION SUBDIVISION

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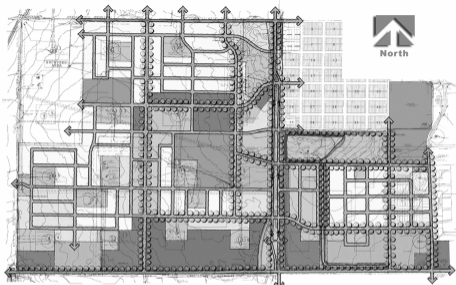
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*Town Pattern Plan - Town of Frederick*

- LOW DENSITY SINGLE FAMILY
- MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL
- HIGH DENSITY MULTI-FAMILY RESIDENTIAL
- MIXED-USE RESIDENTIAL
- MIXED-USE DOWNTOWN
- MIXED-USE COMMERCIAL
- COMMERCIAL
- PARK/OPEN SPACE
- SCHOOL

**RMC**  
ROCKY MOUNTAIN CONSULTANTS, INC.  
A TETRA TECH COMPANY

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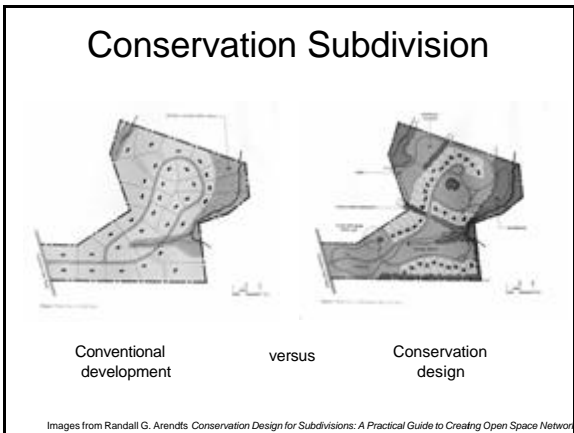
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- FROM COMPREHENSIVE PLAN TO CODE
  - TRANSLATING VISION TO REALITY
- PROACTIVE VS. REACTIVE PLANNING IN SMALL TOWNS
- PACING OF GROWTH / PATTERN OF DEVELOPMENT

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To order a CD of the  
*Model Land Use  
Code for Colorado's  
Small Communities,*  
go to:

<http://www.dola.state.co.us/SmartGrowth/resources.htm>

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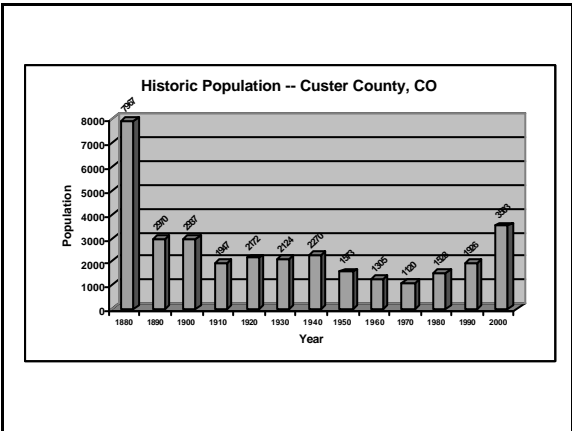
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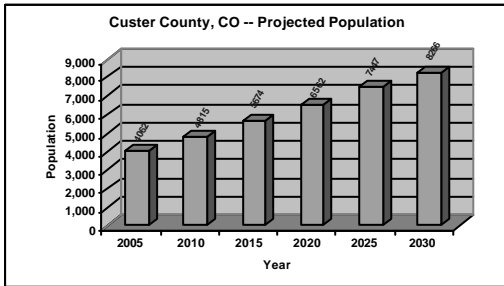
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Source: Colorado State Demographer

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## Custer County Community Forums 1999-2004

- **Initial Forum** – established values and goals
- **Land Protection** – reviewed the array of rural land protection tools
- **Cost of Services** – evaluated the fiscal costs of various land uses
- **Master Plan** – solicited public input on the county's master plan
- **Build-out Study** – showcased alternative growth scenarios
- **Five-Year Forum** – reviewed past work and established new priorities

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## Findings – Values, Goals, Tools

- **Key Shared Values:** Environment, People, Quality of Life
- **Top Priorities:** Agricultural Lands, Open Space, Wildlife and Water Protection; Advance Economic Development; Promote Quality Education
- **Tools:** Master Plan; Rural Growth Management and Urban Growth Management; Improve Schools

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## Cost of Services Study

- **Revenues vs. Expenditures**
  - Residential Ratio \$1.00 : \$1.16
  - Commercial/Industrial Ratio \$1.00 : \$0.71
  - Agricultural/Open Space Ratio \$1.00 : \$0.54
- **Upshot:** Residential development that depletes the available supply of agricultural land and is not accompanied by commercial growth will result in higher taxes or declining levels of public services.

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## Accomplishments

- Adopted first County Master Plan 2002
- Revised County Zoning Resolution 2002
- Renovation of Historic Structures
- Conservation easements on 8600 acres on the Valley floor (San Isabel Land Protection Trust)
- Passage of School Bonds in 2000 & 2004
- Improvements to the Public Library (all privately funded)

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Sonoran Institute  
publications  
[www.sonoran.org](http://www.sonoran.org)

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**OXYMORONS:**

- Working vacation
- Unbiased opinion
- Congressional ethics

**PLANNERESE – Variations of NIMBY**

- **NIMEY** Not in my election year
- **NIMFYE** Not in my front yard either
- **NITL** Not in this lifetime
- **PIITBY** Put it in their backyard

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“The land is the host  
and humans merely  
guests.”

-Chinese proverb

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